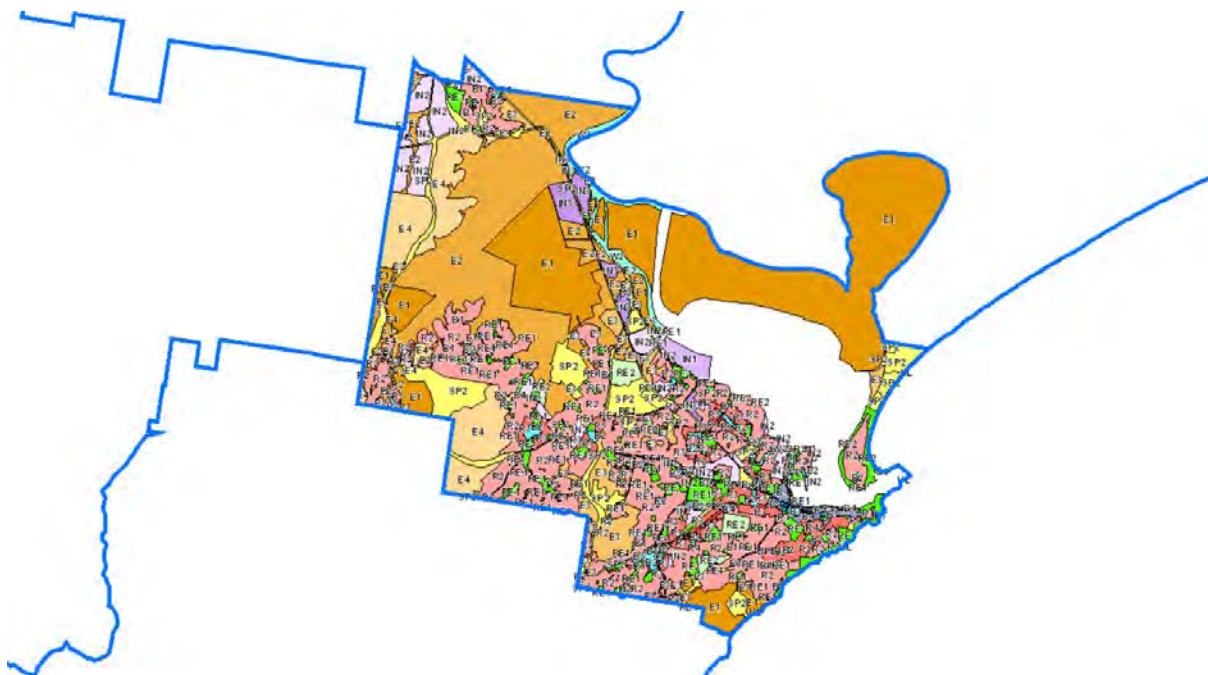

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**CCL 27/10/2020 - ENDORSEMENT OF HERITAGE AMENDMENTS TO
NEWCASTLE LOCAL ENVIRONMENTAL PLAN
2012**

PAGE 3 ITEM-78 Attachment A: Planning Proposal – Heritage
Amendments

DISTRIBUTED UNDER SEPARATE COVER



Planning Proposal –Amendments to Schedule 5 Environmental Heritage

Proposed Amendments to Newcastle Local Environmental Plan 2012

Instrument | Schedule | Mapping

Version 1 | Council endorsement

October 2020

CONTENTS

Summary of proposal	1
Background	1
Site	1
Part 1 - Objectives or intended outcomes.....	2
Part 2 - Explanation of provisions	2
Part 3 - Justification	21
Section A - Need for the planning proposal	21
Section B - Relationship to strategic planning framework	21
Section C - Environmental, social and economic impact.....	27
Section D - State and Commonwealth interests	27
Part 4 - Mapping	28
Part 5 - Community consultation	29
Part 6 - Project timeline	29
Appendices	30
Appendix A: Removal of Items from Part 1 of the Heritage Schedule	
Appendix B: Amendment to Items in Part 1 of the Heritage Schedule	
Appendix C: Additional Items to Part 1 of the Heritage Schedule	
Appendix D: Table of Heritage items of ‘State nominated’ significance listed on Schedule 5 of the Newcastle LEP 2012, Heritage NSW, 5 July 2019	

- Appendix E: Heritage Council State Heritage Register Committee Minutes – Special Meeting of 28 September 2017**
- Appendix F: Plan of Subdivision of Lot 401 DP 1197237 & Lot 1 DP1221878, Registered 08.01.2019**
- Appendix G Letter from Heritage NSW confirming listing of Toll Cottage on SHR, 26 June 2020**
- Appendix H: Plan of Subdivision of Lot 2, 4 & 6 DP 1226551 and Lot 1000 DP 1095836, Registered 01.03.2019**
- Appendix I: Letter from Heritage NSW confirming listing of Segenhoe Flats on SHR, 2 July 2020**
- Appendix J: Plan of Subdivision of Lot 128 DP 773588 & Lot 20 DP 1217043, Registered 22.08.2016.**
- Appendix K: Development application referral response letter to DA2016/2015 from Katrina Stankowski, NSW Office of Environment & Heritage, 22 July 2016**
- Appendix L: Heritage Impact Statement, Landscape Management Plan & Archaeological Excavation Reports for 3 Murray Dwyer Circuit, Mayfield West**
- Appendix M: Plan of Subdivision of Lot 51 DP270249, Registered 21.09.2017 & Plan of Subdivision of Lot 105 DP270249, Registered 2.03.2018**
- Appendix N: Plan of Subdivision of Lot 71 DP1257089 and Lot 72, DP1257089, Registered 12.12.2019**

Heritage Amendments

Summary of Proposal

This Planning Proposal aims to correct various anomalies, errors and misdescriptions in Schedule 5 Environmental Heritage of the Newcastle Local Environmental Plan (NLEP) 2012. The heritage maps are updated where relevant.

Background

The NLEP 2012 lists almost 700 heritage items, eight heritage conservation areas and 23 archaeological sites within Schedule 5 Environmental Heritage.

Since gazettal of the NLEP in 2012, incorrect property descriptions and item names have become apparent in the schedule. The listing of a number of items are required to be amended to be consistent with their new listing on the State Heritage Register (SHR) or require removal due to the heritage significance being compromised or lost with demolitions to the buildings.

A new item is also recommended to be included in the NLEP 2012 to ensure the instrument accurately reflects the current heritage in Newcastle.

Site

The planning proposal applies to multiple parcels of land, all of which are identified in 'Part 2- Explanation of Provisions' and attached to this planning proposal. 'Part 4 – Mapping' of this planning proposal indicates which LEP maps will be required to be amended.

Part 1 - Objectives or Intended Outcomes

The intent of the planning proposal is to correct anomalies, errors and misdescriptions where present and update Schedule 5 Environmental Heritage of NLEP 2012 to reflect the current heritage of Newcastle. The schedule will be updated so that certain items will be made consistent with the SHR or removed if they no longer hold heritage significance. In addition, the planning proposal recommends a new item for inclusion in the schedule to the NLEP 2012.

Part 2 - Explanation of Provisions

The planning proposal includes an amendment to Schedule 5 Environmental Heritage of NLEP 2012.

There are four main components to this Planning Proposal:

- Removal of five items from Part 1 of Schedule 5
- Amendment to a number of existing Part 1 Heritage listings including:
 - change in the level of significance of items (ie local, State nominated or State) to reflect the State Heritage Register
 - amendment to various item names or descriptions to better reflect the item
 - changes to the maps of some items to better reflect the item.
- A new item proposed to be included as new Part 1 Heritage Items to reflect the State Heritage Register.
- Amendment to one item from “Part 3 – Archaeological Sites” in Schedule 5 of the NLEP 2012

1. Summary of Amendments to Schedule 5 of the Newcastle LEP 2012

Schedule 5 of the Newcastle LEP is required to be amended to better reflect the item and to be consistent with the listings in the State Heritage Register (SHR) and the State Heritage Inventory (SHI).

The proposed amendments are summarised as follows:

Change to Heritage Item	Schedule 5 NLEP 2012 Item No (Heritage items of 'State' and 'State nominated' significance on the SHR)																										
	46	126	369	370	371	372	374	375	376-386	387	400	417	418	433	434	443	450	455	465 - 472	476	478	501	506	579	692	705	A7
1. Change to Item Name	x	x	x	x	X	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x			x
2. Change to Address									x							x		x							x		x
3. Change to Property Description			x	x					x							x	x	x				X			x		x
4. Change to Significance				x																	x						
5. Change to Item No									x										x								
6. Change to LEP Heritage Map			x	x					x			x	x			x	x	x				x				x	
7. Create new heritage item in LEP																										x	

Change to Heritage Item	Schedule 5 NLEP 2012 Item no (Heritage items of 'Local' significance on the SHI)																	
	29	88	201	291	356	357	389	390	415	430	432	498	504	555	683	684	692	703
8. Remove heritage item	X										X		X		X	X		
9. Change to Address					X	X			X								X	X
10. Change to Property Description					X	X			X	X							X	X
11. Change to Significance		X	X	X			X	X				X		X				
12. Change to LEP Heritage Map	X				X				X	X	X		X		X	X	X	

2. Amendment to Part 1 of Schedule 5 Environmental heritage (see Appendix A for mapping)

The following items are proposed to be removed from the schedule:

Item No	Current Item Name	Current Item Suburb	Current Item Address	Map Sheet	Justification
Item 29	Residence	Bar Beach	10 Parkway Avenue	Remove item from Map Sheet HER_004G	The heritage significance of the building has been compromised by its demolition.
Item 432	TPI House (former Mackie's Warehouse)	Newcastle	231 King Street	Remove item from Map Sheet HER_004G	The heritage significance of the building has been compromised by its demolition.
Item 504	Former Newcastle Co-operative Store	Newcastle West	854 Hunter Street	Remove item from Map Sheet HER_004G	The heritage significance of the building has been compromised by its demolition.
Item 683	Wickham Railway Station	Wickham	Hannell Street	Remove item from Map Sheet HER_004G	The heritage significance of the building has been compromised by its demolition.
Item 684	Wickham Signal Box	Wickham	Hannell Street	Remove item from Map Sheet HER_004G	The heritage significance of the building has been compromised by its demolition.

3. Amendment to Part 1 of Schedule 5 Environmental heritage (see Appendix B for any items requiring mapping)

The following items require amendments:

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 46	Broadmeadow Locomotive Depot	Broadmeadow	25 and 35 Cameron Street	<ul style="list-style-type: none"> Change "Item name" to be "Broadmeadow <u>Railway</u> Locomotive Depot". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct description and make consistent with SHR (database ID: 5011955): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5011955</p>
Item 88	Former signalman's cottage	Cooks Hill	12 Laman Street	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>" 	<p>Item not nominated by NSW Heritage Council as State significant.</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX D - refer to attached table provided by Heritage NSW on 5 July 2019 which confirms in red text that the item is '<i>Not nominated</i>' on the State Heritage Register. The heritage item meets SHR assessment criteria for local significance.
Item 126	AA Company House	Hamilton	195 Denison Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Australian Agricultural Company Mine Manager's</u> House". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5056743): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5056743</p>
Item 201	Former Regent Picture Theatre	Islington	80 Maitland Road	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>" 	<p>Item not nominated as State significant - Refused by NSW Heritage Council</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX E - refer to Point 3.5, Item 3.h on p.9 of Heritage Council State Heritage Register Committee Minutes – Special Meeting of 28 September 2017 which confirms its removal from the deferred nominations list. <p>The heritage item meets SHR assessment criteria for local significance.</p>

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 291	Former migrant camp	Mayfield West	609 Maitland Road	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>" 	<p>Item not nominated by NSW Heritage Council as State significant.</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX D - refer to attached table provided by Heritage NSW on 5 July 2019 which confirms in red text that the item is '<i>Not nominated</i>' on the State Heritage Register. The heritage item meets SHR assessment criteria for local significance.
Item 356	Rankin Park Hospital	New Lambton Heights	2 Lookout Road	<ul style="list-style-type: none"> Change "Address" to be "<u>38</u> Lookout Road" Change "Property description" to be "Lot <u>2</u>, DP <u>1228246</u>". Change site boundary of item on map sheet HER_004F. 	<p>Incorrect property description.</p> <p>The item is located on land which has been recently subdivided into separate lots with new property addresses. The resultant lot created for the Hunter Medical Research Institute at 29 Kookaburra Circuit, New Lambton Heights (Lot 1, DP 1228246) is not within the curtilage of the item and needs to be outside the boundary of the heritage listing.</p> <ul style="list-style-type: none"> APPENDIX F - refer to Plan of Subdivision of Lot 401 DP 1197237 & Lot 1 DP1221878, Registered 08.01.2019. <p>The item address, property description and the boundary should be amended to correct anomaly and make consistent with SHI number 2170885.</p> <p>https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2170885</p>
Item 357	Remnant garden – Croudace House	New Lambton Heights	2, 14 and 20 Lookout Road	<ul style="list-style-type: none"> Change "Address" to be "<u>38</u>, 14 and 20 Lookout Road" Change "Property description" to be "Lot <u>2</u>, DP <u>1228246</u>; SP 60845; Lot <u>1</u>, DP <u>1240695</u>". 	<p>Incorrect property description.</p> <p>The item is located on land which has been recently subdivided into separate lots with new property addresses.</p> <ul style="list-style-type: none"> APPENDIX F - refer to Plan of Subdivision of Lot 401 DP 1197237 & Lot 1 DP1221878, Registered 08.01.2019. <p>The item address and property description should be amended to correct anomaly and make consistent with SHI number 2171586.</p> <p>https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2171586</p>

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 369	Former David Cohen & Co Warehouse	Newcastle	50 Bolton Street	<ul style="list-style-type: none"> Change "Item name" to be "Former David Cohen & Co Warehouse (<u>Bolton Street Car Park Facade & Side Wall</u>)". Change "Property description" to be "Part Lot 1, DP 601267". Change site boundary of item on map sheet HER_004K. 	<p>Incorrect property description.</p> <p>Make consistent with SHR.</p> <p>The item name, property description and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5044991): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044991</p> <ul style="list-style-type: none"> With reference to the SHR, the curtilage of this heritage item does not include the section of car park located on the same lot immediately south of the Former David Cohen & Co Warehouse building, and the SHR item name is quite different and so should be included in Schedule 5 of the NLEP 2012.
Item 370	Toll Cottage (former Rose Cottage)	Newcastle	51 Bolton Street	<ul style="list-style-type: none"> Change "Item name" to be "Toll Cottage (<u>formerly</u> Rose Cottage)". Change "Property description" to be "Part Lot 394, DP 747410". Change "Significance" from "Local" to "State". Change site boundary of item on map sheet HER_004K. 	<p>Incorrect property description.</p> <p>Make consistent with SHR.</p> <p>The item name, heritage significance, property description and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5050461): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5050461</p> <ul style="list-style-type: none"> Appendix G – refer to copy of the letter from Heritage NSW dated 26 June 2020 confirming listing on the SHR. <p>Note: The existing car parking area at the eastern part of the lot, directly adjacent to Toll Cottage and the sunken courtyard area is within the curtilage of the heritage item and so remains mapped as Item 370 by LEP map sheet HER_004K.</p>
Item 371	Former Newcastle East Public School	Newcastle	58 Bolton Street	<ul style="list-style-type: none"> Change "Item name" to be "Former Newcastle East Public School (<u>Newcastle Annexe</u>)". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5011939): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5011939</p>

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 372	Customs House	Newcastle	1 Bond Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Newcastle Customs House</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5051282): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051282</p>
Item 374	Macquarie House	Newcastle	8 Church Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Macquarie House (Church and Watt Street Terrace Group)</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5053343): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053343</p> <ul style="list-style-type: none"> With reference to the SHR, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.
Item 375	Courthouse	Newcastle	9 Church Street	<ul style="list-style-type: none"> Change "item name" to be "<u>Former Newcastle Court House</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5045560): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045560</p> <ul style="list-style-type: none"> Need to add 'former' to item name to avoid confusion with new replacement courthouse that opened in 2015 at 343 Hunter Street, Newcastle. The former Newcastle Court House has been vacant since its replacement opened and is currently being repurposed as an international campus for the Tokyo based Nihon University.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 376, 377, 378, 379, 380, 381, 382, 383, 384, 385 and 386	Buchanan Terrace and footpath	Newcastle	10 Church Street 12 Church Street 14 Church Street 16 Church Street 18 Church Street 20 Church Street 22 Church Street 24 Church Street 26 Church Street 28 Church Street 30 Church Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Buchanan Terraces and footpath (Church and Watt Street Terrace Group)</u>". Change "Address" to be "<u>10, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30 Church Street</u>". Change "Property Description" to be "<u>Lots 1-9, DP 24188; Lots A and B DP 420090</u>". Change "Item no" to be "<u>I376</u>". Change site boundary to combine items together under "<u>I376</u>" on map sheet HER_004K. 	<p>Combine items together consistent with SHR.</p> <p>Group the items together into one item and the item name should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5053343): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053343</p> <ul style="list-style-type: none"> With reference to the SHR, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.
Item 387	Grand Hotel	Newcastle	32 Church Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Grand Hotel (Church and Watt Street Terrace Group)</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5053343): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053343</p> <ul style="list-style-type: none"> With reference to the SHR, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 389	No 1 Lee Wharf Building A	Newcastle	3C Honeysuckle Drive	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>" 	<p>Item not nominated by NSW Heritage Council as State significant.</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX D - refer to attached table provided by Heritage NSW on 5 July 2019 which confirms in red text that the item is 'Not nominated' on the State Heritage Register. The heritage item meets SHR assessment criteria for local significance.
Item 390	No 2 Lee Wharf Building C	Newcastle	13 Honeysuckle Drive	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>" 	<p>Item not nominated by NSW Heritage Council as State significant.</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX D - refer to attached table provided by Heritage NSW on 5 July 2019 which confirms in red text that the item is 'Not nominated' on the State Heritage Register. The heritage item meets SHR assessment criteria for local significance.
Item 400	Post Office and War Memorial Statue	Newcastle	96-100 Hunter Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Former Newcastle</u> Post Office and War Memorial Statue". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5051298): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051298</p> <ul style="list-style-type: none"> Need to add 'former' to item name to avoid confusion. This building has been replaced by a new post office facility at 1 Market Street, Newcastle. The site has remained vacant since and is proposed to be adaptively reused for a new commercial use.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 415	Remains of AA Co., bridge and fence	Newcastle	280 Hunter Street	<ul style="list-style-type: none"> Change "Address" to be "280 and 280A Hunter Street" Change "Property description" to be "<u>Lot 8, DP 1251435; Lot 1, DP 1226551</u>". Change site boundary of item on map sheet HER_004G. 	<p>Incorrect property description.</p> <p>The item is located on the former Great Northern Railway corridor which has been recently subdivided into separate lots with new property addresses.</p> <ul style="list-style-type: none"> APPENDIX H - refer to Plan of Subdivision of Lot 2, 4 & 6 DP 1226551 and Lot 1000 DP 1095836, Registered 01.03.2019. <p>The item address, property description and the boundary should be amended to correct anomaly and make consistent with SHI number 2172035.</p> <p>https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2172035</p>
Item 417	Former Frederick Ash Building	Newcastle	357 Hunter Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Frederick Ash Building</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5055387):</p> <p>https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045387</p>
Item 418	Civic Theatre	Newcastle	373 Hunter Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Civic Theatre (Newcastle City Hall and Civic Theatre)</u>". Change site boundary of item on map sheet HER_004G. 	<p>Make consistent with SHR.</p> <p>The item name and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5052988):</p> <p>https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052988</p> <ul style="list-style-type: none"> With reference to the SHR, the curtilage of this item includes slightly less of Wheeler Place and not any part of 282 King Street. Also, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 430	Civic Park	Newcastle	201 King Street	<ul style="list-style-type: none"> Change "Property description" to be "Lot 300, DP 604071; Lot 91, DP 521033; <u>Lot 8, PD 150031, Lots 2, 3 and 4, DP 1237349</u>". Change site boundary of item on map sheet HER_004G. 	<p>Incorrect property description</p> <p>Lots to be added currently excluded from the mapped item yet are within the curtilage of the item as they form a cohesive part of Civic Park.</p> <p>The property description and the boundary should be amended to correct anomaly and make consistent with SHI number 2170200 and LEP Schedule 5 Site Address. https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2170200</p>
Item 430	Civic Park	Newcastle	201 King Street	<ul style="list-style-type: none"> Change "Property description" to be "Lot 300, DP 604071; Lot 91, DP 521033; <u>Lot 8, PD 150031, Lots 2, 3 and 4, DP 1237349</u>". Change site boundary of item on map sheet HER_004G. 	<p>Incorrect property description</p> <p>Lots to be added currently excluded from the mapped item yet are within the curtilage of the item as they form a cohesive part of Civic Park.</p> <p>The property description and the boundary should be amended to correct anomaly and make consistent with SHI number 2170200 and LEP Schedule 5 Site Address. https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2170200</p>
Item 433	City Hall and lamp posts	Newcastle	290 King Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Newcastle City Hall and lamp posts (Newcastle City Hall and Civic Theatre)</u>". Change site boundary of item on map sheet HER_004G. 	<p>Make consistent with SHR.</p> <p>The item name and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5052988): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052988</p> <ul style="list-style-type: none"> With reference to the SHR, the curtilage of this heritage item also includes the lamp posts along King Street. Also, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 434	Christie Place (including fountain)	Newcastle	292 King Street	<ul style="list-style-type: none"> Change "Item name" to be "Christie Place (including fountain, <u>Newcastle City Hall and Civic Theatre</u>)". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5052988): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052988</p> <ul style="list-style-type: none"> With reference to the SHR, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.
Item 443	Former Nurses' Home	Newcastle	30 Pacific Street	<ul style="list-style-type: none"> Change "Item name" to be "Former Nurses' Home (<u>Royal Newcastle Hospital – The Club Building</u>)". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5045481): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045481</p> <ul style="list-style-type: none"> With reference to the SHR, the item name is quite different and so should be included in Schedule 5 of the NLEP 2012.
Item 450	Former Coutts Sailor Home	Newcastle	16 Bond Street and 88A Scott Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Enterprise Park and former Coutt's Sailors Home</u>". Change "Address" to be "16 Bond Street, <u>88 and 104 Scott Street</u>". Change "Property description" to be "Lots 1 and 3 DP 1156117; <u>Part Lot 1, DP 706760</u>". Change site boundary of item on map sheet HER_004K. 	<p>Incorrect property description.</p> <p>Make consistent with SHR.</p> <p>The item name, address, property description and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5054876): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5054876</p> <ul style="list-style-type: none"> With reference to the SHR, the curtilage of this heritage item also includes Enterprise Park immediately to the south of Newcastle Customs House, and the SHR item name is quite different and so should be included in Schedule 5 of the NLEP 2012. Lot 3 DP 1156117 – 88A Scott Street has recently be renumbered 88 Scott Street.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 455	Newcastle Railway Station	Newcastle	110 Scott Street	<ul style="list-style-type: none"> Change "Property description" to be "<u>Part Lot 13 DP 1251435</u>". Change site boundary of item on map sheet HER_004K. 	<p>Incorrect property description.</p> <p>Make consistent with SHR.</p> <p>The property description and the boundary should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5044973): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044973</p> <ul style="list-style-type: none"> With reference to the SHR, the curtilage of this heritage item only includes the station buildings fronting Scott Street and the covered section of the southern platform. This heritage item should not include the rest of Newcastle Railway Station to the north and west and the Newcastle Signal Box further to the west which are subject of a separate SHR listing (database ID: 5012122). See proposed new heritage item 705 in section 4 below for further details.
Item 465, 466, 467, 469, 470, 471 and 472	Terrace	Newcastle	50 Watt Street 52 Watt Street 54 Watt Street 56 Watt Street 58 Watt Street 60 Watt Street 62 Watt Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Watt Street terraces (Church and Watt Street Terrace Group)</u>". Change "Address" to be "<u>50, 52, 54, 56, 58, 60 and 62 Watt Street</u>". Change "Property Description" to be "<u>Lots 12-18, DP 24188</u>". Change "Item no" to be "<u>I465</u>". Change site boundary to combine items together under "<u>I465</u>" on map sheet HER_004K. 	<p>Combine items together consistent with SHR.</p> <p>Group items together into one item and the item name should be amended to correct anomaly and make consistent with SHR and its associated curtilage plan (database ID: 5053343): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053343</p> <ul style="list-style-type: none"> With reference to the SHR, this heritage item forms part of a group, and so this name should be included in Schedule 5 of the NLEP 2012.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 476	Argyle House	Newcastle	311 Wharf Road	<ul style="list-style-type: none"> Change "Item name" to be "Argyle House (Fanny's Tavern, Australian Agricultural Company Headquarters)". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5044990): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044990</p> <ul style="list-style-type: none"> With reference to the SHR, the item name is quite different and so should be included in Schedule 5 of the NLEP 2012.
Item 478	Segenhoe (residential units)	Newcastle	50 Wolfe Street	<ul style="list-style-type: none"> Change "item name" to be "Segenhoe Flats" Change "Significance" from "Local" to "State" 	<p>Make consistent with SHR.</p> <p>The item name and heritage significance should be amended to correct anomaly and make consistent with SHR (database ID: 5061284): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5061284</p> <ul style="list-style-type: none"> Appendix I – refer to copy of the letter from Heritage NSW dated 2 July 2020 confirming listing on the SHR.
Item 498	Theatre Royal	Newcastle West	669 Hunter Street	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "Local" 	<p>Item not nominated as State significant - Refused by NSW Heritage Council in Deferred list review</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX E - refer to Point 3.4, Item 3.b on p.8 of Heritage Council State Heritage Register Minutes – Special Meeting of 28 September 2017 which confirms its removal from the deferred nominations list. The heritage item meets SHR assessment criteria for local significance.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 501	Former Castlemaine Brewery	Newcastle West	787 Hunter Street	<ul style="list-style-type: none"> Change "Property description" to be "<u>Lot 103 DP 1191992</u>". Change site boundary of item on map sheet HER_004G. 	<p>Incorrect property description.</p> <p>The item is located on land which has been recently subdivided into separate lots with new property addresses. The resultant lot created for 12 Stewart Avenue, Newcastle West (Lot 200, DP 1222338) and the new commercial building on which it sits is not within the curtilage of the item and needs to be outside the boundary of the heritage listing. The site boundary of the heritage item should be extended to include the car parking area at the southern end of Lot 103 DP 1191992 as this is within its curtilage.</p> <ul style="list-style-type: none"> APPENDIX J - refer to Plan of Subdivision of Lot 128 DP 773588 & Lot 20 DP 1217043, Registered 22.08.2016. <p>The property description and the boundary should be amended to correct anomaly and make consistent with SHR (database ID: 5001219): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5001219</p>
Item 506	Miss Porter's Residence	Newcastle West	434 King Street	<ul style="list-style-type: none"> Change "Item name" to be "Miss Porter's <u>House</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5051310): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051310</p>
Item 555	St Ronans (residence)	The Hill	18 Bingle Street	<ul style="list-style-type: none"> Change "Significance" from "State nominated" to "<u>Local</u>". 	<p>Item not nominated by NSW Heritage Council as State significant.</p> <p>Make consistent with SHR.</p> <ul style="list-style-type: none"> APPENDIX K - refer to attached development application referral response letter to DA2016/2015 from Katrina Stankowski, NSW Office of Environment & Heritage dated 22 July 2016 which confirms '<i>...the subject site is not listed on the NSW State Heritage Register and the Division has no record of it being subject to a current or past nomination for State Heritage Register.</i>' The heritage item meets SHR assessment criteria for local significance.

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item 579	King Edward Park Group (Bogey Hole Public Baths)	The Hill	1A Ordnance Street	<ul style="list-style-type: none"> Change "Item name" to be "<u>Bogey Hole Public Baths</u>". 	<p>Make consistent with SHR.</p> <p>The item name should be amended to correct anomaly and make consistent with SHR (database ID: 5053928): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053928</p> <ul style="list-style-type: none"> The item is listed on the SHR separate to the King Edward Park Group on the SHI and so 'King Edward Park Group' should be omitted from the item name in Schedule 5 of the NLEP 2012.
Item 692	Remnant Garden	Mayfield West	1, 2, 4, 5A-5D and 6, 7 and 8 Murray Dwyer Circuit	<ul style="list-style-type: none"> Change "Address" to be "<u>2 and 4 Murray Dwyer Circuit</u>" Change "Property description" to be "<u>Lots 103 and 104, DP270249</u>" Change site boundary of item on map sheet HER_004A. 	<p>The heritage significance of the site has been further refined by heritage impact assessment, landscape management plan and archaeological excavation reports related to recent DA approvals for 1 into 10 lot subdivision and associated works. These reports read together confirm that the curtilage of the heritage item should be reduced to only include Lots 103 and 104 of DP270249.</p> <ul style="list-style-type: none"> APPENDIX L – refer to Heritage Impact Statement prepared by Heritas dated January 2014, Landscape Management Plan prepared by Moir Landscape Architecture dated January 2014, and Archaeological Excavation Report prepared by Ecological dated July 2017. APPENDIX M - refer to Plan of Subdivision of Lot 51 DP270249, Registered 21.9.2017 & Plan of Subdivision of Lot 105 DP270249, Registered 2.3.2018.
Item 703	Former Civic Railway Station	Newcastle	430 Hunter Street	<ul style="list-style-type: none"> Change "Address" to be "<u>430 and 430A Hunter Street</u>" Change "Property description" to be "<u>Lot 71, DP1257089</u>" and "<u>Lot 72, DP1257089</u>" 	<p>Incorrect property description.</p> <p>The item is located on the former Newcastle Railway corridor which has been recently subdivided into separate lots with new property addresses.</p> <ul style="list-style-type: none"> APPENDIX N - refer to Plan of Subdivision of Lot 71 DP1257089 and Lot 72, DP1257089, Registered 12.12.2019. <p>The item address and property description should be amended to correct anomaly and make consistent with SHI number 5066927. https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5066927</p>

4. Additional items to Part 1 of Schedule 5 Environmental Heritage (see Appendix C)

The following items are proposed to be included in the schedule:

Item No.	Suburb	Item Name	Address	Property Description	Significance	Map Sheet
Item 705	Newcastle	Newcastle Railway Station (additional group)	110, 110A, 130, 150 and 150A Scott Street and 155 Wharf Road	Part Lot 13 DP 1251435; Lot 12 DP 1251435; Lot 5 DP 1226551; Part Lot 3 DP 1226551; Part Lots 10 and 11 DP 1251435	State	HER_004K
<p>Justification: Create new item in Newcastle LEP 2012 to correct anomaly and make consistent with existing SHR item and its associated curtilage plan (database ID: 5012122): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5012122</p> <ul style="list-style-type: none"> The curtilage plan of this existing SHR heritage item includes the parts of Newcastle Railway Station (buildings, platforms, former rail track and former Newcastle Bus Station) located to the north and west of the station buildings fronting Scott Street and the covered section of the southern platform. This area of the subject site proposed for LEP heritage item 705 is currently included in existing LEP heritage item no.455. This new LEP heritage item 705 also proposes to include a small section of recently landscaped area of former rail track immediately to the west of the station platforms as well as the Newcastle Signal Box further to the west. Although within the curtilage plan of this existing SHR heritage item, these two areas of the subject site are not currently identified as a heritage item by the NLEP 2012. Consistent with the curtilage plan of the existing SHR heritage item, this new LEP heritage item 705 does not include the new additions of the Newcastle Signal Box attached to the east elevation of the host building. This new LEP heritage item does not include the station buildings fronting Scott Street and the covered section of the southern platform which are subject of a separate SHR listing (database ID: 5044973) and are proposed to be retained in the amended Item no.455 in Schedule 5 of the NLEP. See section 3 above for further details. <p>The item is located on the former Great Northern Railway corridor which has been recently subdivided into separate lots with new property addresses.</p> <ul style="list-style-type: none"> APPENDIX H - refer to Plan of Subdivision of Lot 2, 4 & 6 DP 1226551 and Lot 1000 DP 1095836, Registered 01.03.2019. 						

5. Amendment to Part 3 of Schedule 5 Environmental heritage

The following item requires amendments:

Item No	Current Item Name	Current Item Suburb	Current Item Address	Proposed Changes	Justification
Item A7	Convict lumber yard – stockade site (Coal River Precinct)	Newcastle	92 Scott Street	<ul style="list-style-type: none"> Change “item name” to be “Convict <u>Lumber Yard or Stockade Site</u>”. Change “Address” to be “<u>92 and 104 Scott Street and 18 Bond Street</u>”. Change “Property Description” to be “<u>Part Lot 2, DP 706760; Part Lot 1, DP 706760; Lot 4, DP 11156117</u>”. 	<p>Incorrect property description.</p> <p>Make consistent with SHR.</p> <p>The item name, address and property description should be amended to correct anomaly and make consistent with SHR (database ID: 5044978): https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044978</p>

Part 3 – Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The subject heritage listings and recommendations were the result of various heritage study reports prepared on behalf of Council by heritage consultants. The studies include the City-Wide Heritage Study 1997. One of the heritage items proposed to be amended was assessed by the Heritage Impact Statement prepared by Heritas dated January 2014, the Landscape Management Plan prepared by Moir Landscape Architecture dated January 2014, and the Archaeological Excavation Report prepared by Ecological dated July 2017. Each of these studies has applied the best practice guidelines of the NSW Heritage Council and the items are assessed against the NSW State Heritage Criteria.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is the best means of achieving the objectives and outcomes. Amending NLEP 2012 is the only way of altering the schedule and maps. All the matters covered by this planning proposal relate to statutory issues under Part 3 of the *Environmental Planning and Assessment Act*.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Hunter Regional Plan 2036

The Hunter Regional Plan 2036 (HRP) is the NSW Government's plan to guide land use planning and infrastructure priorities and decisions over the next 20 years. The plan identifies regionally important natural resources, transport networks and social infrastructure and provides a framework to guide more detailed land use plans, development proposals and infrastructure funding decisions. The plan includes overarching directions, goals and actions as well as specific priorities for each local government area in the Hunter region.

The planning proposal is consistent with Direction 19 of the HRP which seeks to identify and protect the region's heritage. The plan notes cultural heritage is considered important to communities by providing tangible connections to the past and heritage items can also attract tourism, which can contribute to local economies.

Greater Newcastle Metropolitan Plan

The Greater Newcastle Metropolitan Plan (GNMP) aims to deliver a collaborative framework to achieve a significant part of the Hunter Regional Plan 2036 by identifying the strategies and actions needed to create an integrated metropolitan city, as well as identify and prioritise infrastructure and services needed in catalyst areas.

The Planning Proposal is consistent with strategies and actions to facilitate Outcome 2 – Enhance environment, amenity and resilience for quality of life. In particular, the protection of heritage buildings and places will help retain the distinctiveness of Greater Newcastle's neighbourhoods and celebrate their history and character. It will support Strategy 10 - Create better buildings and great places to 'promote innovative approaches to the creative-use of heritage places, ensuring good urban design preserves and renews historic buildings and places'.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Newcastle 2030 Community Strategic Plan

The Newcastle Community Strategic Plan (CSP) reflects the community's vision for the city and is Council's guide for action. It contains the strategies to be implemented and the outcomes that will indicate achievement of the defined goals. Council adopted the Newcastle 2030 Community Strategic Plan in February 2011. It was revised and updated in 2018. The following relevant strategic directions and their objectives from the Newcastle CSP are addressed in relation to this planning proposal.

Vibrant and Activated Public Places

The planning proposal primarily aligns to the strategic direction 'Vibrant, Safe and Active Public Places' identified within the Newcastle 2030 Community Strategic Plan. In particular, 'Culture, heritage and place are valued, shared and celebrated'. The plan recognises the cultural value of the city and the historic and cultural aesthetics which make it unique. The plan aims to maintain and enhance these qualities as a reflection of civic pride and creative expression.

A Liveable and Distinctive Built Environment

An objective of the planning proposal is to correct anomalies and update the Heritage map and Schedule 5 of the Newcastle LEP 2012 to reflect the current heritage of Newcastle, which supports this direction for '*a built environment that maintains and enhances our sense of identity*'.

The planning proposal is consistent with these objectives.

Newcastle Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council in 2020. It was prepared consistent with the Community Strategic Plan.

The LSPS is a comprehensive land use strategy prepared to guide the future growth and development in Newcastle to 2040 and beyond. It underpins the Local Environmental Plan.

The planning proposal is consistent with the Principles of Priority 10 which seeks to '*ensure known and potential heritage places and values are conserved and contribute to local character and sense of place.*'

Newcastle Heritage Policy (2013)

The Heritage Policy underpins the identification, preservation, conservation, celebration and promotion of the City's rich cultural heritage, based on the principles of the Burra Charter and best practice.

The Policy recognises the importance and diversity of heritage, including: Aboriginal heritage, buildings, structures, precincts, streetscapes, monuments, memorials, moveable heritage, industrial and maritime relics, trees, archaeological sites and artefacts, items in institutional collections, and the cultural landscapes that comprise the environment of the Newcastle local government area.

The Policy is aligned with the Newcastle 2030 Community Strategic Plan, the Heritage Council of NSW *Local Government Heritage Guidelines* 2002, the NSW Heritage Office *Recommendations for Local Council Heritage Management* 2001 (revised 2009) and the Department of Environment and Climate Change NSW *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* 2010.

The planning proposal is consistent with Council's Heritage Policy and NSW legislation.

Newcastle's Heritage Strategy 2020-2030

The vision for heritage in Newcastle is:

"In 2030, the City of Newcastle will be a leader in local government heritage management by providing outstanding services to the community in a manner which is economically and environmentally sustainable and respects the diversity and significance of local heritage to the people of Newcastle. The City of Newcastle's heritage assets under its care and control will be well regulated and managed with identification, preservation, conservation, celebration and promotion of the city's rich cultural heritage, based on the principles of the Burra Charter and best practice. Thereby reinforcing the city's attractiveness as a heritage tourism destination and strengthening its reputation as a smart, liveable and sustainable global city."

The Heritage Strategy includes actions in relation to assessing potential heritage items on a bi-annual basis and report to council for consideration for exhibition and community consultation. It also requires annual housekeeping reviews of the Heritage Schedule in the LEP and the preparation of planning proposals to keep the LEP heritage schedule up to date as required.

The planning proposal is consistent with Council's Heritage Strategy.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Consistency (of the planning proposal) with State Environmental Planning Policies is outlined in the table below.

Table 1 - Consideration of State Environmental Planning Policies

Name of SEPP	Applicable	Consistency
SEPP (Aboriginal Land) 2019	No	N/A
SEPP (Activation Precincts) 2020	No	N/A
SEPP (Affordable Rental Housing) 2009	No	N/A
SEPP (Building Sustainability Index: BASIX) 2004	No	N/A
SEPP (Coastal Management) 2018	No	N/A
SEPP (Concurrences and Consents) 2018		
SEPP (Educational Establishments and Child Care Facilities) 2017		
SEPP (Exempt and Complying Development Codes) 2008	Yes	This planning proposal includes the change of address of some items listed within Schedule 5 Environmental Heritage, which may impact on the land to which the Exempt and Complying Development Codes apply. Furthermore, this planning proposal removes five current items, meaning these sites may have additional codes applying.
SEPP (Gosford City Centre) 2018	No	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	No	N/A
SEPP (Infrastructure) 2007	No	N/A
SEPP (Koala Habitat Protection) 2019	No	N/A
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	No	N/A
SEPP (Kurnell Peninsular) 1989	No	N/A
SEPP (Major Infrastructure Corridors) 2020	No	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	N/A
SEPP No 19 (Bushland in Urban Areas)	No	N/A
SEPP No 21 (Caravan Parks)	No	N/A
SEPP No 33 (Hazardous and Offensive Development)	No	N/A
SEPP No 36 (Manufactured Home Estates)	No	N/A

Name of SEPP	Applicable	Consistency
SEPP No 47 (Moore Park Showground)	No	N/A
SEPP No 50 (Canal Estate Development)	No	N/A
SEPP No 55 (Remediation of Land)	No	N/A
SEPP No 64 (Advertising and Signage)	No	N/A
SEPP No 65 (Design Quality of Residential Flat Development)	No	N/A
SEPP No 70 Affordable Housing (Revised Schemes)	No	N/A
SEPP No 71 (Coastal Protection)	No	N/A
SEPP (Penrith Lakes Scheme) 1989	No	N/A
SEPP (Primary Production and Rural Development) 2019	No	N/A
SEPP (State and Regional Development) 2011	No	N/A
SEPP (State Significant Precincts) 2005	No	N/A
SEPP (Sydney Drinking Water Catchment) 2011	No	N/A
SEPP (Sydney Region Growth Centres) 2006	No	N/A
SEPP (Three Ports) 2013	No	N/A
SEPP (Urban Renewal) 2010	No	N/A
SEPP (Vegetation in Non-Rural Areas)	No	N/A
SEPP (Western Sydney Aerotropolis) 2020	No	N/A
SEPP (Western Sydney Employment Area) 2009	No	N/A
SEPP (Western Sydney Parklands) 2009	No	N/A

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Consistency (of the planning proposal) with applicable s117 Ministerial Directions is outlined in the table below.

Table 2 - Consideration of Section 117 Directions

S117 Direction	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	Yes	Yes, the planning proposal is of minor significance.
1.2 Rural Zones	No	N/A
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A
1.4 Oyster Aquaculture	No	N/A
1.5 Rural Lands	No	N/A
2. Environment and Heritage		
2.1 Environment Protection Zones	No	N/A
2.2 Coastal Protection	No	N/A
2.3 Heritage Conservation	Yes	Yes, the planning proposal seeks to facilitate the conservation of items, places, buildings, works, and relics in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place.
2.4 Recreation Vehicle Areas	No	N/A
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	Yes, the planning proposal is of minor significance.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A
3.3 Home Occupations	No	N/A
3.4 Integrating Land Use and Transport	No	N/A
3.5 Development Near Licensed Aerodromes	No	N/A
3.6 Shooting Ranges	No	N/A
4. Hazard and Risk		
4.1 Acid Sulfate Soils	No	N/A
4.2 Mine Subsidence and Unstable Land	No	N/A
4.3 Flood Prone Land	No	N/A
4.4 Planning for Bushfire Protection	No	N/A
5. Regional Planning		
5.1 Implementation of Regional Strategies	No	N/A
5.2 Sydney Drinking Water Catchments	No	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A

S117 Direction	Applicable	Consistent
5.8 Second Sydney Airport: Badgerys Creek	No	N/A
5.9 North West Rail Link Corridor Strategy	No	N/A
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	Yes, the planning proposal does not include any provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
6.2 Reserving Land for Public Purposes	No	N/A
6.3 Site Specific Provisions	No	N/A
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	N/A

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal is unlikely to have any impacts.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposal is unlikely to have any impacts.

9. Has the planning proposal adequately addressed any social and economic effects?

This planning proposal seeks to protect Newcastle's heritage in an economically sustainable way. Ongoing management and protection of Newcastle's heritage will assist making the city attractive to visitors, businesses and potential residents and strengthen "its reputation as a smart, liveable and sustainable global city" (Heritage Strategy, 2020).

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

This is not relevant for this proposal.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No State and Commonwealth public authorities have been consulted at this stage but will be carried out in accordance with the requirements of the gateway determination.

Part 4 – Mapping

The planning proposal seeks to amend the Heritage Maps contained within Newcastle LEP 2012:

- Heritage Map

The Matrix below indicates (with an “X”), which map sheets (of Newcastle LEP 2012) are to be amended as a result of this planning proposal (eg. HER_001C)

	HER
001	
001A	
001B	
001C	
001D	
002	
002A	
002B	
002C	
002D	
002E	
002F	
002G	
002H	
003	
004	
004A	X
004B	
004C	
004D	
004E	
004F	X
004FA	
004G	X
004H	
004I	
004J	
004K	X

Map Codes:

HER = Heritage Map

See **Appendices A to C** to view any mapping amendments.

Part 5 – Community Consultation

The planning proposal addresses matters in the LEP that are of a minor and administrative nature which correct obvious errors and are aimed at reducing risk by keeping the heritage schedule up to date. It is considered 'low impact' in accordance with the Department of Planning's guidelines, 'A guide to preparing local environmental plans' and as such the planning proposal be publicly exhibited for a 14-day period, to ensure appropriate consultation is undertaken with affected property owners.

Part 6 – Project Timeline

The project is expected to be completed within nine months from Gateway Determination. The following timetable is proposed:

Task	Planning Proposal Timeline							
	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21
Anticipated commencement date (date of Gateway determination)	X	X						
Prepare any outstanding studies			N/A					
Consult with required State Agencies			X	X				
Commencement and completion dates for public exhibition period				X				
Timeframe for consideration of submissions					X	X		
Timeframe for the consideration of a proposal post exhibition					X	X		
Anticipated date RPA* will make the plan (if delegated)							X	
Anticipated date RPA* will forward to the Department for notification (if delegated) or for finalisation (if not delegated)								X

*RPA Relevant Planning Authority

Appendices

- Appendix A:** Removal of Items from Part 1 of the Heritage Schedule
- Appendix B:** Amendment to Items in Part 1 of the Heritage Schedule
- Appendix C:** Additional Items to Part 1 of the Heritage Schedule
- Appendix D:** Table of Heritage items of ‘State nominated’ significance listed on Schedule 5 of the Newcastle LEP 2012, Heritage NSW, 5 July 2019
- Appendix E:** Heritage Council State Heritage Register Committee Minutes – Special Meeting of 28 September 2017
- Appendix F:** Plan of Subdivision of Lot 401 DP 1197237 & Lot 1 DP1221878, Registered 08.01.2019
- Appendix G:** Letter from Heritage NSW confirming listing of Toll Cottage on SHR, 26 June 2020
- Appendix H:** Plan of Subdivision of Lot 2, 4 & 6 DP 1226551 and Lot 1000 DP 1095836, Registered 01.03.2019
- Appendix I:** Letter from Heritage NSW confirming listing of Segenhoe Flats on SHR, 2 July 2020
- Appendix J:** Plan of Subdivision of Lot 128 DP 773588 & Lot 20 DP 1217043, Registered 22.08.2016.
- Appendix K:** Development application referral response letter to DA2016/2015 from Katrina Stankowski, NSW Office of Environment & Heritage, 22 July 2016
- Appendix L:** Heritage Impact Statement, Landscape Management Plan & Archaeological Excavation Reports for 3 Murray Dwyer Circuit, Mayfield West
- Appendix M:** Plan of Subdivision of Lot 51 DP270249, Registered 21.09.2017 & Plan of Subdivision of Lot 105 DP270249, Registered 2.03.2018
- Appendix N:** Plan of Subdivision of Lot 71 DP1257089 and Lot 72, DP1257089, Registered 12.12.2019.

Appendix A: Removal of Items from Part 1 of the Heritage Schedule

Removal of Items from Part 1 of the Heritage Schedule:

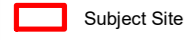
- **Map 1:** Site Aerial Photo – Residence_10 Parkway Avenue, Bar Beach
- **Map 2:** Existing Heritage Map – Residence_10 Parkway Avenue, Bar Beach
- **Map 3:** Proposed Heritage Map – Residence_10 Parkway Avenue, Bar Beach
- **Map 4:** Site Aerial Photo – TPI House (former Mackie's Warehouse)_231 King Street, Newcastle
- **Map 5:** Existing Heritage Map – TPI House (former Mackie's Warehouse)_231 King Street, Newcastle
- **Map 6:** Proposed Heritage Map – TPI House (former Mackie's Warehouse)_231 King Street, Newcastle
- **Map 7:** Site Aerial Photo – Former Newcastle Co-operative Store_854 Hunter Street, Newcastle West
- **Map 8:** Existing Heritage Map – Former Newcastle Co-operative Store_854 Hunter Street, Newcastle West
- **Map 9:** Proposed Heritage Map – Former Newcastle Co-operative Store_854 Hunter Street, Newcastle West
- **Map 10:** Site Aerial Photo – Wickham Railway Station & Wickham Signal Box_Hannell Street, Wickham
- **Map 11:** Existing Heritage Map – Wickham Railway Station & Wickham Signal Box_Hannell Street, Wickham
- **Map 12:** Proposed Heritage Map – Wickham Railway Station & Wickham Signal Box_Hannell Street, Wickham



Newcastle Local Environmental Plan 2012

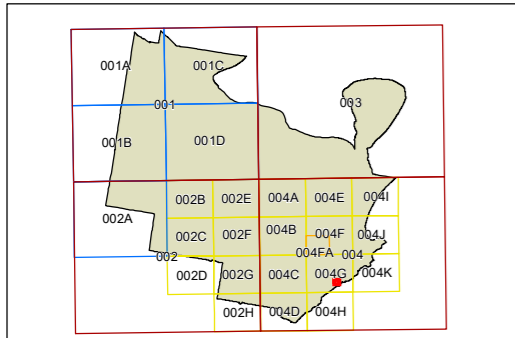
City of Newcastle

Site Map - Item 29
Planning Proposal 2019/00004



Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56
Scale: 1:1,000 @ A3



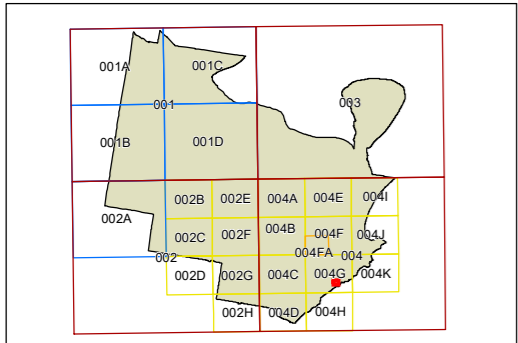
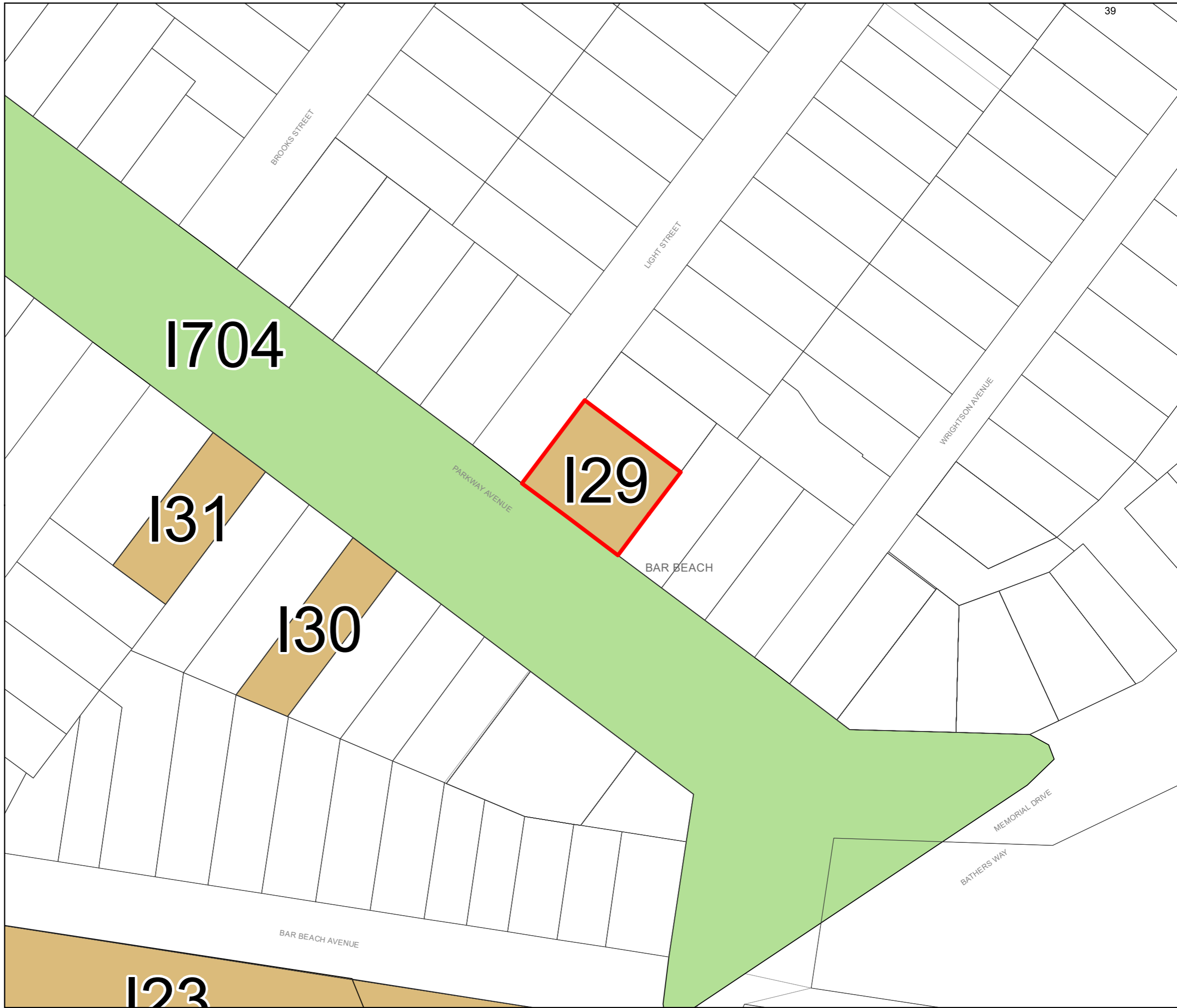
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 29
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- TP SEPP (Three Ports) 2013

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56






Scale: 1:1,000 @ A3



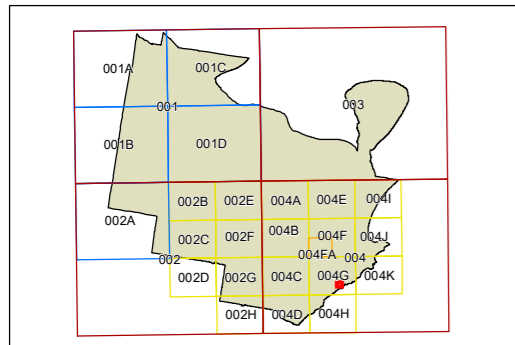
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 29
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

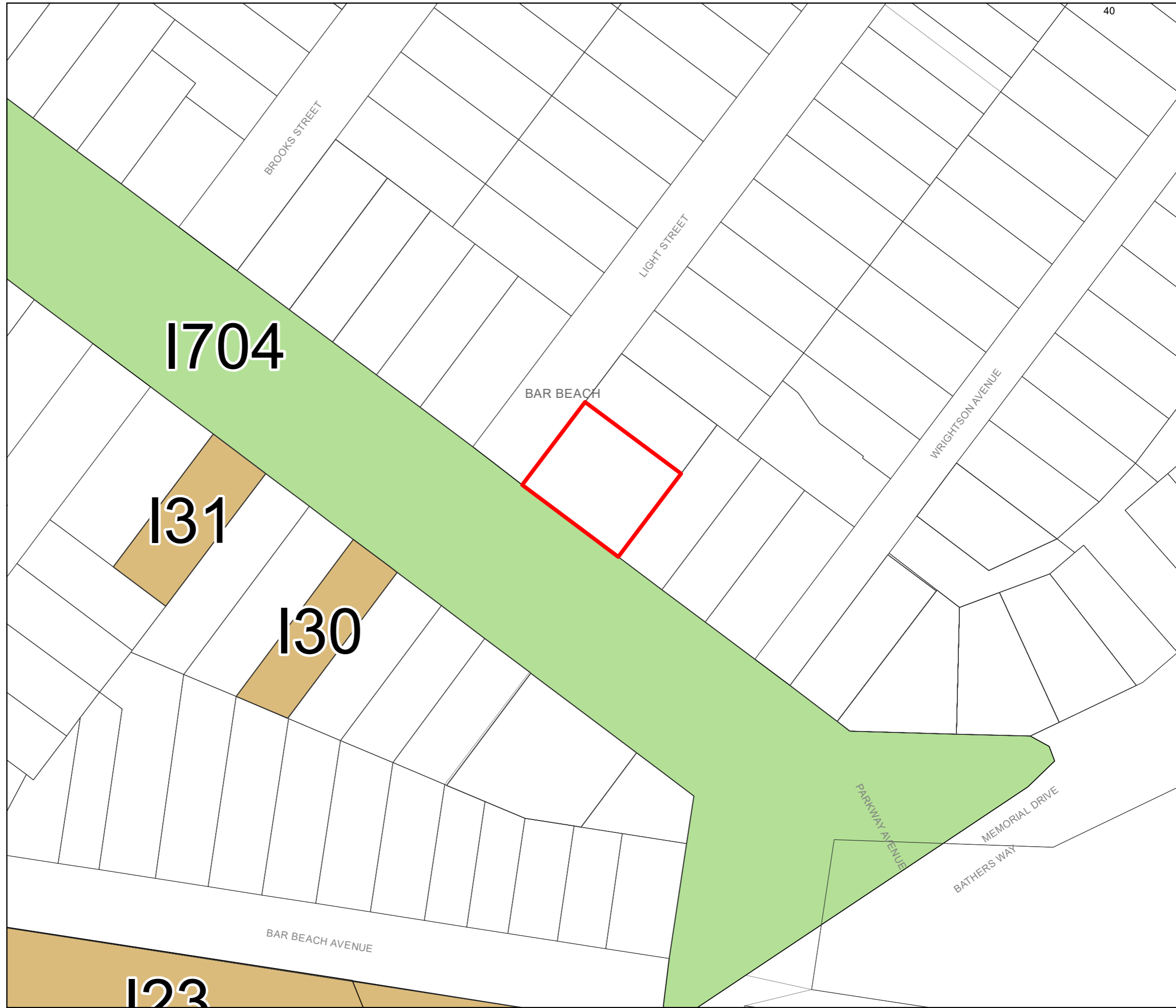
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 11/09/2020





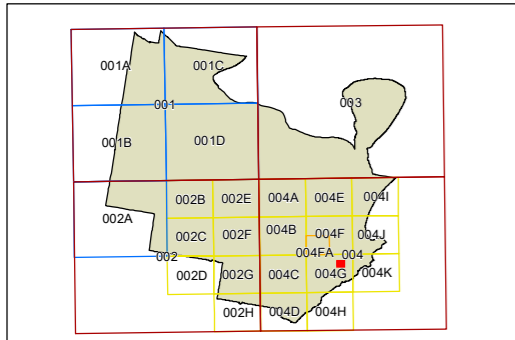
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 432
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 6139046, Date: 1/09/2020



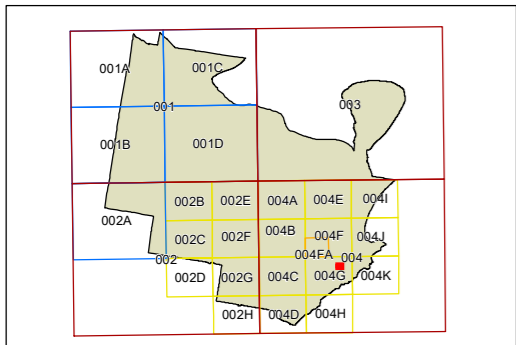
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 432
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

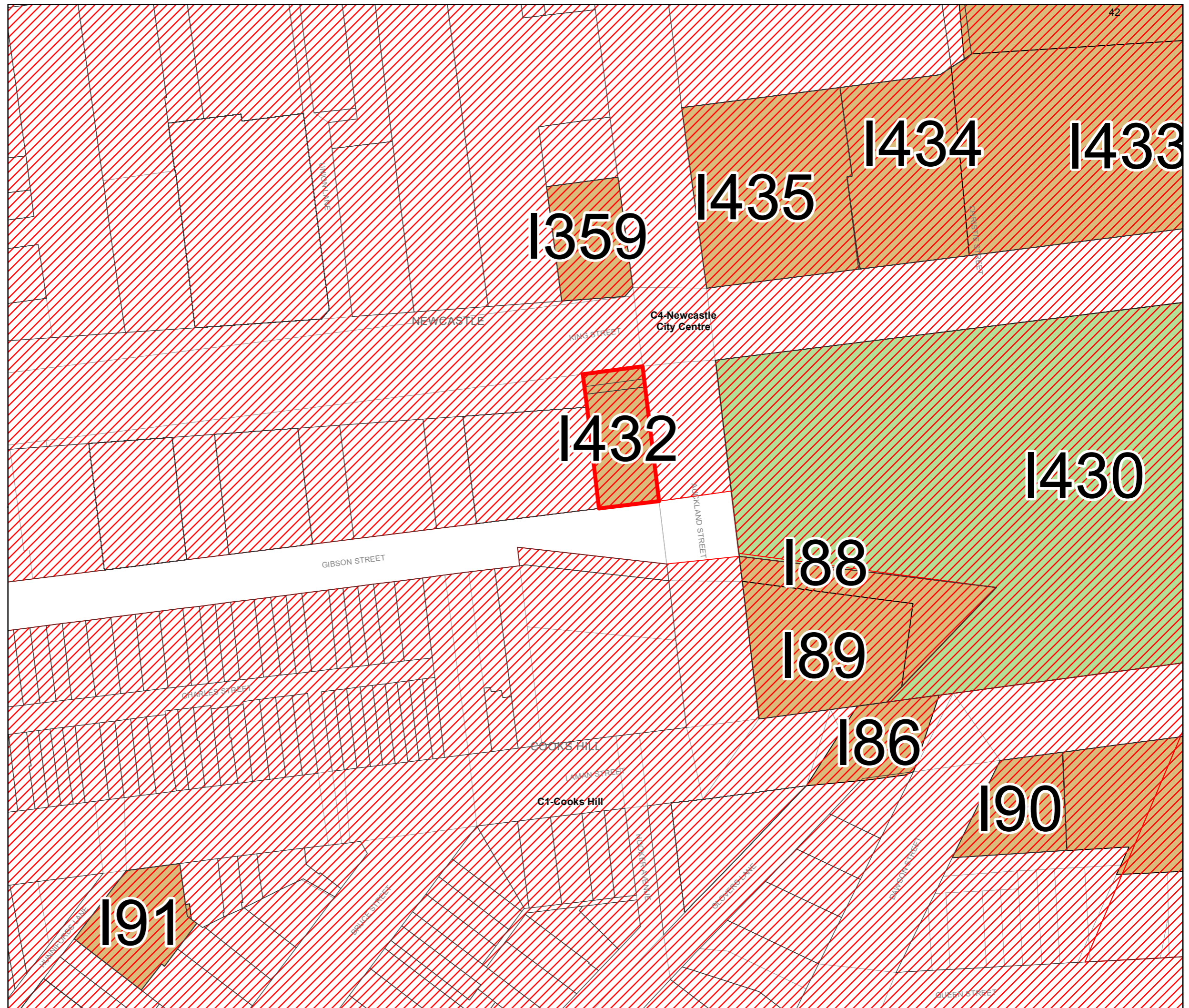
Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 11/09/2020





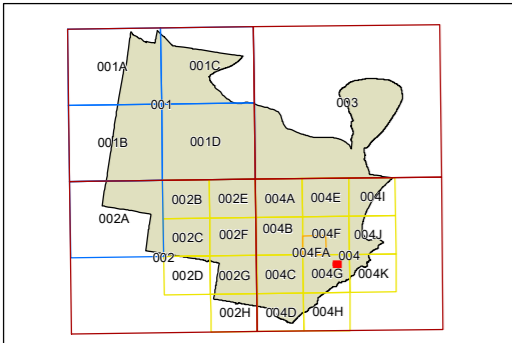
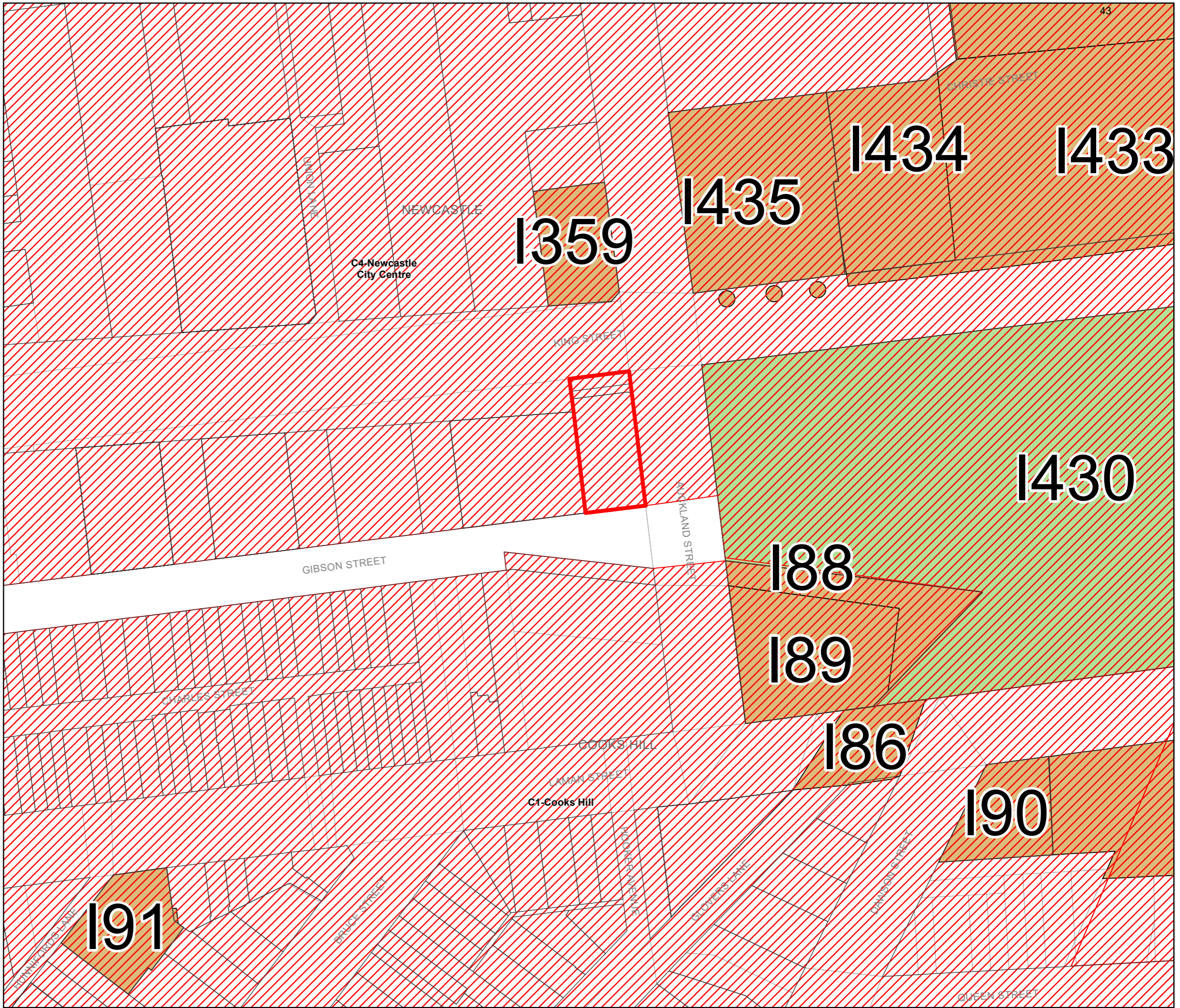
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 432
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3



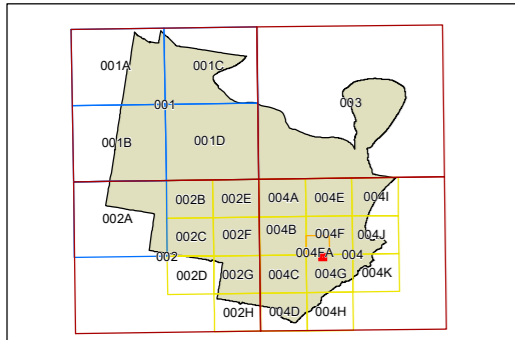
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 504
Planning Proposal 2019/00004

Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3



Map Identification Number: ECM 6139046, Date: 1/09/2020






Newcastle Local Environmental Plan 2012

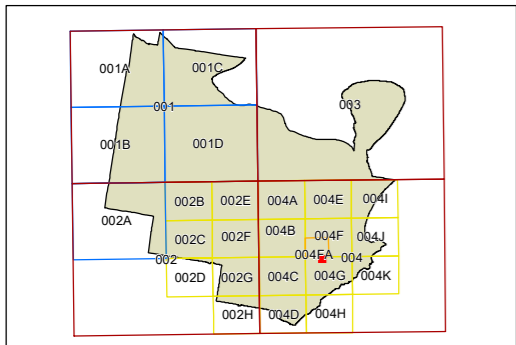
City of Newcastle

Existing Heritage Item 504
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General

- Heritage**
-  Item - Archaeological
 -  Item - General
 -  Item - Landscape

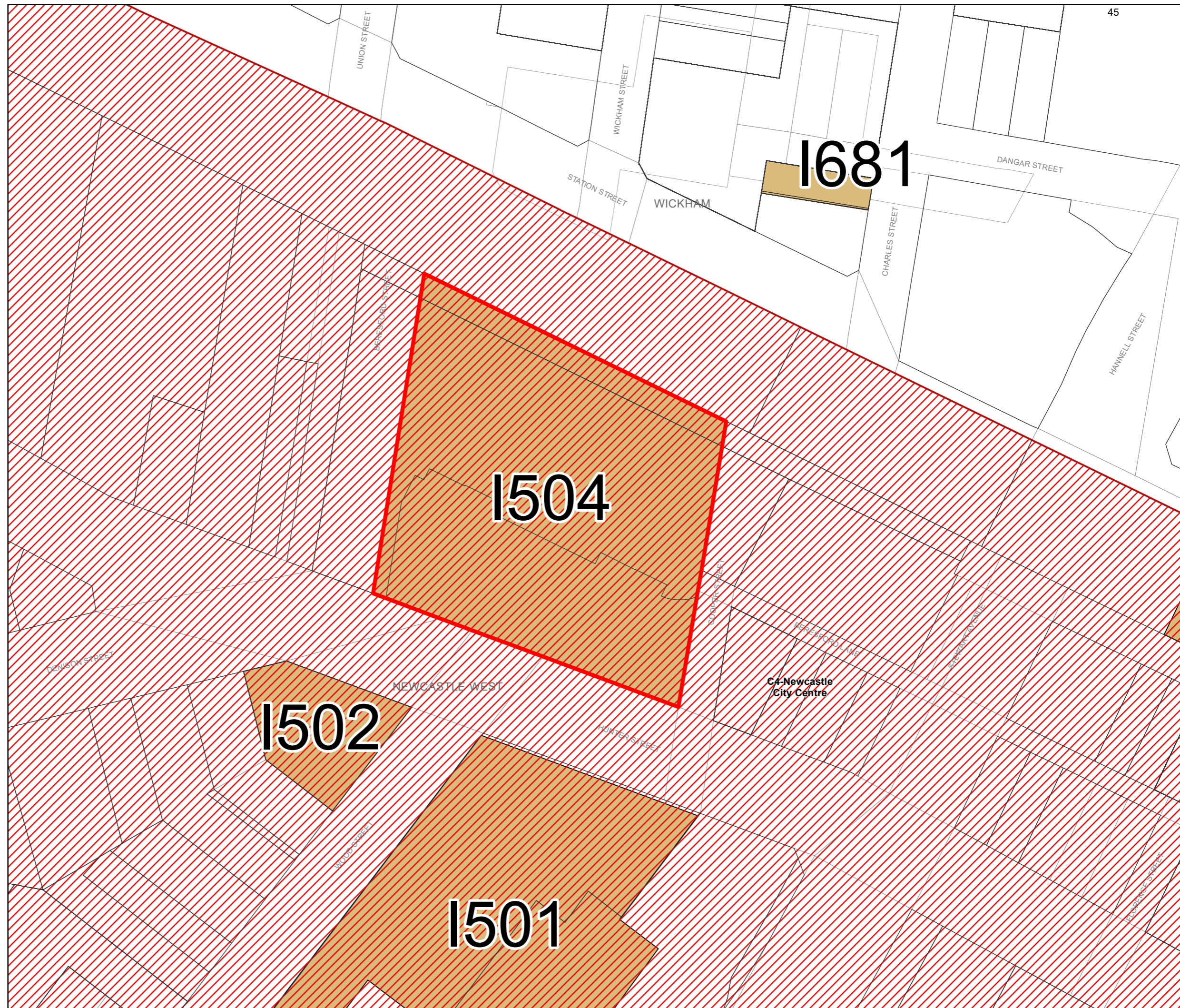
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 1/09/2020











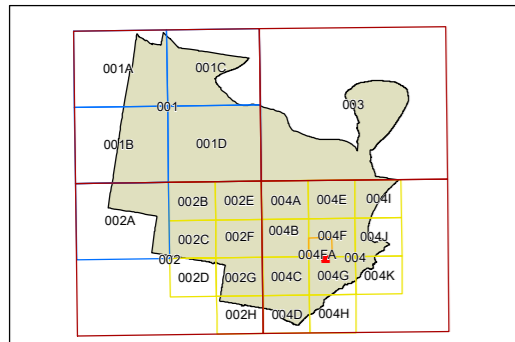
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 504
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

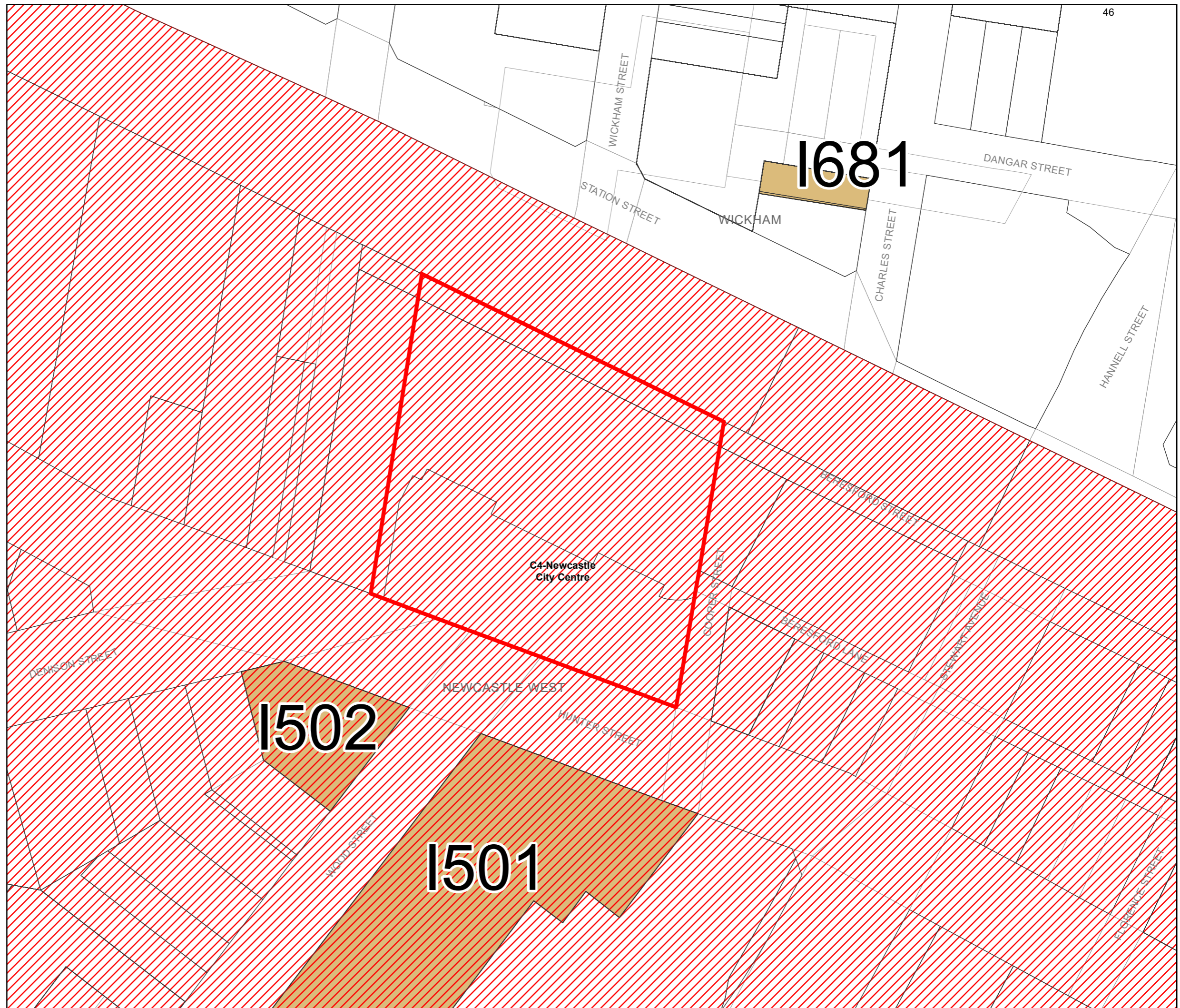
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 1/09/2020





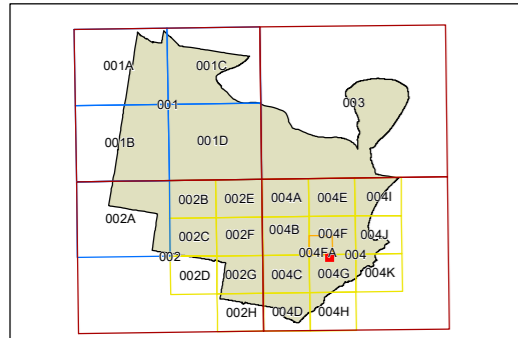
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Items 683 and 684
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council








Projection: GDA 1994
MGA Zone 56
Scale: 1:1,000 @ A3



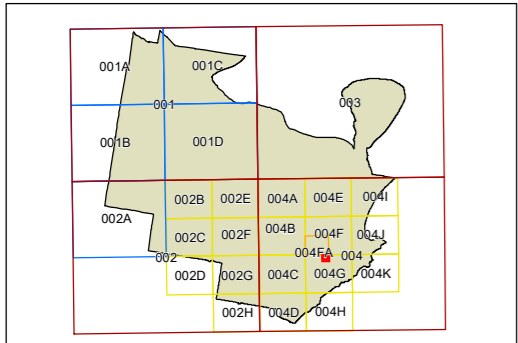
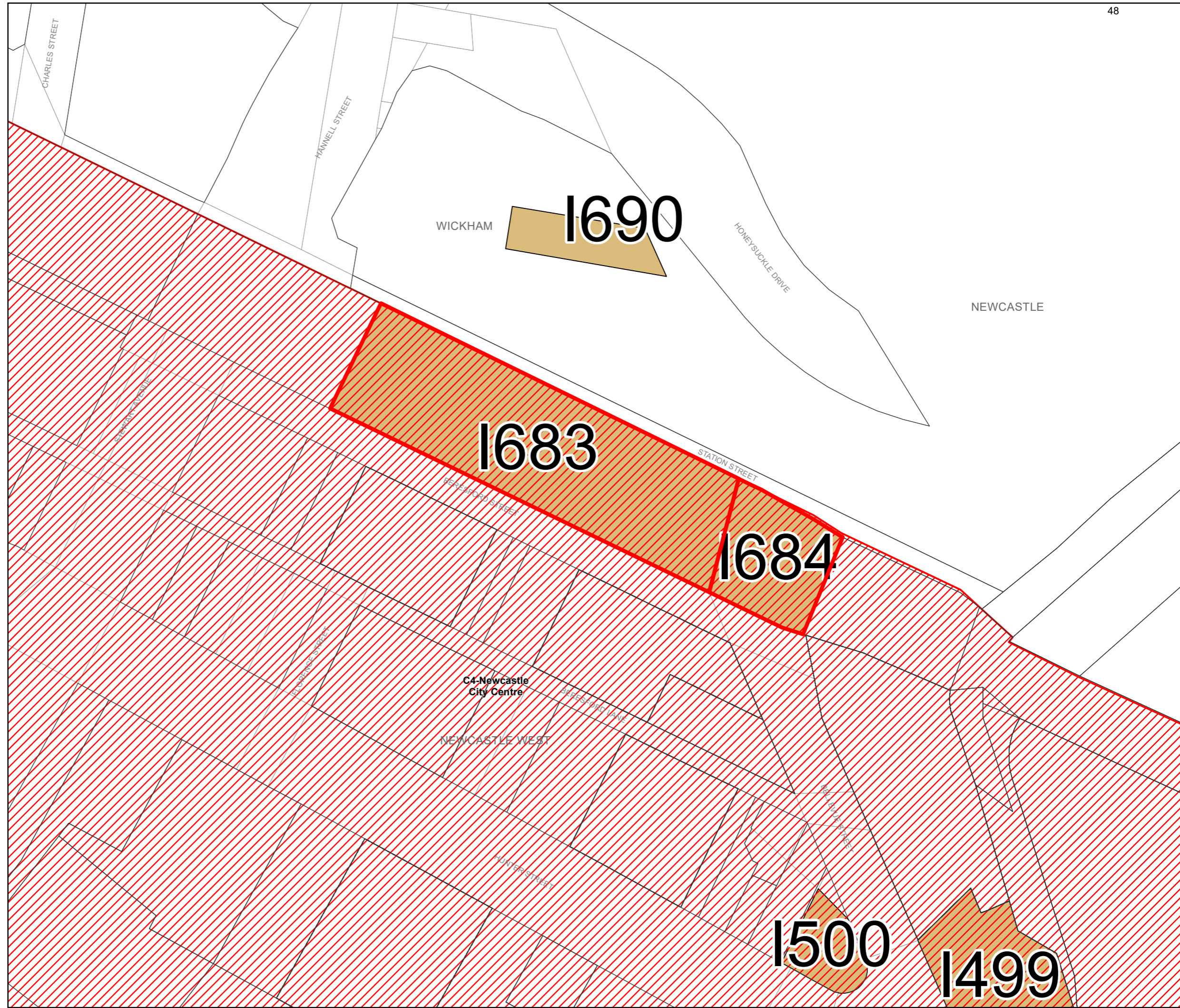
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Items 683 and 684
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 2/09/2020 copyright Newcastle City Council









Projection: GDA 1994
MGA Zone 56
Scale: 1:1,000 @ A3



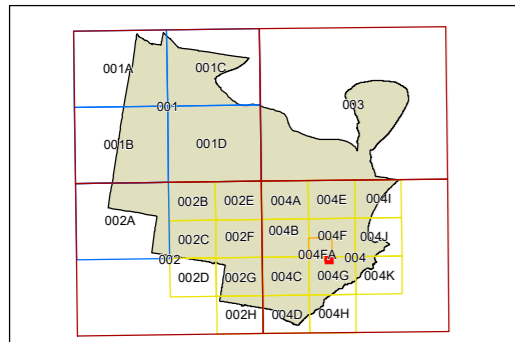
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Items 683 and 684
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

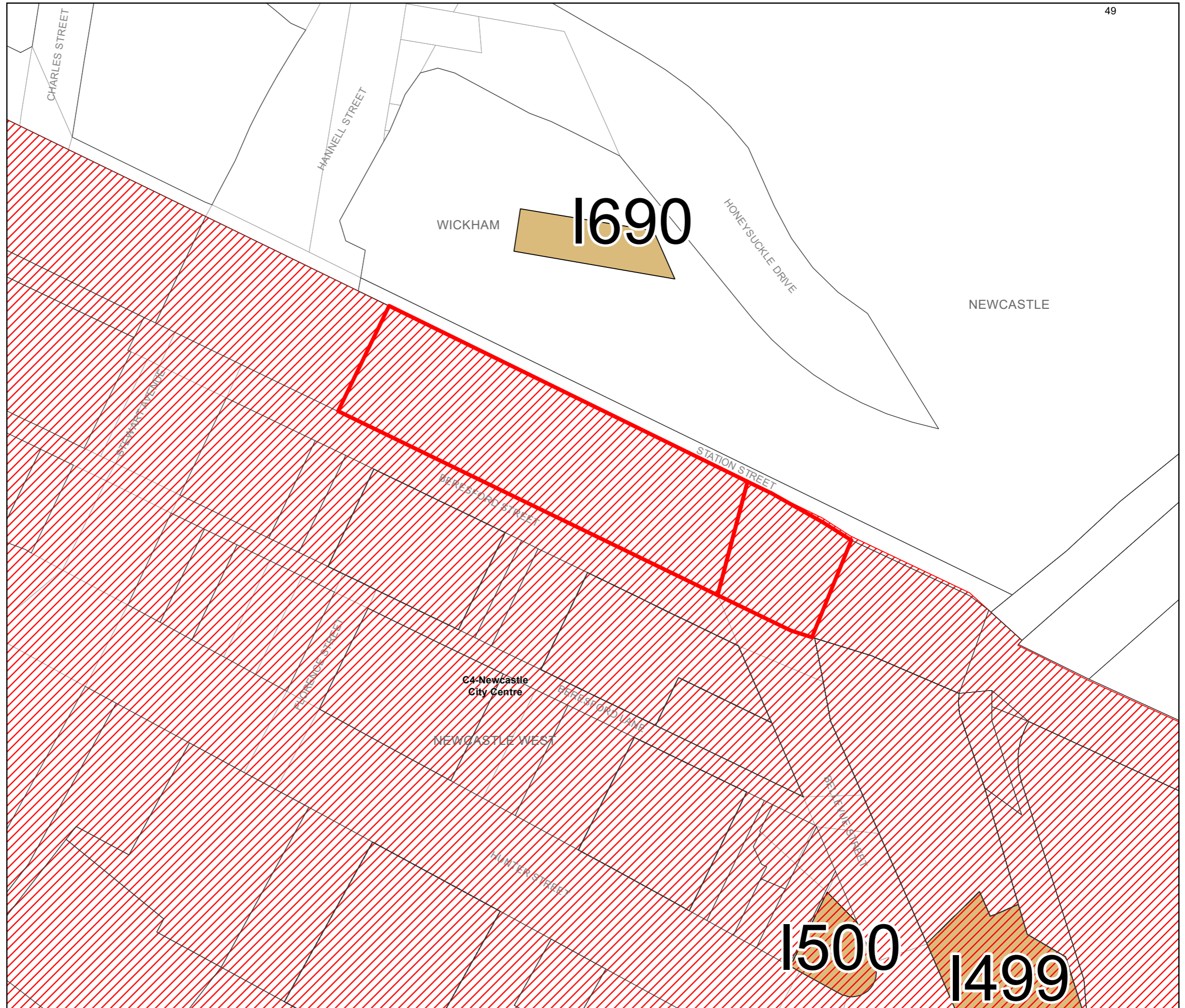
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 1/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 1/09/2020



Appendix B Amendment to Items in Part 1 of the Heritage Schedule

Amendment to Items in Part 1 of the Heritage Schedule:

- **Map 1:** Site Aerial Photo – Rankin Park Hospital_2 Lookout Road, New Lambton Heights
- **Map 2:** Existing Heritage Map – Rankin Park Hospital_2 Lookout Road, New Lambton Heights
- **Map 3:** Proposed Heritage Map – Rankin Park Hospital_2 Lookout Road, New Lambton Heights
- **Map 4:** Site Aerial Photo – Former David Cohen & Co Warehouse_50 Bolton Street, Newcastle
- **Map 5:** Existing Heritage Map – Former David Cohen & Co Warehouse_50 Bolton Street, Newcastle
- **Map 6:** Proposed Heritage Map – Former David Cohen & Co Warehouse_50 Bolton Street, Newcastle
- **Map 7:** Site Aerial Photo – Toll Cottage (former Rose Cottage)_51 Bolton Street, Newcastle
- **Map 8:** Existing Heritage Map – Toll Cottage (former Rose Cottage)_51 Bolton Street, Newcastle
- **Map 9:** Proposed Heritage Map – Toll Cottage (former Rose Cottage)_51 Bolton Street, Newcastle
- **Map 10:** Site Aerial Photo – Buchanan Terrace and footpath_10 to 30 (even) Church Street, Newcastle
- **Map 11:** Existing Heritage Map – Buchanan Terrace and footpath_10 to 30 (even) Church Street, Newcastle
- **Map 12:** Proposed Heritage Map – Buchanan Terrace and footpath_10 to 30 (even) Church Street, Newcastle
- **Map 13:** Site Aerial Photo – Remains of AA Co., bridge and fence_280 Hunter Street, Newcastle
- **Map 14:** Existing Heritage Map – Remains of AA Co., bridge and fence_280 Hunter Street, Newcastle
- **Map 15:** Proposed Heritage Map – Remains of AA Co., bridge and fence_280 Hunter Street, Newcastle
- **Map 16:** Site Aerial Photo – Civic Theatre_373 Hunter Street, Newcastle
- **Map 17:** Existing Heritage Map – Civic Theatre_373 Hunter Street, Newcastle
- **Map 18:** Proposed Heritage Map – Civic Theatre_373 Hunter Street, Newcastle
- **Map 19:** Site Aerial Photo – Civic Park_201 King Street, Newcastle
- **Map 20:** Existing Heritage Map – Civic Park_201 King Street, Newcastle
- **Map 21:** Proposed Heritage Map – Civic Park_201 King Street, Newcastle
- **Map 22:** Site Aerial Photo – City Hall and lamp posts_290 King Street, Newcastle
- **Map 23:** Existing Heritage Map – City Hall and lamp posts_290 King Street, Newcastle
- **Map 24:** Proposed Heritage Map – City Hall and lamp posts_290 King Street, Newcastle

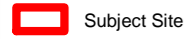
- **Map 25:** Site Aerial Photo – Former Coutts Sailor Home_16 Bond Street and 88A Scott Street, Newcastle
- **Map 26:** Existing Heritage Map – Former Coutts Sailor Home_16 Bond Street and 88A Scott Street, Newcastle
- **Map 27:** Proposed Heritage Map – Former Coutts Sailor Home_16 Bond Street and 88A Scott Street, Newcastle
- **Map 28:** Site Aerial Photo – Newcastle Railway Station_110 Scott Street, Newcastle
- **Map 29:** Existing Heritage Map – Newcastle Railway Station_110 Scott Street, Newcastle
- **Map 30:** Proposed Heritage Map – Newcastle Railway Station_110 Scott Street, Newcastle
- **Map 31:** Site Aerial Photo – Terrace_50 to 62 (even) Watt Street, Newcastle
- **Map 32:** Existing Heritage Map – Terrace_50 to 62 (even) Watt Street, Newcastle
- **Map 33:** Proposed Heritage Map – Terrace_50 to 62 (even) Watt Street, Newcastle
- **Map 34:** Site Aerial Photo – Former Castlemaine Brewery_787 Hunter Street, Newcastle West
- **Map 35:** Existing Heritage Map – Former Castlemaine Brewery_787 Hunter Street, Newcastle West
- **Map 36:** Proposed Heritage Map – Former Castlemaine Brewery_787 Hunter Street, Newcastle West
- **Map 37:** Site Aerial Photo – Remnant Garden_1, 2, 4, 5A-5D and 6, 7 and 8 Murray Dwyer Circuit, Mayfield West
- **Map 38:** Existing Heritage Map – Remnant Garden_1, 2, 4, 5A-5D and 6, 7 and 8 Murray Dwyer Circuit, Mayfield West
- **Map 39:** Proposed Heritage Map – Remnant Garden_1, 2, 4, 5A-5D and 6, 7 and 8 Murray Dwyer Circuit, Mayfield West



Newcastle Local Environmental Plan 2012

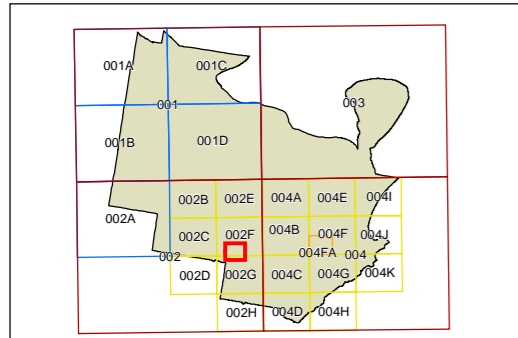
City of Newcastle

Site Map - Item 356
Planning Proposal 2019/00004



Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56







Scale: 1:4,000 @ A3



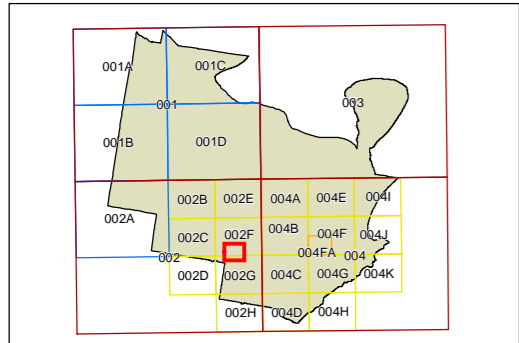
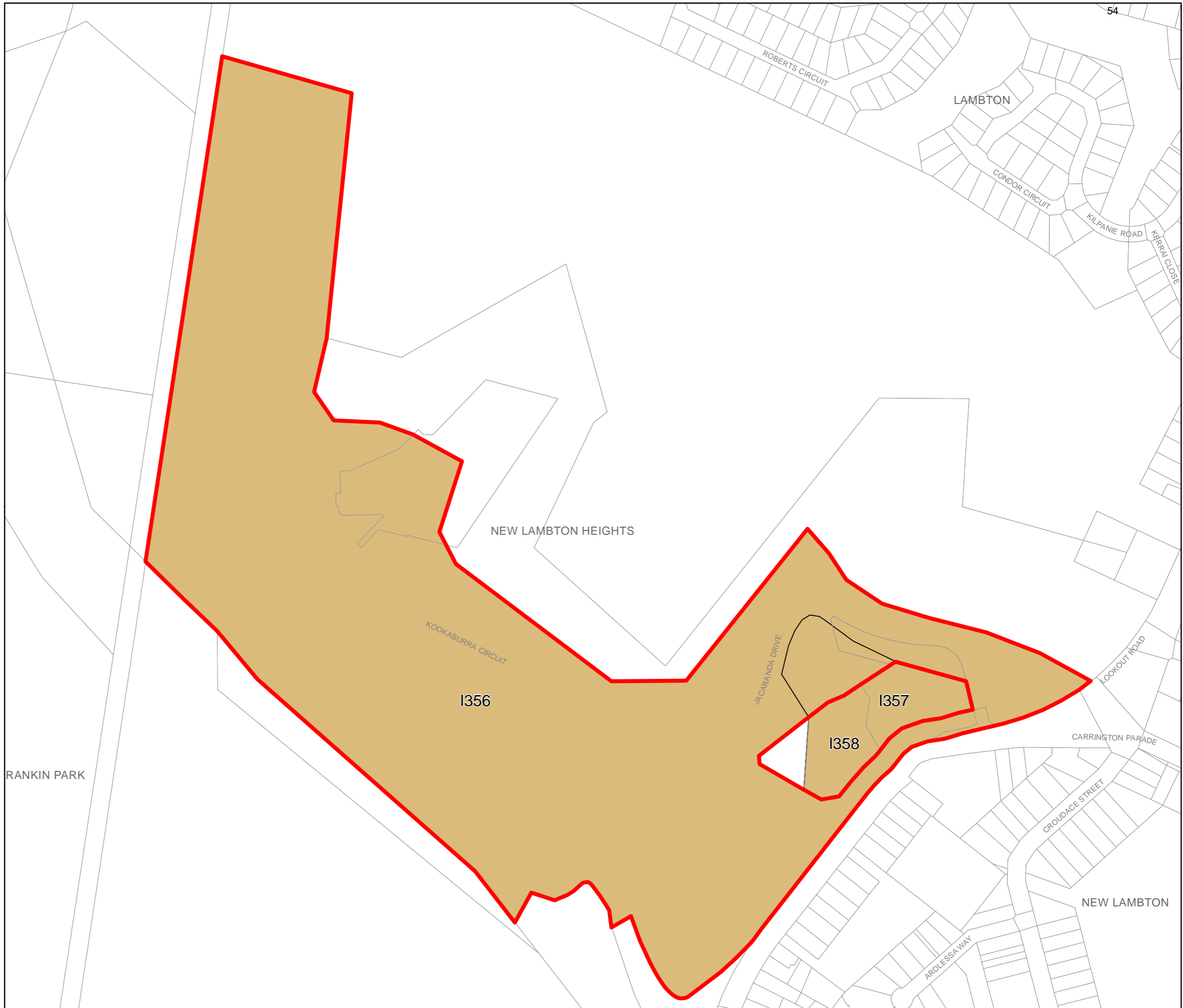
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 356
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56







Scale: 1:4,000 @ A3



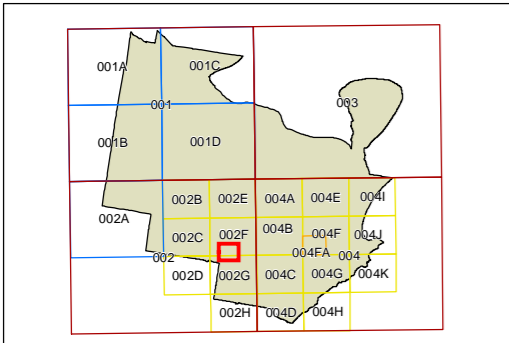
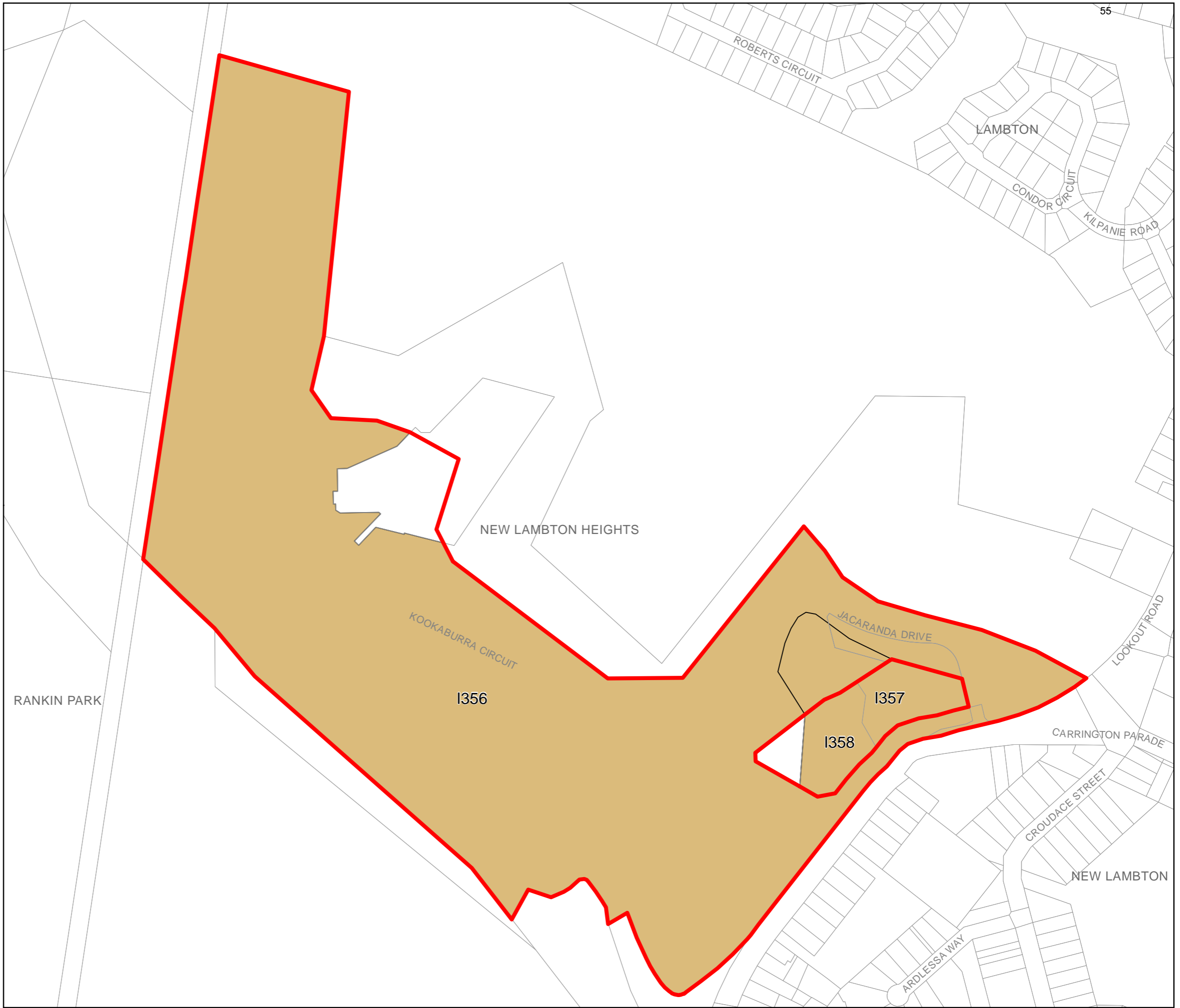
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 356
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

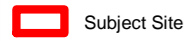
Scale: 1:4,000 @ A3



Newcastle Local Environmental Plan 2012

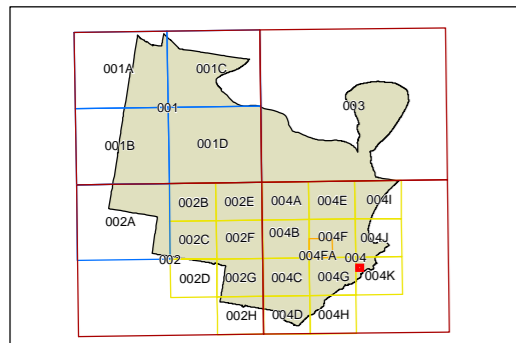
City of Newcastle

Site Map - Item 369
Planning Proposal 2019/00004



Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 8/09/2020



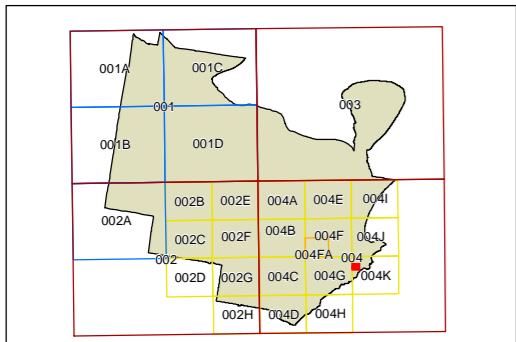
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 369
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

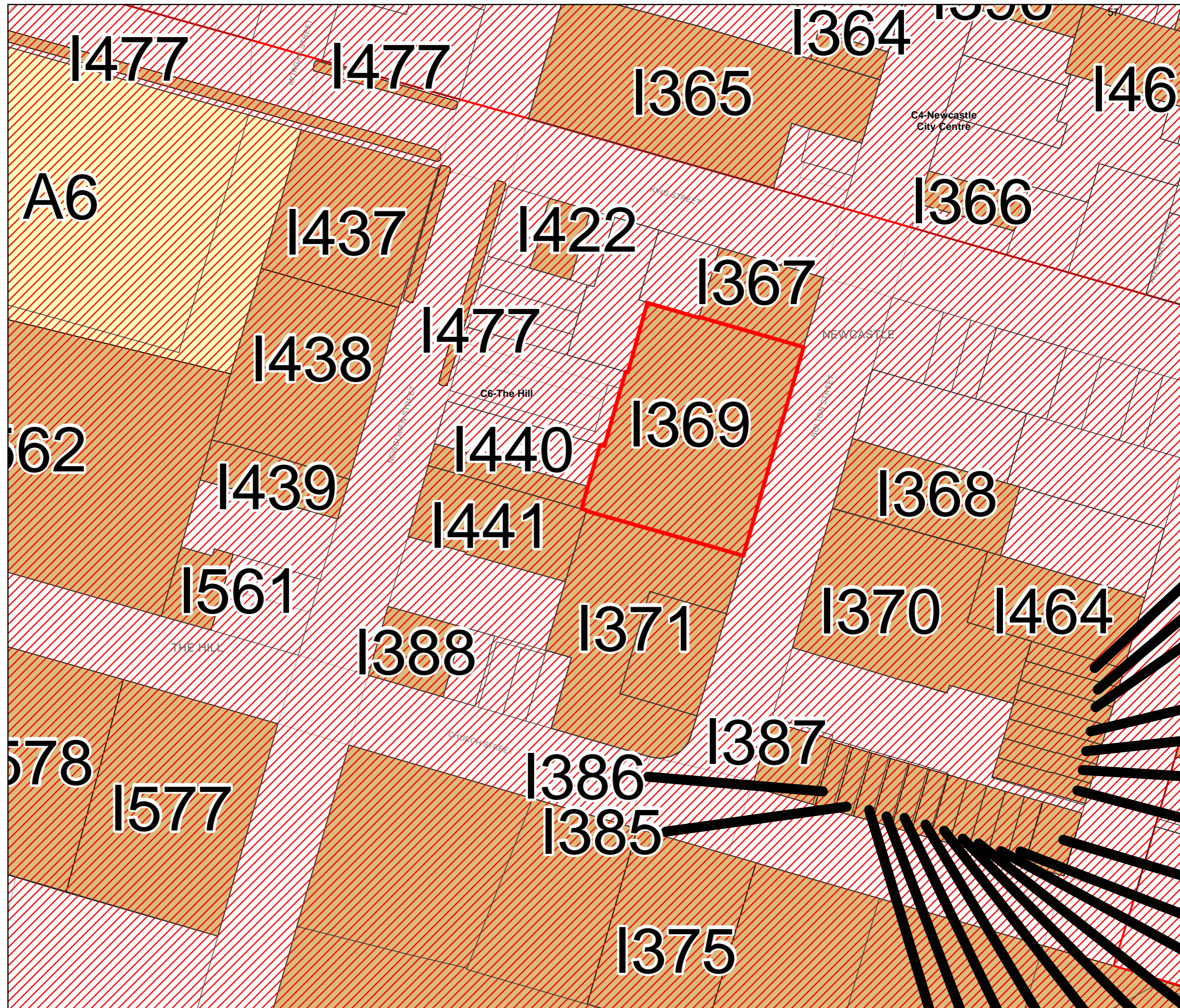
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 8/09/2020






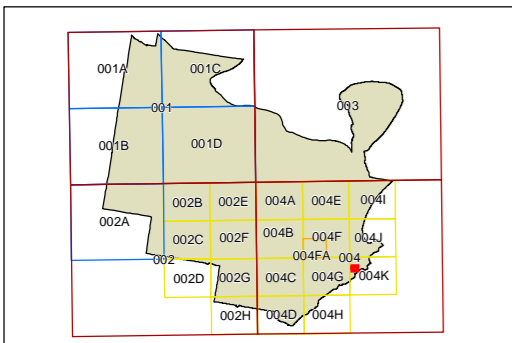
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 370
Planning Proposal 2019/00004

 Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 14/09/2020



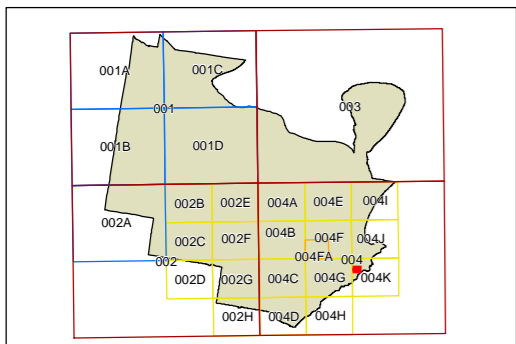
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 370
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

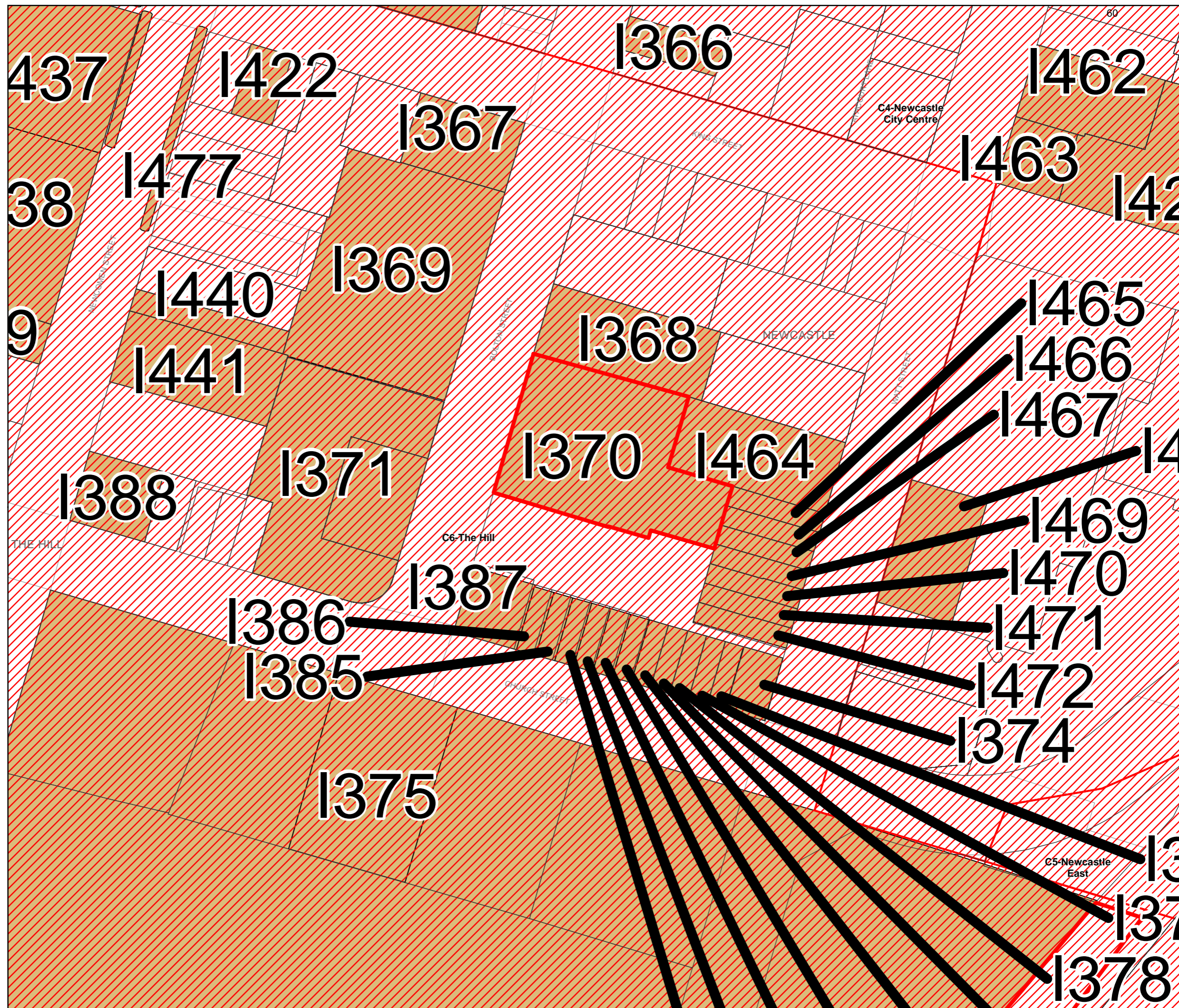
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 14/09/2020











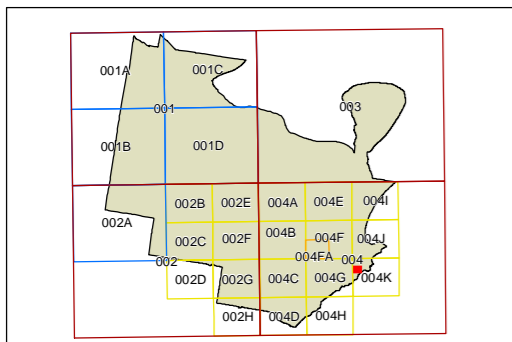
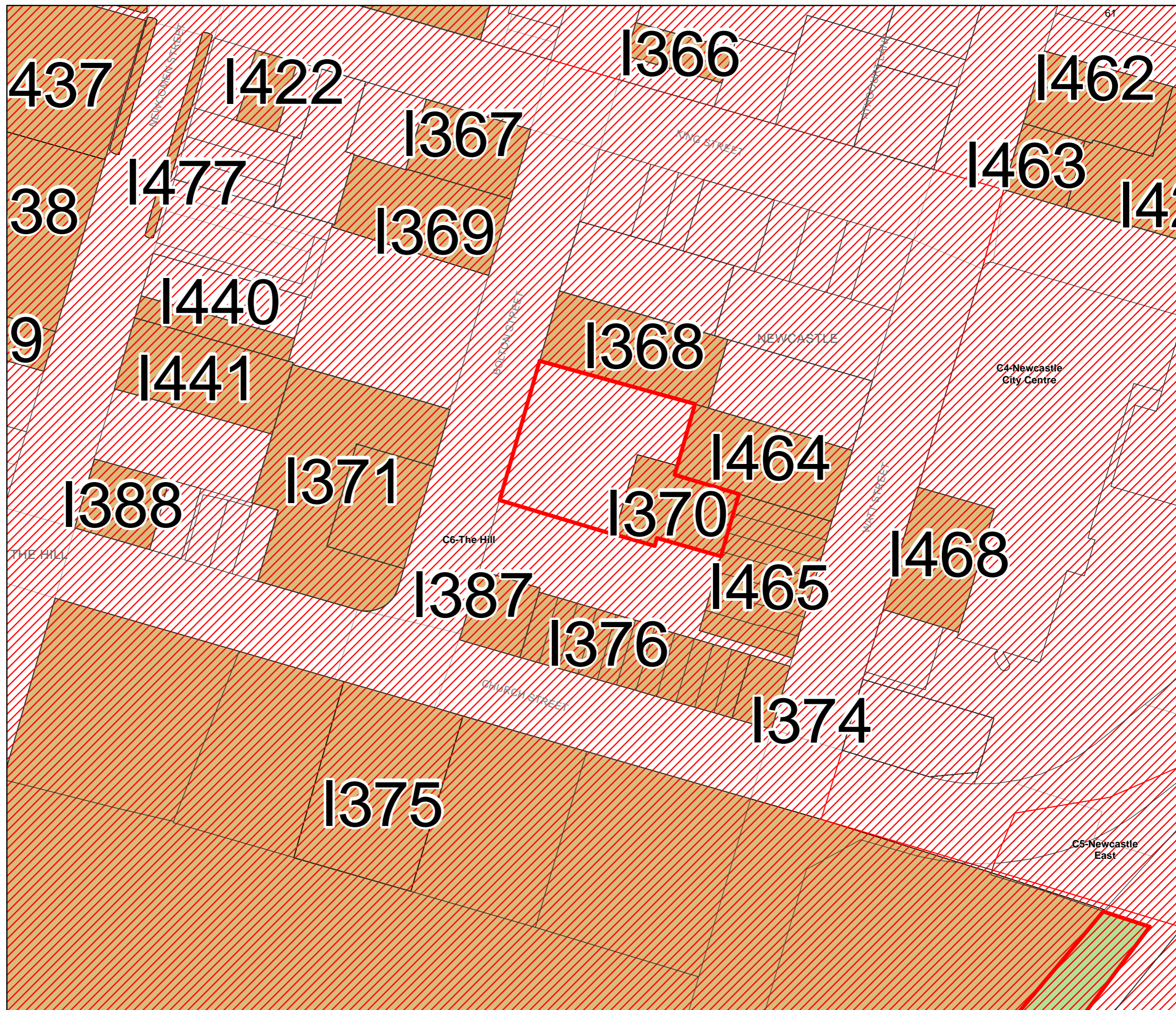
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 370
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

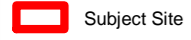
Scale: 1:1,000 @ A3



Newcastle Local Environmental Plan 2012

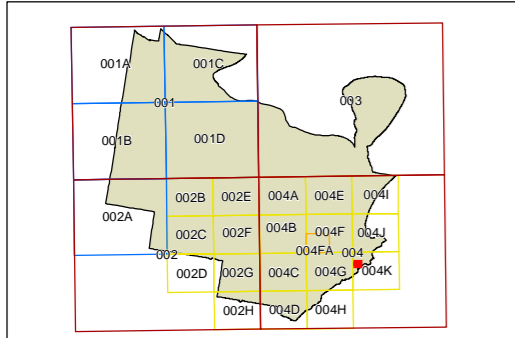
City of Newcastle

Site Map - Item 376
Planning Proposal 2019/00004



Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 8/09/2020



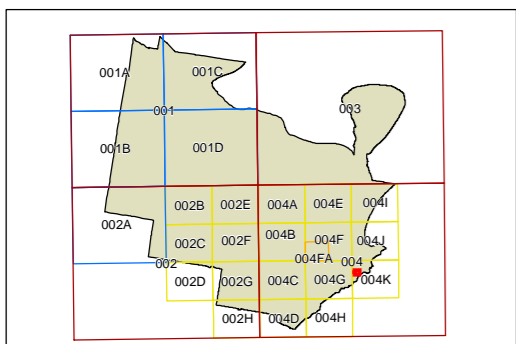
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 376
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

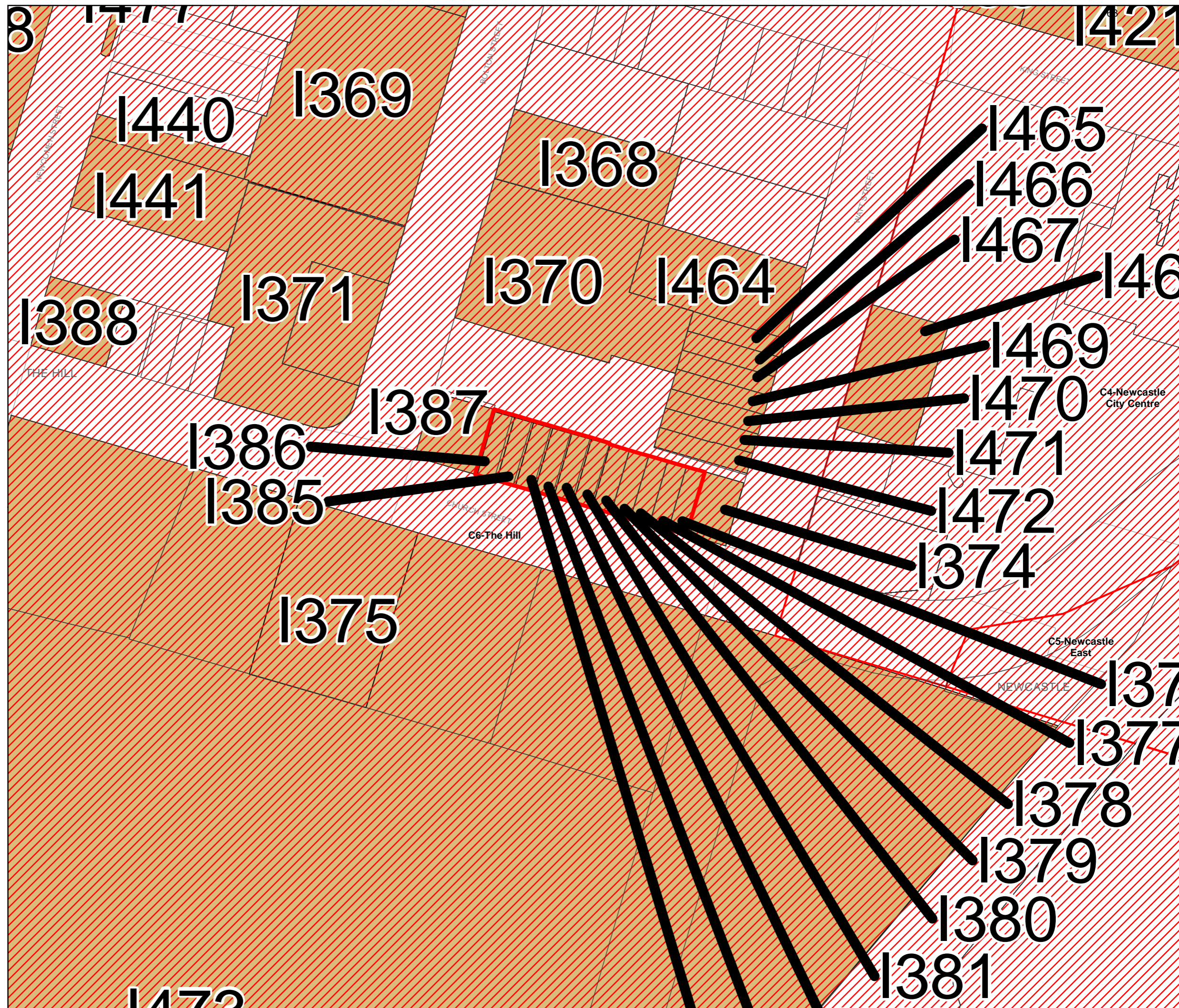
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 8/09/2020





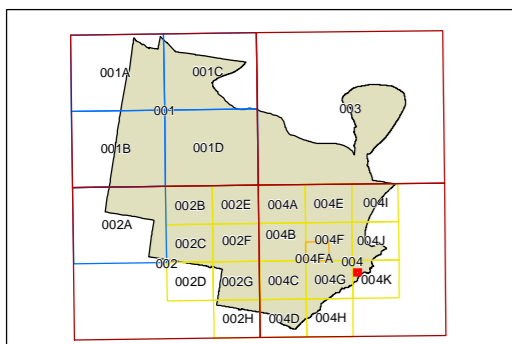
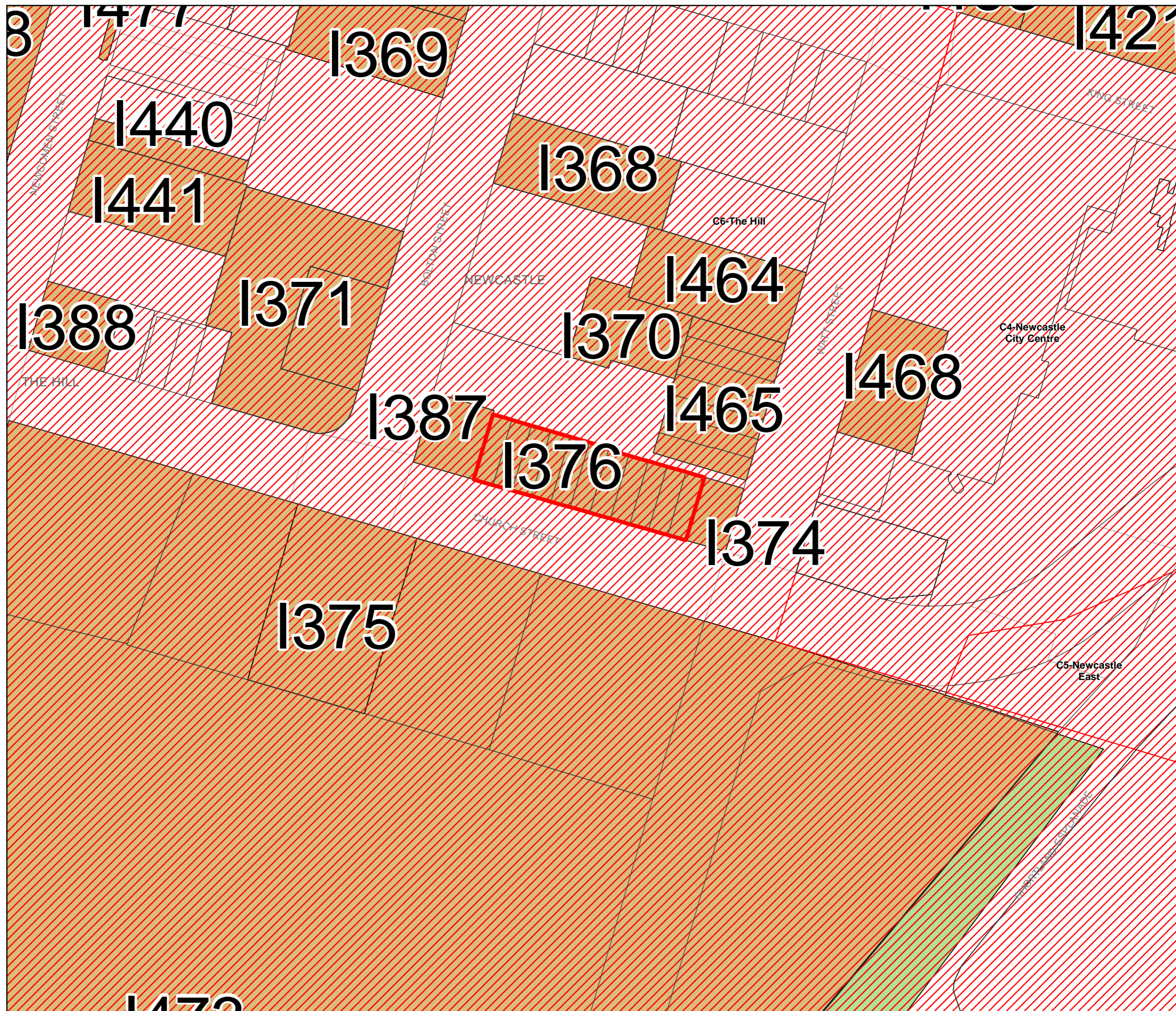
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 376
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020



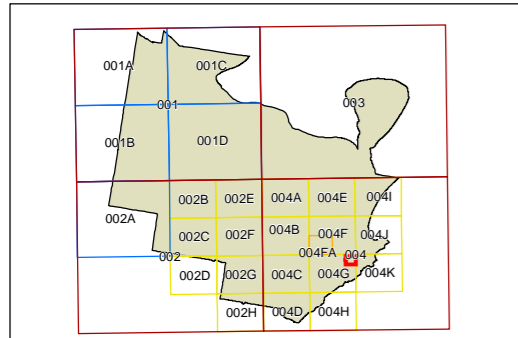
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 418
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56
Scale: 1:2,000 @ A3







Map Identification Number: ECM 6139046, Date: 11/09/2020



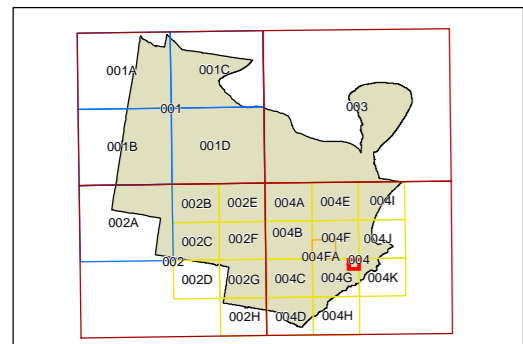
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 418
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



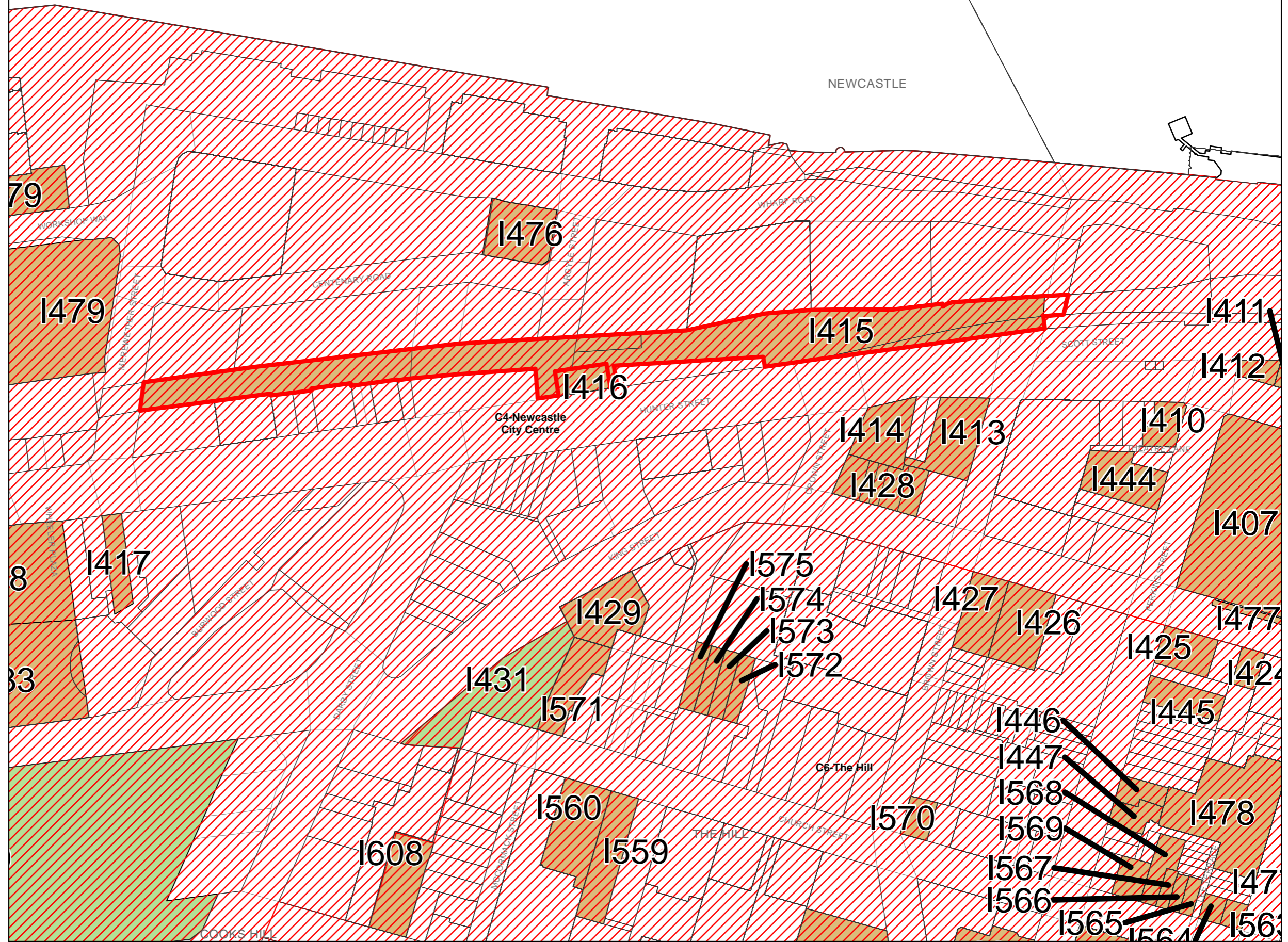
Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map Identification Number: ECM 5678206, Date: 11/09/2020

TP (Three Ports) 2013

NEWCASTLE



C4-Newcastle City Centre

C6-The Hill



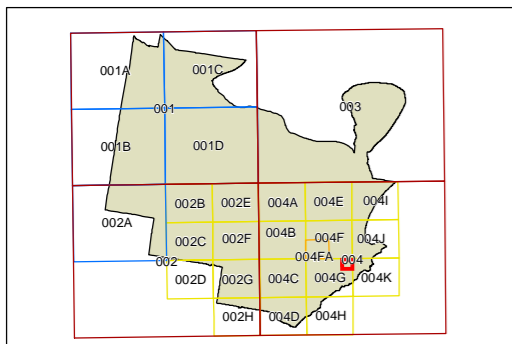
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 415
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



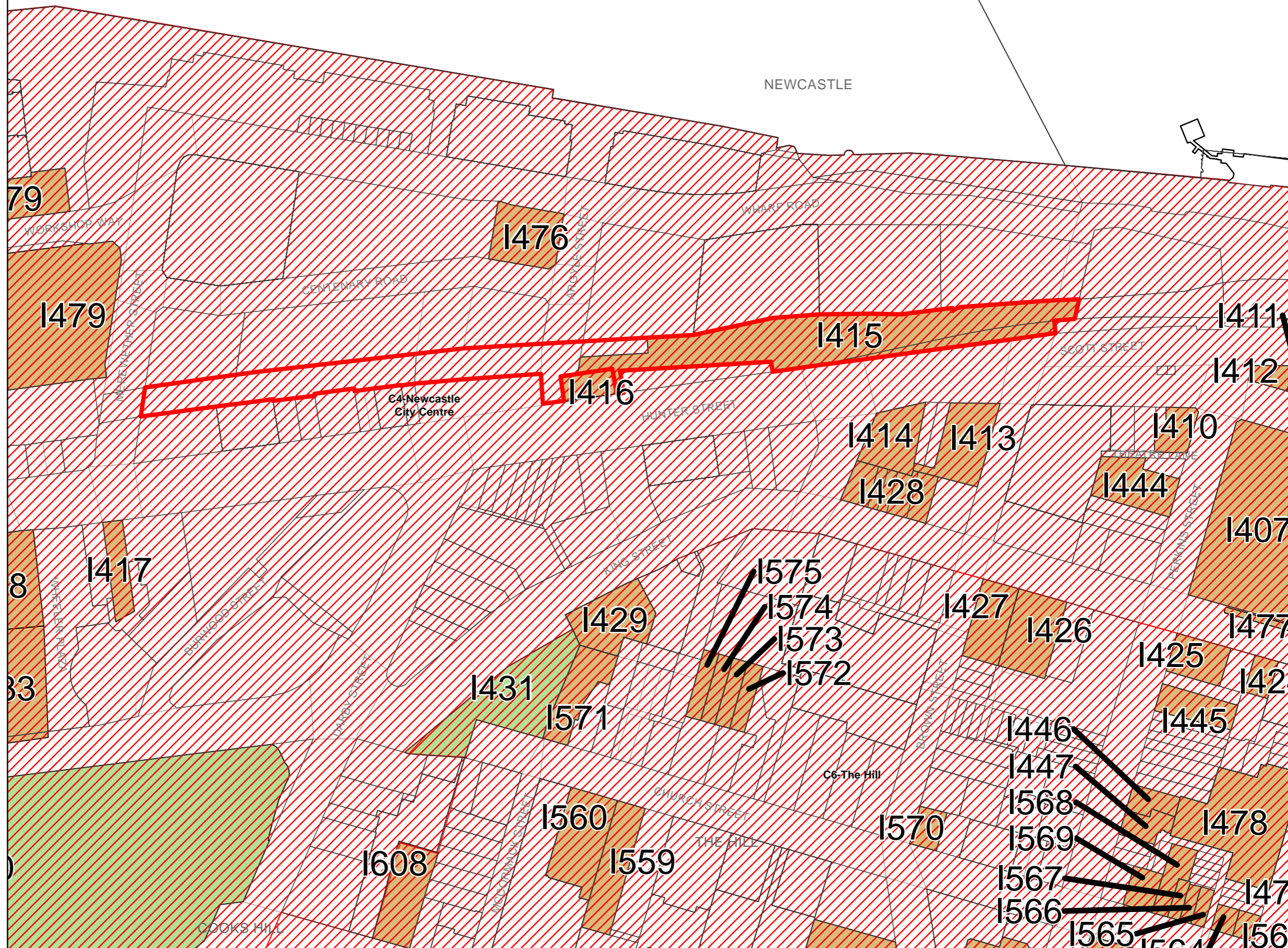
Projection: GDA 1994
MGA Zone 56

Scale: 1:2,000 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020

TP (Three Ports) 2013

NEWCASTLE





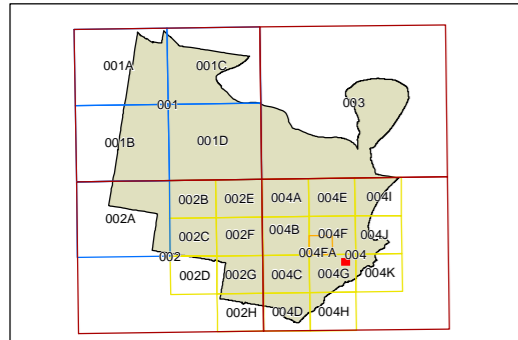
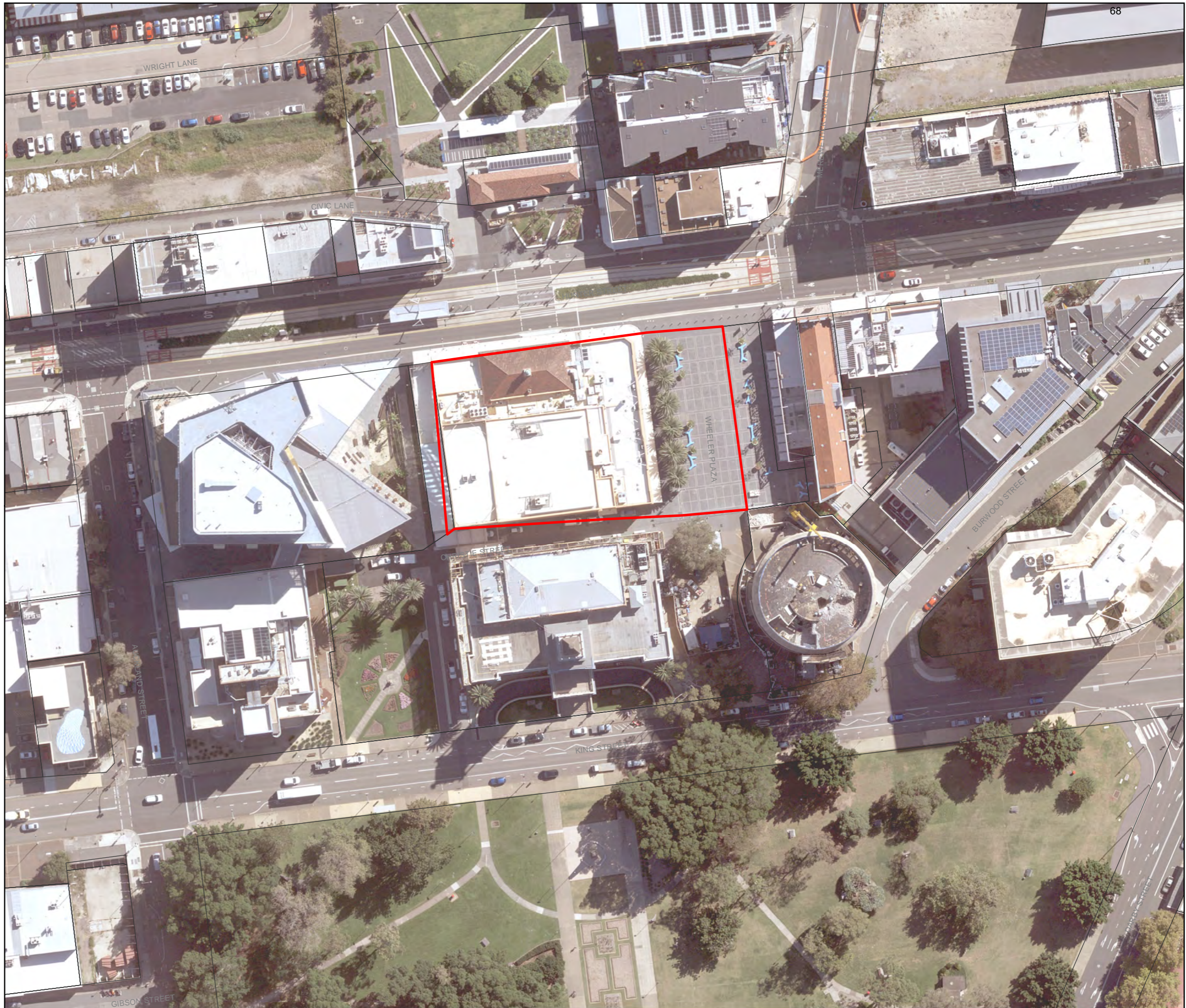
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 418
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 6139046, Date: 11/09/2020



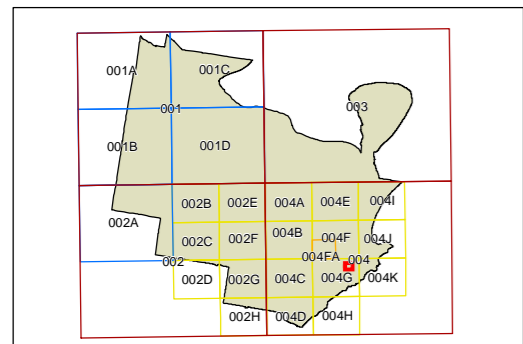
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 418
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

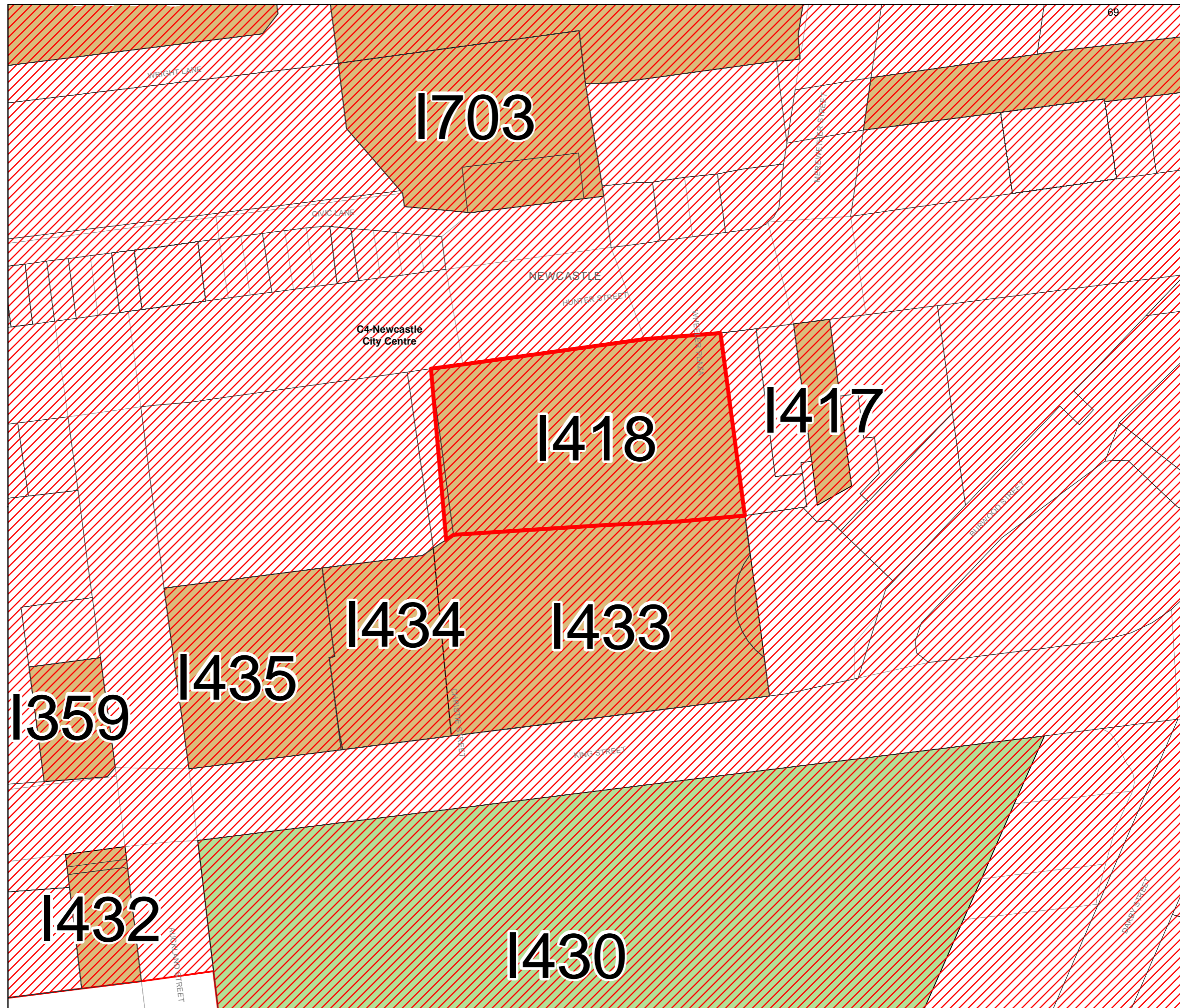
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 11/09/2020





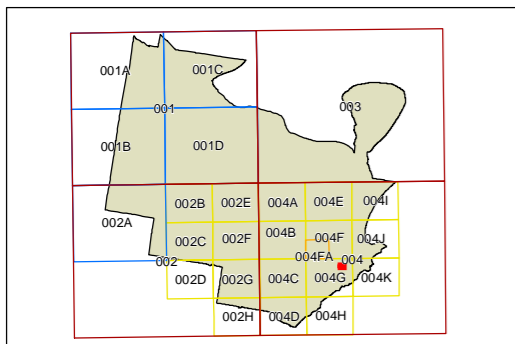
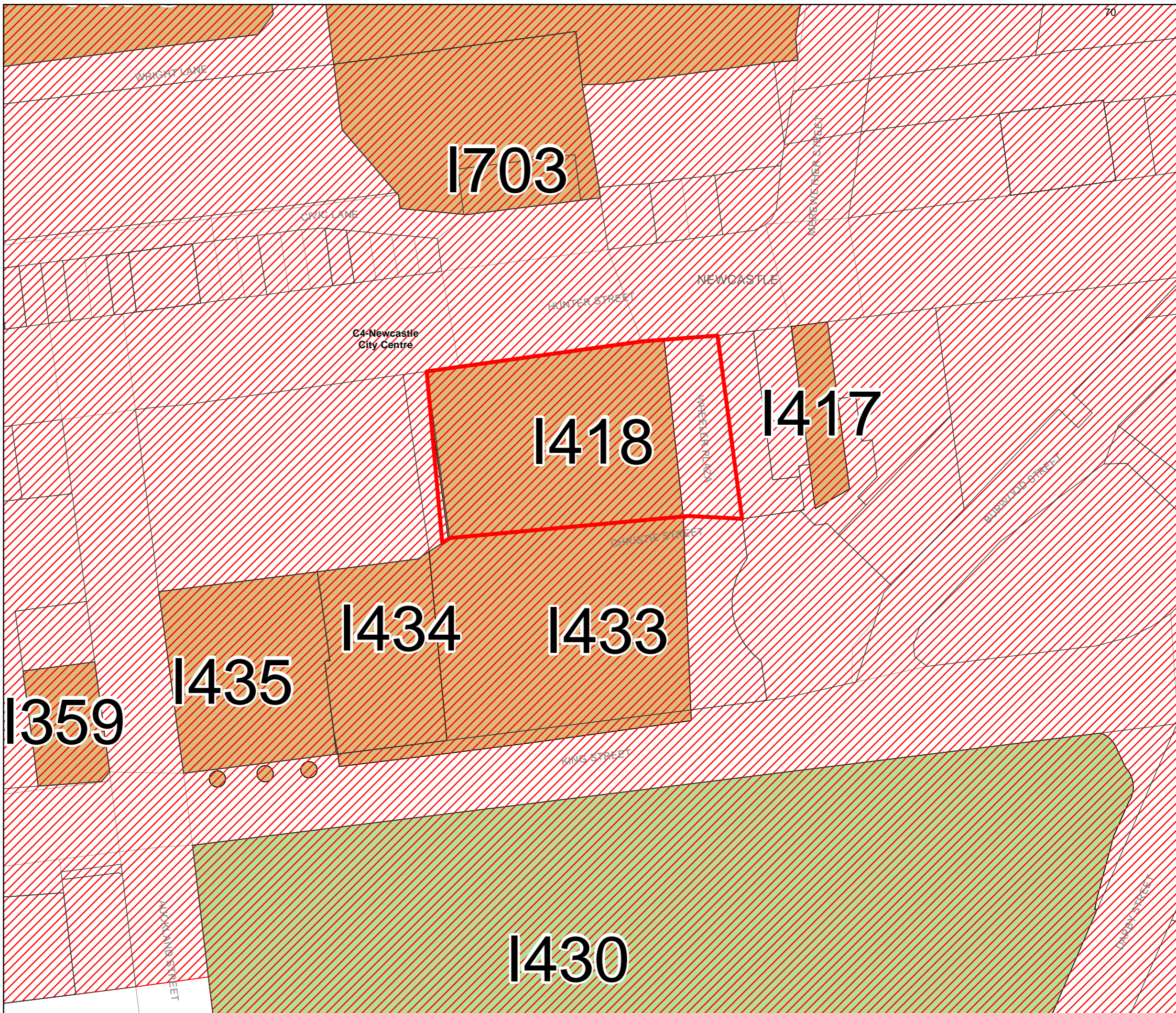
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 418
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3



Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 430
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



001A	001C	003		
001B	001D	003		
002A	002B	002E	004A	004E
	002C	002F	004B	004F
	002D	002G	004C	004G
		002H	004D	004H



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,500 @ A3







Map Identification Number: ECM 6139046, Date: 8/09/2020



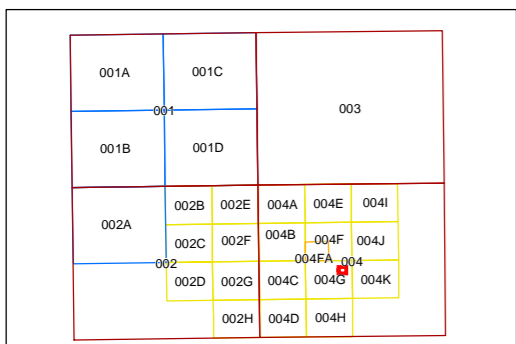
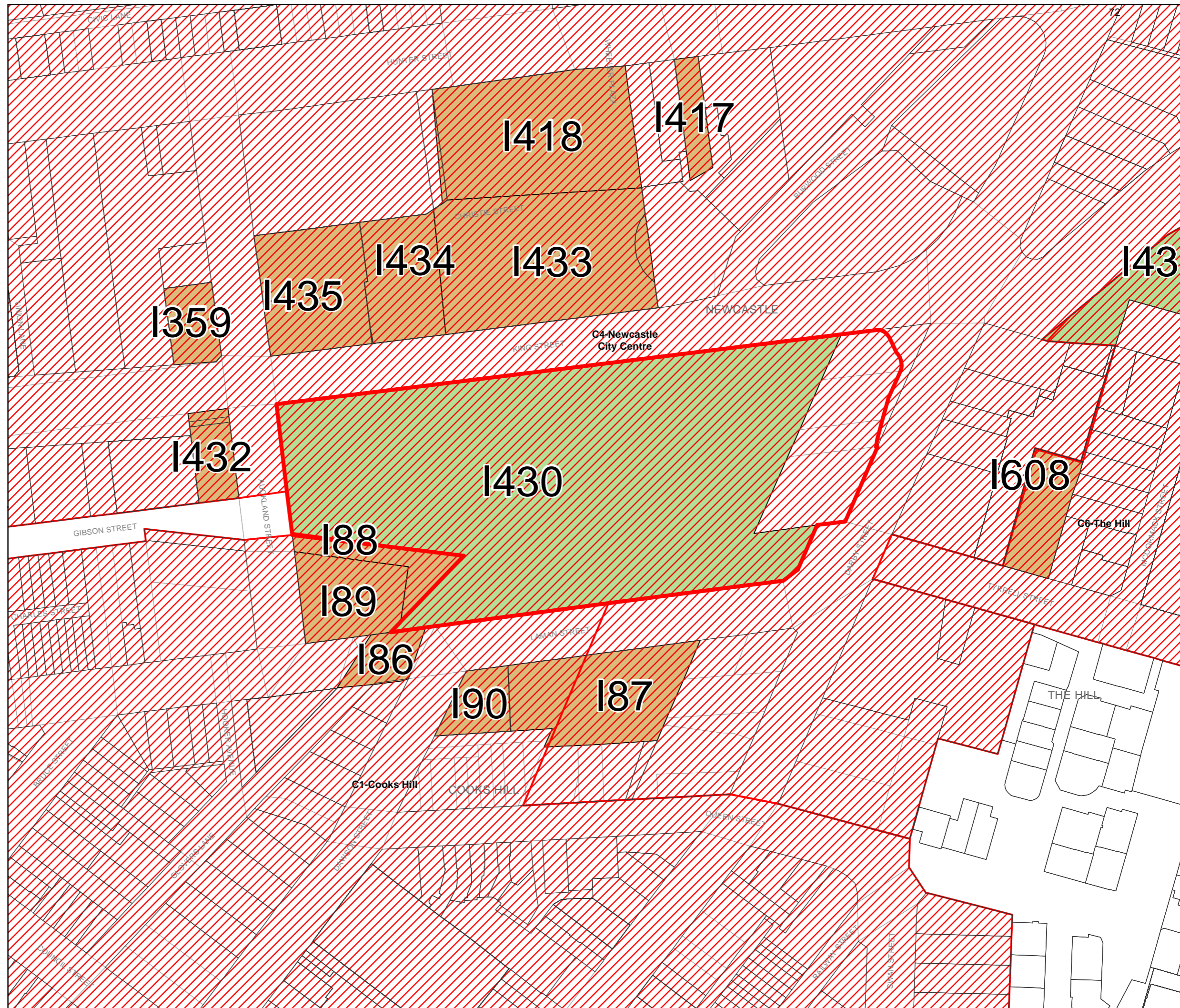
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Items 418 & 433
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,500 @ A3

Map Identification Number: ECM 5678206, Date: 8/09/2020



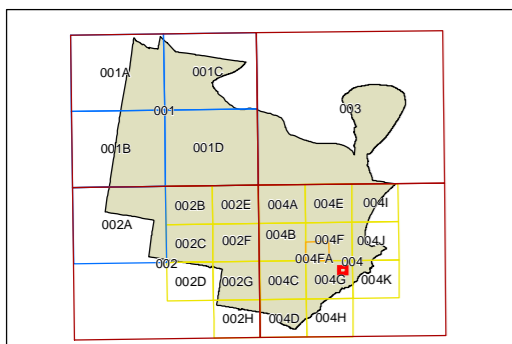
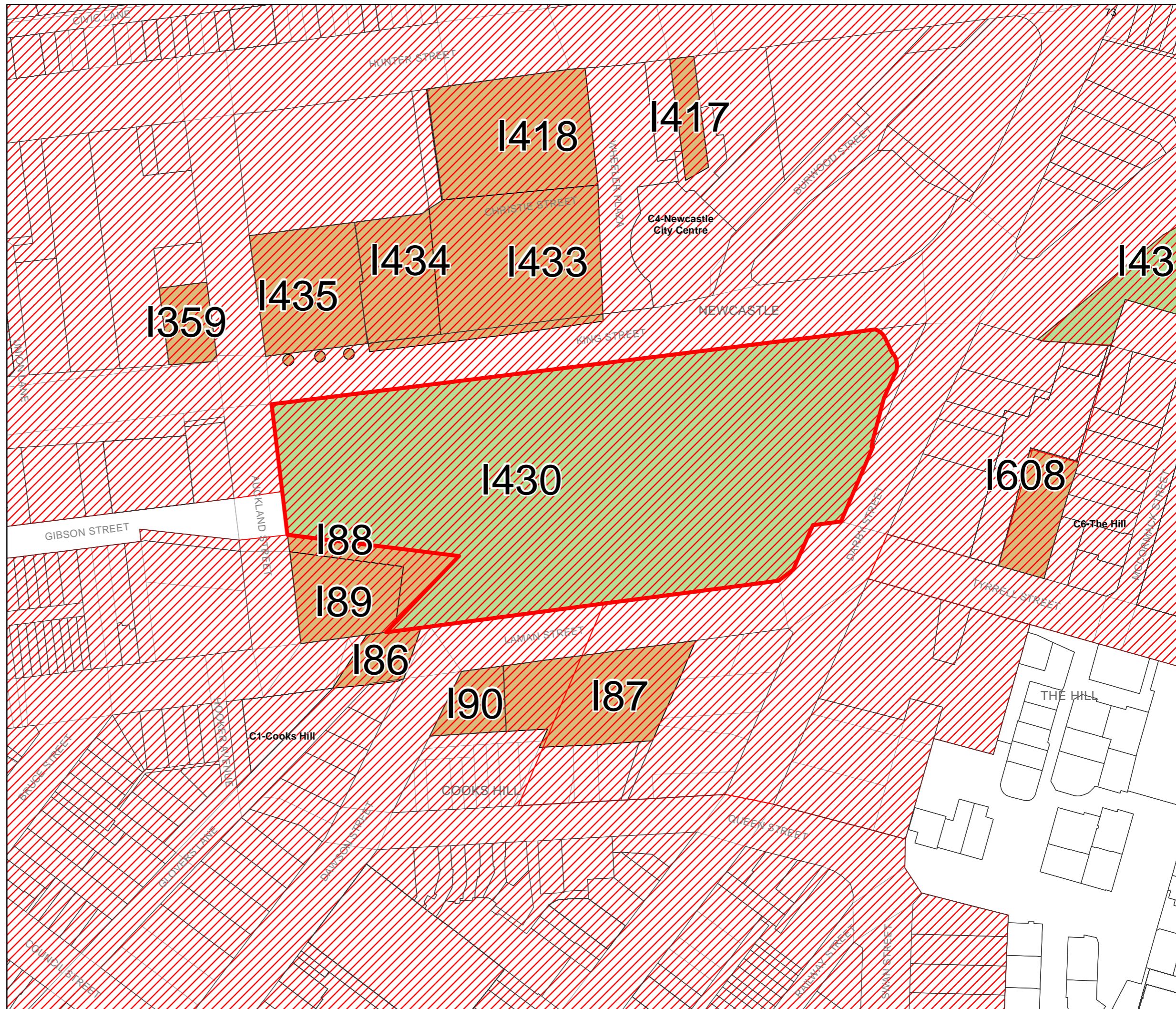
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 430
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,500 @ A3



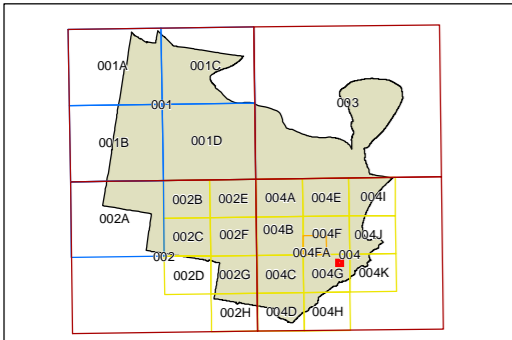
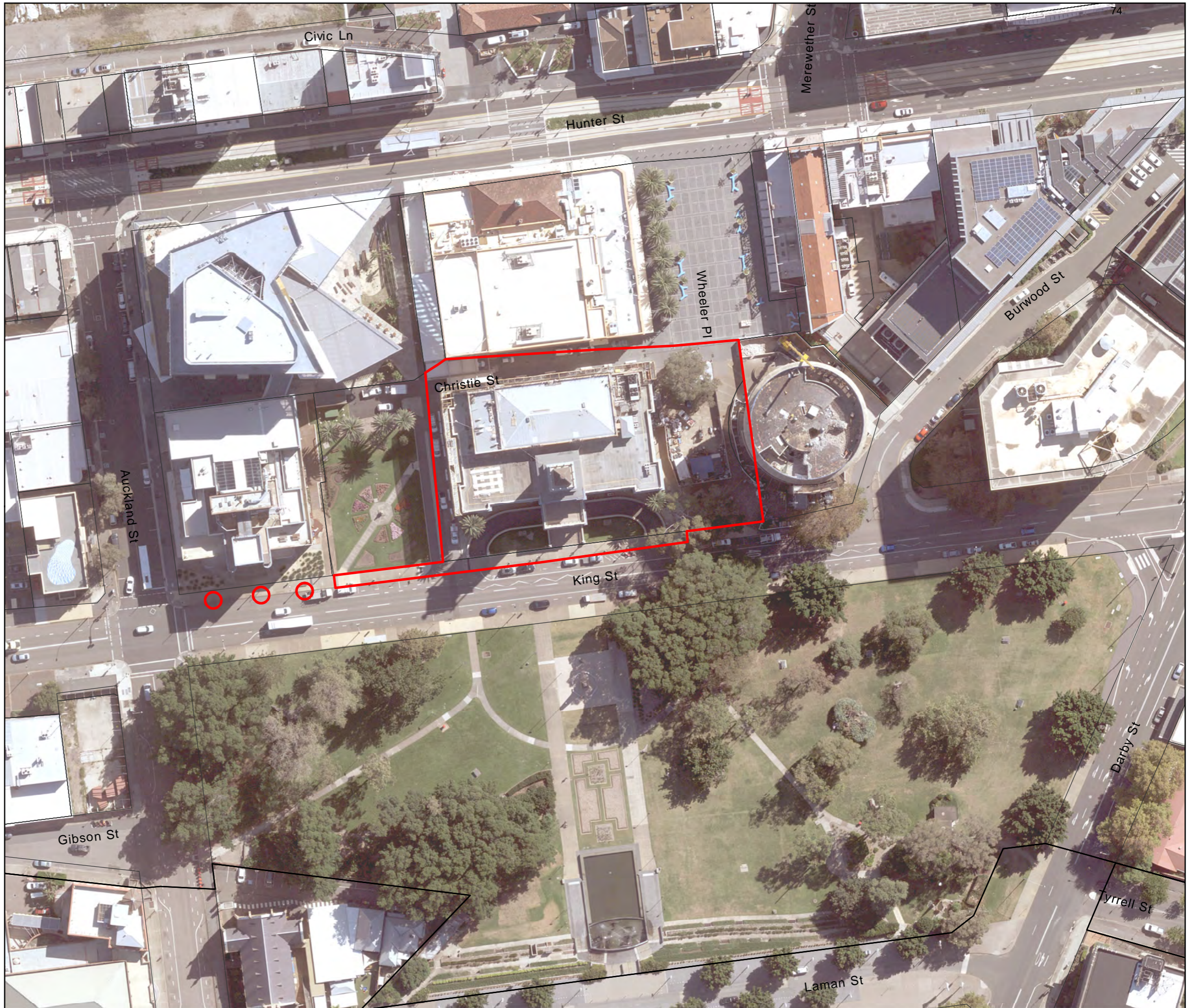
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 433
Planning Proposal 2019/00004

Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 11/09/2020



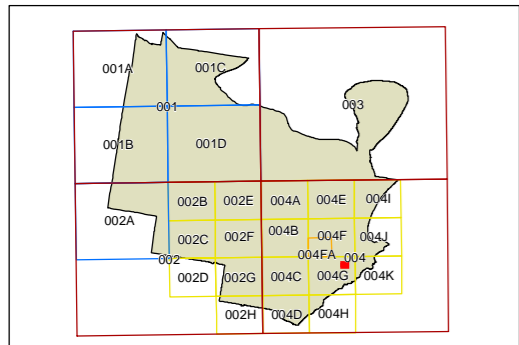
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 433
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

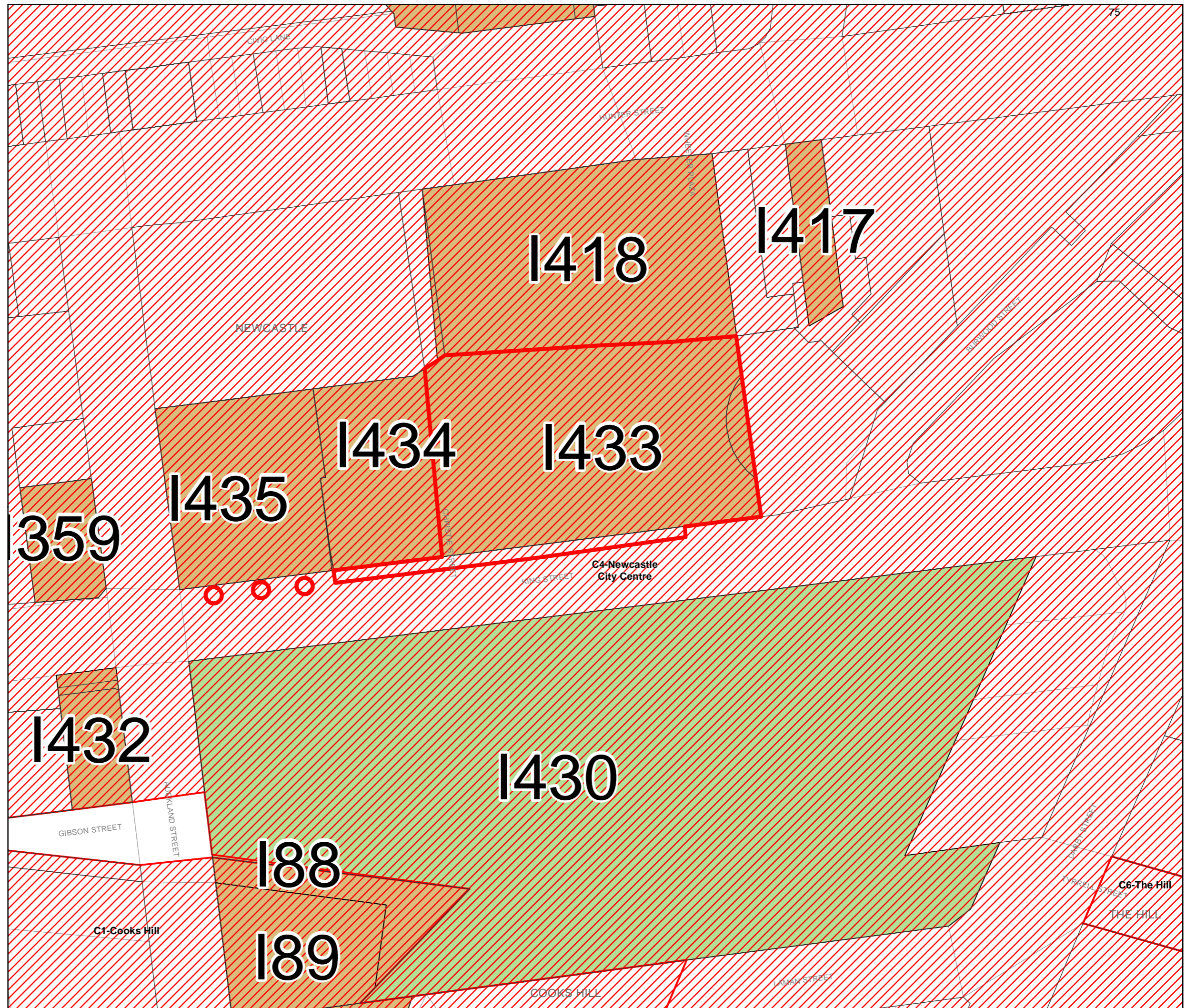
Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 11/09/2020





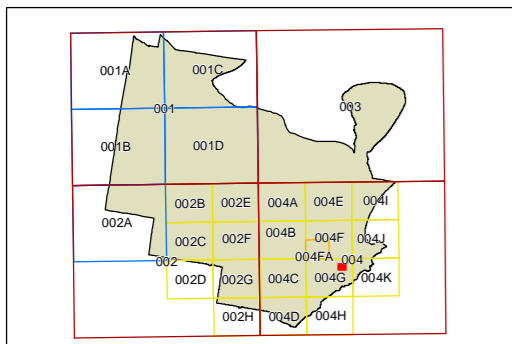
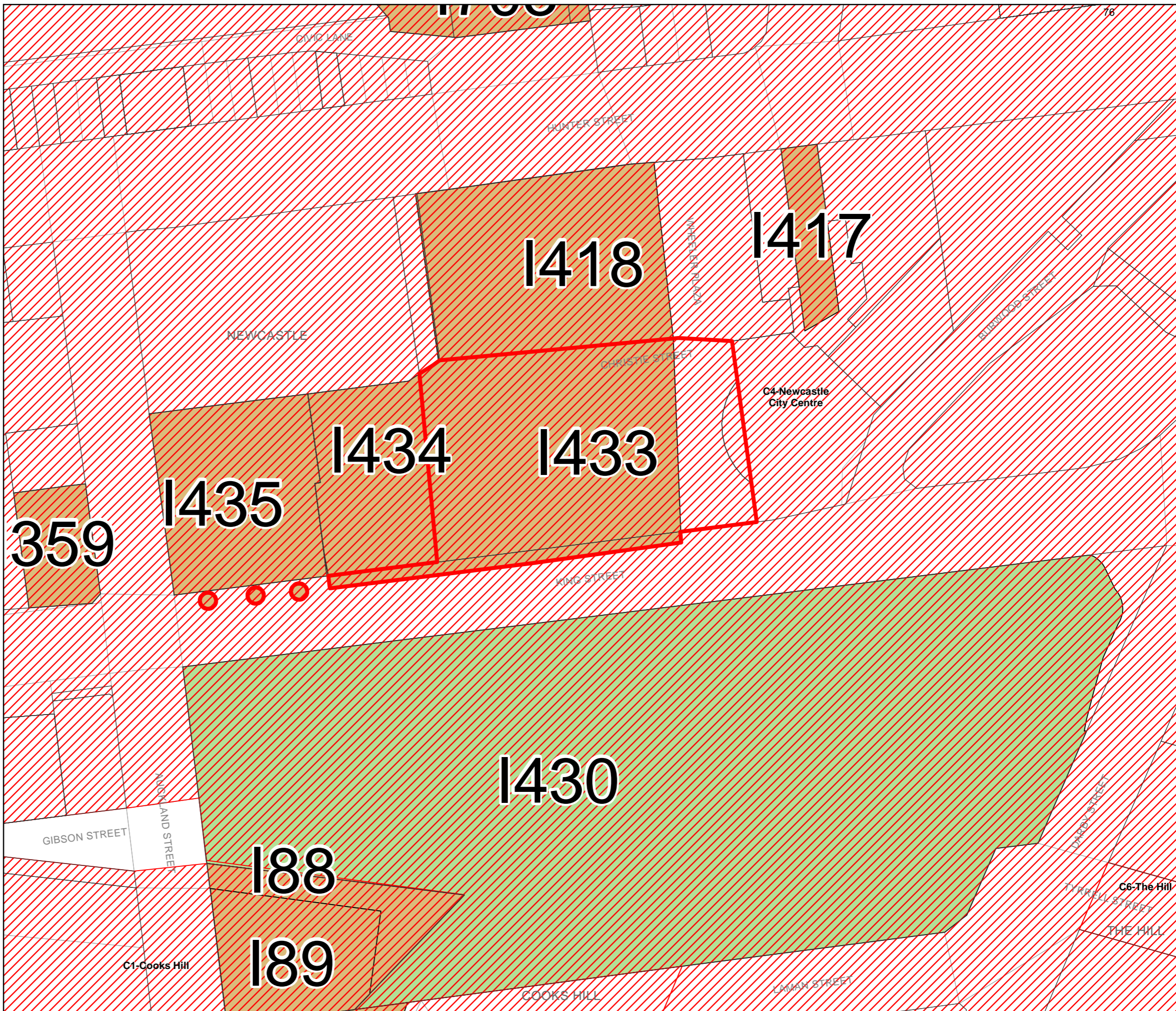
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 433
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
 - Item - Archaeological
 - Item - General
 - Item - Landscape
 - Conservation Area - General
 - SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020



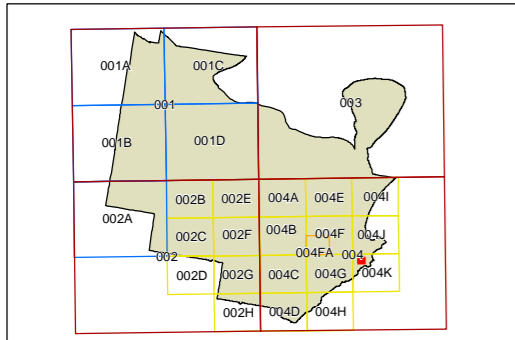
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 450
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 14/09/2020



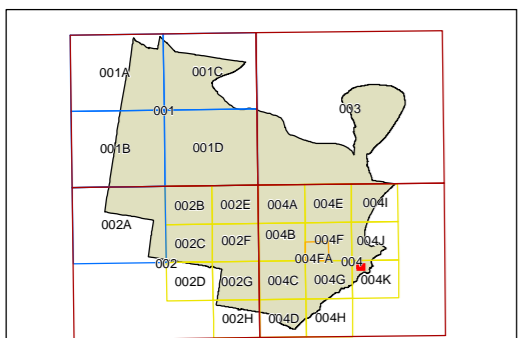
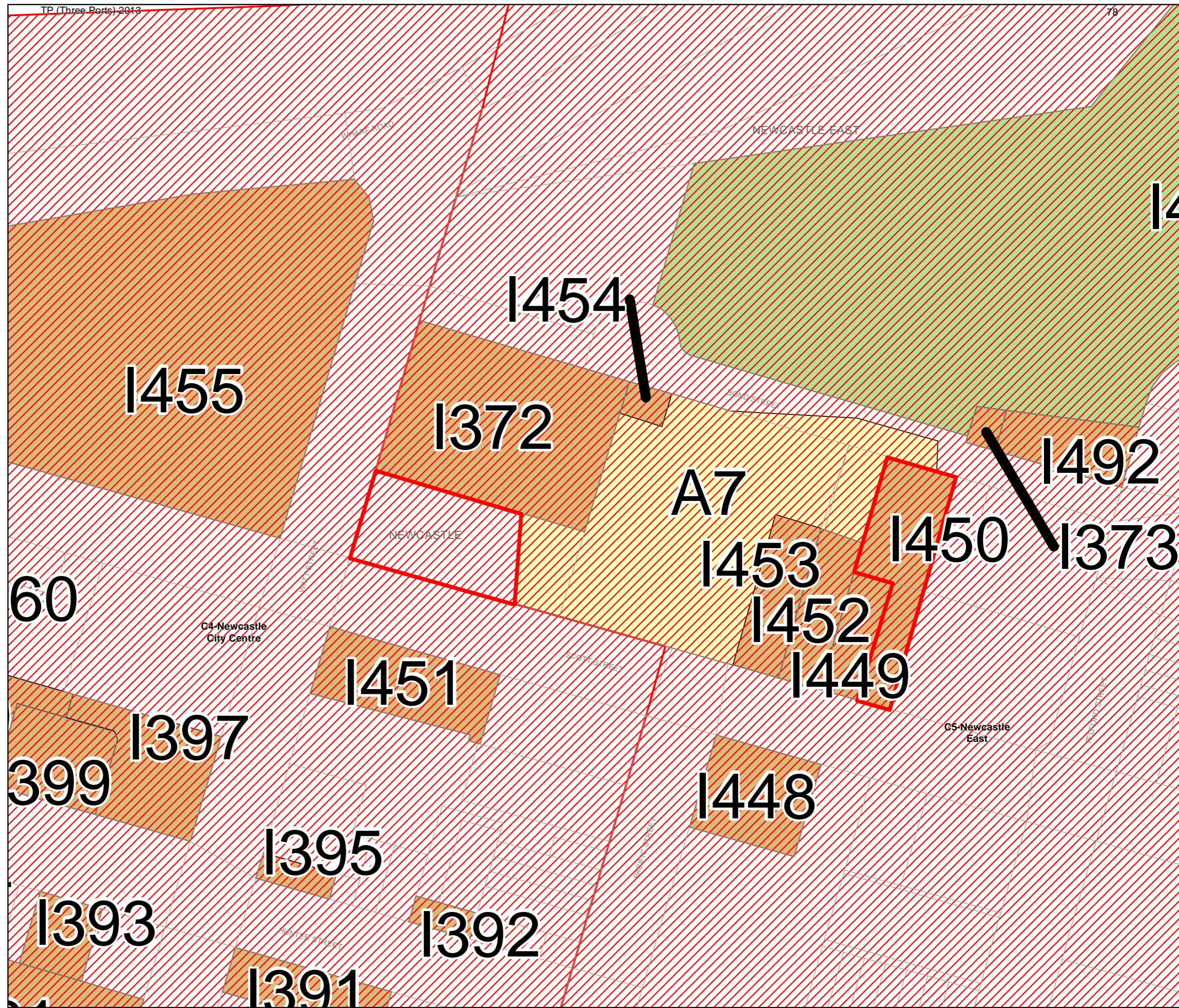
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 450
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56
Scale: 1:1,000 @ A3







Map Identification Number: ECM 5678206, Date: 14/09/2020



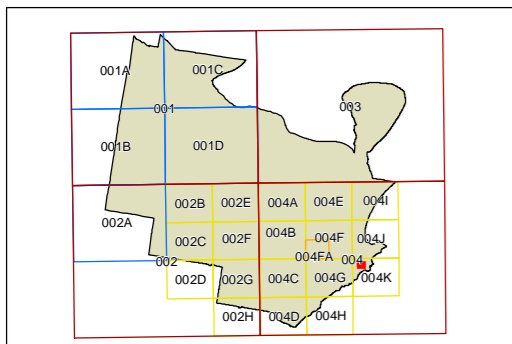
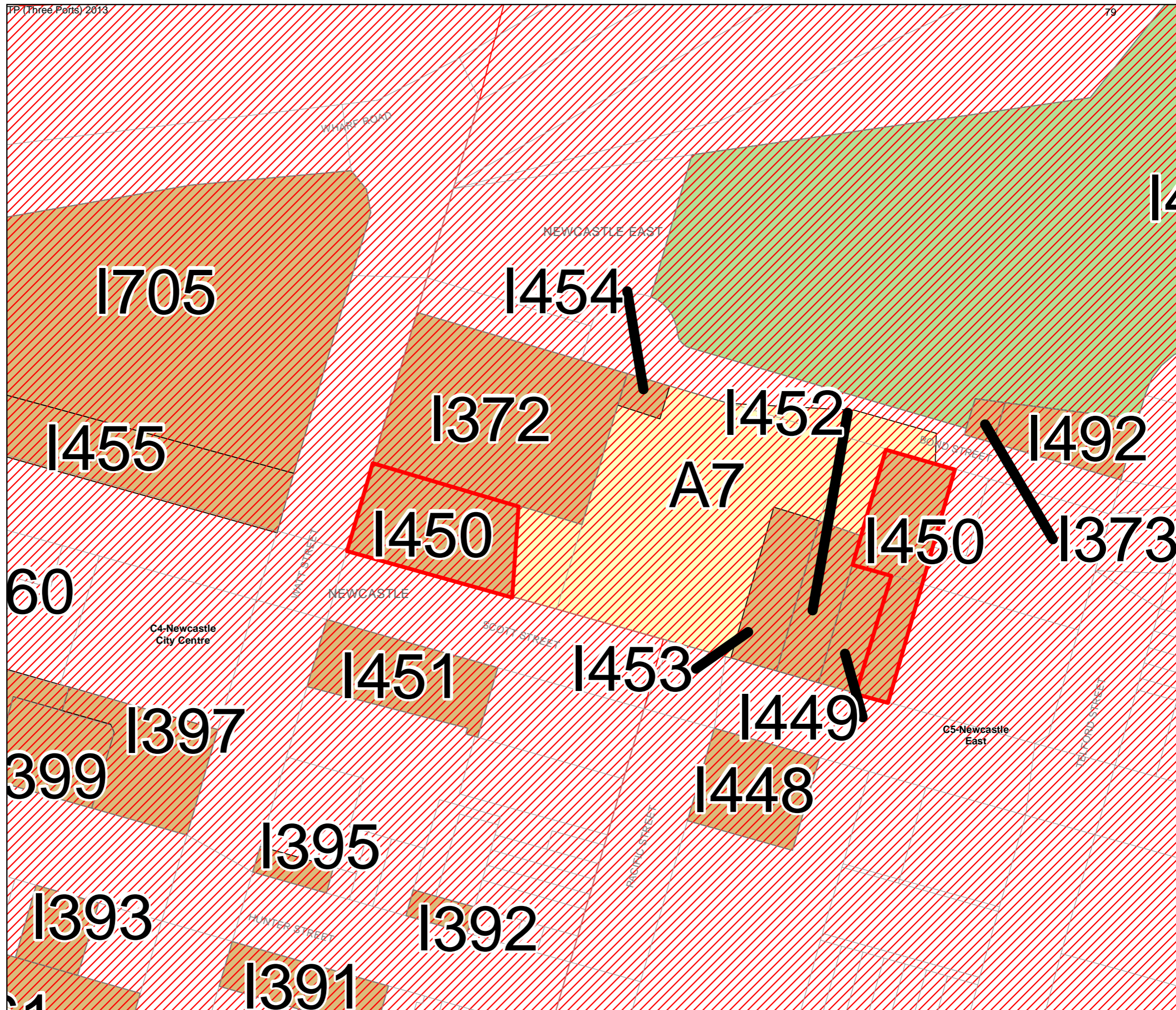
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 450
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  TP SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020



Newcastle Local Environmental Plan 2012

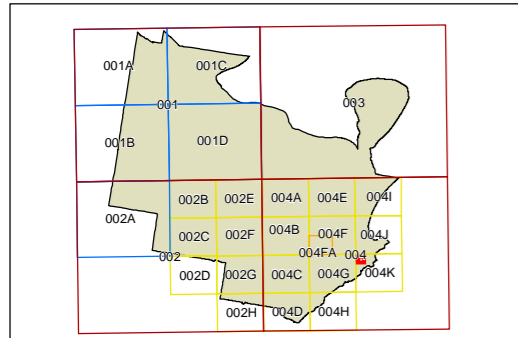
City of Newcastle

Site Map - Items 455 and 705
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 2/09/2020 copyright Newcastle City Council

TP (Three Ports) 2013



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,300 @ A3

Map Identification Number: ECM 6139046, Date: 2/09/2020



Newcastle Local Environmental Plan 2012

City of Newcastle

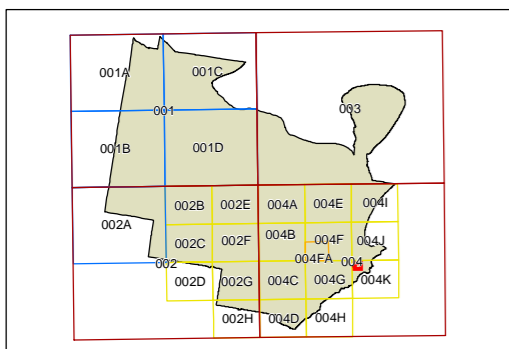
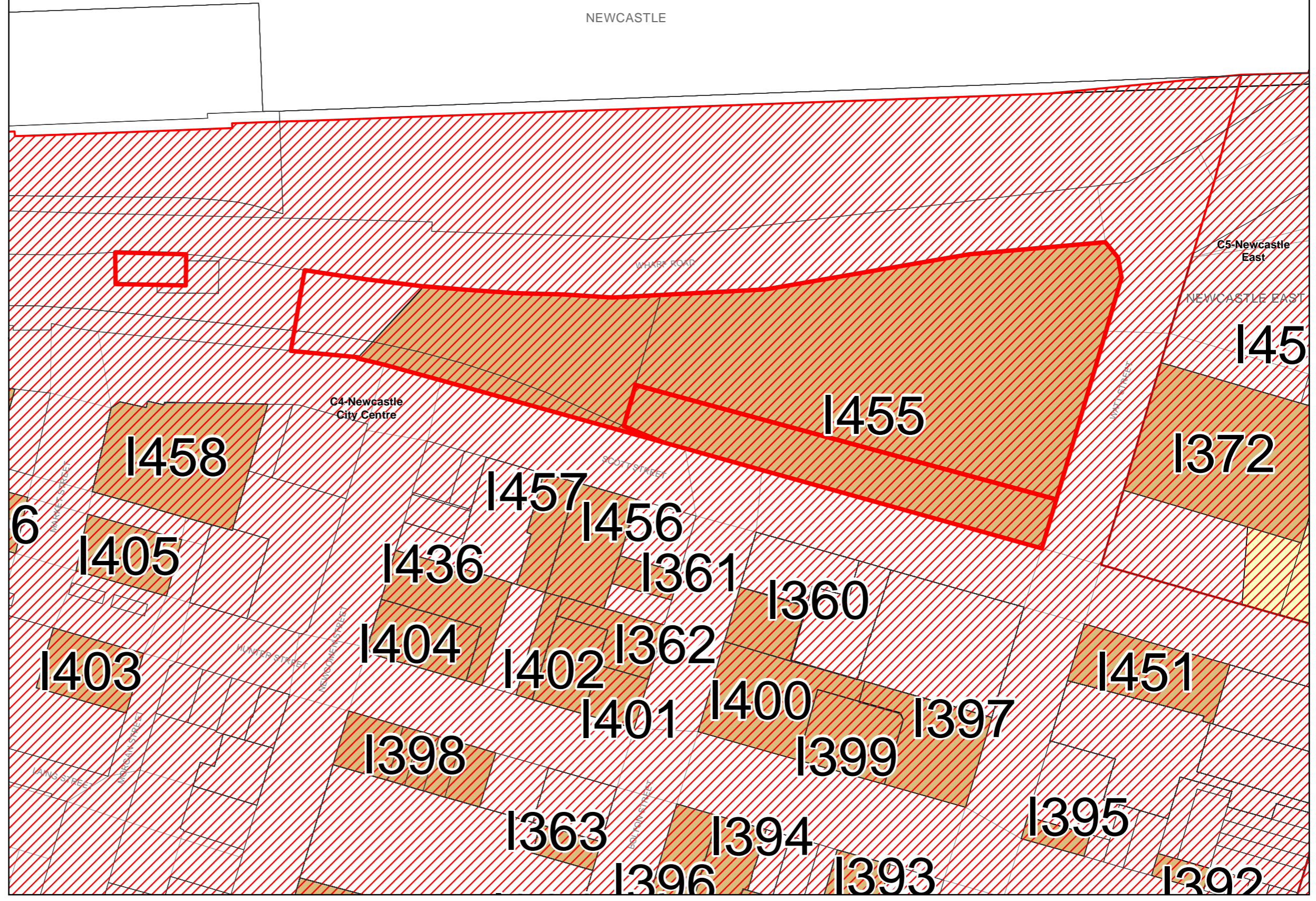
Existing Heritage Items 455 and 705
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council

TP (Three Ports) 2013

NEWCASTLE



Projection: GDA 1994
MGA Zone 56
Scale: 1:1,300 @ A3

Map Identification Number: ECM 5678206, Date: 11/09/2020



Newcastle Local Environmental Plan 2012

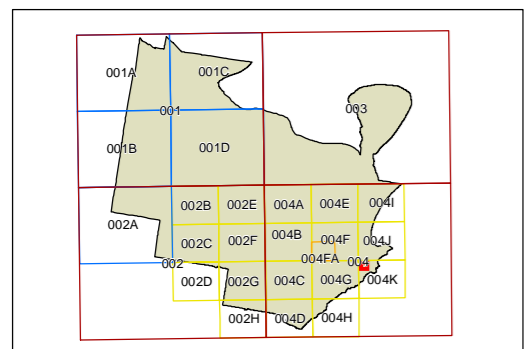
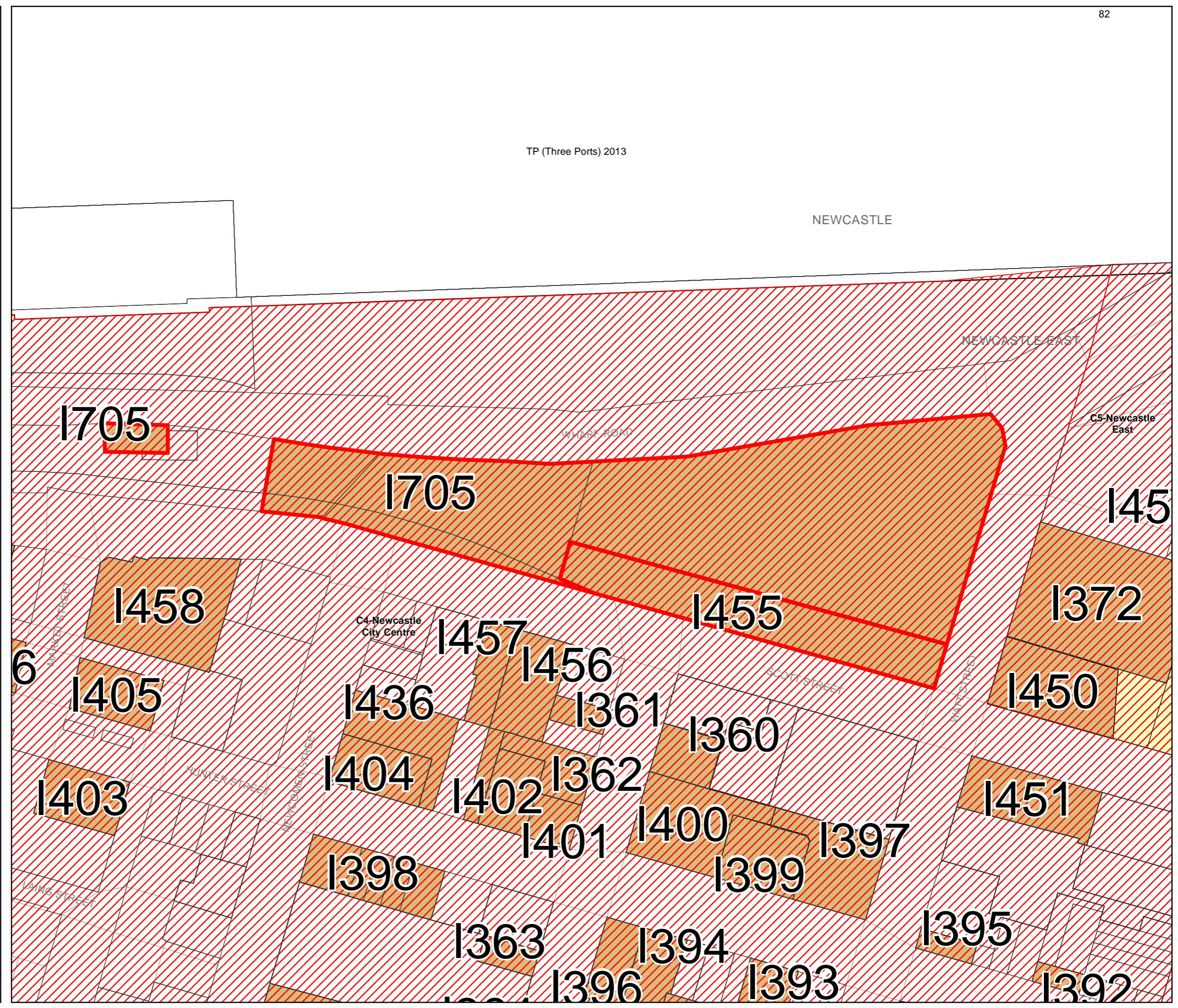
City of Newcastle

Proposed Heritage Items 455 and 705
Planning Proposal PP2019/00004

TP (Three Ports) 2013

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994 MGA Zone 56 Scale: 1:1,300 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020



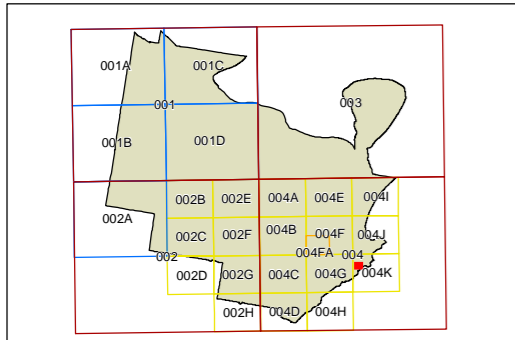
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Items 465 - 472
Planning Proposal 2019/00004

 Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 8/09/2020



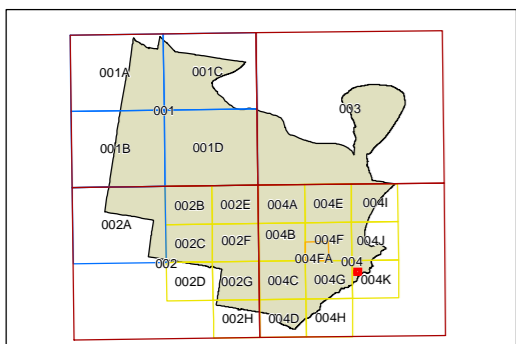
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Items 465 - 472
Planning Proposal PP2019/00004

-  Subject Site
-  Conservation Area - General
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  SEPP (Three Ports) 2013

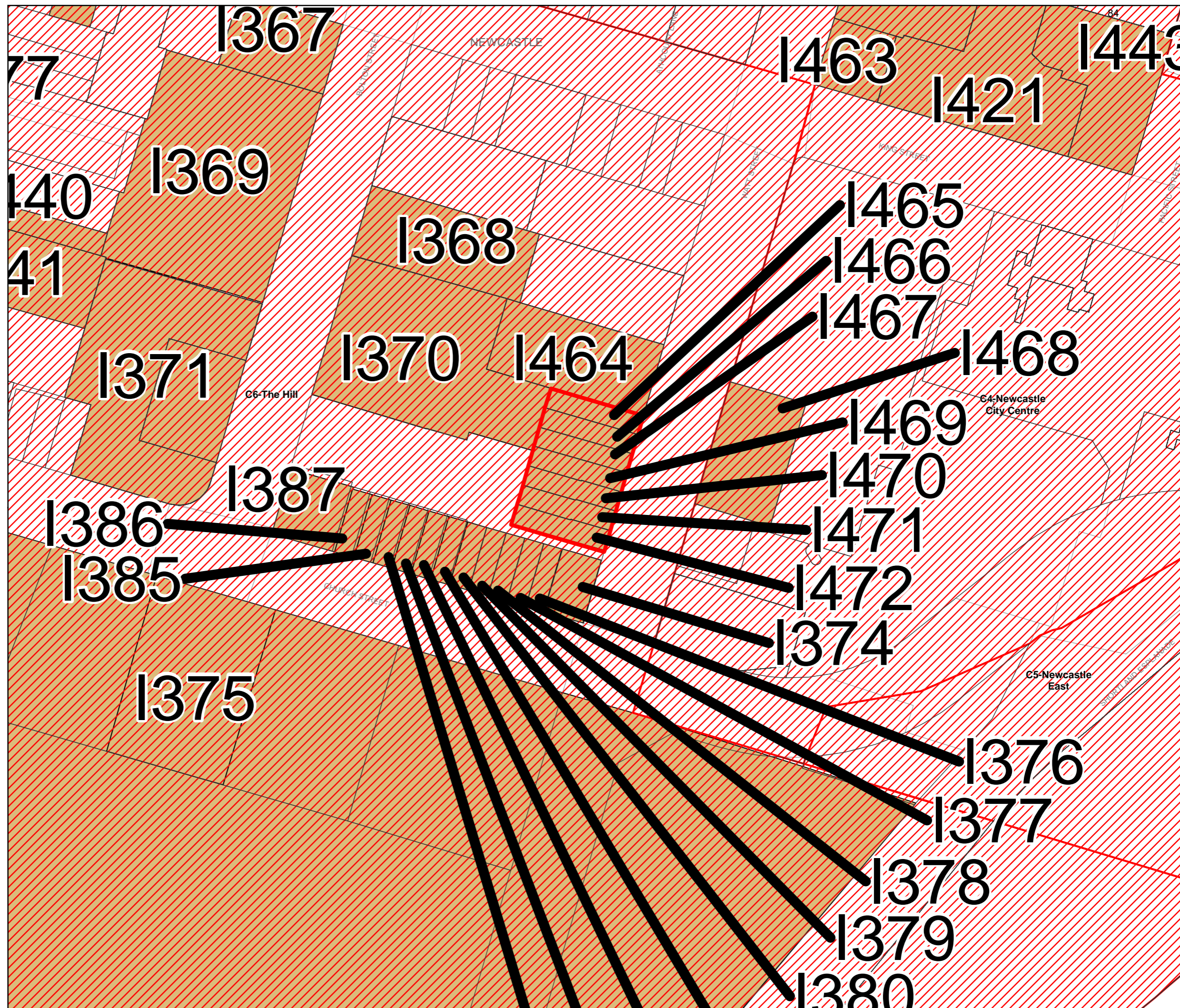
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 8/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678206, Date: 8/09/2020





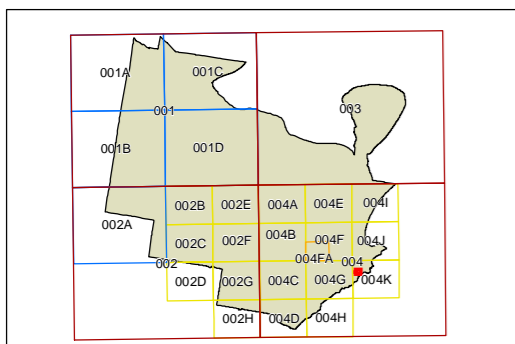
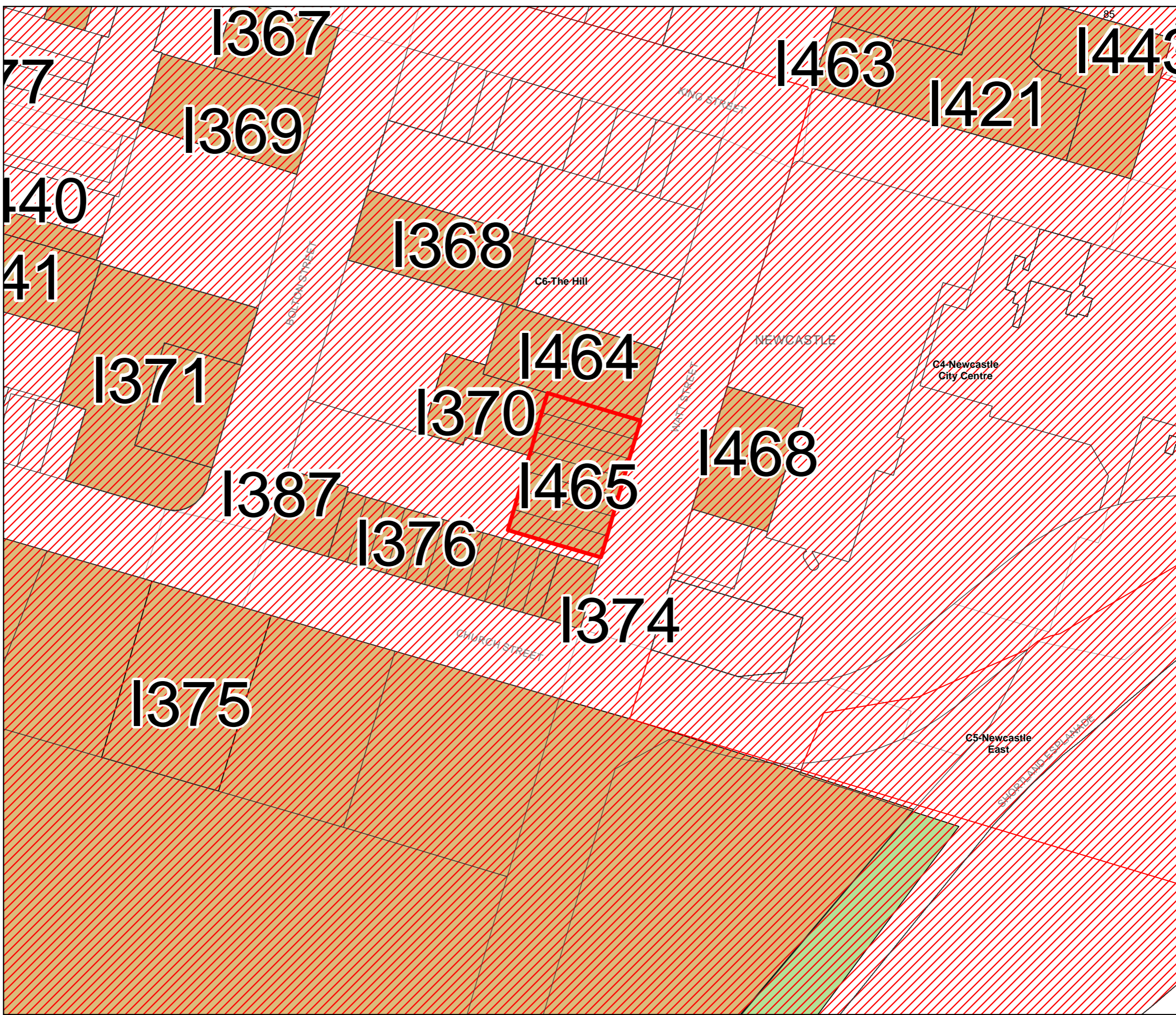
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Items 465 - 472
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3



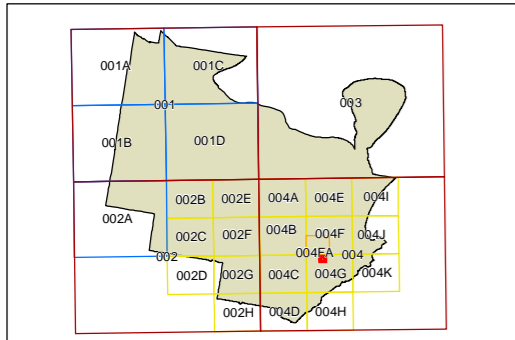
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 501
Planning Proposal 2019/00004

Subject Site

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 17/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3







Map Identification Number: ECM 6139046, Date: 17/09/2020



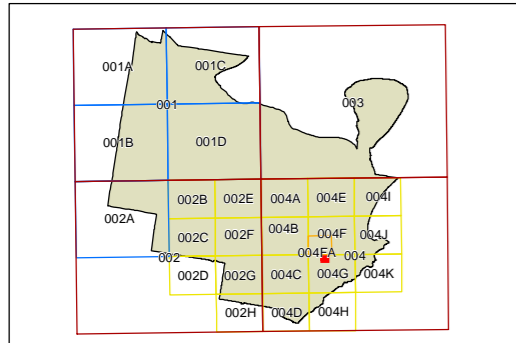
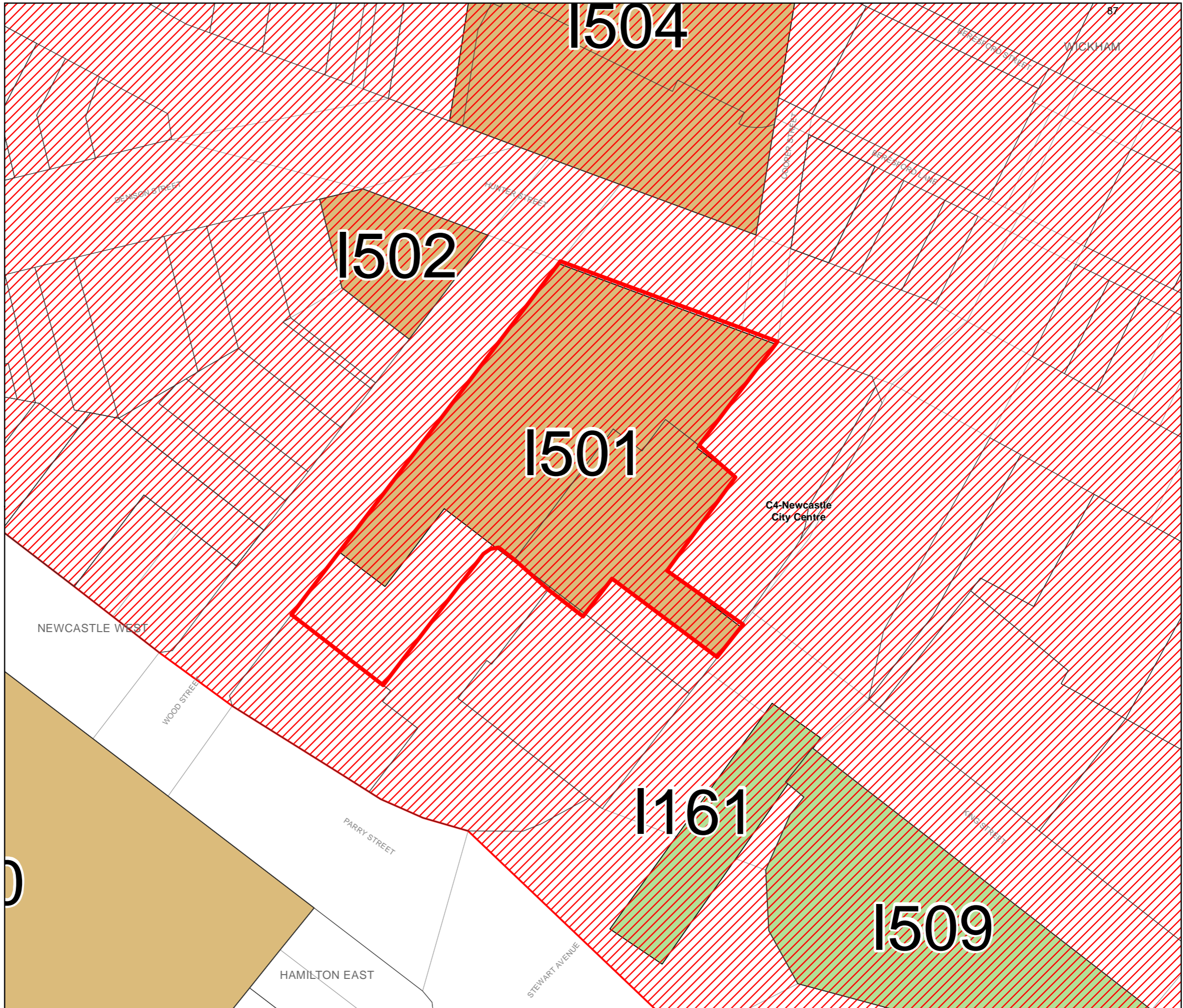
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 501
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 17/09/2020 copyright Newcastle City Council









Projection: GDA 1994
MGA Zone 56
Scale: 1:1,000 @ A3



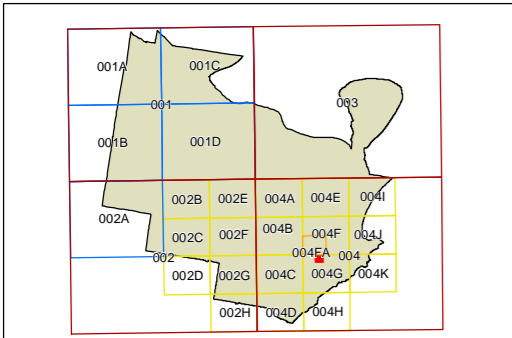
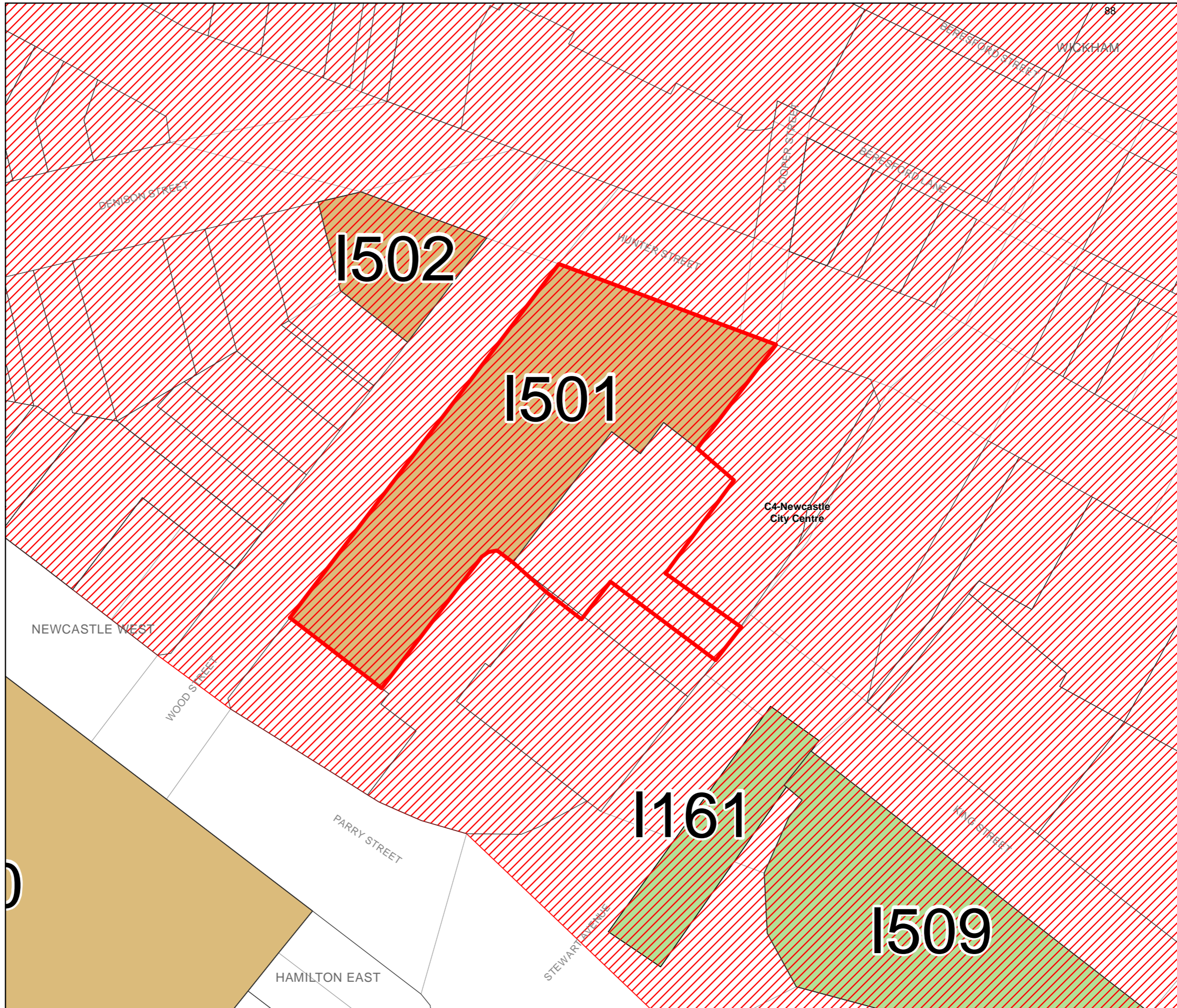
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 501
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 17/09/2020 copyright Newcastle City Council



Projection: GDA 1994 MGA Zone 56 Scale: 1:1,000 @ A3

Map Identification Number: ECM 5678207, Date: 17/09/2020



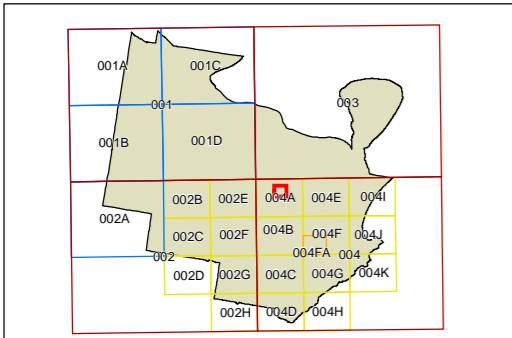
Newcastle Local Environmental Plan 2012

City of Newcastle

Site Map - Item 692
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council









Projection: GDA 1994
MGA Zone 56
Scale: 1:2,500 @ A3



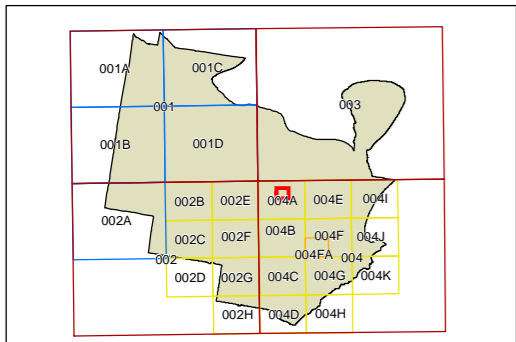
Newcastle Local Environmental Plan 2012

City of Newcastle

Existing Heritage Item 692
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  TP SEPP (Three Ports) 2013

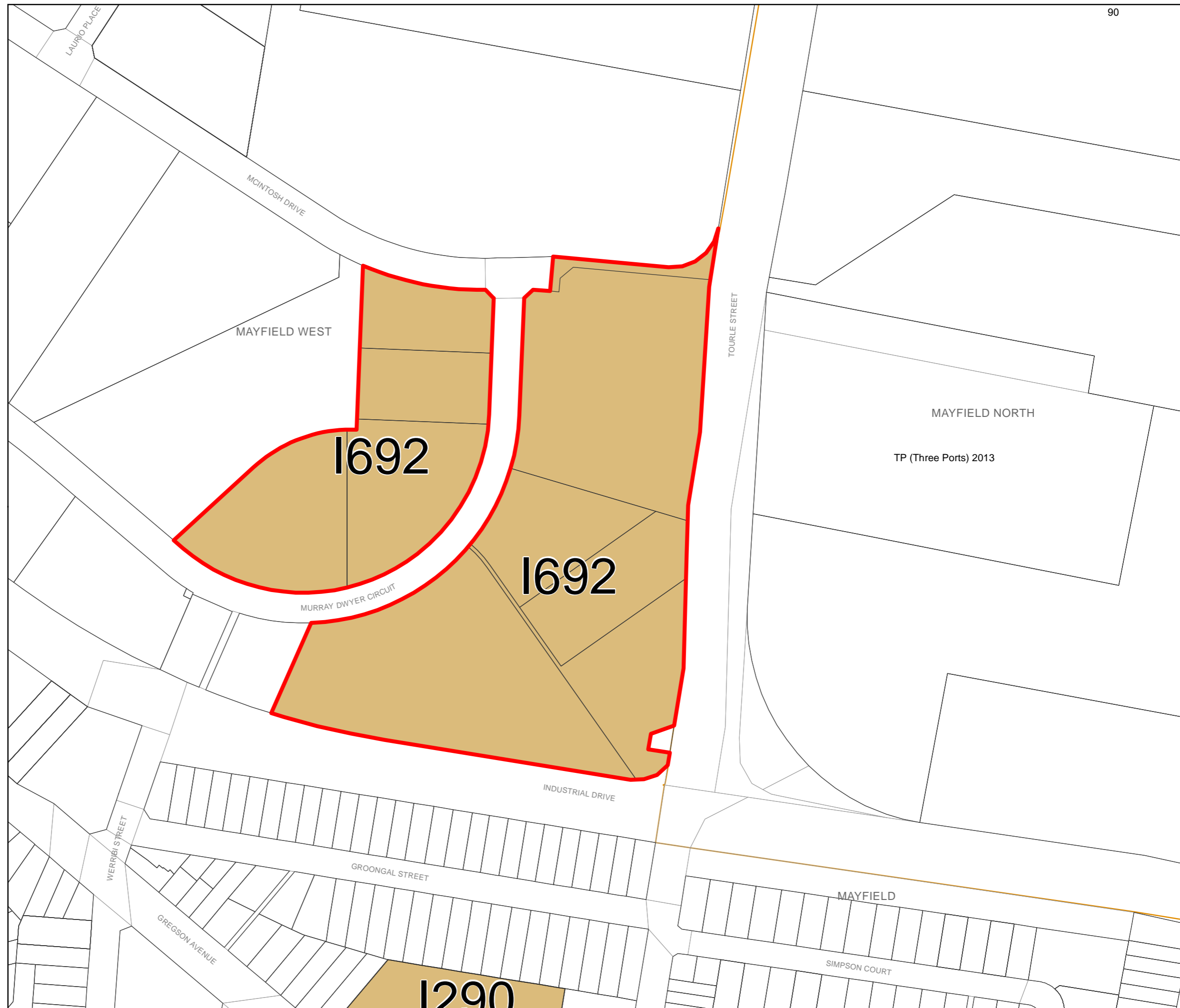
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:2,500 @ A3

Map Identification Number: ECM 5678206, Date: 14/09/2020











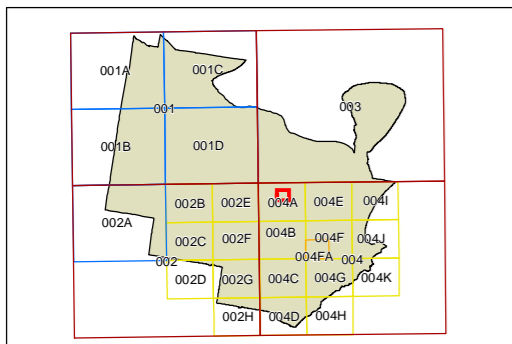
Newcastle Local Environmental Plan 2012

City of Newcastle

Proposed Heritage Item 692
Planning Proposal PP2019/00004

-  Subject Site
- Heritage**
-  Item - Archaeological
-  Item - General
-  Item - Landscape
-  Conservation Area - General
-  TP SEPP (Three Ports) 2013

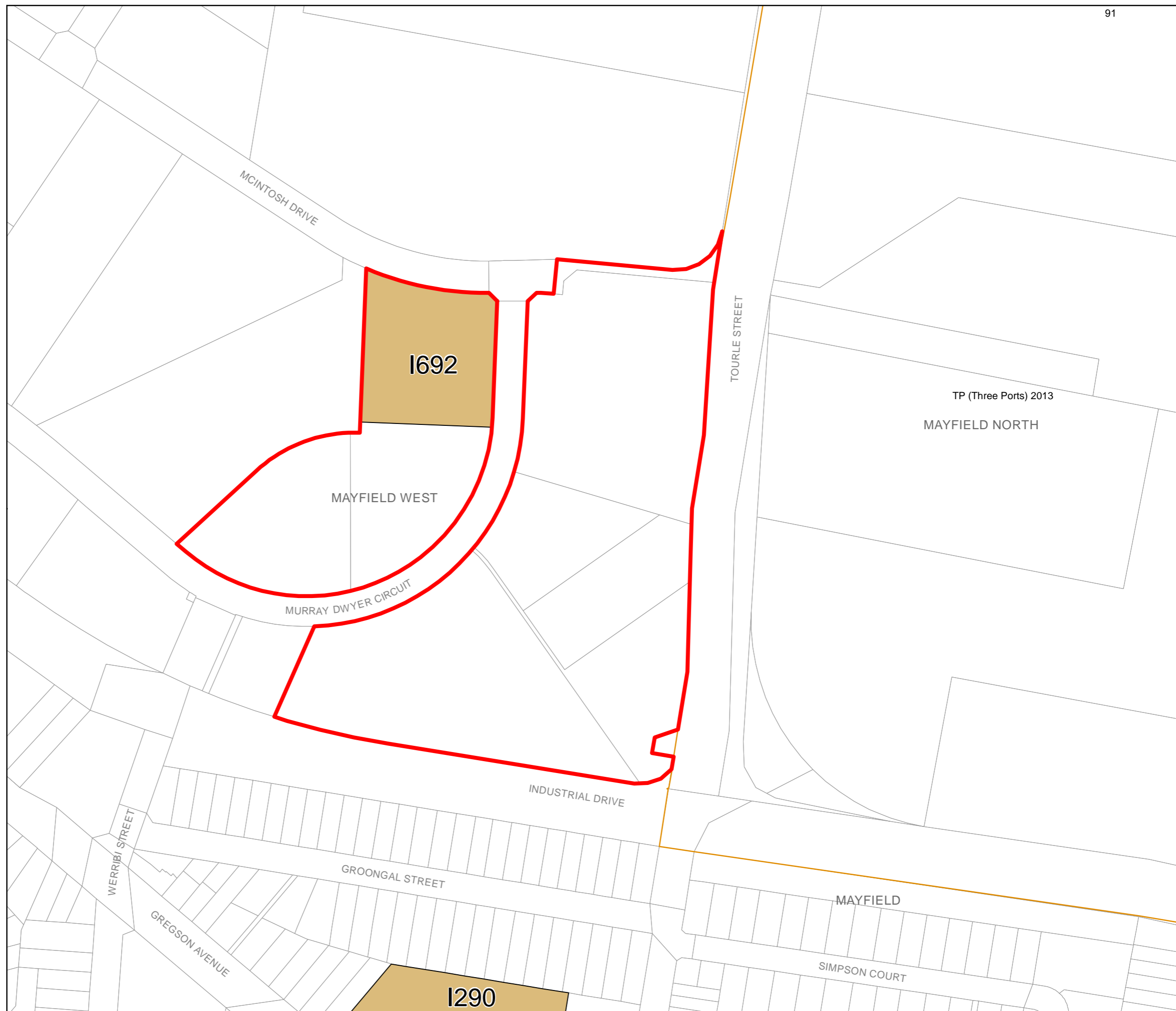
Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:2,500 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020



Appendix C Additional Items to Part 1 of the Heritage Schedule

Additional Items to Part 1 of the Heritage Schedule:

- **Map 1:** Site Aerial Photo – Newcastle Railway Station (additional group)_110, 110A, 130, 150 and 150A Scott Street and 155 Wharf Road, Newcastle
- **Map 2:** Existing Heritage Map – Newcastle Railway Station (additional group)_110, 110A, 130, 150 and 150A Scott Street and 155 Wharf Road, Newcastle
- **Map 3:** Proposed Heritage Map – Newcastle Railway Station (additional group)_110, 110A, 130, 150 and 150A Scott Street and 155 Wharf Road, Newcastle



Newcastle Local Environmental Plan 2012

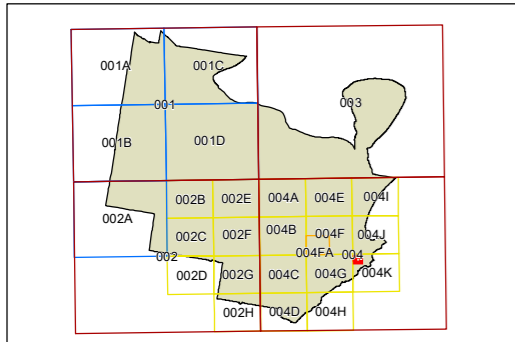
City of Newcastle

Site Map - Items 455 and 705
Planning Proposal 2019/00004

Subject Site

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 2/09/2020 copyright Newcastle City Council

TP (Three Ports) 2013



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,300 @ A3

Map Identification Number: ECM 6139046, Date: 2/09/2020



Newcastle Local Environmental Plan 2012

City of Newcastle

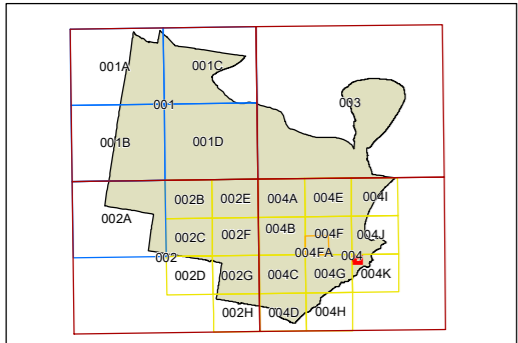
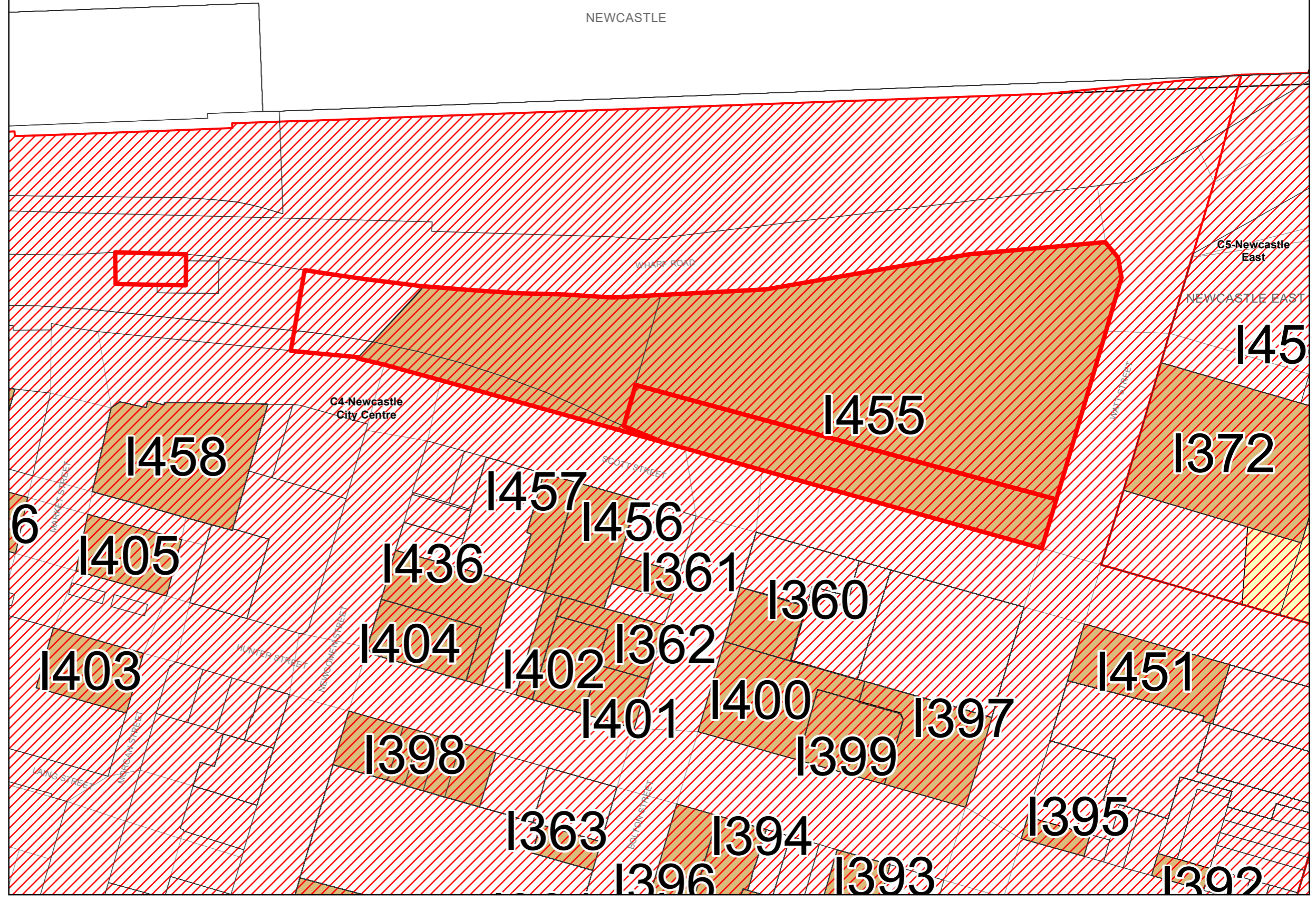
Existing Heritage Items 455 and 705
Planning Proposal PP2019/00004

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- TP

Cadastral Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 11/09/2020 copyright Newcastle City Council

TP (Three Ports) 2013

NEWCASTLE



Projection: GDA 1994
MGA Zone 56
Scale: 1:1,300 @ A3



Newcastle Local Environmental Plan 2012

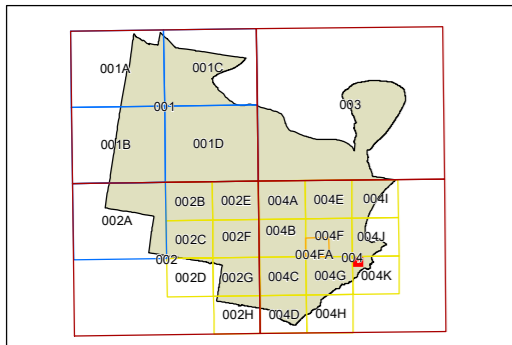
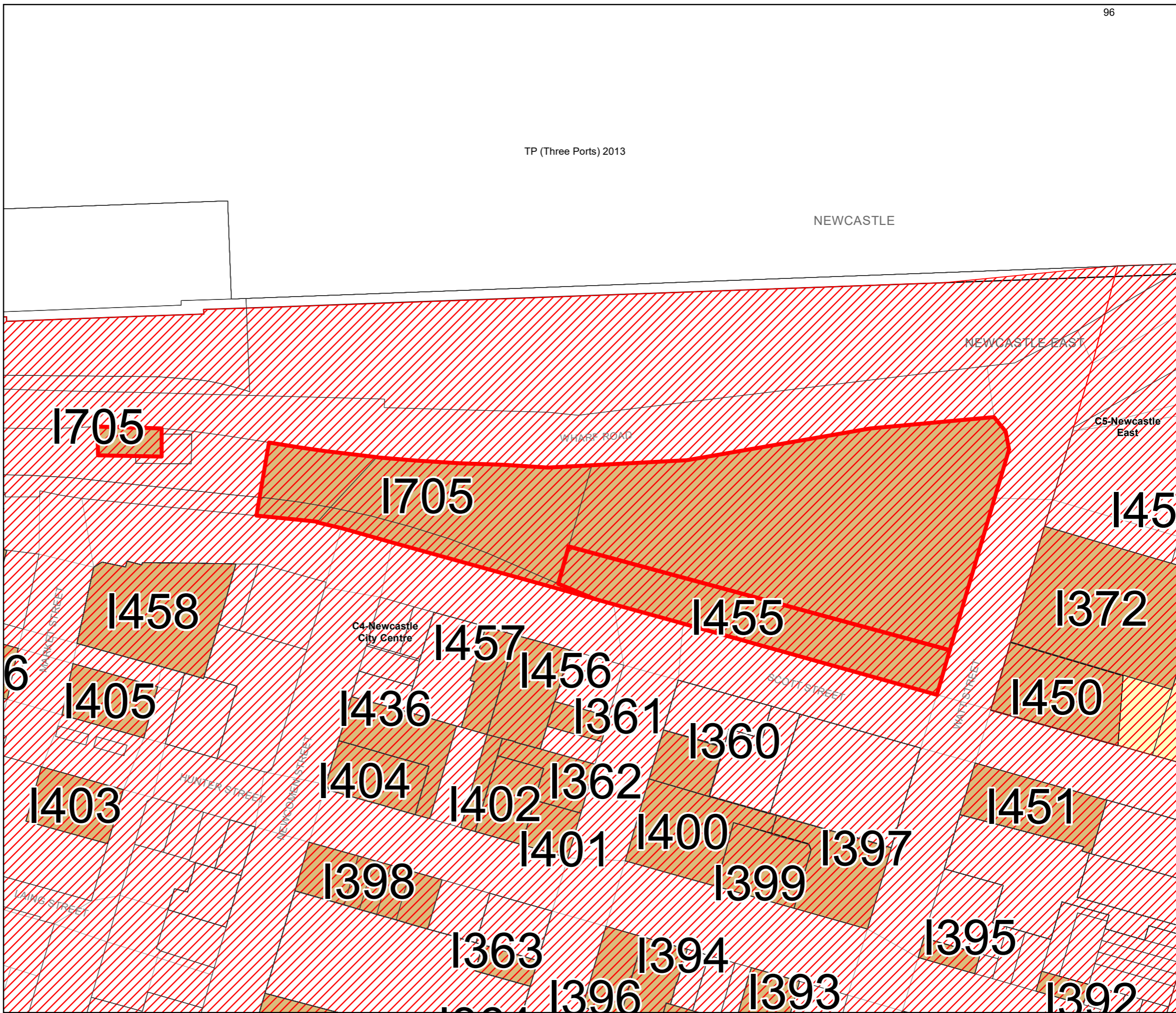
City of Newcastle

Proposed Heritage Items 455 and 705
Planning Proposal PP2019/00004

TP (Three Ports) 2013

- Subject Site
- Heritage**
- Item - Archaeological
- Item - General
- Item - Landscape
- Conservation Area - General
- SEPP (Three Ports) 2013

Cadastre Base data 01/08/2007 copyright Land and Property Information (LPI), addendum data 14/09/2020 copyright Newcastle City Council



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,300 @ A3

Map Identification Number: ECM 5678207, Date: 14/09/2020

Appendix D: Table of Heritage items of 'State nominated' significance listed on Schedule 5 of the Newcastle LEP 2012, Heritage NSW, 5 July 2019

Heritage items of 'State nominated' significance listed on Schedule 5 of the Newcastle LEP 2012 (as of 5 July 2019)

Part 1 Heritage Items

	Suburb	Item Name	Address	Property description	Significance	Item no.	Comments
1	Cooks Hill	Former signalman's cottage	12 Laman Street	Lot 12, DP 150135	State nominated	I88	Not nominated
2	Islington	Former Regent Picture Theatre	80 Maitland Road	Lot 1, DP 88359	State nominated	I201	Refused in Deferred list review – letter sent 28/09/2017
3	Mayfield West	Former migrant camp	609 Maitland Road	Lot 1, DP 369641	State nominated	I291	Not nominated
4	Newcastle	No 1 Lee Wharf Building A	3C Honeysuckle Drive	Lot 6, DP 1137661	State nominated	I389	Not nominated
5	Newcastle	No 2 Lee Wharf Building C	13 Honeysuckle Drive	Lots 31 and 32, DP 1136586	State nominated	I390	Not nominated
6	Newcastle	Former Department of Public Works Office	74 Hunter Street	Lot 3224, DP 729951	State nominated	I397	Open nomination
7	Newcastle	Former police station	90 Hunter Street	Lot 3223, DP 729951	State nominated	I399	Open nomination
8	Newcastle	The Newcastle Club	40 Newcomen Street	Lots 1 and 2, DP 997519	State nominated	I437	Open nomination
9	Newcastle	Claremont (former residence)	40 Newcomen Street	Lot 2, DP 997519	State nominated	I438	Open nomination
10	Newcastle West	Theatre Royale	669 Hunter Street	Lot 111, DP 75158	State nominated	I498	Refused in Deferred list review – letter sent 28/09/2017
11	The Hill	St Ronans (residence)	18 Bingle Street	Lot B, DP 420523	State nominated	I555	Not nominated
12	The Hill	King Edward Park Group (includes public reserve, drinking fountain and rotunda)	3 Ordnance Street	Lot 7004, DP 1077043	State nominated	I580	https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5063469

**Appendix E: Heritage Council State Heritage Register Committee
Minutes – Special Meeting of 28 September 2017**

MINUTES OF MEETING State Heritage Register Committee

28 September 2017

Commencing at 9:08 am

Office of Environment and Heritage
 Level 6, 10 Valentine Ave, Parramatta
 DOC17/334880

MEMBERS PRESENT

Ms Louise Cox AO (Chair)
 Dr Raymond Kelly
 Ms Lisa Newell
 Dr Mark Dunn
 Ms Jennifer Davis (Arrived 10:29am)
 Ms Colleen Morris

OEH ATTENDEES

Heritage Division Executive and Staff:
 Ms Katrina Stankowski, A/ Manager, Listings,
 Ms Mary Ann Hamilton, STL, Listings (left at 2pm)
 Dr Senthil Kasiannan, Listings Officer (for item 2.1)
 Ms Natalie Blake, Listings Officer

APOLOGIES

Prof Gary Sturgess AM, Committee Member
 Ms Pauline McKenzie, Executive Director
 Mr Nigel Routh, Director - Heritage Strategy
 Mr Tim Smith OAM, Director - Heritage
 Operations

HERITAGE COUNCIL SECRETARIAT

Mr Nathan Robson

Agenda Items

The meeting commenced at 9.08 am.

1.0 Welcome, agenda, confirmation of minutes, action report

1.1 Apologies, confirmation and timing of agenda

Discussion Apologies were received from Prof Gary Sturgess AM*, Ms Pauline McKenzie, Mr Nigel Routh and Mr Tim Smith.

Members noted the agenda and objectives for the day.

Noted The Heritage Council State Heritage Register Committee (SHRC) noted the Chair's welcome, apologies and confirmed the agenda.

* Due to the absence of Prof Gary Sturges, his nominations under agenda number 2.6 were divided up amongst the remaining members to speak to and appear against their agenda numbers.

1.2 Members declarations

Noted The SHRC noted there were no declarations made for this meeting.

2.0 Recommendation to List

2.1 Recommendation to list - Varroville Curtilage Revision, St Andrews Road, Varroville, Campbelltown LGA.

Discussion: Members discussed the matter noting:

- Ms Katrina Stankowski tabled the submission from the Owners of Varroville and from the National Trust, both dated 27 September 2017 regarding the proposed extension of curtilage at Varroville.
- Ms Lisa Newell noted that the National Trust submission favours a larger curtilage than the one recommended for listing.
- Ms Louise Cox: The Committee desires passing the Recommendations in the Paper unchanged to ensure the listing is not delayed any further.
- Ms Lisa Newell: agreed but asked it to be minuted that she was *“not voting consistently with the National Trust in the interests of progressing the matter and she noted that the recommended curtilage still encapsulates primary values of state heritage significance.”*
- Ms Colleen Morris: requested that the same be minuted as her position but notes that there are areas beyond the curtilage boundary, which are of significance to Varroville.
- Ms Newell asked whether the Catholic Monuments Cemeteries Trust (CMCT) were accepting of the listing being recommended with no site-specific exemptions.
- Ms Stankowski outlined that she had discussed the matter with the CMCT’s heritage consultants and they understood the rationale behind that decision. They expressed that they are looking forward to working with the Heritage Council once the Development Application (DA) is determined. The DA has not yet been submitted to Campbelltown Council.

Resolution 2017-55. The Heritage Council State Heritage Register Committee:

1. in accordance with section 33(1)(d) of the Heritage Act 1977 advises the Minister that the item known as “Varroville” and “land surrounding Varroville” and its extended curtilage” at 152, 166-176, 196 St Andrews Road, Varroville, is of state heritage significance, as shown in the plan at Annexure B;
2. recommend to the Minister, in accordance with sections 32(1) and (2) of the Heritage Act 1977, that the Minister direct the listing of the item, “Varroville and its extended curtilage” at 152, 166-176, 196 St Andrews Road, Varroville, on the State Heritage Register;
3. in accordance with section 33(1)(e) of the Heritage Act 1977, give notice of its decision to persons notified under section 33(1)(a);
4. in accordance with section 57(2) of the Heritage Act 1977, note that the Heritage Council Standard Exemptions will apply; and
5. the Heritage Division continues to negotiate site specific exemptions for Varroville and its extended curtilage on the Catholic Cemeteries Trust Land and will bring the exemptions back to the Heritage Council at a future meeting.

Moved by Dr Raymond Kelly and seconded by Colleen Morris.

3.0 Deferred State Heritage Register Nominations Review

Discussion:

Members discussed the process for managing the deferred State Heritage Register (SHR) nominations and were advised that the Heritage Division requested that the members go through the nominations and provide each deferred nomination a recommendation of: Notice of Intention (NOI), Draft or Remove.

- The SHRC understands that the definition of DRAFT is: ‘recognition of potential State significance of the site/item but that the nomination requires more research/stakeholder consultation.’
- The SHRC understands that the definition of NOI is: ‘progressing once paperwork is together.’
- The SHRC understands that the definition of REMOVE is: ‘the nomination will not be progressed and a letter will to be sent to the nominator advising them of this outcome.’

- The Heritage Division advised that on average they are receiving up to five (5) new nominations a month (all being managed by the Regional Offices) and up to three (3) Interim Heritage Orders (IHOs).
- Members discussed the 133 deferred nominations throughout the day. The outcomes were that:
 - Nineteen (14.18%) nominations were assessed with a determination of NOI.
 - Sixty one (45.53%) nominations were assessed with a determination of Draft.
 - Four draft nominations relating to different freedom ride sites were determined to be managed as a single 'serial' nomination (included in the total of 61 above).
 - It was recommended to combine the draft Seidler nomination at Wahroonga (Marcus Seidler House) with the Julian Rose House so they were listed together (along with Rose Seidler House which is already on the SHR_ as a Seidler 'Complex'). It is noted that the Julian Rose house is not the subject of a nomination to the SHR at this time.
 - Fifty three (39.55%) nominations were assessed with a determination of Removal. Removals were primarily broken into three (3) categories:
 1. Removed due to a lack of significance/relevance.
 2. Removed due to lack of information supplied in the nomination (resulting in the inability to adequately assess the determination).
 3. Removed due to significant change in circumstances post submission of the nomination.
 - One (0.74%) nomination 'Item 112 - Petitt & Sevitt Exhibition Centre No 2, St Ives' is being sent to the Australian Institute of Architects (AIA) to revise the nomination at the behest of the SHRC Chair.
 - The SHRC requested the Heritage Division listings priorities and workplans be amended and presented to the SHR committee as part of a brief report plan at regular 3 month updates over the next 18 months.
 - It was noted by the SHRC that there were errors in the numbering for some of the nominations in Attachment A of the papers on the day (those given to Mark Dunn). These errors were fixed and do not appear in Attachment A of these minutes.
- It is noted that while each member of the SHRC was responsible for presenting and talking to the deferred nominations listed under their names for agenda items 3.1-3.7, the decision on the progression of each nomination was made by the SHRC after a group discussion involving all the committee members present on the day.
- The list of deferred nominations and the actions recorded against them can be found at Attachment A.
- The decisions listed against items 3.1-3.7 were: **Moved by Mrs Louise Cox and seconded by Lisa Newell.**
- The Committee noted that this process has highlighted four (4) things for future action:
 - Items relating to Seidler – These should be prioritised taking into account the proposed nominations outlined in the Seidler Study which will be finalised by mid-October 2017.
 - NPWS - How to work with NPWS to progress the nominations for listing of National Parks.
 - Newcastle - A wider consideration of nominations within Newcastle CBD and the immediate area so that they are managed as a whole, allowing an understanding of the wider state significance of the area, rather than being piecemeal listings.

- Landscapes etc - Noting the number of landscapes nominated for listing, the SHRC requested that the Heritage Division Policy Section work on an SHR Framework/Policy for the management and assessment of nominations for Character Areas/cultural & natural landscapes/heritage towns/villages/Precincts.
- The Heritage Division also discussed the need for a paper to go to the November 2017 Heritage Council meeting describing how the Council would start to consider choosing 'topics' for the next three-year listings programme and how some of the deferred 'draft' nominations maybe inserted into those topics and if so, they would be prioritised for listing under those topics.
- The Committee requested that the process for how to choose these topics be the subject of an informal discussion at the 4 October 2017 SHRC meeting. The discussion could then feed into the paper going to the Heritage Council in November.
- The Heritage Division noted that at the SHRC 4 October meeting the updated 'active' list of SHR nominations which will include all the NOI and Draft nominations from the deferred list, as well as the draft letter to be sent to nominators for all the items marked as Removed will be tabled for their approval.

3.1 Deferred Nominations Pack – Ms Louise Cox

Resolution 2017-56 The Heritage Council State Heritage Register Committee:

Notice of Intention

1. advises the Heritage Division to pursue further consultation with the owners to develop site specific exemptions prior to the NOI for the following items:
 - a. Item 54 - Gundagai Gaol (Former), Gundagai
 - b. Item 57 - Werrington House (including dwellings, drive and garden), Werrington
 - c. Item 72 - University of Technology (UTS) Ku-ring-gai Campus, Lindfield
 - d. Item 79 - Centrepoint Tower, Sydney
 - e. Item 78 - Toll Cottage (Former Rose Cottage), Newcastle
 - f. Item 128 - Gloucester House, Royal Prince Alfred Hospital, Camperdown

Draft:

2. advises the Heritage Division that the following items may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:
 - a. Item 11 - Minnamurra House, Jamberoo
 - b. Item 15 - Coombing Park Homestead, Blayney
 - c. Item 49 - Lunatic Hill Open Cut Mine, Lightning Ridge
 - d. Item 58 - St. Michael's Roman Catholic Cathedral, Wagga Wagga
 - e. Item 62 - Steam Locomotive No. 1 and tender and passenger carriages, Powerhouse Museum
 - f. Item 63 - St. John the Evangelist Anglican Church, Wagga Wagga
 - g. Item 69 - Newcastle Mines Rescue Station Complex, Argenton

- h. Item 73 - Sydney Harbour National Park, Sydney.
- i. Item 74 - Royal North Shore Hospital Site, St. Leonards
- j. Item 92 - Toganmain Woolshed Complex, Carrathool
- k. Item 113 - St. Paul's Anglican Church Group, Cobbitty
- l. Item 127 - Victoria Pass Roadway/Causeway, Mt Victoria

Remove:

3. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 6 - St. Marys Roman Catholic Church, Lockhart
 - b. Item 51 - The Captain's House, Bourke
 - c. Item 64 - Bibury, Burradoo
 - d. Item 66 - John Foord Bridge over Murray River, Corowa
 - e. Item 67 - 1908 Krauss Steam Locomotive - Jack, Toronto
 - f. Item 68 - St. Lawrence O'Toole Roman Catholic Church, Cobar
 - g. Item 70 - Curzon Hall, Marsfield
 - h. Item 75 - Gruzman House, Darling Point
 - i. Item 120 - St. George's Anglican Church, Parkes

3.2 Deferred Nominations Pack – Dr Mark Dunn

Resolution 2017-57 The Heritage Council State Heritage Register Committee:

Notice of Intention

1. advises the Heritage Division to pursue further consultation with the owners to develop site specific exemptions prior to the NOI for the following items:
 - a. Item 20 - Royal Prince Alfred Hospital Precinct, Camperdown
 - b. Item 95 - Powerhouse Museum Group, Ultimo
 - c. Item 99 - St. Philip's Anglican Church and JW Walker Pipe Organ, Sydney

Draft:

2. advises the Heritage Division that the following items may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:
 - a. Item 34 - Ku-Ring-Gai Chase National Park & Island Reserves (Lion, Long & Spectacle), Bobbin Head
 - b. Item 48 – Hillview, Bindogundra
 - c. Item 71 - Careel House, Whale Beach

- d. Item 82 - Meadowvale, Campbelltown
- e. Item 84 - Grosvenor Place, Sydney
- f. Item 88 - Boatmen's Terrace, Newcastle
- g. Item 89 - Wilcannia Post Office & Post Master's Residence, Wilcannia
- h. Item 90 - Police Station, Former, Newcastle
- i. Item 93 - Sydney Olympic Park Authority Abattoir Administration Precinct, Homebush Bay
- j. Item 97 - Marcus Seidler House, Wahroonga (with other Wahroonga Seidler properties)
- k. Item 126 and 77- Court House, Armidale
- l. Item 132 - Evatt House (Rickard House I), Warrawee

Remove:

- 3. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 47 - Erowal Farm Archaeological Site, Worroving Heights
 - b. Item 80 - Ocean View Estate Conservation Area, Bexley
 - c. Item 87 - Yamba Surf Life Saving Club, Yamba
 - d. Item 83- Mallee Cliffs National Park, Mallee
 - e. Item 94 - Mirrabooka, Castle Hill
 - f. Item 96 - Royal Randwick Racecourse, Randwick
 - g. Item 65 - Millthorpe Village and its Setting, Millthorpe
 - h. Item 100 - Glenfield Park School, Macquarie Fields
 - i. Item 101 - Hurlstone Agricultural High School, Glenfield
 - j. Item 98 – Holsworthy, Holsworthy
 - k. Item 81 - Kenmore School Master's residence and Kenmore School House, Goulburn

3.3 Deferred Nominations Pack – Dr Ray Kelly

Resolution 2017-58 The Heritage Council State Heritage Register Committee:

Notice of Intention

- 1. advises the Heritage Division to pursue further consultation with the owners to develop site specific exemptions prior to the NOI for the following items:
 - a. Item 36 - Angledool Hall, Angledool
 - b. Item 44 - Springfield estate group, Goulburn

Draft:

- 2. advises the Heritage Division that the following items may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:

- a. Item 12 - Astor Apartment Building, Sydney
- b. Item 29 - Kameruka Estate, Kameruka
- c. Item 30 - Capita Centre, Sydney
- d. Item 31 - Cullunghutti (Coolangatta Mountain), Coolangatta
- e. Item 32 - Throsby's Track, Bulli
- f. Item 33 - NSW Freedom Rides: Bowraville, Bowraville
- g. Item 33 - NSW Freedom Rides: Kempsey -- McElhone Memorial Swimming Pool, Kempsey
- h. Item 33 - NSW Freedom Rides: Moree Baths and Pools, Moree
- i. Item 33 - NSW Freedom Rides: Walgett **Theatre**, Walgett (**Noting that all four freedom ride sites will be managed as a single 'serial' listing**).
- j. Item 35 - Daceyville Garden Suburb Urban Conservation Area, Daceyville
- k. Item 37 - Taronga Zoo, Mosman
- l. Item 39 - Central Tilba & Tilba Conservation Area, Tilba
- m. Item 42 - Cobb and Co Coach, Bathurst
- n. Item 53 - All Saints Anglican Church Group, Petersham
- o. Item 55 - Rouse Hill Estate (Cultural Landscape), Rouse Hill
- p. Item 125 - Breelong Massacre Site, Breelong

Remove:

3. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 28 - Wanna Wanna homestead, garden and outbuildings group, Carwoola
 - b. Item 38 - Aberdeen Inn, Aberdeen
 - c. Item 40 - Royal Coats of Arms, and Letter Patent Parliament House, Sydney
 - d. Item 41 - Yass Gas Works Site, Yass
 - e. Item 43 - Fennell Bay Fossil Forest Lake Macquarie
 - f. Item 56 - Morella, Clifton Gardens
 - g. Item 122 - St. John the Baptist Anglican Church, Mudgee

3.4 Deferred Nominations Pack – Ms Colleen Morris

Resolution 2017-59 The Heritage Council State Heritage Register Committee:

Notice of Intention

1. advises the Heritage Division to pursue further consultation with the owners to develop site specific exemptions prior to the NOI for the following items:
 - a. Item 46 - Mount Kembla Mine Disaster Sites, Kembla Heights (Lower Priority)
 - b. Item 57 - Regentville site, Glenmore Park
 - c. Item 116 - St. Patricks Catholic Church & William Davis Cottage footings, The Rocks

Draft:

2. advises the Heritage Division that the following items may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:
 - a. Item 25 - PWD Building, Newcastle
 - b. Item 60 - The Armidale School (main building and chapel), Armidale
 - c. Item 77 and 126 - Armidale Courthouse, Armidale
 - d. Item 102 - Telephone Exchange, Port Kembla
 - e. Item 108 - Steam Locomotive 3830 and tender, No location supplied
 - f. Item 111 - Burnside Homes Group, North Parramatta
 - g. Item 115 - Horizon Apartments, Darlinghurst
 - h. Item 127 - Trundle Hotel, Trundle

Remove:

3. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 9 - St. Paul's Anglican Church Group, Maitland
 - b. Item 50 - Theatre Royal (Former), Newcastle
 - c. Item 103 - Loong Yee Tong Building, Haymarket
 - d. Item 104 - Kwong War Chong Building, Haymarket
 - e. Item 105 - Fibro house, Bexley
 - f. Item 106 - British Flats, Broken Hill
 - g. Item 107 - Nelson Head Lighthouse Group, Little Beach
 - h. Item 110 - John Oxley, Rozelle
 - i. Item 114 - White City, Paddington
 - j. Item 117 - Westbridge Migrant Hostel, Villawood
 - k. Item 118 - Wickham School, Wickham
 - l. Item 119 - Alamy Creek Reserve, Grafton
 - m. Pettit & Sevitt Exhibition Centre No 2 – **Chair has requested that this nomination be sent for redrafting to the RAIA, to be resubmitted at a later time.**

3.5 Deferred Nominations Pack – Ms Lisa Newell

Resolution 2017-60 The Heritage Council State Heritage Register Committee:

Notice of Intention

1. advises the Heritage Division to pursue further consultation with the owners to develop site specific exemptions prior to the NOI for the following items:
 - a. Item 21 - Prince of Wales Hospital **Asylum Buildings**, Randwick
 - b. Item 26 - Art Gallery of NSW, Sydney
 - c. Item 86 - Hampden Bridge, Kangaroo Valley
 - d. Item 123 - Transport House, Macquarie Street, Sydney

Draft:

2. advises the Heritage Division that the following items may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:
 - a. Item 10 - Nymboida Hydro-electric Power Station and Weir, Nymboida
 - b. Item 14 - The Old Australian Agricultural Company Road, Tahlee to Karuah
 - c. Item 17 - Lewers Bequest & Penrith Regional Art Gallery, Emu Plains
 - d. Item 18 - Betty Maloney Bush Garden, French's Forest
 - e. Item 22 - Tocumwal Aircraft Hangars, Tocumwal
 - f. Item 24 - Trevenna, Armidale
 - g. Item 91 - Glen Lorne **Potential Archaeological Site & Plantings**, Campbelltown
 - h. Item 133 - Bathurst City Uniting Church Group, Bathurst

Remove:

3. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 1 - First Church of Christ Scientist, Darlinghurst
 - b. Item 13 - Chinese cemetery and joss house site, Mongarlowe
 - c. Item 16 - Oakey Park Colliery, Lithgow
 - d. Item 19 - Old Windsor Road, Parklea
 - e. Item 27 - Alunite Mine (Loading Platform), Bulahdelah
 - f. Item 109 - Police station residence, lock-up & stables, Emmaville
 - g. Item 130 - Bob's Creek Chinese mining sites, Mongarlowe
 - h. Item 131 - Regent Picture Theatre (Former), Islington

3.7 Deferred Nominations Pack – Ms Jenny Davis

Resolution 2017-61 The Heritage Council State Heritage Register Committee:

Notice of Intention

1. advises the Heritage Division to pursue further consultation with the owner to develop site specific exemptions prior to the NOI for the following items
 - a. Item 4 - Simpson-Lee House II Mount Wilson, Mount Wilson

Draft:

2. advises the Heritage Division that the following item may be of state heritage significance and to progress the nominations as a draft as they require more research/stakeholder consultation:
 - a. Item 5 - Seidler Offices and Apartments, Milsons Point
 - b. Item 7 - Berrima Village, Berrima
 - c. Item 23 - St. Peter's Anglican Church Group, Richmond
 - d. Item 45 - Heathcote National Park, Helensburgh.
 - e. Item 52 - The Newcastle Club and Claremont, Newcastle

Remove:

1. advises the Heritage Division that the following items should be removed from the deferred nominations list and the nominators notified of this decision:
 - a. Item 2 - Sydney Grammar School, College Street, Sydney Archaeological Site, Sydney – it is noted that this nomination is misnamed - the information contained in the record is for Barham Villa, which is not recommended to go to draft.
 - b. Item 3 - Temple Emanuel and associated buildings, Woollahra (**Chair requested RAIA do future nomination for Chevra Kadisha building rather than Temple Emanuel**).
 - c. Item 8 - St John's Junior School, Armidale
 - d. Item 61 - Birubi Point Cemetery, Anna Bay
 - e. Item 76 - St. Thomas' Anglican Church and cemetery, Upper Portland Head
 - f. Item 121 - Special Area 1 – Roseville, Roseville

4.0 Deferred State Heritage Register Nomination Notice of Intention Priority Order

4.1 Ranking of deferred nominations with Notice of Intention action in order of priority

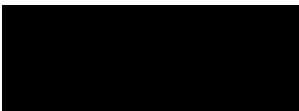
Discussion The members discussed the 19 deferred nominations that were attributed the action of Notice of Intention in the above agenda items and determined their priority ranking on the list of deferred State Heritage Register nominations (see Annexure A).

Resolution 2017-62 The Heritage Council State Heritage Register Committee:
1. Requests the Heritage Division proceed to Notice of Intention to list the deferred nominations provided in Annexure A, in the order in which they are ranked.

Moved by Louise Cox and seconded by Lisa Newell

CLOSE OF MEETING – 2.53 pm

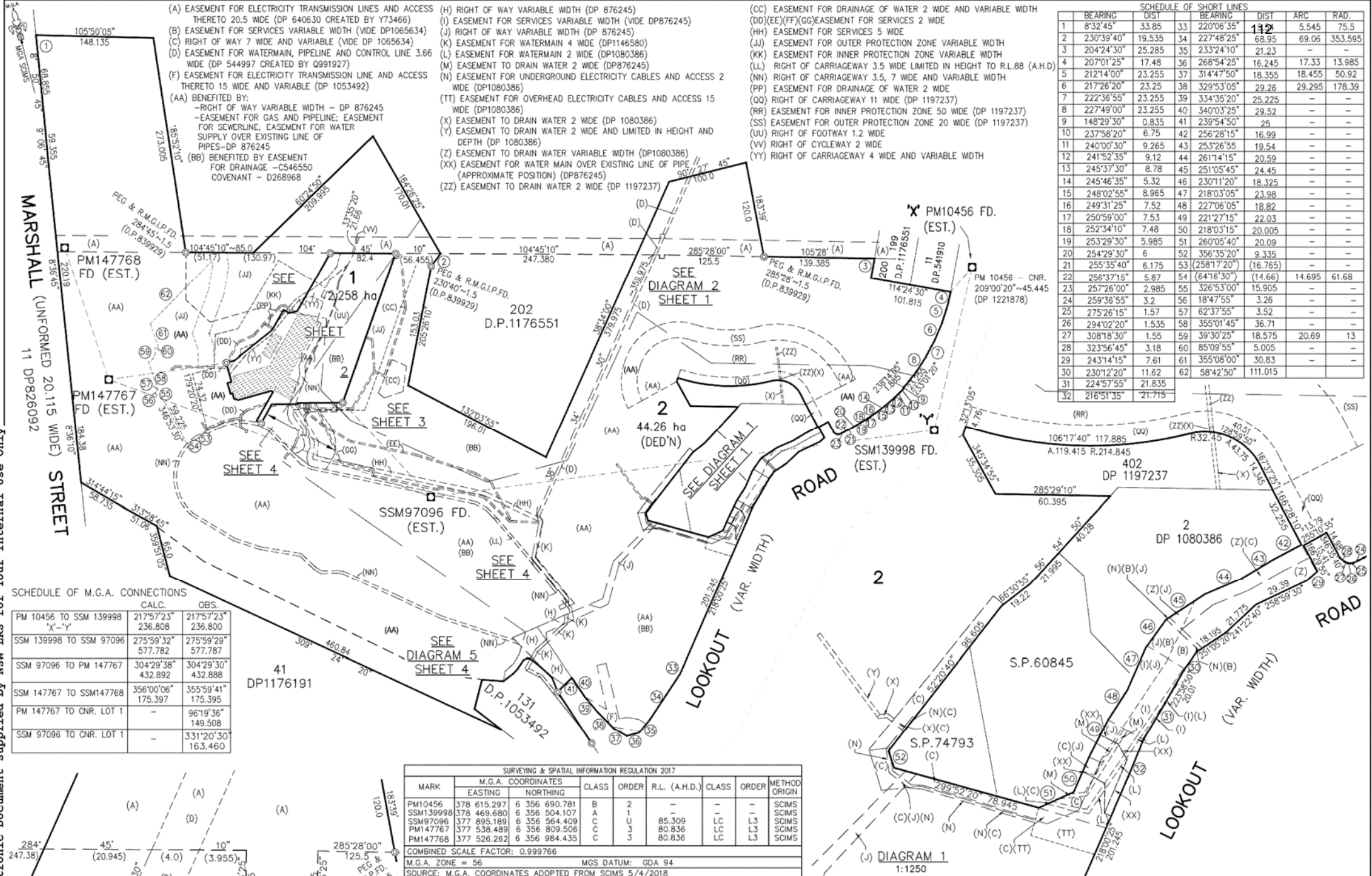
I confirm that these minutes are an accurate reflection of the Heritage Council State Heritage Register Committee discussion and outcomes.



.....

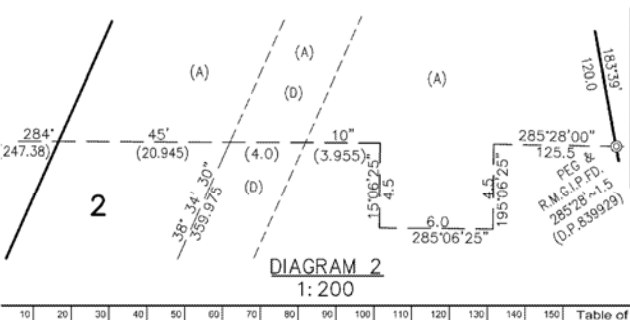
Ms Louise Cox AO
Chair, Heritage Council State Heritage Register Committee
Date: 4 October 2017

**Appendix F: Plan of Subdivision of Lot 401 DP 1197237 & Lot 1
DP1221878, Registered 08.01.2019**



BEARING	DIST	BEARING	DIST	ARC	RAD.
1 8'32'45"	33.85	33 22'06'35"	112	5.545	75.5
2 23'0'39'40"	19.535	34 22'7'48'25"	68.95	69.06	353.595
3 20'4'24'30"	25.285	35 23'3'24'10"	21.23	-	-
4 20'7'01'25"	17.48	36 26'8'54'25"	16.245	17.33	13.985
5 21'2'14'00"	23.255	37 31'47'50"	18.355	18.455	50.92
6 21'7'26'20"	23.25	38 32'9'53'05"	29.26	29.295	178.39
7 22'2'36'55"	23.255	39 33'4'35'20"	25.225	-	-
8 22'7'49'00"	23.255	40 34'0'3'25"	29.52	-	-
9 14'8'29'30"	0.835	41 23'9'54'50"	25	-	-
10 23'7'58'20"	6.75	42 25'6'28'15"	16.99	-	-
11 24'0'0'30"	9.265	43 25'26'55"	19.54	-	-
12 24'15'2'35"	9.12	44 26'11'4'15"	20.59	-	-
13 24'5'37'30"	8.78	45 25'10'5'45"	24.45	-	-
14 24'5'46'35"	5.32	46 23'0'11'20"	18.325	-	-
15 24'8'02'55"	8.965	47 21'8'03'05"	23.98	-	-
16 24'9'31'25"	7.52	48 22'7'06'05"	18.82	-	-
17 25'0'59'00"	7.53	49 22'17'15"	22.03	-	-
18 25'2'34'10"	7.48	50 21'8'03'15"	20.005	-	-
19 25'3'29'30"	5.985	51 26'0'5'40"	20.09	-	-
20 25'4'29'30"	6	52 35'6'35'20"	9.335	-	-
21 25'5'35'40"	6.175	53 (25'8'17'20")	(16.765)	-	-
22 25'6'37'15"	5.87	54 (64'16'30")	(14.66)	14.695	61.68
23 25'7'26'00"	2.985	55 32'6'53'00"	15.905	-	-
24 25'9'36'55"	3.2	56 18'47'55"	3.26	-	-
25 27'5'26'15"	1.57	57 62'37'55"	3.52	-	-
26 29'4'02'20"	1.535	58 35'5'01'45"	36.71	-	-
27 30'8'18'30"	1.55	59 39'30'25"	18.575	20.69	13
28 32'3'56'45"	3.18	60 85'09'55"	5.005	-	-
29 24'3'14'15"	7.61	61 35'5'08'00"	30.83	-	-
30 23'0'12'20"	11.62	62 58'42'50"	111.015	-	-
31 22'4'57'55"	21.835	-	-	-	-
32 21'6'51'35"	21.715	-	-	-	-

	CALC.	OBS.
PM 10456 TO SSM 139998 x'-y'	217'57'23" 236.806	217'57'23" 236.800
SSM 139998 TO SSM 97096	275'59'32" 577.782	275'59'29" 577.787
SSM 97096 TO PM 147767	304'29'38" 432.892	304'29'30" 432.888
SSM 147767 TO SSM147768	356'00'06" 175.397	355'59'41" 175.395
PM 147767 TO CNR. LOT 1	-	96'19'36" 149.508
SSM 97096 TO CNR. LOT 1	-	331'20'30" 163.460

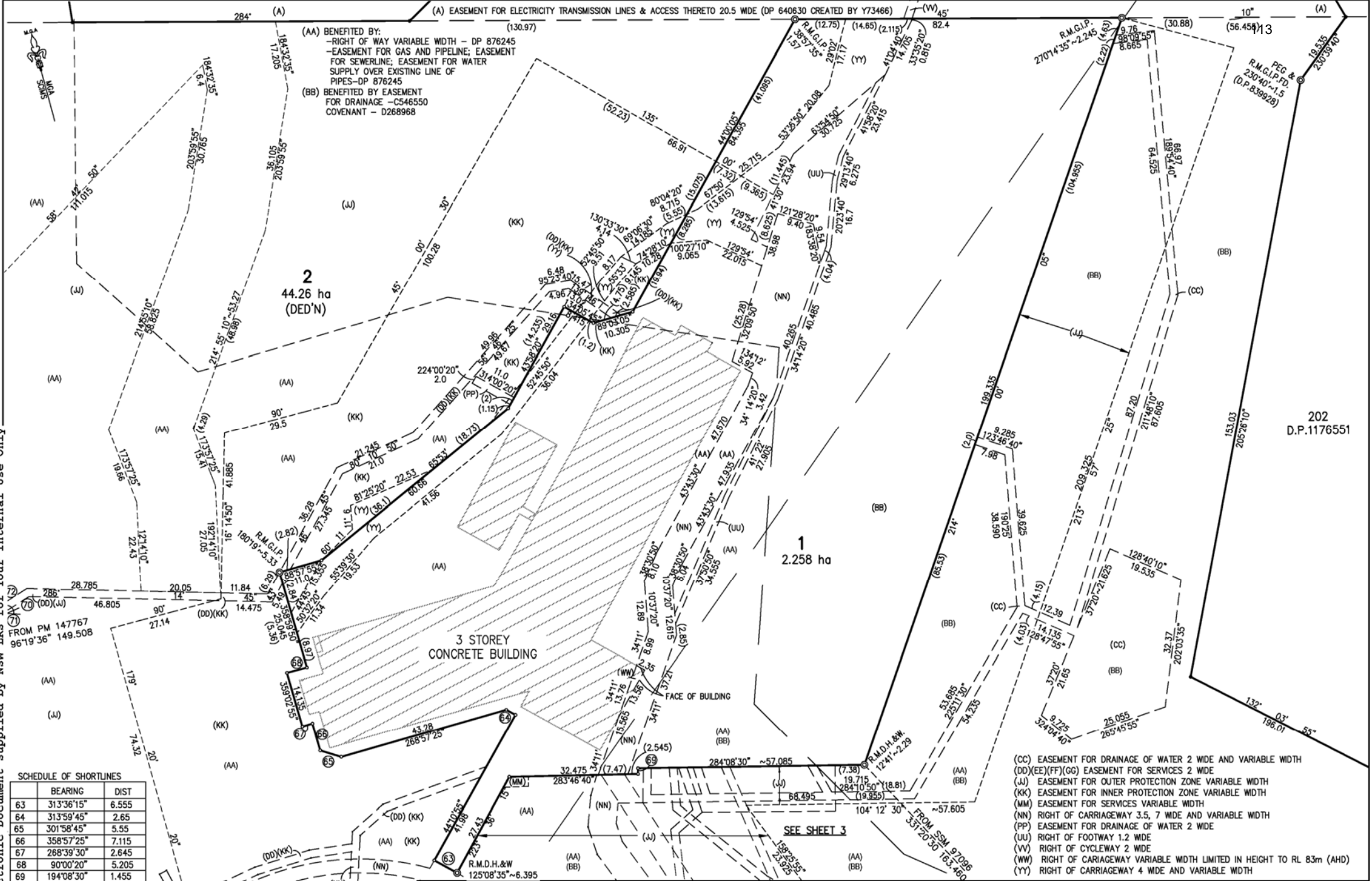


MARK	M.G.A. COORDINATES		CLASS	ORDER	R.L. (A.H.D.)	CLASS	ORDER	METHOD ORIGIN
	EASTING	NORTHING						
PM10456	378 615 297	6 356 690.781	B	2	-	-	-	SCMS
SSM139998	378 469.680	6 356 504.107	A	1	-	-	-	SCMS
SSM97096	377 895.189	6 356 564.409	C	3	85.309	LC	L3	SCMS
PM147767	377 538.489	6 356 809.506	C	3	80.836	LC	L3	SCMS
PM147768	377 526.262	6 356 984.435	C	3	80.836	LC	L3	SCMS

COMBINED SCALE FACTOR: 0.999766
M.G.A. ZONE = 56 MGS DATUM: GDA 94
SOURCE: M.G.A. COORDINATES ADOPTED FROM SCMS 5/4/2018

Surveyor: MURRAY JOHN DALTON Date of Survey: 6/04/2018 Surveyor's Ref: CCS-1349 DP_2C FILE: '2017M7100 (20) PARTIAL SURVEY'	PLAN OF SUBDIVISION OF LOT 401 DP1197237 & LOT 1 DP1221878	LGA: NEWCASTLE Locality: NEW LAMBTON HEIGHTS Subdivision No: 9367 Lengths are in metres. Reduction Ratio 1:3000	Registered 08.01.2019	DP1228246
---	---	---	-------------------------------------	------------------

Box:e-DeX /Doc:DP 1228246 P /Rev:08-Jan-2019 /Ses:OK OK /Pgs:ALL /Prt:09-Jan-2019 00:59 /Seq:1 of 7
 WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only



(AA) BENEFITED BY:
 -RIGHT OF WAY VARIABLE WIDTH - DP 876245
 -EASEMENT FOR GAS AND PIPELINE; EASEMENT FOR SEWERLINE; EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES-DP 876245
 (BB) BENEFITED BY EASEMENT FOR DRAINAGE -C546550 COVENANT - D268968

2
 44.26 ha
 (DED'N)

1
 2.258 ha

3 STOREY CONCRETE BUILDING

FACE OF BUILDING

SEE SHEET 3

SCHEDULE OF SHORTLINES

	BEARING	DIST
63	313°36'15"	6.555
64	313°59'45"	2.65
65	301°58'45"	5.55
66	358°57'25"	7.115
67	288°39'30"	2.645
68	90°00'20"	5.205
69	194°08'30"	1.455
70	252°20'45"	6.335
71	342°20'45"	2
72	72°20'45"	6.945

- (CC) EASEMENT FOR DRAINAGE OF WATER 2 WIDE AND VARIABLE WIDTH
- (DD)(EE)(FF)(GG) EASEMENT FOR SERVICES 2 WIDE
- (JJ) EASEMENT FOR OUTER PROTECTION ZONE VARIABLE WIDTH
- (KK) EASEMENT FOR INNER PROTECTION ZONE VARIABLE WIDTH
- (MM) EASEMENT FOR SERVICES VARIABLE WIDTH
- (NN) RIGHT OF CARRIAGEWAY 3.5, 7 WIDE AND VARIABLE WIDTH
- (PP) EASEMENT FOR DRAINAGE OF WATER 2 WIDE
- (UU) RIGHT OF FOOTWAY 1.2 WIDE
- (VV) RIGHT OF CYCLEWAY 2 WIDE
- (WW) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN HEIGHT TO RL 83m (AHD)
- (YY) RIGHT OF CARRIAGEWAY 4 WIDE AND VARIABLE WIDTH

Surveyor: MURRAY JOHN DALTON
 Date of Survey: 6/04/2018
 Surveyor's Ref: CCS-1349_DP_2C
 FILE '2017M7100 (20) PARTIAL SURVEY'

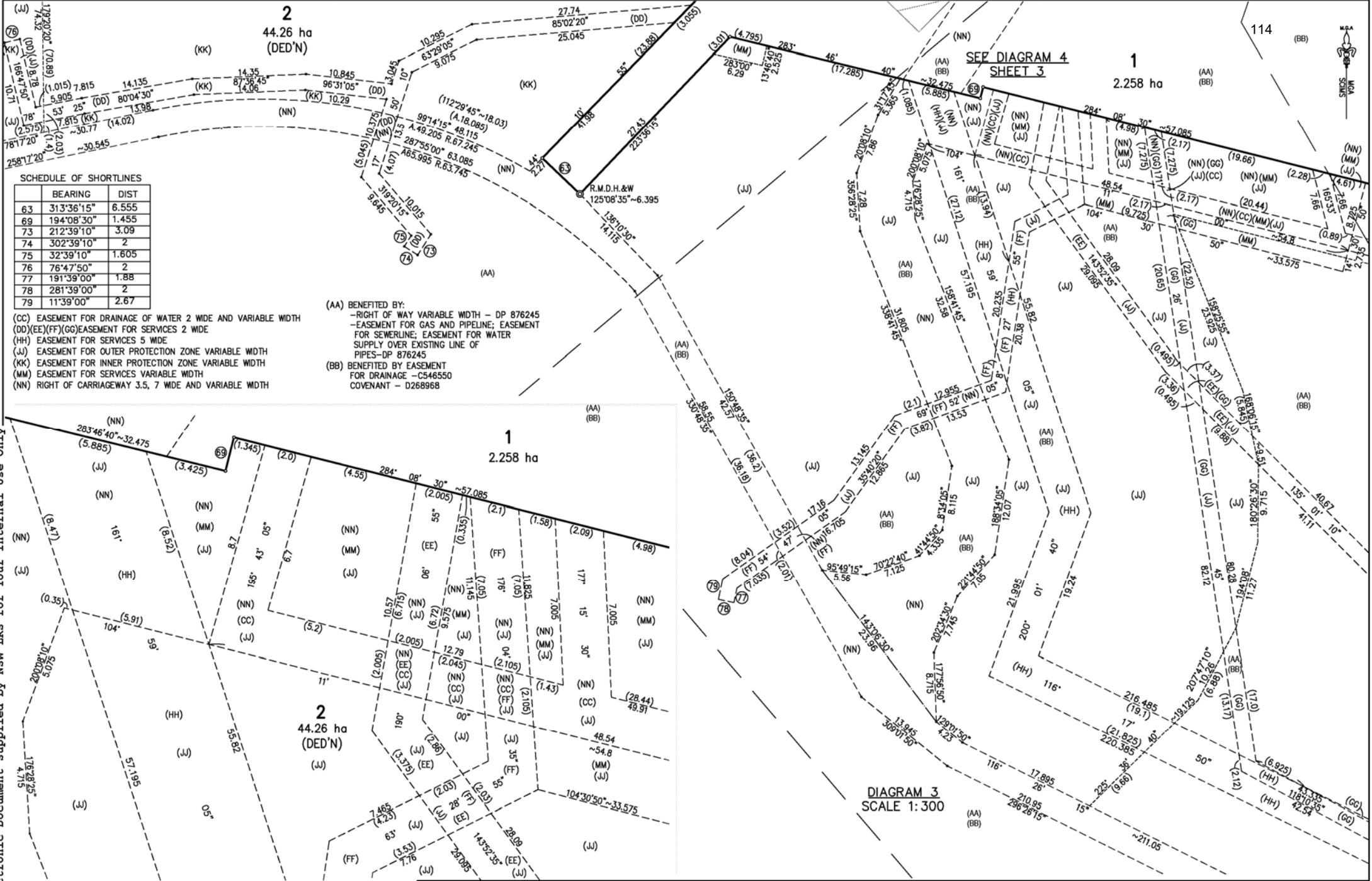
PLAN OF SUBDIVISION OF LOT 401 DP1197237 & LOT 1 DP1221878

LGA: NEWCASTLE
 Locality: NEW LAMBTON HEIGHTS
 Subdivision No: 9367
 Lengths are in metres. Reduction Ratio 1:600

Registered
 08.01.2019

DP1228246

Box:e-DeX /Doc:DP 1228246 P /Rev:08-Jan-2019 /Sts:OK OK /Egs:ALL /Prt:09-Jan-2019 00:59 /Seq:3 of 7
 WARNING: Electronic Document Supplied by NSW LRS for Your Internal Use Only



SCHEDULE OF SHORTLINES

	BEARING	DIST
63	313°36'15"	6.555
69	194°08'30"	1.455
73	212°39'10"	3.09
74	302°39'10"	2
75	32°39'10"	1.605
76	76°47'50"	2
77	191°39'00"	1.88
78	281°39'00"	2
79	11°39'00"	2.67

- (AA) BENEFITED BY:
 -RIGHT OF WAY VARIABLE WIDTH - DP 876245
 -EASEMENT FOR GAS AND PIPELINE; EASEMENT FOR SEWERLINE; EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES-DP 876245
- (BB) BENEFITED BY EASEMENT FOR DRAINAGE -C546550 COVENANT - D268968

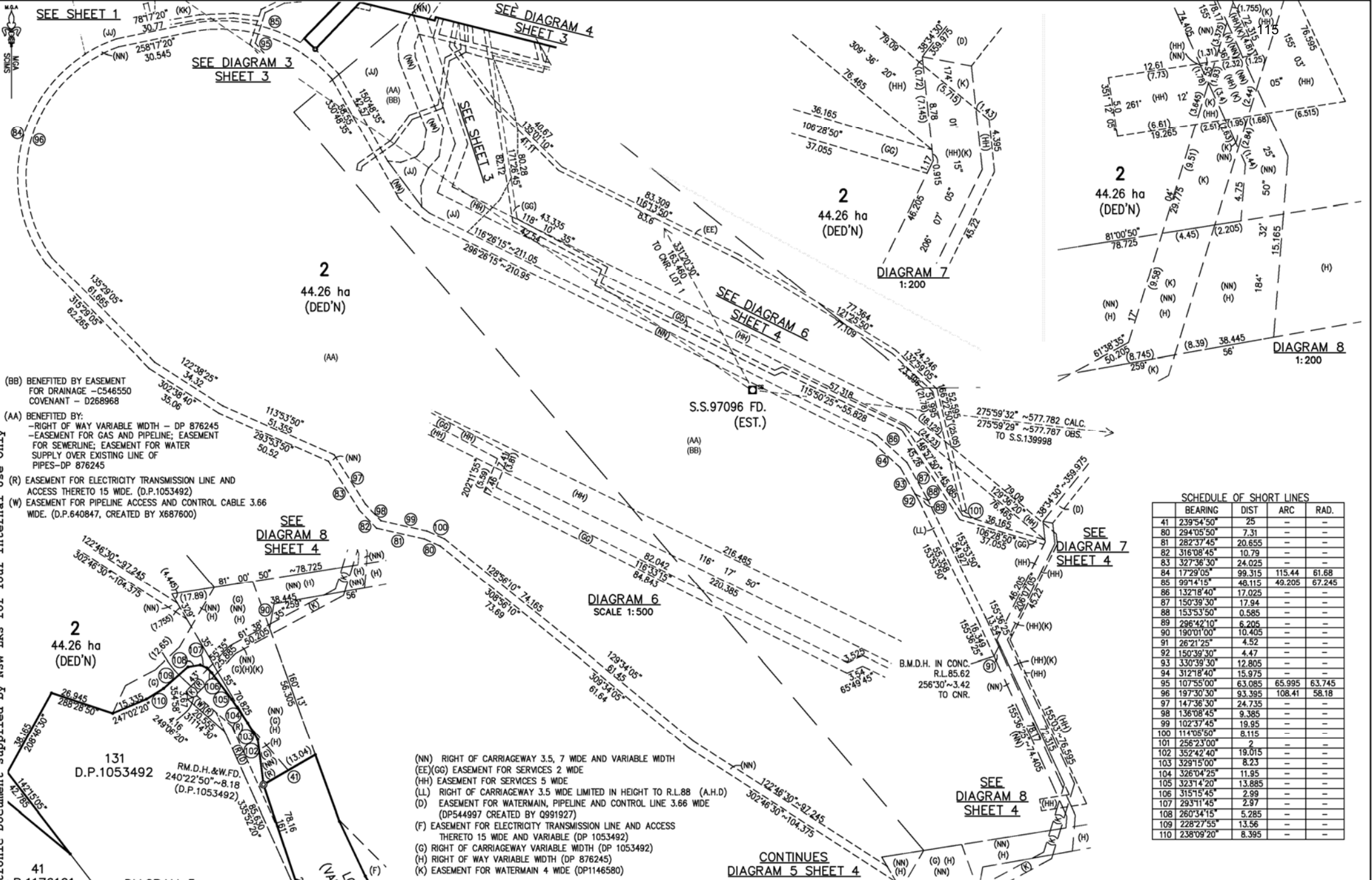
Surveyor: MURRAY JOHN DALTON
 Date of Survey: 6/04/2018
 Surveyor's Ref: CCS-1349 DP 2C
 FILE '2017M7100 (20) PARTIAL SURVEY'

PLAN OF SUBDIVISION OF LOT 401 DP1197237 & LOT 1 DP1221878

LGA: NEWCASTLE
 Locality: NEW LAMBTON HEIGHTS
 Subdivision No: 9367
 Lengths are in metres. Reduction Ratio 1:300

Registered
 08.01.2019

DP1228246



Box:e-DeX /Doc:DP 1228246 P /Rev:08-Jan-2019 /Ses:OK OK /Pgs:ALL /Prt:09-Jan-2019 00:59 /Seq:4 of 7
WARNING: Electronic Document supplied by NSW LRS for your Internal Use Only

- (BB) BENEFITED BY EASEMENT FOR DRAINAGE - C546550 COVENANT - D268968
- (AA) BENEFITED BY:
 - RIGHT OF WAY VARIABLE WIDTH - DP 876245
 - EASEMENT FOR GAS AND PIPELINE; EASEMENT FOR SEWERLINE; EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES-DP 876245
- (R) EASEMENT FOR ELECTRICITY TRANSMISSION LINE AND ACCESS THERETO 15 WIDE. (D.P.1053492)
- (W) EASEMENT FOR PIPELINE ACCESS AND CONTROL CABLE 3.66 WIDE. (D.P.640847, CREATED BY X687600)

- (NN) RIGHT OF CARRIAGEWAY 3.5, 7 WIDE AND VARIABLE WIDTH
- (EE)(GG) EASEMENT FOR SERVICES 2 WIDE
- (HH) EASEMENT FOR SERVICES 5 WIDE
- (LL) RIGHT OF CARRIAGEWAY 3.5 WIDE LIMITED IN HEIGHT TO R.L.88 (A.H.D)
- (D) EASEMENT FOR WATERMAIN, PIPELINE AND CONTROL LINE 3.66 WIDE (DP544997 CREATED BY Q991927)
- (F) EASEMENT FOR ELECTRICITY TRANSMISSION LINE AND ACCESS THERETO 15 WIDE AND VARIABLE (DP 1053492)
- (G) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 1053492)
- (H) RIGHT OF WAY VARIABLE WIDTH (DP 876245)
- (K) EASEMENT FOR WATERMAIN 4 WIDE (DP1146580)

SCHEDULE OF SHORT LINES

	BEARING	DIST	ARC	RAD.
41	239°54'50"	25	-	-
80	294°05'50"	7.31	-	-
81	282°37'45"	20.655	-	-
82	316°08'45"	10.79	-	-
83	327°36'30"	24.025	-	-
84	172°29'05"	99.315	115.44	61.68
85	99°14'15"	46.115	49.205	67.245
86	132°18'40"	17.025	-	-
87	150°39'30"	17.94	-	-
88	153°53'50"	0.585	-	-
89	286°42'10"	6.205	-	-
90	190°01'00"	10.405	-	-
91	26°21'25"	4.52	-	-
92	150°39'30"	4.47	-	-
93	330°39'30"	12.805	-	-
94	312°18'40"	15.975	-	-
95	107°55'00"	63.085	65.995	63.745
96	197°30'30"	93.395	108.41	58.18
97	147°36'30"	24.735	-	-
98	136°08'45"	9.385	-	-
99	102°37'45"	19.95	-	-
100	114°05'50"	8.115	-	-
101	256°23'00"	2	-	-
102	352°42'40"	19.015	-	-
103	329°15'00"	8.23	-	-
104	326°04'25"	11.95	-	-
105	323°14'20"	13.885	-	-
106	315°15'45"	2.99	-	-
107	293°11'45"	2.97	-	-
108	260°34'15"	5.285	-	-
109	228°27'55"	13.56	-	-
110	238°09'20"	8.395	-	-

Surveyor: MURRAY JOHN DALTON
 Date of Survey: 6/04/2018
 Surveyor's Ref: CCS-1349_DP_2C
 FILE: 2017M7100 (20) PARTIAL SURVEY

PLAN OF SUBDIVISION OF LOT 401 DP1197237 & LOT 1 DP1221878


LGA: NEWCASTLE
 Locality: NEW LAMBTON HEIGHTS
 Subdivision No: 9367
 Lengths are in metres. Reduction Ratio 1:1000

Registered
 08.01.2019

DP1228246

PLAN FORM 6 (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
Office Use Only Registered: 08.01.2019 Title System: TORRENS	Office Use Only <h1 style="margin: 0;">DP1228246</h1>	
PLAN OF SUBDIVISION OF LOT 401 DP1197237 & LOT 1 DP1221878	LGA: NEWCASTLE Locality: NEW LAMBTON HEIGHTS Parish: NEWCASTLE County: NORTHUMBERLAND	
<p style="text-align: center;">Survey Certificate</p> I, <u>MURRAY JOHN DALTON</u> CADENCE CONSULTING SURVEYORS of <u>P.O.BOX 2367, DANGAR NSW 2309</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on: *(b) The part of the land shown in the plan (*being/*excluding ^A <u>LOT 1 & EASEMENTS</u>) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on, <u>6/04/2018</u> , the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: <u>'X' - 'Y'</u> Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: <u>M Dalton</u> Dated: <u>13/08/2018</u> Surveyor ID: <u>895</u> *Strike through if inapplicable. *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown hereon have been given. Signature: Date: File Number: Office:	
<p style="text-align: center;">Plans used in the preparation of survey/compilation</p> DP 541910 DP 544997 DP 640630 DP 839929 DP 876245 DP 1053492 DP 1065634 DP 1080386 DP 1146580 DP 1176191 DP 1176551 DP 1197237 DP 1221878	<p style="text-align: center;">Subdivision Certificate</p> I, <u>BRIAN CAMERON</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: <u>Newcastle City Council</u> Date of endorsement: <u>7TH SEPTEMBER, 2018</u> Subdivision Certificate number: <u>9367</u> File number: <u>MPOB_0250 MOD1</u> *Strike through if inapplicable	
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE: SEE SHEET 2	SIGNATURES, SEALS AND SECTION 88B STATEMENTS SHOULD APPEAR ON PLAN FORM 6A	
Surveyor's Reference: CCS-1349_DP_2C FILE '2017M7100 (20) PARTIAL SURVEY'		

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only
 Registered:  08.01.2019

Office Use Only
DP1228246

PLAN OF SUBDIVISION OF
 LOT 401 DP1197237 &
 LOT 1 DP1221878

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate No.: 9367
 Date of Endorsement: 7TH SEPTEMBER, 2018

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	29	KOOKABURRA	CIRCUIT	NEW LAMBTON HEIGHTS NSW 2305
2	N/A 158	LOOKOUT	ROAD	NEW LAMBTON HEIGHTS NSW 2305




PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919
 IT IS INTENDED TO CREATE:

1. EASEMENT FOR DRAINAGE OF WATER 2 WIDE AND VARIABLE WIDTH (CC)
2. EASEMENT FOR SERVICES 2 WIDE (DD)(EE)(FF)(GG)
3. EASEMENT FOR SERVICES 5 WIDE (HH)
4. EASEMENT FOR OUTER PROTECTION ZONE VARIABLE WIDTH (JJ)
5. EASEMENT FOR INNER PROTECTION ZONE VARIABLE WIDTH (KK)
6. RIGHT OF CARRIAGEWAY 3.5 WIDE LIMITED IN HEIGHT TO RL 88 (A.H.D) (LL)
7. EASEMENT FOR SERVICES VARIABLE WIDTH (MM)
8. RIGHT OF CARRIAGEWAY 3.5, 7 WIDE AND VARIABLE WIDTH (NN)
9. EASEMENT FOR DRAINAGE OF WATER 2 WIDE (PP)
10. RIGHT OF FOOTWAY 1.2 WIDE (UU)
11. RIGHT OF CYCLEWAY 2 WIDE (VV)
12. RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN HEIGHT TO RL 83 (WW)
13. RIGHT OF CARRIAGEWAY 4 WIDE & VARIABLE WIDTH (YY)

If space is insufficient use additional annexure sheet

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only
Registered:  08.01.2019

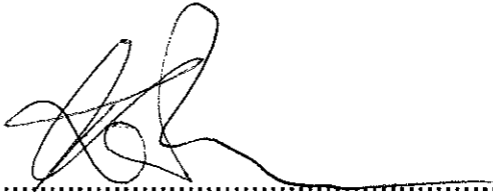
Office Use Only
DP1228246

PLAN OF SUBDIVISION OF
LOT 401 DP1197237 &
LOT 1 DP1221878

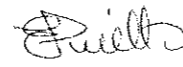
This sheet is for the provision of the following information as required:
• A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
• Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
• Signatures and seals- see 195D *Conveyancing Act 1919*
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate No.: 9367
Date of Endorsement: 7TH SEPTEMBER, 2018

Executed by Hunter New England Local Health District
by:


.....

Chief Executive:
Print Name: Michael Di Rienzo

Witness 

Name of Witness Edmondo Pirillo

Address of Witness
2 Lookout Road
New Lambton 2305

If space is insufficient use additional annexure sheet

Appendix G: Letter from Heritage NSW confirming listing of Toll Cottage on SHR, 26 June 2020

Our ref: DOC20/493770

Mr Jeremy Bath
Chief Executive Officer
City of Newcastle Council
PO Box 489
NEWCASTLE NSW 2300

mail@ncc.nsw.gov.au

Dear Mr Bath

**Listing on the State Heritage Register:
Notice pursuant to 37(1)(a) of the Heritage Act 1977 (NSW)**

Item: Toll Cottage (formerly Rose Cottage)
Address: 51 Bolton St, Newcastle
SHR no: 02032

I advise that the Premier has, on the recommendation of the Heritage Council of NSW, directed the listing of the above-mentioned heritage item on the State Heritage Register (SHR). The listing, a copy of which is attached, was published on 19 June 2020 in NSW Government Gazette No. 125.

The item was listed due to its heritage significance to the people of the state of New South Wales. The details of the item, including the statement of significance, can be viewed on the SHR via the Heritage NSW website at: <https://www.heritage.nsw.gov.au/search-for-heritage/>.

Should you have any enquiries regarding this matter, please contact David Hoffman, Senior Heritage Operations Officer at the Heritage NSW, Department of Premier and Cabinet on (02) 9873 8582 or david.hoffman@environment.nsw.gov.au.

Yours sincerely



Ms Cheryl Brown
Manager
Regional Heritage Operations Northern
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

26 June 2020

ASSOCIATIONS INCORPORATION ACT 2009

Cancellation of incorporation pursuant to section 74

TAKE NOTICE that the incorporation of the following associations is cancelled by this notice pursuant to section 74 of the *Associations Incorporation Act, 2009*.

BELLINGER VALLEY ORCHID SOCIETY INCORPORATED	Y2383812
GUYRA COMMUNITY GARDEN INCORPORATED	INC1401256
OZ LIKAMBA INC	INC1600564
PROTECTORS OF DANGAR PARK INCORPORATED	INC1700154
WOODPECKER WAY WORKSHOP INCORPORATED	INC1701341

Cancellation is effective as at the date of gazettal.

Dated this 17th day of June 2020.

Diane Duggan
 Delegate of the Commissioner
 NSW Fair Trading

Reference number:(n2020-1041)

HERITAGE ACT 1977

NOTICE OF LISTING ON THE STATE HERITAGE REGISTER
 UNDER SECTION 37(1)(b)

Rushcutters Bay Park and Yarranabbe Park
 Waratah Street, New South Head Road, Rushcutters Bay
 and New Beach Road, Darling Point

SHR No. 02041

In pursuance of section 37(1)(b) of the *Heritage Act 1977* (NSW), the Heritage Council gives notice that the item of environmental heritage specified in Schedule "A" has been listed on the State Heritage Register in accordance with the decision of the Premier made on 4 June 2020 to direct the listing. This listing applies to the curtilage or site of the item, being the land described in Schedule "B".

Heritage Council of New South Wales

SCHEDULE "A"

The item known as the Rushcutters Bay Park and Yarranabbe Park, situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Lot 1 DP 554114, Lot 2 DP 554114, Lot 208 DP 752011, Lot 1142 DP 752011, Lot 1628 DP 752011, Lot 1666 DP 752011,

Lot 7042 DP 1073879, Lot 7321 DP 1165813, Lot 7322 DP 1165813, Lot 7328 DP 1161999, Lot 7329 DP 1161999, Lot 7330 DP 1161999 in the Parish of Alexandria, County of Cumberland shown on the plan catalogued HC 3251 in the office of the Heritage Council of New South Wales.

Reference number:(n2020-1842)

HERITAGE ACT 1977

NOTICE OF LISTING ON THE STATE HERITAGE REGISTER
 UNDER SECTION 37(1)(b)

Toll Cottage (formerly Rose Cottage)
 51 Bolton St, Newcastle

SHR No. 02032

In pursuance of section 37(1)(b) of the *Heritage Act 1977* (NSW), the Heritage Council gives notice that the item of environmental heritage specified in Schedule "A" has been listed on the State Heritage Register in accordance with the decision of the Premier made on 4 June 2020 to direct the listing. This listing applies to the curtilage or site of the item, being the land described in Schedule "B".

Government Notices

Heritage Council of New South Wales

SCHEDULE "A"

The item known as the Toll Cottage (formerly Rose Cottage), situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Part Lot 394 DP 747410 in Parish of Newcastle, County of Northumberland shown on the plan catalogued HC 3236 in the office of the Heritage Council of New South Wales.

Reference number:(n2020-1843)

HERITAGE ACT 1977**ORDER UNDER SECTION 57(2) TO GRANT SITE SPECIFIC EXEMPTIONS FROM APPROVAL**

Toll Cottage (formerly Rose Cottage)

A51 Bolton St, Newcastle

SHR No. 02032

I, the Minister administering the *Heritage Act 1977*, on the recommendation of the Heritage Council of New South Wales, in pursuance of section 57(2) of the *Heritage Act 1977*, do, by this my order, grant an exemption from section 57(1) of that Act in respect of the engaging in or carrying out of any activities described in Schedule "C" by the owner, mortgagee, manager or lessee of the land described in Schedule "B" on the item described in Schedule "A".

The Hon. Gladys Berejiklian MP
Premier

Dated at Sydney, 4th Day of June 2020

SCHEDULE "A"

The item known as Toll Cottage (formerly Rose Cottage), situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Part Lot 394 of Deposited Plan 747410, Parish of Newcastle, County of Northumberland shown on the plan catalogued HC 3236 in the office of the Heritage Council of New South Wales.

SCHEDULE "C"

RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)	
Exemptions	Reason/ comments
1.Change of use to the item if there is no material impact to heritage fabric, fixtures or form of the 1857 building; and	To allow for minor changes to the 1857 building with any change of use.
2.Works, maintenance, alterations or demolition of the 1981 facilities block, courtyard, gardens, services, facilities, and any other non-significant fabric to the existing ground level only. i.e. no ground disturbance.	To allow for minor works, maintenance etc on non-significant fabric.

Reference number:(n2020-1844)

PARKING SPACE LEVY REGULATION 2009**CLAUSE 10****NOTICE OF BASE RATE****FINANCIAL YEAR 2020-2021**

I, Andrew James Constance, Minister for Transport and Roads, in accordance with clause 11 of the *Parking Space Levy Regulation 2019*, specify that the base rate of the levy determined in accordance with clause 9 of the *Parking Space Levy Regulation 2019*, being the base rate fixed for the financial year beginning 1 July 2020, is:

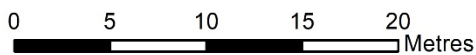
- (a) \$2,530, for premises within the Category 1 areas; and
- (b) \$900, for premises within the Category 2 areas.

Heritage Council of New South Wales



State Heritage Register - SHR 02032. Plan 3236
Toll Cottage(formerly Rose Cottage)
Newcastle

Gazettal Date: 19 June 2020



Scale: 1:300

Datum/Projection: GCS GDA 1994



Legend

- SHR Curtilage
- LGAs
- Suburbs
- Land Parcels
- Roads

Appendix H: Plan of Subdivision of Lot 2, 4 & 6 DP 1226551 and Lot 1000 DP 1095836, Registered 01.03.2019

SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
1	92°59'55"	1.065	-	-
2	99°44'25"	5.27	-	-
3	104°14'45"	4.52	-	-
4	172°46'30"	0.63	-	-
5	352°12'30"	1.245 PO	-	-
6	172°15'30"	1.165 PO	-	-
7	172°11'45"	0.09 PO	-	-
8	352°10'30"	0.645 PO	-	-

CLAUSE 70 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

MARK	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	125	STATE
	EASTING	NORTHING					
PM 5634	386 395.297	6 356 210.647	B	2	FROM SCIMS	FOUND	
PM 56152	385 715.596	6 356 295.600	B	2	FROM SCIMS	FOUND	
SSM 41289	385 520.817	6 356 288.497	B	2	FROM SCIMS	FOUND	
SSM 44630	386 211.627	6 356 243.609	C	3	FROM SCIMS	FOUND	
SSM 103605	385 280.504	6 356 277.334	C	3	FROM SCIMS	FOUND	
SSM 180177	386 178.700	6 356 257.797	C	3	FROM SCIMS	FOUND	

DATE OF SCIMS COORDINATES: 6-11-2018 MGA ZONE:56 MGA DATUM:GDA94 COMBINED SCALE FACTOR: 0.999756

(F) RIGHT OF ACCESS VARIABLE WIDTH
 (G) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)

'A'-'B'
 SSM 103605 - PM 5634
 93°25'24" 1117.036 (SURV)
 93°25'24" 1117.059 (MGA GROUND)

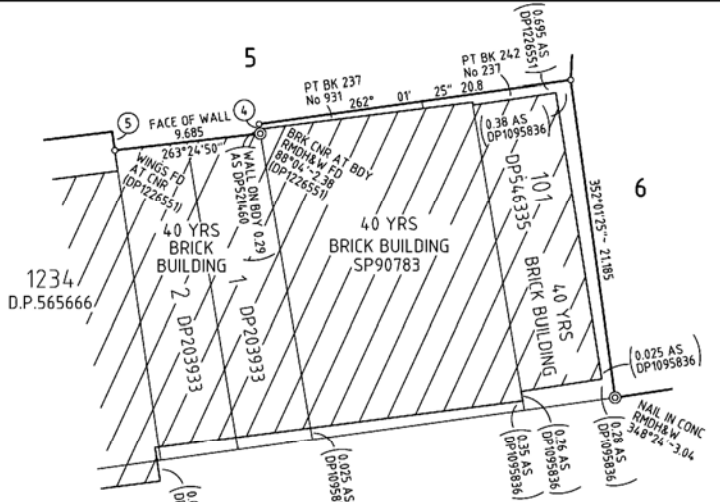
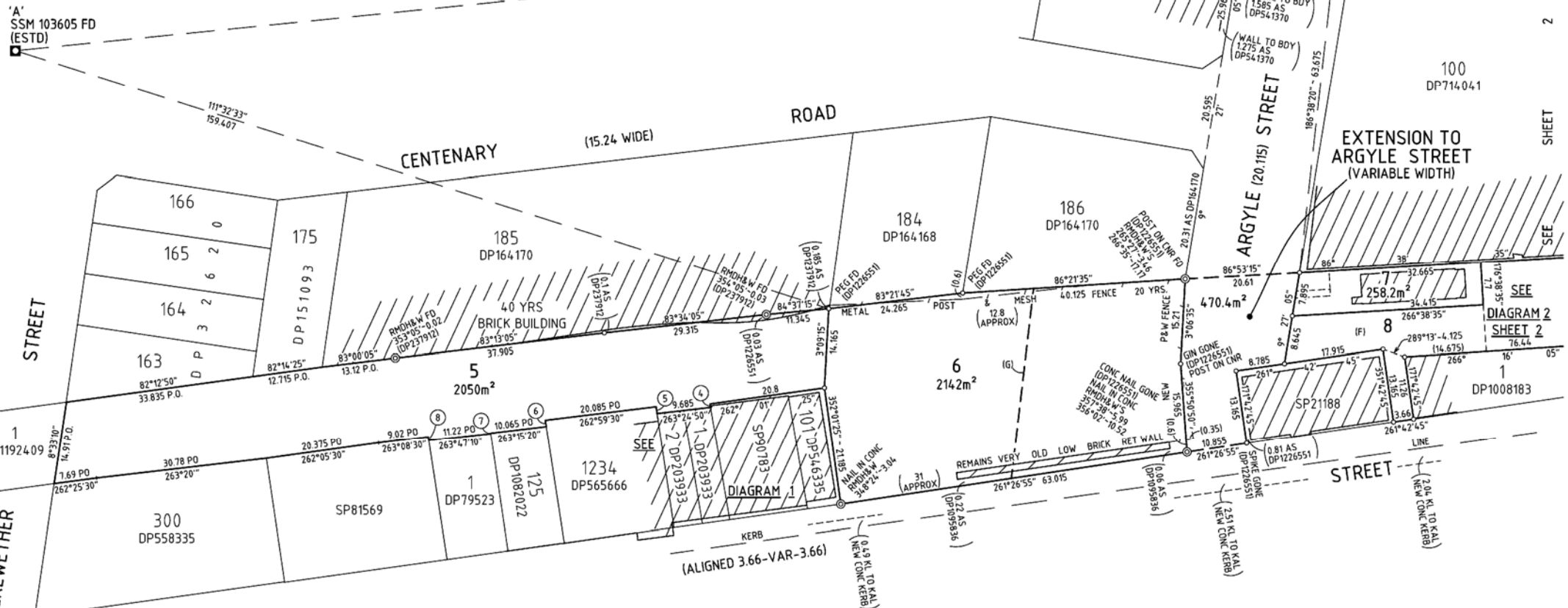


DIAGRAM 1
 SCALE 1:250



Surveyor: TREVOR JAMES CARTER
 Date of Survey: 05/12/2018
 Surveyor's Ref: 239716-DP-001-L
 2018M7100(1296) PARTIAL SURVEY

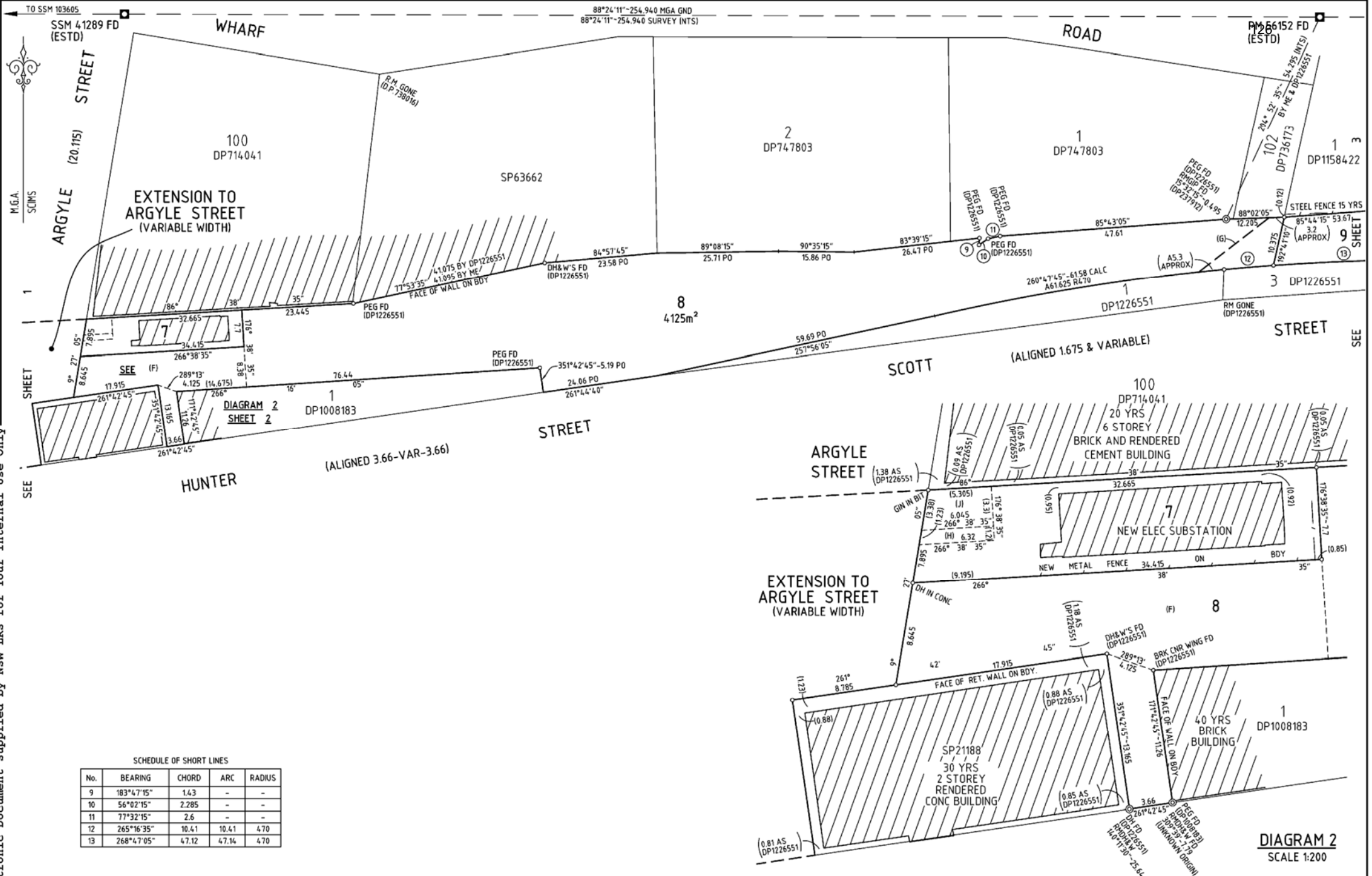
PLAN OF SUBDIVISION OF LOT 2, 4 & 6
 D.P.1226551 AND LOT 1000 D.P.1095836

LGA: NEWCASTLE
 Locality: NEWCASTLE
 Subdivision No.: 9426
 Lengths are in metres Reduction Ratio 1: 500

Registered
 01.03.2019

DP1251435

Box:e-DeX /Doc:DP 1251435 P /Rev:04-Mar-2019 /Ses:OK.OK /Egs:ALL /Prt:05-Mar-2019 01:27 /Seq:1 of 7
 WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only



SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
9	183°47'15"	1.43	-	-
10	56°02'15"	2.285	-	-
11	77°32'15"	2.6	-	-
12	265°16'35"	10.41	10.41	4.70
13	268°47'05"	47.12	47.14	4.70

DIAGRAM 2
SCALE 1:200

(F) RIGHT OF ACCESS VARIABLE WIDTH
 (G) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)
 (H) PROPOSED RIGHT OF CARRIAGE WAY 12 MIDE
 (J) PROPOSED EASEMENT FOR ELECTRICITY & OTHER PURPOSES 5.3 WIDE

Surveyor: TREVOR JAMES CARTER
 Date of Survey: 05/12/2018
 Surveyor's Ref: 239716-DP-001-L
 2018M7100(296) PARTIAL SURVEY

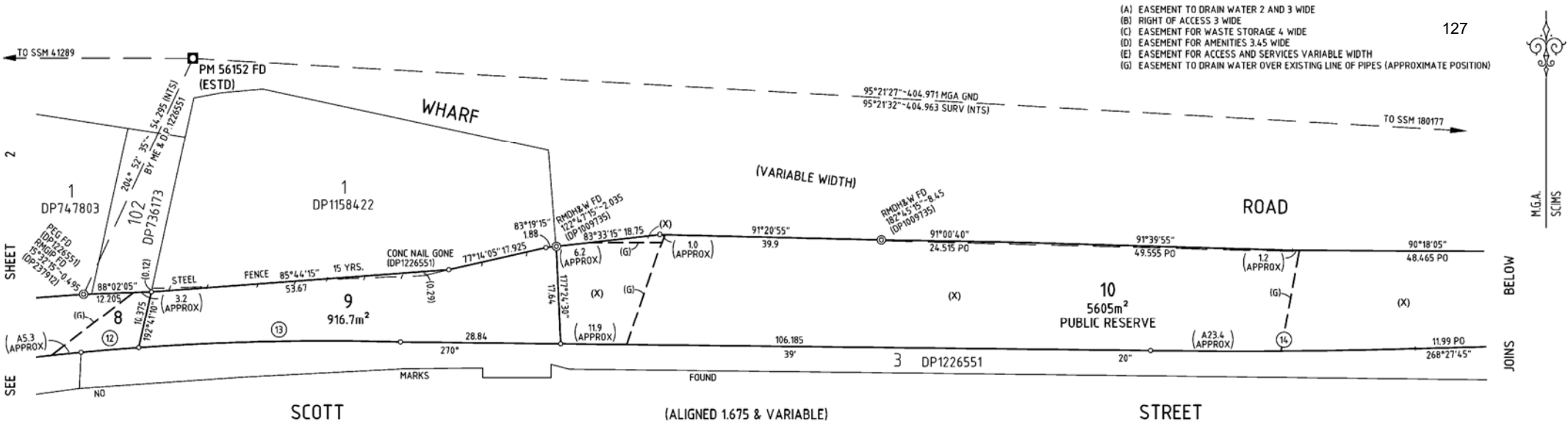
PLAN OF SUBDIVISION OF LOT 2, 4 & 6
 D.P.1226551 AND LOT 1000 D.P.1095836

LGA: NEWCASTLE
 Locality: NEWCASTLE
 Subdivision No.: 9426
 Lengths are in metres Reduction Ratio 1: 500

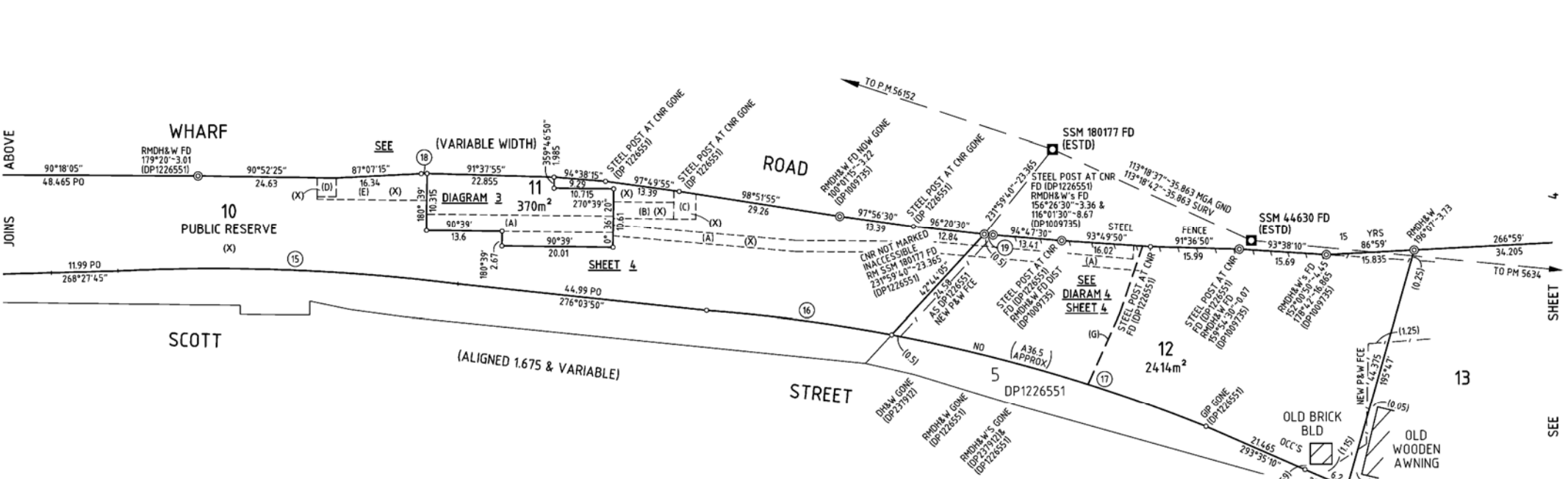
Registered
 01.03.2019

DP1251435

Box:e-DeX /Doc:DP 1251435 P /Rev:04-Mar-2019 /Ses:OK.OK /Prg:05-Mar-2019 01:27 /Seq:2 of 7
 WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only



- (A) EASEMENT TO DRAIN WATER 2 AND 3 WIDE
- (B) RIGHT OF ACCESS 3 WIDE
- (C) EASEMENT FOR WASTE STORAGE 4 WIDE
- (D) EASEMENT FOR AMENITIES 3.45 WIDE
- (E) EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH
- (G) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)



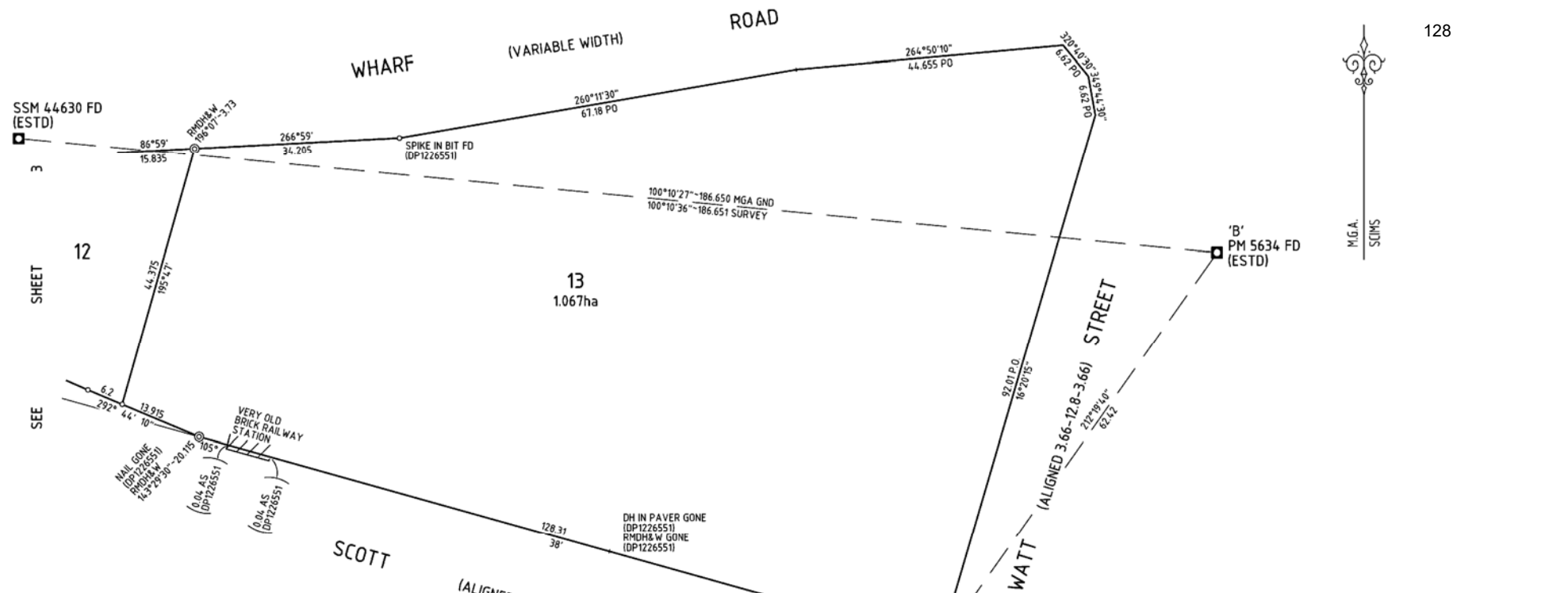
SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
12	265°16'35"	10.41	10.41	470
13	268°47'05"	4.712	4.714	470
14	89°35'05"	4.765 PO	4.7655	1080
15	272°09'45"	61.235 PO	61.315	350
16	97°26'20"	33.615 PO	33.635	300
17	106°17'05"	58.94	59.035	300
18	91°37'55"	0.28	-	-
19	96°20'30"	0.56	-	-

(X) LAND EXCLUDES MINERALS - SEE CROWN GRANT(S)

Surveyor: TREVOR JAMES CARTER Date of Survey: 05/12/2018 Surveyor's Ref: 239716-DP-001-L 2018M7100(1296) PARTIAL SURVEY	PLAN OF SUBDIVISION OF LOT 2, 4 & 6 D.P.1226551 AND LOT 1000 D.P.1095836	LGA: NEWCASTLE Locality: NEWCASTLE Subdivision No.: 9426 Lengths are in metres Reduction Ratio 1: 500	Registered 01.03.2019 DP1251435
--	--	--	--

Box:e-DeX /Doc:DP 1251435 P /Rev:04-Mar-2019 /Ses:OK.OK /Egs:ALL /Prt:05-Mar-2019 01:27 /Seq:3 of 7
 WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only



- (A) EASEMENT TO DRAIN WATER 2 AND 3 WIDE
- (B) RIGHT OF ACCESS 3 WIDE
- (C) EASEMENT FOR WASTE STORAGE 4 WIDE
- (D) EASEMENT FOR AMENITIES 3.45 WIDE
- (E) EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH
- (G) EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION)

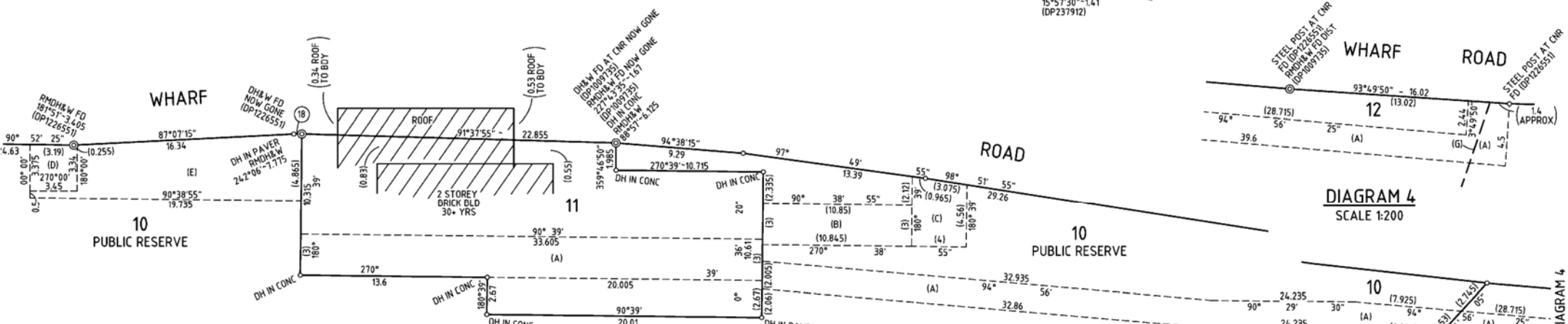


DIAGRAM 3
SCALE 1:200

DIAGRAM 4
SCALE 1:200

SCHEDULE OF SHORT LINES

No.	BEARING	CHORD	ARC	RADIUS
18	91°37'55"	0.28	-	-

Surveyor: TREVOR JAMES CARTER
 Date of Survey: 05/12/2018
 Surveyor's Ref: 239716-DP-001-L
 2018M7100(1296) PARTIAL SURVEY

PLAN OF SUBDIVISION OF LOT 2, 4 & 6
 D.P.1226551 AND LOT 1000 D.P.1095836

LGA: NEWCASTLE
 Locality: NEWCASTLE
 Subdivision No.: 9426
 Lengths are in metres. Reduction Ratio: 1: 500


Registered
 01.03.2019

DP1251435

Box:e-DeX /Doc:DP 1251435 P /Rev:04-Mar-2019 /Ses:OK.OK /Egs:ALL /Prt:05-Mar-2019 01:27 /Seq:4 of 7
 WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only

PLAN FORM 6 (2018)	DEPOSITED PLAN ADMINISTRATION SHEET	SHEET 1 OF 3 ²⁰ SHEET(S)
--------------------	--	-------------------------------------

Office Use Only

Registered:  01.03.2019

Title System: TORRENS

Office Use Only

DP1251435

**PLAN OF SUBDIVISION OF LOT 2, 4 & 6
 D.P.1226551 AND LOT 1000 D.P.1095836**

LGA: NEWCASTLE
 Locality: NEWCASTLE
 Parish: NEWCASTLE
 County: NORTHUMBERLAND

Survey Certificate

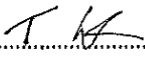
I, TREVOR JAMES CARTER
 of ADW JOHNSON PTY LIMITED
 7/335 HILLSBOROUGH ROAD, WARNERS BAY, NSW 2282
 a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

~~*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on, of~~

*(b) The part of the land shown in the plan (~~being~~ **excluding** **PART LOTS 5, 8, 10 & 13**)
 was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on **5TH DEC 2018**, the part not surveyed was compiled in accordance with that Regulation, or

~~*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.~~

Datum Line: 'A' - 'B'
 Type: *Urban/*Rural
 The terrain is *Level-Undulating / *Steep-Mountainous.

Signature:  Dated: **12/2/19**
 Surveyor Identification No: 749
 Surveyor registered under the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.
 **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:.....
 Date:.....
 File Number:.....
 Office:.....

Subdivision Certificate

I, **Geoffrey Douglas** ^{SI09J} *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section ~~6.45~~ **6.45** of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: 
 Accreditation number:

Consent Authority: **Newcastle City Council**
 Date of endorsement: **19 February 2019**
 Subdivision Certificate number: **2426**
 File number: **DA 2018 / 00463**

*Strike through if inapplicable.

Plans used in the preparation of survey / compilation.

D.P.237912
 D.P.541370
 D.P.1008183
 D.P.1009735
 D.P.1095836
 D.P.1226551

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE THE EXTENSION OF ARGYLE STREET TO THE PUBLIC AS PUBLIC ROAD.

IT IS INTENDED TO DEDICATE LOT 10 TO THE PUBLIC AS PUBLIC RESERVE.

If space insufficient continue on PLAN FORM 6A

Surveyor's Reference: 239716-DP-001-L
 2018M7100(296) PARTIAL SURVEY

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 2 OF 3³⁰ SHEET(S)

Registered:



01.03.2019

Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF LOT 2, 4 & 6
 D.P.1226551 AND LOT 1000 D.P.1095836**

DP1251435

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number: ... 9426

Date of Endorsement: ... 19. February 2019 ...

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO:

(A) CREATE:-


1. EASEMENT TO DRAIN WATER 2 AND 3 WIDE (A)
2. RIGHT OF ACCESS 3 WIDE (B)
3. EASEMENT FOR WASTE STORAGE 4 WIDE (C)
4. EASEMENT FOR AMENITIES 3.45 WIDE (D)
5. EASEMENT FOR ACCESS AND SERVICES VARIABLE WIDTH (E)
6. RIGHT OF ACCESS VARIABLE WIDTH (F)
7. EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES (APPROXIMATE POSITION) (G)

CLAUSE 60(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017				
LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY
5	3	MEREWETHER	STREET	NEWCASTLE
6	352	HUNTER	STREET	NEWCASTLE
7	9	ARGYLE	STREET	NEWCASTLE
8	280	HUNTER	STREET	NEWCASTLE
9	250	SCOTT	STREET	NEWCASTLE
10	150	SCOTT	STREET	NEWCASTLE
11	155	WHARF	ROAD	NEWCASTLE
12	130	SCOTT	STREET	NEWCASTLE
13	110	SCOTT	STREET	NEWCASTLE

If space insufficient use additional annexure sheet

Surveyor's Reference: 239716-DP-001-L
 2018M7100(296) PARTIAL SURVEY

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET SHEET 3 OF 3 SHEET(S)

Registered:  01.03.2019 Office Use Only

Office Use Only
DP1251435

PLAN OF SUBDIVISION OF LOT 2, 4 & 6
D.P.1226551 AND LOT 1000 D.P.1095836

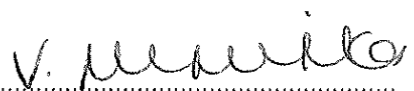
This sheet is for the provision of the following information as required:
• A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
• Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
• Signatures and seals- see 195D *Conveyancing Act 1919*
• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate Number: ... 9426
Date of Endorsement: ... 19 February 2019

HUNTER AND CENTRAL COAST DEVELOPMENT CORPORATION
as Registered Proprietors

SIGNED for and on behalf of **HUNTER AND CENTRAL COAST DEVELOPMENT CORPORATION**
ABN 94 688 782 063

by Michael Cassel (Chief Executive) without assuming any personal liability and in the presence of:


.....
Signature of witness


.....
Signature of Chief Executive

VALENTINA MISEVSKA
.....
Print Name of Witness (BLOCK LETTERS)

If space insufficient use additional annexure sheet

Surveyor's Reference: 239716-DP-001-L
2018M7100(296) PARTIAL SURVEY

Appendix I: Letter from Heritage NSW confirming listing of Segenhoe Flats on SHR, 2 July 2020

Our ref: DOC20/521176

Jeremy Bath
Chief Executive Officer
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

mail@ncc.nsw.gov.au

Dear Mr Bath

**Listing on the State Heritage Register:
Notice pursuant to 37(1)(a) of the Heritage Act 1977 (NSW)**

Item: Segenhoe Flats
Address: 50 Wolfe Street, Newcastle
SHR no: 02038

I advise that the Premier has, on the recommendation of the Heritage Council of NSW, directed the listing of the above-mentioned heritage item on the State Heritage Register (SHR). The listing, a copy of which is attached, was published on 26 June 2020 in NSW Government Gazette No. 132.

The item was listed due to its heritage significance to the people of the state of New South Wales. The details of the item, including the statement of significance, can be viewed on the SHR via the Heritage NSW website at: <https://www.heritage.nsw.gov.au/search-for-heritage/>.

Should you have any enquiries regarding this matter, please contact David Hoffman, Senior Heritage Operations Officer at Heritage NSW, on (02) 9873 8582 or david.hoffman@environment.nsw.gov.au

Yours sincerely



Ms Cheryl Brown
Manager
Regional Heritage Operations Northern
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

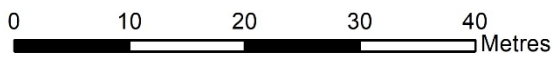
2 July 2020

Heritage Council of New South Wales



State Heritage Register - Segenhoe Flats
SHR 02038. Plan 3237
50 Wolfe Street, Newcastle

Gazettal Date: 26 June 2020









Scale: 1:500

Datum/Projection: GCS GDA 1994



Legend

-  SHR Curtilage
-  Land Parcels
-  Railways
-  Roads
-  LGAs
-  Suburbs

HERITAGE ACT 1977
NOTICE OF LISTING ON THE STATE HERITAGE REGISTER
UNDER SECTION 37(1)(b)
 Segenhoe Flats
 50 Wolfe Street, Newcastle
 SHR No 02038

In pursuance of section 37(1)(b) of the *Heritage Act 1977* (NSW), the Heritage Council gives notice that the item of environmental heritage specified in Schedule "A" has been listed on the State Heritage Register in accordance with the decision of the Premier made on 17 June 2020 to direct the listing. This listing applies to the curtilage or site of the item, being the land described in Schedule "B".

Heritage Council of New South Wales

SCHEDULE "A"

The item known as Segenhoe Flats situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Part SP 19837 in Parish of Newcastle, County of Northumberland shown on the plan catalogued HC 3237 in the office of the Heritage Council of New South Wales.

Reference number: (n2020-1938)

HERITAGE ACT 1977
ORDER UNDER SECTION 57(2) TO GRANT SITE SPECIFIC EXEMPTIONS FROM APPROVAL
 Segenhoe Flats
 50 Wolfe Street, Newcastle
 SHR No. 02038

I, the Minister administering the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, in pursuance of section 57(2) of the *Heritage Act 1977*, do, by this my order, grant an exemption from section 57(1) of that Act in respect of the engaging in or carrying out of any activities described in Schedule "C" by the owner, mortgagee, manager or lessee of the land described in Schedule "B" on the item described in Schedule "A".

The Hon. Gladys Berejiklian MP
 Premier
 Dated at Sydney, 26th Day of June 2020

SCHEDULE "A"

The item known as Segenhoe Flats situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Part SP 19837 in Parish of Newcastle, County of Northumberland shown on the plan catalogued HC 3237 in the office of the Heritage Council of New South Wales.

SCHEDULE "C"

RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)	
Exemptions	Reason/ comments
1. All Standard Exemptions	These cover a full range of activities that do not require Heritage Council approval, including Standard Exemption 7 which allows consideration of additional unspecified types of minor works for exemption.
2. All works permitted in the "Segenhoe – A guide for owners and residents".	
3. All works permitted in the By-Law 24 of the SP19837 Strata By-Laws (June 2019), provided the proposed works do not materially impact on the identified heritage values of the Segenhoe Flats.	

Government Notices

RECOMMENDED EXEMPTIONS UNDER SECTION 57(2)	
Exemptions	Reason/ comments
4. Works and activities associated with the maintenance and upkeep of landscaped gardens and grounds including mowing, tree surgery, removal or pruning of trees considered a danger to the public or considered necessary for the health of the tree.	
5. Maintenance, repair and renewal of existing paths, steps, garden edges, lighting, retaining walls, parking spaces and gates. The work will follow a 'like for like' approach to repair in terms of materials, paint schemes and planting types, where required.	
6. Works and activities associated with the maintenance repair and renewal of services, public utilities and upgrades of services and public utilities including communications, gas and electricity where it is demonstrated that they use existing conduits and fixings where possible these activities do not materially impact on the identified heritage values of the Segenhoe Flats.	
7. Works and activities associated with the ongoing surfacing and maintenance of roadways, verges, drainage, pedestrian pathways and steps where these do not materially impact on the identified heritage values of the Segenhoe Flats.	
8. Works and activities associated with the repair of damage to the landscape within the curtilage caused by storm or other weather events. The work will follow a 'like for like' approach to the repair in terms of materials, paint schemes and planting types.	
9. Works and activities associated with the day-to-day maintenance and repair of the buildings, provided these do not materially impact on the identified heritage values of the precinct.	
10. Works and activities associated with roof maintenance, repair and renewal. The work will follow a 'like for like' approach to repair in terms of materials and paint schemes.	

Reference number:(n2020-1939)

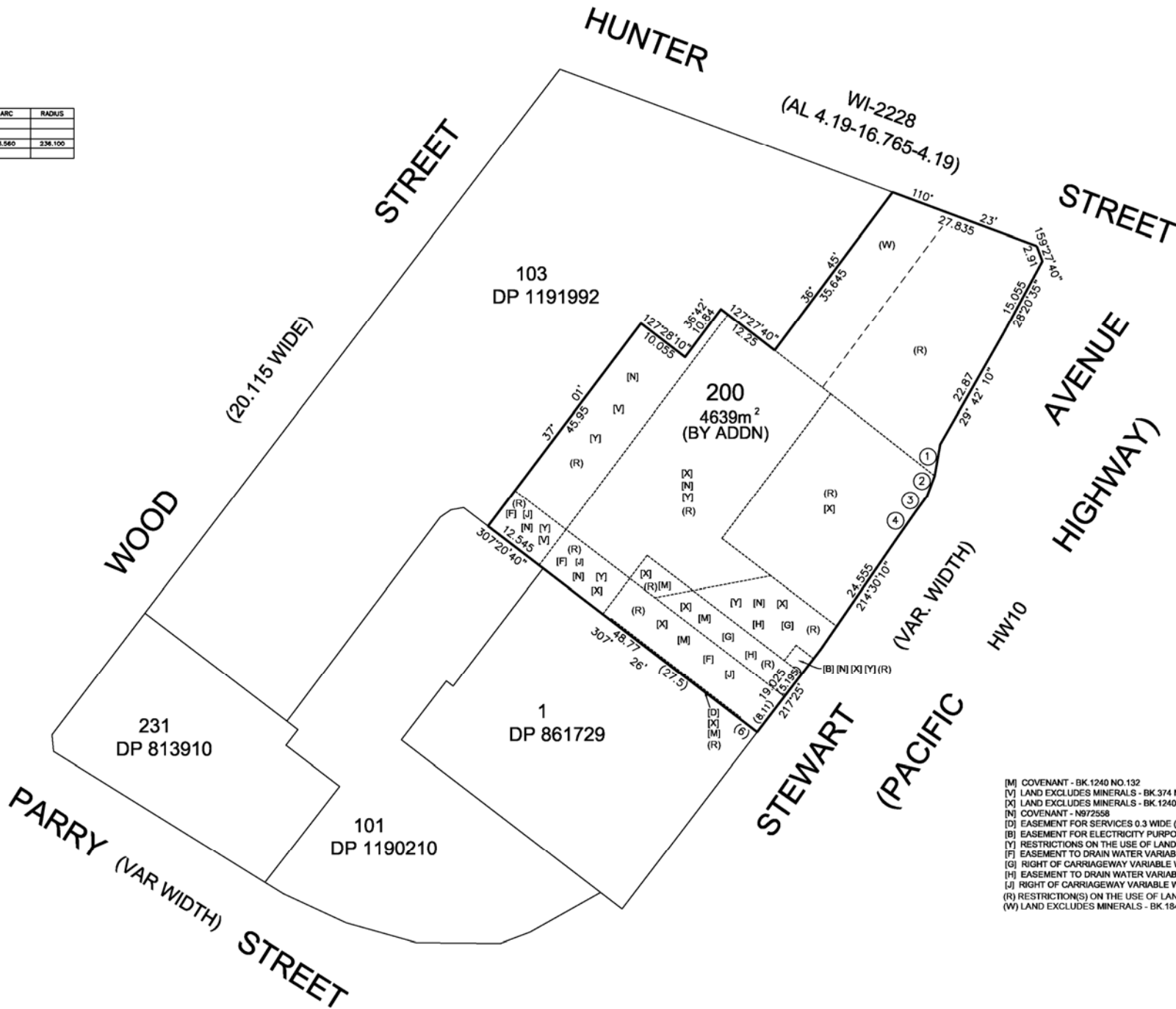


Reference number:(n2020-1940)

Appendix J: Plan of Subdivision of Lot 128 DP 773588 & Lot 20 DP 1217043, Registered 22.08.2016.



No	BEARING	DISTANCE	ARC	RADIUS
1	190°00'10"	5.785		
2	202°25'40"	3.885		
3	215°27'15"	3.560	3.560	236.100
4	215°07'50"	5.560		




- [M] COVENANT - BK.1240 NO.132
- [V] LAND EXCLUDES MINERALS - BK.374 NO.39
- [X] LAND EXCLUDES MINERALS - BK.1240 NO.132
- [N] COVENANT - N972558
- [D] EASEMENT FOR SERVICES 0.3 WIDE (DP861729)
- [B] EASEMENT FOR ELECTRICITY PURPOSES 3.5 WIDE (Y337257)
- [Y] RESTRICTIONS ON THE USE OF LAND Nos 2 & 3 (DP1190210)
- [F] EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1191992)
- [G] RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1191992)
- [H] EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1191992)
- [J] RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1191992)
- [R] RESTRICTION(S) ON THE USE OF LAND (DP1191992) (NO. 7, 8 & 9)
- [W] LAND EXCLUDES MINERALS - BK.184 NO.842

Surveyor: MURRAY JOHN DALTON
 Date of Survey: 21-06-2016
 Surveyor's Ref: CCS-1257_DP
 2016M7100 (383)Comp

PLAN OF CONSOLIDATION OF LOT 128
 DP 773588 & LOT 20 DP 1217043

LGA: NEWCASTLE
 Locality: NEWCASTLE WEST
 Subdivision No: N/A
 Lengths are in metres. Reduction Ratio 1:500


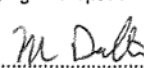
Registered
 22.08.2016

DP1222338

Box:e-DeX /Doc:DP 1222338 P /Rev:22-Aug-2016 /Prt:SC.OK /Pgs:ALL /Seq:1 of 3
 WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  22.08.2016</p> <p>Title System: TORRENS</p> <p>Purpose: CONSOLIDATION</p>	<p style="text-align: right;">Office Use Only</p> <p style="font-size: 2em; text-align: center;">DP1222338</p>
<p>PLAN OF CONSOLIDATION OF LOT 128 DP 773588 & LOT 20 DP 1217043</p>	<p>LGA: NEWCASTLE Locality: NEWCASTLE WEST Parish: NEWCASTLE County: NORTHUMBERLAND</p>
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown hereon have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, MURRAY JOHN DALTON CADENCE CONSULTING SURVEYORS of P.O.BOX 2367, DANGAR NSW 2309</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on:</p> <p>*(b) The part of the land shown in the plan (*being/*excluding*) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 28/6/2016</p> <p>Surveyor ID: 895</p> <p>Datum Line:</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p>*Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>
<p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/* Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Accreditation number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable</p>	<p style="text-align: center;">Plans used in the preparation of survey/compilation</p> <p>DP 773588 DP 1217043 DP 1191992 DP 861729</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: CCS-1257_DP 2016M7100 (383)Comp</p>
<p>Signatures, Seals And Section 88B Statements Should Appear On PLAN FORM 6A</p>	

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:



22.08.2016

PLAN OF CONSOLIDATION OF LOT 128
DP 773588 & LOT 20 DP 1217043

DP1222338

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate No:.....

Date of Endorsement:.....

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
200	12	STEWART	AVENUE	NEWCASTLE WEST

SPARTOHORI PTY LTD
ABN 60 124 439 158

.....
Nikolaos Politis
Director

.....
Marigo Politis
Director

Mortgagee under Mortgage No. AJ196987
AK266194
Signed at Charlestown NSW this 15 day of July
2016 for National
Australia Bank Limited ABN 12 004 044 937
by MICHELLE LEA SMITH
its duly appointed Attorney under Power of
Attorney No. 39 Book 4512

.....
Level 2 Attorney

Witness/Bank Officer

.....
JARROD GLOVER
ASSOCIATE

NATIONAL AUSTRALIA BANK

If space is insufficient use additional annexure sheet

Appendix K: Development application referral response letter to DA2016/2015 from Katrina Stankowski, NSW Office of Environment & Heritage, 22 July 2016



**Office of
Environment
& Heritage**

Level 6, 10 Valentine Avenue Parramatta NSW 2150 Locked Bag 5020 Parramatta NSW 2124 DX 8225 PARRAMATTA	Telephone: 61 2 9873 850 Facsimile: 61 2 9873 859 heritage@heritage.nsw.gov.au www.heritage.nsw.gov.au
---	--

TRIM Doc.s: DOC16/286392;
DOC16/357592
File no.: SF16/31083
Your ref: DA2016/2015

Mr David Lamb
Development Officer
Newcastle City Council
P.O. Box 489
Newcastle NSW 2300
By email: mail@ncc.nsw.gov.au

Dear Mr Lamb

DEVELOPMENT APPLICATION REFERRAL RE: ALTERATIONS AND ADDITIONS TO DWELLING – LOT B DP 420523 – 18 BINGLE STREET, THE HILL, NEWCASTLE – FORMER AA COMPANY COAL PIT C ENGINE HOUSE – ST RONANS.

I refer to your letter received 10 June 2015, citing a referral of an integrated development application for this site. The Heritage Division understands the matter of an environmental protection license under the *Protection of the Environment Operations Act 1977* is the reason this matter is integrated development.

However, as the subject site is not listed on the NSW State Heritage Register and the Division has no record of it being subject to a current or past nomination for State Heritage Register. There is also no application for an Interim Heritage Order for this site to date. It is noted that the site is listed on the Newcastle Local Environmental Plan 2012 as a heritage item (555) 'St Ronans' and its statement of significance indicates it 'contributes to the state heritage significance of the wider AA Company group listing'.

The Heritage Division understands that as a local heritage item, the question of the suitability of the proposed development rests with Council to determine. However, it may be appropriate to consider whether there is potential for historical archaeological relics which may be harmed by any potential excavation proposed to facilitate this development. If excavation is proposed, the Heritage Division recommends the Applicant undertake an historical archaeological assessment to assess this potential resource and the impact to it from the proposed development activity. This assessment should be prepared by a suitably qualified and experienced historical archaeologist. If there is potential for relics (which has local or state significance) to be present on the site and they may be harmed by the proposed activity, an approval under sections 139(4) or 140 of the *Heritage Act 1977* would be required prior to any ground disturbance works. Compliance with any conditions on such an approval under the *Heritage Act 1977* would also be required.

If you have any further enquiries regarding this matter, please contact Stuart Read, Heritage Division, Office of Environment and Heritage on telephone: (02) 9873 8554 or by e-mail at stuart.read@environment.nsw.gov.au.

Yours sincerely

22/07/2016

Katrina Stankowski
Acting Manager Conservation
Heritage Division
Office of Environment & Heritage

Appendix L: Heritage Impact Statement, Landscape Management Plan & Archaeological Excavation Reports for 3 Murray Dwyer Circuit, Mayfield West



Steel River Subdivision

3 Murray Dwyer Circuit

Mayfield West NSW 2304

Heritage Impact Statement

13/950 Issue D | January 2014

Nominated Architect: Linda Babic, NSW ARB 6869, AIA

173 Russell Road, New Lambton NSW 2305 ABN: 13 969 355 650

T | 02 4957 8003 F | 02 4957 8004 E | mail@heritas.com.au W | heritas.com.au

1 Introduction

1.1 Background

This report represents an assessment of heritage impact for subdivision of land located within the Steel River Industrial Estate, on two sides of Murray Dwyer Circuit, Mayfield West, NSW. It was prepared by Linda Babic, B.A., B.Arch., M.Herit.Cons. for Steel River Pty Ltd.

The allotment contains a remnant garden, which is listed as a heritage item under State Environmental Planning Policy (Major Development) 2005 - Schedule 3. This report considers the impact of the proposed subdivision on the significance of the remnant garden, and on any other assessed significance of the site.

The background information on the site is taken directly from previous documents related to earlier investigations, namely *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle* (Bonhomme Craib & Associates/Sue Rosen Pty Ltd, 1996), *Steel River Project: Tourle Street Site, Archaeological Excavation Report* (Godden Mackay Logan, 2000), *Tourle Street, Newcastle, Archaeological Excavation* (Godden Mackay Logan, 2000), and *Kooragang Wetland Rehabilitation Project* (Williams, Watford & Balashov, 2000).

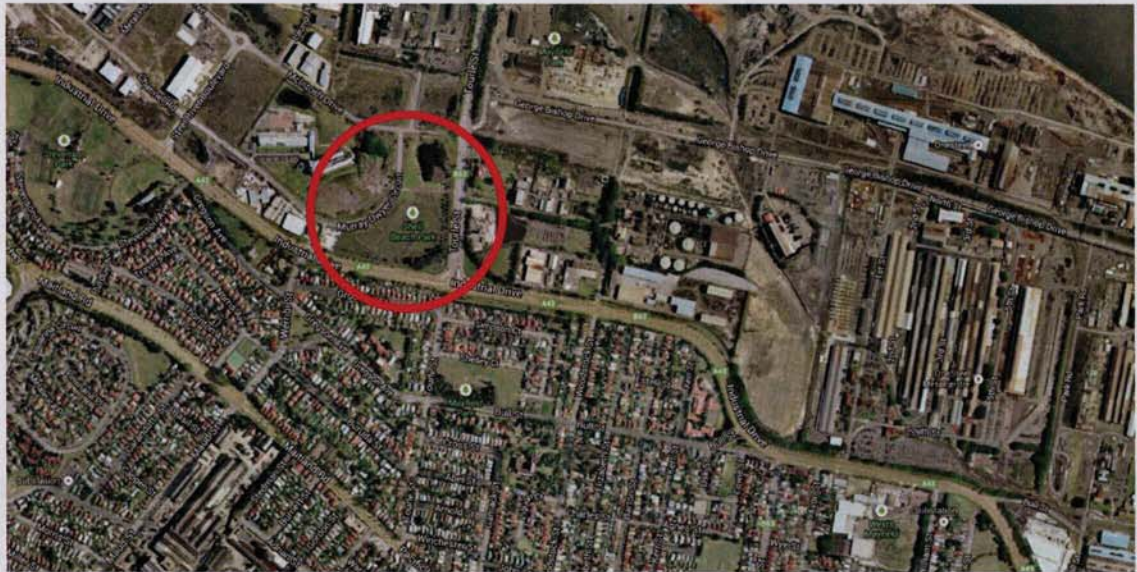


Figure 1
Location of the subject site, corner of Industrial Drive and Tourle Street, Mayfield West, shown highlighted.
source: Google Maps

Minor stormwater drainage works are proposed for the lots to the east of Murray Dwyer Circuit only, in order to drain stormwater toward Tourle Street.¹

¹ Personal communication from Monteath & Powys, 19 December 2013.



Figure 2

The proposed subdivision on Lot 51 DP 270249 into 10 lots. The heritage listed remnant garden is believed to be located on proposed lots 101 and 102. source: Monteath & Powys

1.2 Methodology

This report has been undertaken in accordance with the requirements of the Australia ICOMOS Burra Charter (2013), and the guidelines given in the documents Assessing Heritage Significance (2001) and Statements of Heritage Impact (2002) as issued by the NSW Heritage Council.

1.3 Limitations, Constraints and Comments

Vegetation overgrowth on the site restricted the investigation of onsite features.

This Statement of Heritage Impact does not address development of the land. Proposals for landscape and/or building works and the like must be assessed independently based on specific details.

1.4 Document Status

The current status and history of this document is described in the following table.

Issue	Date	Notes/Revisions
Issue A	19 December 2013	issued for initial client review
Issue B	22 January 2014	issued for client review
Issue C	23 January 2014	issued for DA submission
Issue D	28 January 2014	issued for DA submission, with amendments

2 History²

2.1 Introduction

The history of the greater site has been researched for initial subdivision of the Steel River Industrial Estate in the mid-1990s, with further archaeological research undertaken in 2000. The scope of the current assessment has not allowed for any further historical investigation, and is based on the established research, which is outlined below taken directly from the above sources.

The occupation history of the site can be divided into five distinct phases:

- 1 John Laurio Platt's farm 1822 - 1836
- 2 The Australian Agricultural Company (AA Co) superintendent's house 1836 - 1933
- 3 The Catholic Church orphanage 1933 - 1973
- 4 BHP Refractory Service 1969 - 1999
- 5 Steel River Industrial Estate development 2000 - present



Figure 3
Aerial view of the subject site.
source: Google Maps

² The history presented here is taken directly from the documents detailed in section 1.1.

2.2 Timeline History

- 1822 John Laurio Platt occupies the site for farming and milling.
- 1823 John Laurio Platt granted 2000 acres (including area of the subject site)
- 1829 Platt's land contained dwelling house and kitchen, windmill, granary and barn, store house and dairy, and stable and sheds.
- 1836 John Laurio Platt dies.
- 1838 AA Co purchases Platt's land.
- 1875 AA Co constructs a brick dwelling on the site for their General Superintendent, Jesse Gregson.
- 1901 Brick dwelling destroyed by fire.
- 1902 AA Co constructs a second, more substantial dwelling for the Superintendent.
- 1904 2 acres of the site resumed and declared a public park (Shell Beach Park)
- 1933 The AA Co dwelling and surrounding 43 acres acquired by the Bishop of Maitland for use as an orphanage for boys. The land was also used for farming, including a piggery, cows, orchard and vegetable gardens.
- 1936 Extension constructed to the orphanage.
- 1938 Second extension constructed to the orphanage.
- 1940 BHP purchased 11 acres of the orphanage land.
- 1940s During WWII, orphanage evacuated and used by the Army. Orphans returned in 1946.
- 1950 BHP acquired 257 acres, including Platt's Channel. Commencement of the filling of Platt's Channel by BHP, eventually distancing the river bank from the original AA Co. dwelling site.
- 1951 New wing to orphanage constructed, to accommodate boys from England recovering from the War.
- 1969 BHP purchased an additional 25 acres of land and demolished the AA Co. dwelling. The eastern portion of Platt's Channel had been infilled.
- 1970s Remaining orphanage buildings on the site were owned and in use by BHP Refractory Service. Former two storey orphanage building later used as the BHP Health & Fitness Centre (c1990).

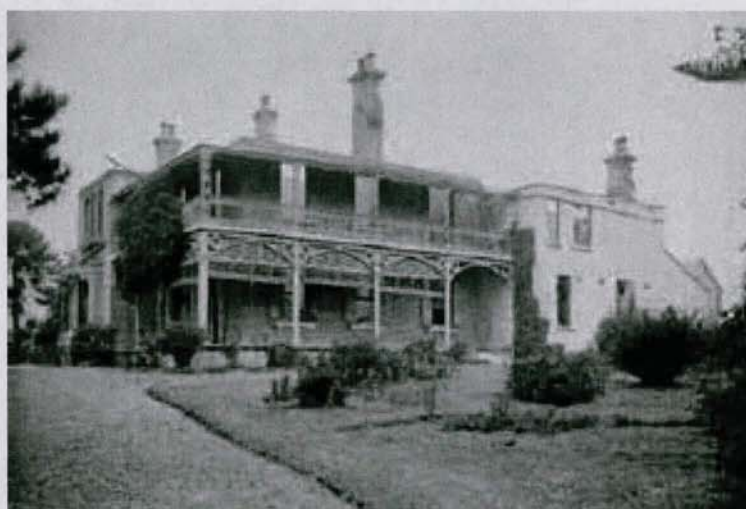


Figure 4
The AA Co dwelling occupied by Superintendent Jess Gregson, n.d. however believed to date from ownership by Catholic Church
source: www.clan.org.au

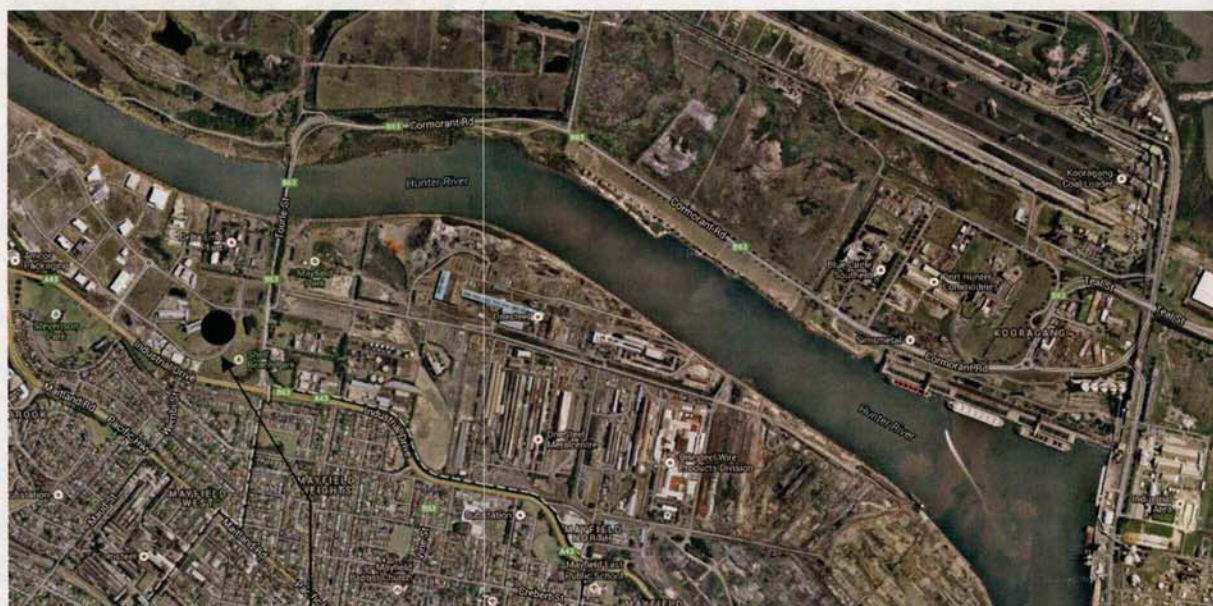
3 Existing Fabric

3.1 Context

The site is located on the eastern edge of Steel River Industrial Estate, and is the last of the land within the precinct to be subdivided for sale. The subject site is located on the corner of two main thoroughfares - Industrial Drive and Tourle Street - and is within an industrial context. Residential development exists across Industrial Drive to the south, although this fronts the residential Groongal Street further south.

The built industrial fabric of the context is varied, but is predominantly of concrete 'tilt-up' construction.

The researched history of the site shows how the physical nature of the site has changed, most notably at the filling in of part of the Hunter River - the section known as Platt's Channel - in the 1950s. The site that was once a riverside home with views across the Hunter River is now distanced from the water and surrounded by industrial development and busy roads.



subject site

Figure 5

The greater context of the site, showing industrial use on either side of the river, and residential use to the south, below Maitland Road.

source: www

3.2 Existing Landscape & Fabric

The landscape of the site is overgrown, however is also known to contain remnant plantings linked to the historical occupation by Platt and/or the AA Co. A substantial Cook Island Pine exists to the west of the junction of Murray Dwyer Circuit and McIntosh Drive, along with two seedling pines.

Visible ground surface fabric includes various concrete slabs, remnant brick and, most notably, a substantial amount of sandstone footing material believed to be from the AA Co occupation phase (1836 - 1933). The layout of a domestic ornamental garden is still evident to the north of these sandstone footing remnants. Also visible on the site are various concrete slabs likely dating to the orphanage extensions and the later use of the site by BHP.



Figure 6
View looking north, showing (overgrown) sandstone footing, and Cook Island pine plus seedlings in background.
source: Heritas December 2013

The remnant in-ground fabric has been thoroughly investigated by archaeological excavation, including through the use of ground penetrating radar. The conclusion of the archaeological investigations by Godden Mackay Logan (2000) are stated in their report, as follows.

'The recent archaeological excavations at the Steel River Project Tourle Street site revealed an intact outline of the Gregson House, evidence by sandstone and brick footings. A stable and WC complex were also discovered and recorded.

'The house and outbuilding foundations have been severely truncated by later works and it is evident from testing, that archaeological deposits related to that period are minimal if they exist at all.'

A study of the remnant garden, undertaken in December 2013 by Moir Landscape Architecture, states 'the remaining vegetation on the site has been left, unmanaged for an extended period of time, resulting in an overgrown, inaccessible thicket which forms part of the framework of what is considered to be the remnant garden.'³ Tree species observed at the time of the study include African Olive, Bamboo, Cook Pine, Coral Tree and Small Leaved Privet.

³ Moir Landscape Architecture, Proposed subdivision Lot 51, DP 270249 Murray Dwyer Circuit, Steel River, Mayfield, Landscape Management Plan, Issue B, 21.1.2014, p8.

4 Existing Listings

State Environmental Planning Policy (Major Development) (2005) lists the remnant garden as a heritage item.

The Cook Island Pine was submitted for registration on the Register of Significant Trees under the Newcastle Division of the National Trust in 1991, however this register is not a formal classification, and is no longer maintained by the National Trust of Australia (NSW).

The place is not known to be listed on any other statutory or non-statutory heritage lists.

5 Comparative Discussion

5.1 Overview

By comparing places of similar age, style, and scale the relative rarity or representativeness of an item can be more confidently determined. Such an analysis is based on the assessment criteria given by the NSW OEH, Heritage Branch related to rarity and representativeness, and on knowledge of existing similar places.

The site is multi-faceted, and therefore requires comparison on several levels.

- It was the site of John Platt, believed to be Newcastle's first free settler - comparisons for which are difficult.
- It was the chosen site of residence for the Superintendent of the AA Co., at a time when the company's operations were becoming more centred in Newcastle, hence the relocation of the place of residence from Port Stephens.
- It was the site of a Catholic orphanage that operated for over 30 years.
- It was a part of the greater BHP steel-making operations in Newcastle.

The existing recorded archaeology of the site dates from c1875, and is not considered rare based solely on its age. Many dwellings from this period are extant throughout Newcastle. However, the location and the purpose of this AA Co. dwelling can be considered rare.

No known site in Newcastle is known to hold a similar varied history related to the development of the city, demonstrated by its history related to agriculture, coal mining, social welfare, steel making and recreation. The State historical themes associated with this site are all central themes to the development of Newcastle.

6 Significance Assessment

6.1 Assessment

The NSW heritage assessment guidelines broadly encompass four possible values of heritage significance:

1. historical significance,
2. aesthetic significance,
3. research/technical significance, and
4. social significance.

These four values are encompassed into a list of seven more detailed assessment criteria which specifically address key areas of possible significance. An item will be considered to be of significance if it meets one or more of the following criteria.

The significance of the site was assessed as part of the 1996 study undertaken by Bonhomme Craib & Associates/Sue Rosen Pty Ltd, and is restated here. Archaeological investigations subsequent to the 1996 study and information available from University of Newcastle Archives give further weight to the significance of the site, and the conclusions drawn have enhanced the assessment given below. It is also noted that the definition of a relic under the NSW Heritage Act has been amended since the 1996 assessment, and is now defined as 'any deposit, artefact, object or material evidence that:

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- b) is of State or local heritage significance.'

Historical Significance

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

- The area is significant because of its association with one of the first free settlers (and possibly the first settler) in the area after Newcastle and the Hunter Valley were opened up for settlement. Its subsequent association with the Australian Agricultural Company and in the twentieth century with BHP, both major players in the development of the area, also contributes to its historic value.⁴
- The area and its history demonstrates the evolution of its cultural history from Aboriginal occupation; through European settlement, including European utilisation of natural resources and Aboriginal middens, to milling and coal mining; its use as a scenic and recreation area; and its subsequent aesthetic devaluation due to industrial development

⁴ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p46.

and, in the 1950s, the infilling of Platt's Channel.⁵

- Its association with the social welfare work of the Catholic Church, providing care for orphaned children in the region.
- The topography of the top of the hill, in the location of the footing remnants, is the only location within Steel River that is largely unaltered from its original form.
- The existing Cook Pine is historically associated with the former use of the site as a dwelling.

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

- Its association with John Laurio Platt, one of the first free settlers (possibly the first free settler) in the region.
- Its association with Jesse Gregson, Superintendent of the AA Co. for 30 years.

Aesthetic Significance

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

- The Cook Pine is an established local landmark.

Social Significance

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.

- Recreational activities associated with the creation of part of the site as Shell Beach Park, which was used as a place of recreation.⁶
- Depression era experiences of the unemployed.⁷

⁵ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p46.

⁶ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p46.

⁷ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p46.

- Links with child welfare, particularly British child immigrants, from the 1930s to the 1970s - this is within living memory for many.⁸
- The colonial historic significance of the place has been recognised by Newcastle historians from at least the 1930s.⁹

Research/Technical Significance

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

- The portion of the site on which Platt's house and mill were located and under which early coal mining was undertaken and where the AA Company's superintendent's house was located is significant because of its archaeological and research potential.¹⁰
- The archaeological significance of the site was subsequently assessed in the work undertaken by Godden Mackay Logan (2000), and is given thus:

'The archaeological significance of the remains is low to medium. Much of the information revealed during the archaeological work was available from historical sources.

'This level of significance does not require the retention of any of the archaeological remains in situ.

'However the nature of the occupation of the site after the Gregson period was partly revealed during the work. This material provides information available from no other resource.

'Material from the Platt period, should it be present elsewhere on the site, is still of exceptional significance.¹¹

- Despite the comment in the Godden Mackay Logan report, which is based on an excavation of a limited area around the AA Company's former dwelling, the future research potential of the site in relation to the early history of Newcastle's coal beginnings and port, cannot be denied.

⁸ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, February 1996, p46.

⁹ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, February 1996, p46.

¹⁰ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, February 1996, p46.

¹¹ Godden Mackay Logan, *Archaeological Excavation Report, Tourle Street, Newcastle*, April 2000, p31.

Rarity

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

- Its links with one of Newcastle's and the Hunter Valley's first free settlers and because of its assessed potential to retain archaeological remains from that period. Its rarity is enhanced by the sites amenability to the interpretation of the evolution of the area and its ability to demonstrate its phases of development.¹²

Representativeness

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

- The site is representative of the historic development along the Hunter River in outer Newcastle. The documentary evidence in conjunction with the total remaining physical evidence on the site (including the landscape) can contribute to an understanding of the natural attributes of the Newcastle area and their evolution in response to the development of the area since European occupation.¹³

¹² Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p47.

¹³ Bonhomme Craib & Associates/Sue Rosen Pty Ltd, An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle, February 1996, p47.

6.2 Significant Historical Themes

The site demonstrates various historical themes as identified in the New South Wales Historical Themes (2001) as initiated and developed by the Heritage Council of NSW, including:

NSW State Theme		Demonstrated by
3.	Agriculture	use of the site by Pratt for domestic agriculture, and milling
3.	Environment - cultural landscape	manipulation of the site by various occupants
3.	Mining	small mining of site by original occupant Pratt; later residential use by mining company AA Co.
4.	Accommodation	use of the site for individual residential dwelling from 1823 (Pratt) to 1933 (AA Co.), and following orphanage use by Catholic Church 1933-1969
6.	Educating	use of the site by Catholic Church to school orphans living on site, as well as day students
7.	Defence	use of the site during WWII by Army
7.	Welfare	use of the site between 1933 and 1969 for orphanage
8.	Domestic Life	use of the site for individual residential dwelling from 1823 (Pratt) to 1933 (AA Co.), and following orphanage use by Catholic Church 1933-1969
8.	Religion	association with occupation and development of the site between 1933 and 1969 by the Catholic Church
9.	Persons	association with first/early free settler John Laurio Platt; association with AA Co. Superintendent Jesse Gregson

7 Statement of Significance

The 1996 Assessment of Historical and Archaeological Values presented a statement of significance for the site, which is still valid today. Curiously though, the statement does not recognise any significance associated with the use of the site as an orphanage, a phase which lasted for over 30 years. Accordingly, the following statement of significance for the place is a combination of that given by Bonhomme Craib & Associates/Sue Rosen Pty Ltd and a current understanding of the site, post-archaeological investigation (Godden Mackay Logan, 2000).

'The site is regionally culturally significant because of its regional historic associations with one of the first free settlers at Newcastle and in the Hunter Valley; because of its historic associations with the Australia Agricultural Company; and because of the early industrial activities (milling and coal mining) undertaken there. The site may have research significance because of its potential as an archaeological site and its capacity to reveal information concerning the activities of one of Newcastle's first free settlers. The site has social value because of its historic links with major historic phases of Newcastle's history from free settlement through the AA Company's occupation; as a picnic and recreation area valued for its aesthetic amenity; as a site linked with the Great Depression and WWII and latterly its links with BHP.¹⁴

The site is historically and aesthetically significant for the established Cook Pine believed to be part of the ornamental garden associated with the AA Company residence occupied by Jesse Gregson, and for the largely unaltered topography of the natural hill where this dwelling once stood and a substantial amount of sandstone footings remain. The later and expanded use of the site by the Catholic Church as an orphanage is also represented by remnant footings and slabs of more recent buildings, some of which hold significance.

¹⁴ Bonhomme Craib & Associates and Sue Rosen Pty Ltd, *An Assessment of Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, 1996, p47.

8 Statement of Heritage Impact

This is a statement of heritage impact for:

Proposed subdivision of the land known as Lot 1, DP 270249 located within the Steel River Industrial Estate, Mayfield West, NSW 2304. The proposal is for subdivision of the land into 10 lots, and includes minor earthworks for stormwater drainage.

Date:

January 2014

Reference:

The site contains a heritage item (remnant garden) defined under the State Environmental Planning Policy (Major Development) 2005 - Schedule 3.

The material upon which this statement has been based is the following documents:

- Site Survey, Proposed Subdivision of Lot 51, DP 270249 Steel River, Mayfield, Rev 3, Sheet 1, Monteath & Powys Pty Ltd.
- *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, Bonhomme Craib & Associates and Sue Rosen Pty Ltd, February 1996.
- *Archaeological Excavation Report, Tourle Street, Newcastle*, Godden Mackay Logan, April 2000.
- *Archaeological Excavation, Steel River Project: Tourle Street Site*, Godden Mackay Logan, November 2000.
- Moir Landscape Architecture, *Proposed Subdivision Lot 51, DP 270249 Murray Dwyer Circuit, Steel River, Mayfield, Landscape Management Plan*, unpublished report for Steel River Pty Ltd, January 2014.

Prepared by:

Heritas Architecture (Linda Babic, B.A., B.Arch., M.Herit.Cons.)
173 Russell Road, New Lambton, NSW 2305, (ph) 4957 8003.

Prepared for:

Monteath & Powys, 125 Bull street, Newcastle NSW 2300, as agents for Steel River Pty Ltd.

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

- There are no proposed works to known relics or landscape items for the current proposal of subdivision. Some ground work to enhance stormwater drainage on the site will occur on the lots to the east of Murray Dwyer Circuit only.
- The existing Murray Dwyer Circuit preserves the topography of the land around the heritage focus of the AA Company dwelling remnants and Cook Pine.
- The subdivision boundaries to lots 101-104 allow known remnant fabric, including the Cook Pine, the AA Company dwelling, and the orphanage extension, to be contained within lots (and not crossing boundaries).

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

- The exact extent of archaeological remnants on the site is not clear. Although a substantial amount of sandstone footing from the AA Company dwelling has been uncovered in relation to the 2000 archaeological excavation (and that fabric has been recently surveyed by Monteath & Powys), further fabric may still exist.

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

- None noted.

The following recommendations are made:

- Retention of the AA Company dwelling remnants and the mature Cook Pine (and smaller established Cook Pines adjacent) within one allotment.
- Retention of the Cook Pine trees and implementation of the tree management recommendations detailed in the 2014 report by Moir Landscape Architecture (refer to bibliography).

Bibliography

Bonhomme Craib & Associates and Sue Rosen Pty Ltd, *An Assessment of the Historical and Archaeological Values of BHP Land at Tourle St., Newcastle*, unpublished report for BHP Newcastle, February 1996.

Godden Mackay Logan, *Archaeological Excavation, Steel River Project: Tourle Street Site*, unpublished report for Bonhomme Craib & Associates and the NSW Heritage Council, November 2000.

Godden Mackay Logan, *Archaeological Excavation Report, Tourle Street Newcastle Historic Site*, unpublished report for Bonhomme Craib & Associates, April 2000.

Moir Landscape Architecture, *Proposed Subdivision Lot 51, DP 270249 Murray Dwyer Circuit, Steel River, Mayfield, Landscape Management Plan*, unpublished report for Steel River Pty Ltd, January 2014.

NSW Catchment Management Authority Hunter-Central Rivers, *A list of dates relevant to the change of wetland habitats at Kooragang Island and elsewhere in the lower Hunter River*, www.hcr.cma.nsw.gov.au.

PROPOSED SUBDIVISION

Lot 51, DP 270249

Murray Dwyer Circuit, Steel River, Mayfield



Prepared for:

STEEL RIVER Pty Ltd

Revision: B - 21.01.14

Prepared by:



**Moir
Landscape
Architecture**

120 Elder Street | PO Box 81 Lambton NSW 2299
Phone(02)4957 2400 Fax (02)4957 4400
admin@moirlandscapearchitecture.com.au
www.moirlandscapearchitecture.com.au

LANDSCAPE MANAGEMENT PLAN

Contents

1.0	INTRODUCTION	p.3
	1.1 Background	p.3
	1.2 Purpose of the report	p.3
2.0	THE SITE	p.4
	2.1 Site Description	p.4
3.0	THE PROPOSAL	p.5
	3.1 Description of the proposal	p.5
4.0	HERITAGE ASSESSMENT	p.6
	4.1 Site History	p.6
	4.2 Significance	p.6
5.0	DISCUSSION	p.8
	5.1 Existing Vegetation	p.8
	5.2 Remnant Gardens	p.10
	5.3 Tree Species	p.11
6.0	RECOMMENDATIONS	p.12
	6.1 Recommendations	p.12
7.0	TREE MANAGEMENT	p.13
	7.1 Management of Retained Cook Pines	p.13
8.0	BIBLIOGRAPHY	p.14
	APPENDIX 1 Tree Protection Specification	p.15

1.0 Introduction

1.1 Background

Moir Landscape Architecture Pty Ltd have been commissioned by Steel River Pty Ltd to prepare a Landscape Management Plan that deals with the protection, enhancement and ongoing maintenance of the 'Remnant Gardens' associated with the former ownership and uses of The Site located at Murray Dwyer Circuit and afforded Local Heritage Significance.

A desktop review of the available literature, specific to the site, was undertaken in the preparation of this report. The reports collectively provide a detailed account of The Site and its history. The historical inventory focuses primarily on the built environment and its occupancy with little reference to the natural or garden landscape. Cultivated crops and agricultural ventures undertaken by John Laurio Platt are documented however planting associated with the garden surrounding Gregson House (a later addition) receive little mention.

The report includes a summary of the key aspects of relevant reports and assessments prepared for The Site as well as local and state government legislation, Development Control Plans (DCP) and relevant standards and guidelines.

1.2 Purpose of the report

The purpose of report is to assess the heritage significance of the remnant garden and to provide advice on how its key values and character could be managed in the context of the proposed works.

Options available for managing the existing remaining vegetation on The Site are discussed and evaluated in this report. The remaining vegetation forms a small part of what was likely to be a more substantial landscaped garden. The fact that the majority of the species present on The Site are major environmental weeds places a number of constraints on the retention and future management of the remaining vegetation.

A balance of vegetation removal and retention would secure the best long term outcome in terms of identified heritage, cultural and environmental values and ongoing management of The Site. The report provides detailed recommendations for the retention of identified significant trees and selective removal of environmental weeds located within The Site.

2.0 The Site

2.1 Site Description

The Site for the purposes of this report focuses on the area of land formerly occupied by Gregson House, and later the Murray Dwyer Orphanage. The Site is located on a prominent rise referred to as the natural hill and located on land north west of the Industrial Drive - Tourle Street intersection and south of the Hunter River.

The area of land containing the footings of the former house and the Remnant Garden is bound by Murray Dwyer Circuit to the east and south, the CSIRO Energy Centre to the west and McIntosh Drive to the north.

Grass coverage is dense and existing trees are concentrated on land immediately north of the former house. A detailed description of the existing vegetation on The Site is provided in Section 5.0 of this report.

The land currently forms part of the Steel River Industrial development and it is proposed that the site and surrounding land be subdivided for these industrial purposes.



Figure 1. Site Locality Plan (Source: Six Maps).

3.0 The Proposal

3.1 Description of The Proposal

It is proposed to subdivide the existing lot (Lot 51 DP 27000249) into a 10 lot Torrens title industrial subdivision with any associated works and infrastructure. Easements for water, electricity, industrial services and drainage are identified on the proposed plan (See Figure 2).

The majority of the proposed lots are rectangular, with the exception of two on the inside bend of Murray Dwyer Circuit. Each lot will have frontage to Murray Dwyer Circuit and some are bounded by Tourle Street and Industrial Drive. No direct access is proposed to these classified roads.

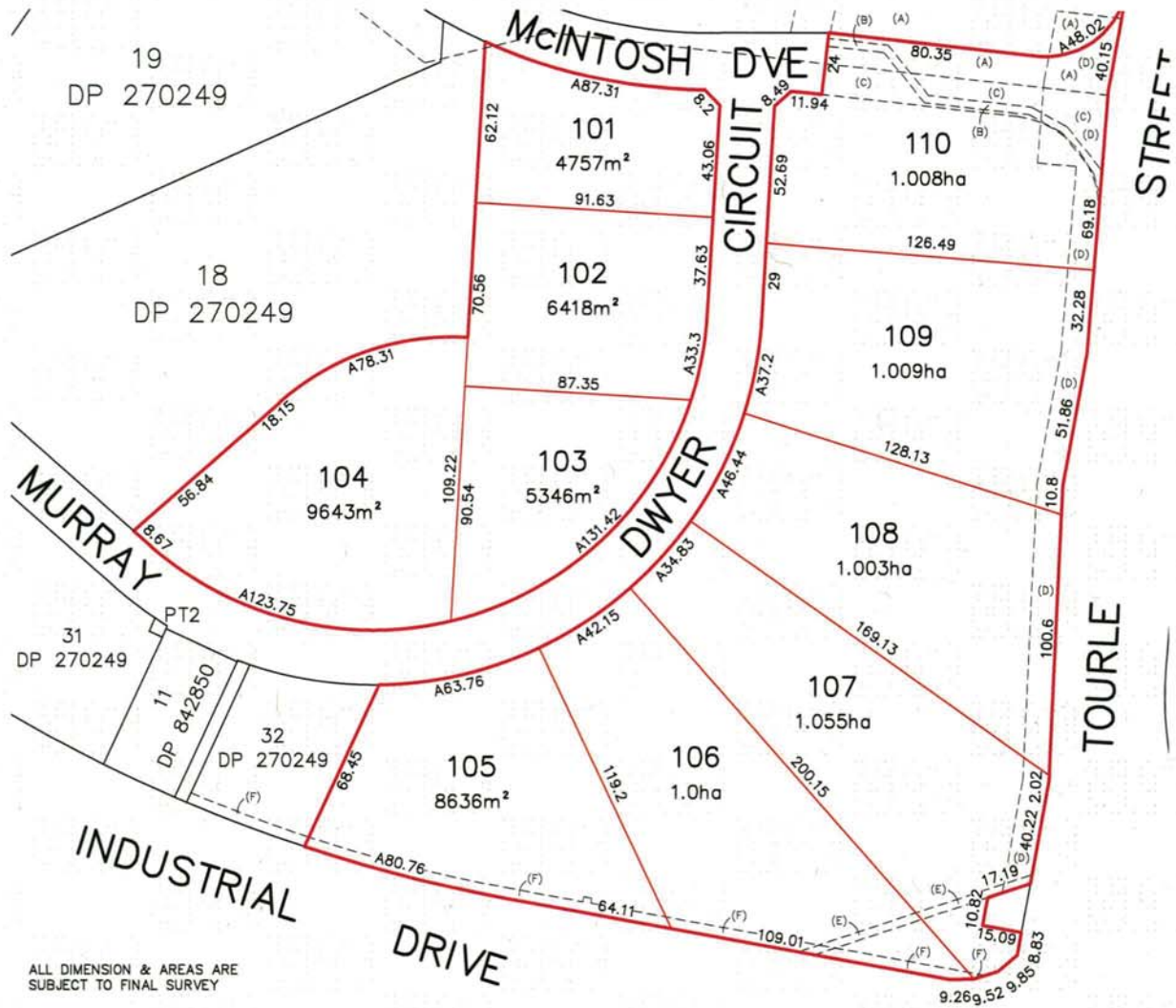


Figure 2. The Proposal (Source: Monteath and Powys).

4.0 Heritage Assessment

Discussion as part of this section of the report focuses on the Remnant Garden, the relationship of the existing trees to the former house and the landscape setting they form part of. Although the focus is on the Remnant Garden it is important to mention the heritage values of the property as a whole, a summary of which is provided below.

4.1 Site History

The historical research establishes the main characteristics of the occupants of The Site. Four major phases of occupation have been documented. These are:

1. John Laurio Platt's Farm 1822-1836.
2. The Australian Agricultural (AA) Company houses 1836-1933.
3. The orphanage structure 1933-1973.
4. BHP use 1969-Present.

According to Godden Mackay Logan (2000) European reshaping of the floodplain area (and Orphanage Hill) had already begun in around 1822 with clearing of ground for temporary buildings. In 1822 John Laurio Platt occupied the river side site for the purposes of farming and milling. In 1823 he was granted 2000 acres, including the area of the subject site. Some 30 acres of wheat were planted but, due to a shortage of labour, cultivated areas were overrun with weeds by 1825. Platt died in 1836.

In 1838 Platt's Estate was brought by the Australian Agricultural Company. In 1875 the Australian Agricultural Company erected a Superintendent's House. Bonhomme Craib and Associates (1996) states 'by August 1876 Gregson, the AA Company's Superintendent, had moved into the house which was a very comfortable one and is charmingly situated on a slight elevation overlooking the Hunter River. The house was destroyed by fire in 1901 and was rebuilt as before in 1902.

By the early twentieth century the mill paddock and river bank became a popular picnic and recreation area. It is understood that establishment of gardens likely followed Platt's Phase.

In 1993 the house and surrounding land were acquired by the Roman Catholic Diocese of Maitland who established the Murray Dwyer Orphanage which was run by the Daughters of Charity of St Vincent de Paul. By 1939 the orphanage ran a piggery, orchards and a large vegetable garden. The physical nature of the river has been modified including the filling of a section known as Platt's Channel in the 1950s.

The estate was purchased in stages by BHP between 1940 and 1969. The house was purchased by BHP in 1969 and was demolished in 1970.

4.0 Heritage Assessment

4.2 Significance

The top of the remaining natural hill (the subject of this report) retains footings of Gregson House (1865) which was later occupied by the Murray Dwyer Orphanage and more recently by BHP (Bonhomme Craib and Associates, 1996). This is believed to be the only part of the Steel River site which retains its original topography.

It is also understood that the archaeological excavations did not locate any cultural material relating to occupation of the site associated with the first European occupant of the site J.L. Platt (1822-1840).

As much of the infrastructure (the Gregson House and associated buildings) has been demolished and only the footings remain the existing vegetation and natural topography are the few remaining historical elements on The Site.

Within the historical reports there is little mention of any gardens or significant trees related to The Site or house. The 'Remnant Garden' is listed as a heritage item under State Environmental Planning Policy (Major Development 2005) - schedule 3 (Heritas, 2013).

Bonhomme Craib and Associates (1996) states 'the distinctive Cook Island Pine within the grounds of the site was placed on the National Trust Register of Significant Trees in 1991'. However this register is not a formal classification and is no longer maintained by the National Trust of Australia, NSW (Heritas 2013). The tree is primarily of historical significance due to its age, its association with the former occupancy of The Site and its location on top of the natural hill providing a landmark element for The Site.

5.0 Discussion

5.1 Existing Vegetation

It is evident that the remaining vegetation on The Site has been left, unmanaged for an extended period of time. This has resulted in an overgrown, inaccessible thicket which forms part of the framework of what is considered to be the Remnant Garden. All major vegetation remaining is located on the northern side of the former house. All other areas appear to have been cleared and are dominated by tall, dense grasses and pioneering species such as Wattles.

Remaining vegetation on The Site varies in its size, age, condition, health and species mix. Of the species present the majority are environmental weeds, the exception being the Cook Pines.

Tree species observed as part of the Remnant Garden include:

- African Olive (*Olea europea ssp. cuspidata*).
- Bamboo (*Bambusa sp.*).
- Cook Pine (*Araucaria columnaris*).
- Coral Tree (*Erythrina X sykesii*).
- Small Leaved Privet (*Ligustrum sinense*).

As previously mentioned the age of the vegetation is unknown. The general arrangement and species present provides clues to the reason why some of the species were planted. The African Olives and Small Leaved Privet occur in a linear formation forming a rectangular perimeter to land north of the former dwelling. Both species were historically grown as hedges. It is possible, through lack of maintenance, the hedges were left to grow into small trees. Coral Trees occur in random locations within the thicket. Bamboo is interspersed throughout and has spread widely to form dense stands.

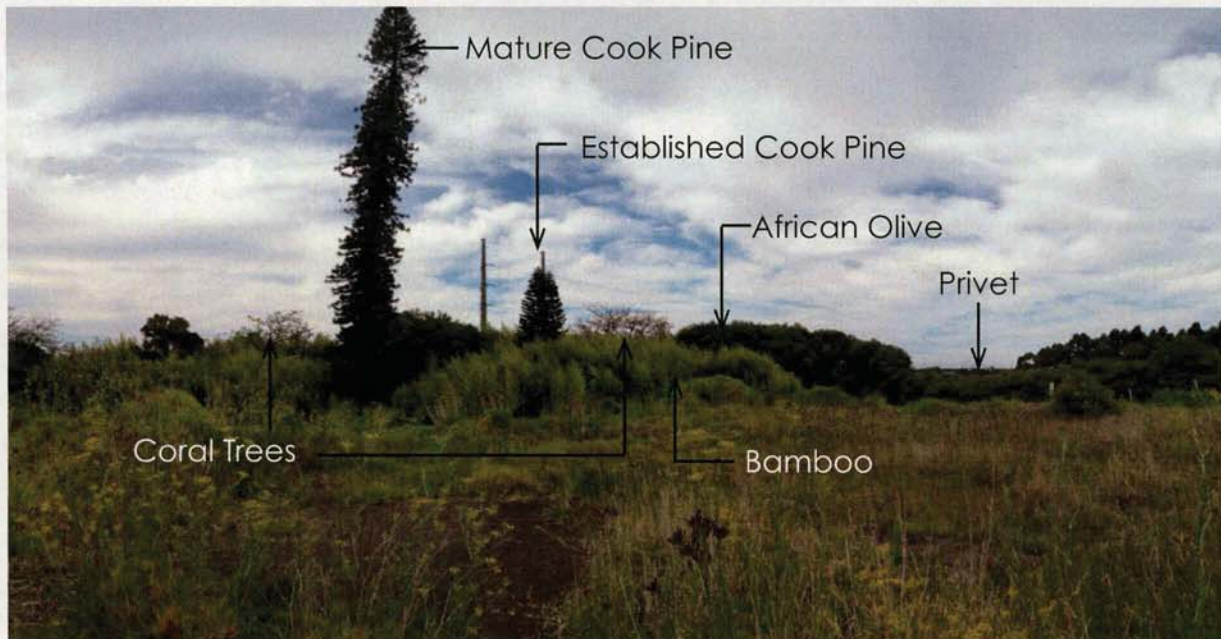


1. View of existing mature Cook Pine.
Note smaller Pine to the right.



2. View of invasive Bamboo thicket.

5.0 Discussion



3. Existing Cook Pines in the context of the Remnant Garden.



4. View of overgrown Small Leaved Privet and African Olive in linear formation.

5.0 Discussion

5.2 Remnant Gardens

It is difficult to ascertain what exactly comprise the 'Remnant Garden'. Existing mature trees are limited to the north of the former house. Godden Mackay Logan (2000) states 'virtually nothing of the Gregson occupation survives, other than the extent subsurface building remains and possible evidence of gardens along the west side of the house'. This indicates that gardens were situated to the west of the house.

From analysis of the limited photographs available it is evident that other major trees occurred on the site. Photographs included as part of the historical reports dated indicates other mature landmark trees forming part of the landscape surrounding the house. The photographs provide evidence that the area of the site surrounding the house was well treed.

In Mrs Lanes account of the property in the 1930s she recalls 'the main gates to the property were at the (present day) Maude Street lights. Beautiful trees surrounded the dwellings' Bonhomme Craib and Associates (1996).

The mature Cook Pine now provides a landmark for The Site, however it is likely that it formed part of an assemblage of other vegetation, including other mature trees. The remaining vegetation appears to be just part of what the overall landscape surrounding the house once was.

The species present provide potential clues to broad times as to when trees might have been planted. A brief summary of the history and cultivation of the main tree species on The Site is provided below.



4. View of southern side of the Orphanage. Note what appears to be a Norfolk Island Pine in the right of the photograph. (Source: <http://uonccmayfield.files.wordpress.com>).



4. View of southern side of the Gregson House. Note what appears to be a Bunya Pine in the far left of the photograph. (Source: <http://uonccmayfield.files.wordpress.com>).

5.0 Discussion

5.3 Tree species

The Cook Pine (*Araucaria columnaris*) is a species of conifer native to New Caledonia. It is a distinctive, narrowly conical tree to 60 metres tall. It is commonly mistaken with Norfolk Island Pine (*Araucaria heterophylla*), especially when young.

Several representatives of the *Araucaria* genus has been in cultivation in Australia from early times. There is evidence of a Norfolk Island Pine being planted in the Royal Botanic Gardens in Sydney as early as 1816. Several veteran Cook Pines, Norfolk Island Pines, Hoop Pines, and Bunya Pines (all belonging to the *Araucaria* genus) exist in the Newcastle-Hunter region and are commonly associated with late nineteenth and early twentieth century buildings. DOP (1990) identifies there are trends in street tree planting. *Araucaria* species were extensively planted between 1870 and 1900. It should be noted that this era is not definitive and did not necessarily mark a start and end to the planting of *Araucarias*.

African Olive was first introduced to Australian in the mid 19th Century as an ornamental and hedging plant. In the mid 1970s it was found to have major weed potential and is no longer grown commercially or available in the nursery trade. African Olive is not declared a noxious weed by Newcastle City Council however is listed in a number of Sydney Local Government Areas (LGA) as a class 4 Noxious Weed where the growth of the plant must be managed in a manner that reduces its spread. There is a strong case for African Olive to be declared a noxious weed in the Hunter Valley region (Cuneo et al 2006).

Historically, Small Leaved Privet was also widely used as a hedging plant. Like African Olive, Privet is now considered a major environmental weed and declared noxious in many LGAs. Both Coral Trees and Running Bamboo are also highly invasive and considered environmental weeds.

6.0 Recommendations

6.1 Recommendations

In order to undertake an assessment of the heritage impact it is important to 'consider the significance of the trees and the degree to which they constitute important components of the surrounding environment' (DOP, 1990).

In the context of the landscape setting, the siting of the former house on a ridge overlooking the Hunter River and the absence of a complete garden it is unknown what the intention of the original planting scheme was.

It is important to establish if there was a reason as to why the trees were planted. It is likely the Privet and African Olive were planted as they occur in a linear formation. It is likely, as the former house formed part of a larger rural property and given the trees occur in a linear formation, that they were planted for purely functional considerations such as a hedge or a windbreak. Whether the Coral Trees or Bamboo were planted or naturalised is unknown.

The trees observed on The Site were planted at a time when little was known of their weed potential and associated negative impacts on the surrounding natural environment. African Olives, Coral Trees, Bamboo and Privet are all considered major environmental weeds and a threat to the natural heritage of the region.

Once a riverside home with views across the Hunter River, views from the vantage point are now somewhat obscured by vegetation. This reinforces the case that the privet and African Olive were originally planted as hedges which have been left unmaintained to grow into small trees.

In the absence of the dwelling and other landscape elements, such as lawn area, ornamental and productive gardens, and other significant trees it is difficult to understand and interpret the original landscape scheme, especially to the public who's views to The Site are limited to major roads such as Industrial Drive and Tourle street. It is recommended that for the above reasons, coupled with the weed status of the majority of remaining vegetation that the African Olives, Privet, Coral Trees and Bamboo be removed to facilitate the proposed subdivision and future use of The Site.

In the registration of significant trees the Cook Pine was placed in the following categories of significance:

1. Important contribution to the landscape / townscape; and
2. Historical associations or commemorative tree.

Additionally it is stated 'the tree was in the gardens of the Old Murray Dwyer Orphanage in the 1930s and was originally the site of land grant to L.T. Platt in the early 1800s.

An assessment of the impact on the aesthetic value of the tree also requires an assessment of its visibility, especially when viewed from key publicly accessible areas. The Cook Pine would be classified as having aesthetic significance as an established local landmark located on what is considered the natural hill or the only part of Platt's land which is largely unaltered by earthworks.

7.0 Tree Management

7.1 Management of retained Cook Pine

For the purposes of this assessment dimensions of the diameter at breast height (DBH at 1.4m) and the diameter of the trunk at ground level were taken. The dimensions were used to calculate the tree protection zone (TPZ) and the structural root zone (SRZ) for trees to be retained. The purpose of providing these dimensions was to establish best practice for establishing tree protection zones based on the criteria of Australian Standard 4970 (2009) 'Protection of Trees on Development Sites'.

Generally the TPZ is the area required for the viability of the tree and the SRZ is the minimum area required for tree stability. In accordance with the Standard a maximum encroachment of 10% into the TPZ is considered acceptable provided the area is offset elsewhere. There must not be any encroachment into the SRZ.

The assessment of the Cook Pine has been prepared in accordance with Section 4.10.6 and 4.10.7 of the NCC Development Control Plan (DCP 2005) and in accordance with the guidelines of The Newcastle Urban Forest Technical manual (2007). The most current Australian Standards have been utilised to determine tree protection zones to ensure successful future retention.

The veteran pine was identified as a mature Cook Pine in average health and condition. The height of the tree is approximately 30 metres. The tree has a diameter at breast height (DBH at 1.4m) of 0.9m and a diameter at ground level of 1.1m. The spread of the canopy is approximately 6m in diameter.

Measurements of the smaller Cook Pine were not taken as dense bamboo restricted access. The TPZ for the smaller pine will need to take into account the potential future mature size of the tree with allowances for development of the canopy and root system.

A tree Protection specification is included as an appendices to this report. It is recommended that an AQF Level 5 Arborist be engaged prior to sit establishment to establishment tree protection zones and monitor trees throughout the development of The Site.

8.0 Bibliography

Publications

Cuneo, P. and Leishmen, M. (2006) African Olive (*Olea europea subsp. cuspidata*) as an environmental weed in eastern Australia - a review. Botanic Gardens Trust, Sydney.

Department of Planning (1990) Street Trees in NSW - Guidelines for Conservation and Management. Sydney, NSW.

Godden Mackay Logan (2000) Archaeological Excavation - Steel River Project, Tourle Street, Newcastle.

Godden Mackay Logan (2000) Archaeological Excavation Report - Tourle Street, Newcastle, Historic Site.

Heritas Heritage and Conservation (2013) Heritage Impact Statement - Steel River Subdivision, 3 Murray Dwyer Circuit Mayfield West, NSW.

Newcastle City Council. (2007) Urban Forest Policy and Background Paper. King St, Newcastle.

Newcastle City Council. (2005) Development Control Plan (DCP). http://www.ncc.nsw.gov.au/building_and_development/DCP.

Standards Australia (2009) AS 4970-2009 Australian Standard – Protection of trees on development sites. Standards Association of Australia..

Appendix A - Tree Protection Specification

EXTRACT – AS 4970-2009 Australian Standard – Protection of trees on development sites. Standards Association of Australia.

3.1 Tree Protection Zone (TPZ)

The tree protection (TPZ) zone is the principal means of protecting trees on development sites. It is a combination of root area and crown area requiring protection. It is an area isolated from construction disturbance so that the tree remains viable.

The TPZ incorporates the structural root zone (SRZ) (refer to Clause 3.3.5)

3.2 Determining the TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

TPZ = DBH x 12 (where DBH is the trunk diameter measured at 1.4m above ground).

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1m outside the crown projection.

3.3 Variations to the TPZ

3.3.1 General

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching

3.3.2 Minor Encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4.

3.3.3 Major Encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4.

3.3.4 (omitted)

3.3.5 Structural Root Zone

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree. The SRZ only needs to be calculated when major encroachment into a TPZ is proposed. There are many factors that affect the size of the SRZ (eg. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined using an equation which takes into account the trunk diameter measured immediately above the root buttress.

Appendix 5 - Tree Protection Specification

SECTION 4 TREE PROTECTION MEASURES

4.1 General

Tree protection measures include a range of activities and structures. Structures are used to identify and isolate the TPZ (refer to Section 3). These measures are identified in the arboricultural impact assessment and tree protection plan. The TPZ is a restricted area usually delineated by protective fencing (or use of an existing structure such as an existing fence or wall). It is installed prior to site establishment and retained intact until completion of the works.

Some works and activities within the TPZ may be authorized by the determining authority. These must be supervised by the project arborist. Any additional encroachment that becomes necessary as the site works progress must be reviewed by the project arborist and be acceptable to the determining authority before being carried out. Approved tree removal and pruning should be carried out before the installation of tree protection measures.

4.2 Activities restricted in the TPZ

Activities generally excluded from the TPZ include but are not limited to-

- (a) machine excavation including trenching;
- (b) excavation for silt fencing;
- (c) cultivation;
- (d) storage;
- (e) preparation of chemicals, including preparation of cement products;
- (f) parking of vehicles and plant;
- (g) refuelling;
- (h) dumping of waste;
- (i) wash down and cleaning of equipment;
- (j) placement of fill;
- (k) lighting of fires;
- (l) soil level changes;
- (m) temporary or permanent installation of utilities and signs, and
- (n) physical damage to the tree.

4.3 Protective fencing

Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access. AS 4687 specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20 mm and be located clear of roots. Existing perimeter fencing and other structures may be suitable as part of the protective fencing.

4.4 Signs

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site (refer Figure 3). The lettering on the sign should comply with AS 1319.



Steel River Estate, Mayfield West, NSW

Excavation Report

Prepared for
Steel River Estate Pty Ltd

July 2017



DOCUMENT TRACKING

Item	Detail
Project Name	Steel River Estate, Excavation report
Project Number	SYD16 5512
Project Manager	Karyn McLeod (02) 8536 8673 Suite 1 level 1 101 Sussex Street, Sydney
Prepared by	Karyn McLeod
Reviewed by	Alistair Grinbergs
Approved by	Alistair Grinbergs
Status	DRAFT
Version Number	1
Last saved on	19 July 2017

This report should be cited as 'Eco Logical Australia July 2017. *Steel River Estate Archaeological Excavation Report*. Prepared for Steel River Estate Pty Ltd'

Disclaimer

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Eco Logical Australia Pty Ltd and Steel River Estate Pty Ltd. The scope of services was defined in consultation with Steel River Estate Pty Ltd, by time and budgetary constraints imposed by the client, and the availability of reports and other data on the subject area. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up to date information.

Eco Logical Australia Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.

Template 29/9/2015

Contents

Executive summary	iv
1 Background	1
1.1 Introduction	1
1.2 Study area	1
1.3 Methodology	1
1.4 Authorship.....	2
2 Historical Overview	4
2.1 Phasing.....	5
2.2 Site description	6
3 Physical Evidence	8
3.1 Previous reports	8
3.2 Previous archaeological investigation	8
3.3 Archaeological potential	9
3.4 Excavation strategy	9
3.5 Excavation	9
3.5.1 Recording	10
3.6 Results.....	11
4 Archaeological Research Potential	15
4.1 Broad research questions.....	15
4.2 Site specific research questions	15
4.3 Additional information required by OEH	17
5 Conclusion	18
References	19
Appendix A – Conditions of Approval (2016/s140/36)	20

List of figures

Figure 1 Location of the study area.....	2
Figure 2 Allotment subdivision and location of former Superintendent’s house and part of orphanage....	3
Figure 3 Areas of levelling and impact in regard to existing archaeological remains	3
Figure 4 Superintendent Gregson’s House prior to the fire in 1901 (Newcastle Library)	5

Figure 5 Superintendent Gregson’s House after the fire in 1901 (Newcastle Library)	5
Figure 6 Location of the area of works showing the garden and remains of the orphanage in the ground (Colliers)	6
Figure 7 Remains of the orphanage concrete path.....	7
Figure 8 Bitumen and gravel surface across much of the site – former car park	7
Figure 9 Bitumen surface and dumped rubbish	7
Figure 10 Entrance to Murray Dwyer Circuit from the southern part of the site.....	7
Figure 11 Road adjacent to Murray Dwyer Circuit in the eastern part of the site	7
Figure 12 Removal of the gabion wall on the eastern boundary of the site for new access.....	7
Figure 13 Location of area subject to disturbance due to clearing and levelling	10
Figure 14 Removal of fill and demolition rubble from the cellar	12
Figure 15 Remains of the cellar and concrete footings.....	12
Figure 16 Some of the very few artefacts identified on the site	12
Figure 17 Hand cut stone, sandstock and dry pressed bricks with cement and lime mortar.....	12
Figure 18 Section showing stone foundation of the Superintendent’s house constructed onto natural clay bedrock.....	12
Figure 19 Concrete and brick foundations and remains of the cellar of the Superintendent’s house	12
Figure 20 Removal of vegetation (bamboo) in the northern part of the site	13
Figure 21 Removal of the bamboo and a maximum of 30cm of top soil.....	13
Figure 22 Excavation through topsoil and bedrock for the access driveway to Murray Dwyer Circuit on the eastern boundary	13
Figure 23 View west at the top of the access driveway and remnant stand of bamboo	13
Figure 24 View east driveway to Murray Dwyer Circuit	13
Figure 25 Clean topsoil after removal of vegetation.....	13

Executive summary

This report documents the archaeological fieldwork undertaken by Eco Logical Australia (ELA) on land located within the Steel River Industrial Estate, Murray Dwyer Circuit, Mayfield West, NSW. It is proposed to subdivide part of the site into four community title lots for industrial development. The proposal includes addition of a driveway, site levelling, vegetation clearing and ground disturbance for services supply.

The entire allotment is a local heritage item listed as 'Remnant Garden' (1692), under Schedule 5 of the Newcastle Local Environment Plan (LEP) 2012. The remnant garden has been assessed as having low significance (Moir Landscape Architecture 2014, ELA 2016a) and has been mostly removed.

The site has undergone a number of phases of development and demolition associated with an early land grant and farm (1821-1836), the Australian Agricultural Company (1836-1933), a Catholic Church orphanage (1933-1973) and the BHP Refractory Service (1969-1999). These archaeological remains were not listed items and had previously been partially investigated (GML 2000). Much of the information revealed during previous archaeological work was available from historical sources. According to GML (2000:31) the level of significance afforded the excavated remains of the Superintendent's house (1875-1969) did not require the retention of any of the archaeological remains *in situ*.

The archaeological assessment and research design prepared for the study area by ELA (2016b) identified that the area of proposed impact had not been completely archaeologically investigated, and therefore there may be potential for sub-surface features and deposits to survive. The archaeological potential for the study area varied from low for the early evidence of the farm, mill and associated features and deposits, high for the remains of the AA & Co and Orphanage phases and medium for the BHP phase. If present, the archaeological resource of the study area was assessed as being of local significance for its historical, associative and research values as well as its rarity.

Results

Archaeological monitoring of levelling, vegetation removal and construction of a driveway access to the site was undertaken as per the conditions of approval (2016/s140/36) and according to the archaeological research design and methodology (ELA 2016b).

The surviving archaeological evidence comprised of the stone and concrete foundations of the Superintendent's house and later phases of its conversion to an orphanage. The soil profile suggests the excavated area was undisturbed prior to the construction of the Superintendent's house. There was no evidence of the first farm house, mill or early occupation deposits. Occupation deposits relating to the AA Co. phase of occupation and orphanage were not located during this excavation. The almost complete removal of the former buildings in the study area and the paucity of artefacts suggests systematic and concentrated demolition and removal of materials and levelling of the site for use by BHP in the 1970s. The site does not contain any additional information about the use and development of the area. The archaeological remains still present on the site are assessed as having no significance and it is unlikely that any further significant archaeological features or deposits will be present on the site.

Little of the site now remains intact or undisturbed and there are no recommendations for the future management of the site. The site has been levelled and the overgrown garden removed, apart from the Cook Island Pine. The site has been subdivided and properties sold for industrial use.

1 Background

1.1 Introduction

In 2016 Eco Logical Australia (ELA) prepared a statement of heritage impact and archaeological assessment for subdivision and clearing of land located within the Steel River Industrial Estate, Murray Dwyer Circuit, Mayfield West, NSW (ELA 2016a). The entire allotment is a local heritage item listed as 'Remnant Garden' (I692), under Schedule 5 of the Newcastle Local Environment Plan (LEP) 2012. The remnant garden has been assessed as having low significance (Moir Landscape Architecture 2014).

The study area was subject to a number of phases of development and demolition of buildings associated with an early farm and land grant (1822-1836), the Australian Agricultural Company (AA Co), (1836-1933), a Catholic Church orphanage (1933-1973) and the BHP Refractory Service (1969-1999). The study area had been partially investigated previously (GML 2000), however the archaeological assessment (ELA 2016b) found there was potential for additional sub-surface features and deposits to survive in less disturbed areas of the site. The integrity and ability of the site to demonstrate archaeological evidence of the development and occupation of the area may have been compromised by the impact of demolition work undertaken on the site during the twentieth century. The extent of this impact could not be precisely predicted from the available evidence. The potential archaeological resource of the study area was assessed as of local significance for its historical, associative and research values as well as its rarity.

An application for an Excavation Permit, under section 140 of the *Heritage Act 1977*, was submitted to the Heritage Division, Office of Environment and Heritage (OEH) accompanied by an Archaeological Research Design and Excavation Methodology (ELA November 2016b). The S140 application for an archaeological excavation permit was approved 16 January 2017 (Application number 2016/s140/36).

A monitoring strategy was proposed for the site which would include monitoring of the bulk excavation, levelling and removal of vegetation in the study area with provision to record any significant archaeological relics revealed during the course of that work, documentation of the program, curation of artefacts and interpretation of the results. This report presents the results of the archaeological excavation of the site.

1.2 Study area

Mayfield is located in the Newcastle Local Government Area (LGA) to the north west of Newcastle CBD. The study area is located on the western side of Murray Dwyer Circuit, Mayfield between the Hunter River (south Channel) and the Pacific Highway. The site is identified as 3 Murry Dwyer Circuit, Lot 51, DP 270249 (study area).

1.3 Methodology

The methodology used in the preparation of this report is consistent with;

- 'Assessing Significance for Historical Archaeological Sites and 'Relics' (NSW Heritage Branch, Department of Planning 2009);
- 'Historical Archaeology Code of Practice' (NSW Heritage Office Department of Planning 2006);
- New South Wales Historical Themes' (NSW Heritage Office 2001);
- City of Sydney Local Environmental Plan 2012 and the City of Sydney Development Control Plan 2012;
- The philosophy and process of the 'Australia ICOMOS Burra Charter' 1999 (revised 2013).

All works were undertaken as per the conditions of approval (2016/s140/36) and according to the archaeological research design and methodology (ELA 2016b).

1.4 Authorship

This report was prepared by ELA Senior Archaeologist, Karyn McLeod (BA Hons Archaeology, University of Sydney, MA Cultural Heritage, Deakin University). The report was reviewed by ELA Senior Archaeologist Alistair Grinbergs (BA Hons Archaeology, ANU, Graduate Certificate, Environmental Law, Australian National University).



Figure 1 Location of the study area

2 Historical Overview

The study area is located on part of a 2,000-acre land grant to John Laurio Platt in June 1823. He had occupied the land to the north of the Newcastle settlement from 1822 when he had set up a farm and milling operation. Platt was a free settler and sought land which carried timber and with deep water frontage to facilitate shipping of the processed timber to England. The dominant tree species on the grant he selected was ironbark, and Platt named his property Ironbark Hill (Bonhomme Craib Rosen 1996:13). Platt, unlike many large land owners, was not wealthy, and could not support convicts, however the local authorities temporarily supplied him with a number of labourers and, in 1823, land was cleared, crops were planted and timber accommodation was constructed for him.

In 1824 a fire destroyed Platt's barn, containing a crop of wheat from some thirty acres, as well as poultry, pigs and livestock, however the house was saved. His second crop was unable to be harvested due to the lack of labourers and additional crops were destroyed by local Aboriginal people. Platt also built a modest sized windmill, but without the correct materials or mechanics it was not able to be completed. The mill appears to have been out of use for at least a year and had begun to deteriorate through lack of use as it was difficult to find a millwright (Bonhomme Craib Rosen 1996:16).

In 1829 Platt's property was described as comprising of dwelling house and kitchen (probably timber), a wind mill for grinding grain, a granary and barn, store house and dairy, stable and sheds, two and a quarter miles of fencing, 250 acres of cleared land, two horses and 170 head of cattle (Bonhomme Craib Rosen 1996:17). It is also likely that there was accommodation for the men employed there.

Coal was being mined on Platt's land in 1829, the windmill was back in use and Platt appeared to be in a position to prosper. However, a series of misfortunes including the loss of staff, theft and the death of two sons resulted in discussions with Col. Dumaresq of the Australian Agricultural Company (AA Co) for the sale of the property. Platt died in May 1836, aged 54 and his son Frederick finalised the sale in 1838, at which time a number of tenants occupied the land (GML 2000b:1). The land appears to have been more valuable for its agricultural resources than its minerals and in 1840 Platt's farm was leased on a yearly basis with the AA Co reserving land for its own use (Bonhomme Craib Rosen 1996:23).

The AA Co was formed 'for the cultivation and improvement of waste lands in the colony of New South Wales, with its primary interest being the production of fine wool. In addition, the AA & Co received a two thousand acre grant at Newcastle and control of the government coal mines. The company commenced mining in 1831. AA Co were keen to purchase Platt's land as the quality of the coal was excellent and the vein was close to the surface (Bonhomme Craib Rosen 1996:23).

The part of the property on the top of the hill was not mined and remained tenanted. The mill was still standing in 1854, a dairy was functioning and a number of sheds were present, however other buildings were dilapidated. It is not known where on the 2000 acre property the original house stood, but there is suggestion that it was on a high point to the north of the road to Maitland (Bonhomme Craib Rosen 1996:25).

In 1875 the AA Co. constructed their Superintendent's house on top of the hill built of brick with sandstone foundations and shingled roof. The stone was reportedly sourced from the property. A number of outbuildings were also constructed including coach house, a slab workman's cottage, stables, cart house and a coal house. In August 1876, Superintendent Gregson moved into the house which overlooked the Hunter River. The house was destroyed by fire in 1901, however by late 1902 a new largely similar structure was completed (Bonhomme Craib Rosen 1996:26). The house was surrounded by gardens and the mill paddock to the east of the house was well known to local residents as an area for picnics and

other outings. It appears that the mill was no longer standing at this time. There is also no mention of Platts house or outbuildings.



Figure 4 Superintendent Gregson's House prior to the fire in 1901 (Newcastle Library)



Figure 5 Superintendent Gregson's House after the fire in 1901 (Newcastle Library)

In 1933 the AA Co. Superintendent's house and surrounding 43 acres were acquired by the Bishop of Maitland for use as a boy's orphanage. The surrounding land was also used for training the boys in farming practices and included a piggery, dairy and beef cattle, an orchard and vegetable gardens. Three years later, the building was extended and a second wing added in 1938 described as a two-storey brick building with concrete foundations. A school was located in the old stables and was attended by local boys as well as the orphans. There was also a caretaker's cottage behind the house (Bonhomme Craib Rosen 1996:30).

BHP purchased 11 acres of the orphanage land in 1940 and during World War II, the orphanage was evacuated for use by the Army. The orphanage reopened in 1946. In 1950 BHP acquired a further 257 acres of the AA Co land and an additional accommodation wing was added to the orphanage to accommodate 30 additional boys from England, bringing to total to 100. In 1969 BHP acquired the remaining 25 acres of the orphanage land and filled in the eastern part of Platt's Channel. The boys were relocated and the AA Co. dwelling was demolished in 1970. The remaining orphanage buildings on the site were in use by BHP Refractory Service up until the 1990s (Bonhomme Craib Rosen 1996:32). The 1950s brick wing was still being used in 1996 and was demolished sometime before 1999.

GML carried out archaeological excavations in two phases during 1999 and 2000 to expose the full extent of the AA Co. residence and record associated structures. The excavations exposed the sandstone foundations of the AA Co residence, which had been cut to the lowest course, and associated structures including a stable and two above ground water closets.

2.1 Phasing

- Phase 1 - Farm, house, mill and outbuildings 1822-1870
- Phase 2 - AA Co Superintendent's residence and garden 1875-1933
- Phase 3 - Orphanage, multiple buildings 1933 -1969
- Phase 4 - BHP ownership and major demolition works 1969 to present

2.2 Site description

The study area is located within an industrial context bounded by Macintosh Drive to the north and Murray Dwyer circuit to the east and south. The study area is located on the eastern edge of Steel River Industrial Estate and is the last of the land within the precinct to be subdivided for sale. The siting of the former Superintendent's house is on top of a hill originally overlooking the Hunter River. The land slopes down to the north and east and significant areas of river foreshore have been reclaimed.

There are no extant historical structures standing within the study area. The remains of the Superintendent's house and outbuilding foundations had been severely truncated by later additions for the orphanage and the demolition process (GML 2000:5). Significant land use disturbance is noted across much of the of the study area west of Murray Dwyer Circuit in the form of a gravel and bitumen surface which reflects the BHP operations between 1969 and 1999. The construction of Murray Dwyer Circuit resulted in the addition of a gabion retaining wall around the eastern and northern boundaries of the study area.

Visible ground surface fabric includes various concrete slabs, flat gravel car parking areas, asphalt roads, and remnant brick foundations that are likely to date to the orphanage extensions and the later use of the site by BHP (Figure 6 & 7). Sandstone foundations relating to the Superintendent's house (1875 - 1933) are also visible on the site. The remnant in-ground fabric of the Superintendent's house had been thoroughly investigated by archaeological excavation (GML 2000) and back filled.

The remnants of a garden is evident to the north of the sandstone foundations in the form of plantings of African Olive, Bamboo, Coral Tree and Small Leaved Privet. A 30-meter-high Cook Island Pine, in average health and condition, exists in the midst of the 'garden' along with two seedling pines. These are associated with the AA Co. period and planted around 1875 in association with the construction of the house. The remaining vegetation on the site has been left unmanaged for an extended period of time, resulting in an overgrown, inaccessible thicket (Moir Landscape Architects 2014:8). The remainder of the study area is cleared and contains tall, dense grasses or hard surfaces. The study area is predominantly disturbed and impacted by numerous phases of building and development.



Figure 6 Location of the area of works showing the garden and remains of the orphanage in the ground (Colliers)



Figure 7 Remains of the orphanage concrete path



Figure 8 Bitumen and gravel surface across much of the site – former car park



Figure 9 Bitumen surface and dumped rubbish



Figure 10 Entrance to Murray Dwyer Circuit from the southern part of the site



Figure 11 Road adjacent to Murray Dwyer Circuit in the eastern part of the site



Figure 12 Removal of the gabion wall on the eastern boundary of the site for new access

3 Physical Evidence

3.1 Previous reports

- Bonhomme Craib and Associates and Sue Rosen 1996 *Assessment of Historical and Archaeological Values, BHP land at Tourle Street Newcastle* for BHP NSW
- Theresa Bonhomme 1996, *Archaeological Survey for Aboriginal Sites at Tourle Street, Newcastle* for BHP NSW
- Godden Mackay Logan 2000, *Archaeological Excavation Report, Tourle Street, Newcastle*, prepared for Bonhomme Craib and Associates
- Heritas 2014, *Steele River Subdivision, 3 Murray Dwyer Crescent, Heritage Impact Statement*, prepared for Monteath & Powys
- Moir Landscape Architects 2014, *Proposed Subdivision, Murray Dwyer Circuit, Mayfield*, prepared for Baudinet Group
- ELA 2016 *Steel River Estate, Mayfield, Statement of Heritage Impact*, prepared for Baudinet Group
- ELA 2016 *Steel River Estate, Mayfield, Archaeological Assessment and Research Design*, prepared for Baudinet Group.

3.2 Previous archaeological investigation

In 1999 GML undertook archaeological test excavation prior to redevelopment of the Steel River site at Tourle Street, Newcastle. Murray Dwyer Circuit had not been constructed at that time. The excavation exposed the remains of the AA Co Superintendent's house, but did not locate cultural material relating to occupation of the site during or prior to that period. Subsequent excavation in 2000 fully exposed the known remains of the Superintendent's house and recorded ancillary structures. Excavation work compromised a mixture of open area excavation and sampling trenches to achieve this (GML 2000).

The foundations of the Superintendent's house and stable, with one exception, had been cut down to the bottom course of the footings. Only pre-existing soil remnants were found within the main building. A cellar was located under the rear of the house, built of brick, cement mortar and cement rendered. The remains of a timber stair entry to the cellar was also present. A pair of privies adjoining the stable were found to have been above ground water closets without cesspits and therefore held no artefacts. The front of the main house exhibited cement foundations in the location of the bay window and the front steps. It is possible that the cellar and the front of the house were remodelled/rebuilt as a result of the fire in 1901.

Because of the extent of the disturbance resulting from demolition, the excavations identified no associated occupational deposits from any phase of occupation. It was noted that the soil deposits under the house and within the interior of the foundations were natural and undisturbed and therefore no structural or artefact remains belonging to the Platt period were identified (GML 2000:31).

The archaeological significance of the remains of the house was assessed as low to medium (GML 2000:31). Much of the information revealed during the archaeological work was available from historical sources. This level of significance does not require the retention of any of the archaeological remains in situ. GML stated that total removal of all surviving fabric was consistent with the established significance of the site (GML 2000:31).

3.3 Archaeological potential

The archaeological assessment (ELA 2016) concluded that;

- Archaeological features and deposits associated with phase 1 (1822-1870) farming and occupation could include below ground structural evidence such as footings of the farm house, mill footings, cess pits, well and rubbish dumps. It is unknown where the original farm buildings were located and widespread disturbance of the study area suggests that the archaeological potential for the survival of relics associated with phase 1 is low.
- The potential for archaeological features and deposits associated with the phase 2 (1875-1933) AA Co Superintendent's house and garden is medium to high. The sandstone footings and exotic plantings are still present on the site. Due to previous archaeological excavation, the presence of additional below ground features including cess pits, well and rubbish dumps and the foundations of associated out buildings is low.
- The potential for archaeological features and deposits associated with Phase 3 (1933 -1969) Orphanage use is high. The footings of additional wings, concrete and bitumen surfaces, and exotic plantings are still present on the site. Evidence for changes over time, services and the location of temporary or undocumented structures may also be present.
- The potential for archaeological features and deposits associated with Phase 4 (1969 to present) BHP occupation includes demolition of a few buildings, the reuse of others and widespread levelling for the use as a car park. Archaeological evidence for this phase is medium to high.

The integrity of the archaeological resource across the site was envisaged to have been compromised by the impact of a number of phases of demolition and later levelling as use for the BHP car park post 1969.

The site was not expected to contain Aboriginal cultural objects as the clearing and levelling of the land prior to the construction of the Superintendent's house and the orphanage is likely to have removed such items.

3.4 Excavation strategy

The project aim was to undertake an archaeological monitoring of the bulk excavation of the site to confirm its archaeological potential and to record any significant archaeological relics revealed during the course of that work.

3.5 Excavation

- A heritage induction was conducted on site with the contractors before excavation work commenced.
- The archaeological monitoring program was directed by ELA Senior Archaeologist Karyn McLeod and assisted by ELA Senior Archaeologist Lyndon Patterson. The archaeologists were present on the site during mechanical disturbance of the site and remained until satisfied that excavation could proceed without further archaeological input.
- Mechanical excavation was undertaken around the foundations of the Superintendents' house and garden to remove stone, brick and vegetation.
- It was intended that hand excavation would be used for detailed work and exposure of unexcavated archaeological structural remains and deposits, however none were uncovered.

3.5.1 Recording

- Where possible or appropriate, artefacts and significant soil units or contexts identified during monitoring were recorded, described and photographed by the archaeologist.
- A photographic record was completed.
- No features were considered substantial or significant enough to have detailed archaeological scale plans and sections drawn.
- Context sheets were used for recording purposes. Site phasing was completed for contexts where possible.
- Measurements were not made nor were levels taken as no significant features were identified.
- No significant occupation deposits were present and therefore none were collected. No artefacts were catalogued or reported on.
- This report has been prepared to address the results of the archaeological program and response to the research questions.



Figure 13 Location of area subject to disturbance due to clearing and levelling

3.6 Results

The purpose of the excavation was to monitor the levelling and clearing of structural remains and vegetation in order to subdivide the property for industrial use. All above ground structural material had been removed in the past, however multiple hard surfaces and foundations of a number of buildings were still present. The remains of the Superintendent's house, stable and privies had been archaeologically excavated, recorded and backfilled in 2000 (GML 2000).

An area of approximately 96m x 85m was subject to levelling or ground clearance. The soil horizon comprised of a dark brown/grey sandy loam topsoil up to 400mm in depth that graded into a light brown silty sand approximately 200mm deep overlying mottled orange sandstone bedrock. The topsoil around the foundations of the house was disturbed due to previous excavation and was not as deep as that to the north and east, suggesting the topsoil had been, at least partially, stripped from the top of the hill. Bedrock was encountered 500-600mm below the surface across the site.

Removal of the foundations of the Superintendent's house began at the northern façade (front) of the building and here the foundations were observed to be non-reinforced concrete comprising of cement and river pebbles, poured into trenches without the use of formwork. Concrete foundations were also present at the rear of the house in the location of the cellar. The concrete foundations were 600mm deep and 350mm wide and cut directly into natural undisturbed soils. These foundations are likely to date to the post fire rebuilding of the house in 1901.

The stone foundations of the Superintendent's house were not bonded and there was no evidence of damp coursing. It is likely that such evidence may have been present in the upper courses which had been removed. The surviving base course stone foundations of the Superintendent's house were cut into the topsoil and were bedded directly onto the silty sand that overlies bedrock, cutting the upper topsoil deposit.

The brick cellar was still *in situ* comprising of predominantly machine made brick bonded and rendered with cement. It also appeared that the cellar may have been modified during the post fire phase of construction with one wall directly butting up to the concrete foundations. No previously unexcavated structural features or occupation deposits were identified during the levelling works. Levelling of the site did not require the removal of all previously excavated structural material and some foundations and parts of the cellar remain in the ground.

Clearance of the vegetation comprised of mechanical scraping of the ground with a toothed bucket up to a depth of approximately 200mm-300mm to remove above and below ground trunks, roots and rhizomes. The majority of the northern part of the site was overgrown with bamboo and African Olive which was removed and placed in piles around the site. The soil profile was the same as that surrounding the Superintendent's house with around 400mm of dark brown topsoil overlying light brown silty sand. No structural features or occupation deposits were identified during the vegetation removal works. There was no evidence of former paths or garden edging.

Excavation of the driveway access to and from Murry Dwyer Circuit on the eastern boundary of the site was undertaken mechanically and measured approximately 8m wide and 24m in length and a maximum of 1.5m in depth. Excavation of the driveway required the removal of a gabion wall on the eastern boundary of the site that acted as a retaining wall when the Murray Dwyer Circuit was constructed cutting into the slope. The soil profile was the same as that across the rest of the site and appeared undisturbed apart from approximately 2m of fill behind the gabion wall. No structural features or occupation deposits were identified during the excavation of the driveway.

Despite the volume of soil removed, the site was completely devoid of structural features and occupation deposits. Around 12 reasonably undiagnostic ceramic pieces and bottle glass were recovered from the entire site. Overall the northern and eastern part of the site appeared to be reasonably undisturbed.



Figure 14 Removal of fill and demolition rubble from the cellar



Figure 15 Remains of the cellar and concrete footings



Figure 16 Some of the very few artefacts identified on the site



Figure 17 Hand cut stone, sandstock and dry pressed bricks with cement and lime mortar



Figure 18 Section showing stone foundation of the Superintendent's house constructed onto natural clay bedrock



Figure 19 Concrete and brick foundations and remains of the cellar of the Superintendent's house



Figure 20 Removal of vegetation (bamboo) in the northern part of the site



Figure 21 Removal of the bamboo and a maximum of 30cm of top soil



Figure 22 Excavation through topsoil and bedrock for the access driveway to Murray Dwyer Circuit on the eastern boundary



Figure 23 View west at the top of the access driveway and remnant stand of bamboo



Figure 24 View east driveway to Murray Dwyer Circuit



Figure 25 Clean topsoil after removal of vegetation

The central part of the site contained the Superintendents house and later phases of the orphanage and was disturbed up to 60cm below current ground level due to the foundations of the various buildings. The southern part of the site was not investigated, but has previously been subject to disturbance due to levelling for roads and a car park.

Building material stockpiled on the site belonging to the demolished structures, demonstrates that sandstock brick and lime mortar were probably the main materials used for the construction of the Superintendent's house and the later phases of building, post 1900, was undertaken using machine made bricks and cement mortar.

4 Archaeological Research Potential

Archaeological research potential is the ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics' (Heritage Branch, Department of Planning 2009:11).

Archaeological Research Potential attempts to consider the importance of archaeological remains and how the archaeological resource can contribute knowledge through archaeological methodology.

4.1 Broad research questions

One of the main objectives of the archaeological investigation was to recover information from that site that is not available through any other source. The following questions were posed in the research design.

- **What is the extent of the surviving archaeological evidence?**

The archaeological resource in the area excavated was limited to the previously excavated foundations of the Superintendent's house on the top of the hill approximately in the centre of the study area and the overgrown garden to the north.

- **What is the nature of extant archaeological features?**

The surviving archaeological evidence comprised of the stone and concrete foundations of the Superintendent's house and later phases of its conversion to an orphanage. The soil profile was consistent across the study area and appeared undisturbed by activities predating the construction of the house in 1875. No evidence of paths or garden structures was uncovered during vegetation removal and no other structures, features or deposits from any phase of site occupation was uncovered in the area excavated.

- **What is the date of the identified elements?**

The Superintendent's house and garden date from 1875 and additions to the house are likely to postdate the fire of 1901. The garden also dates from 1875.

- **What physical evidence of former activities survives on the site?**

There was no evidence of former activities in the study area.

- **What can the material culture contribute to our knowledge about this site or other sites?**

There is no surviving material culture remaining on the site apart from the partial remains of the Superintendent's house. No occupation deposits, rubbish pits or cess pits were uncovered.

4.2 Site specific research questions

A number of site specific questions were devised which are related to the research themes and can provide more precise understanding of the nature of the archaeological resource that survives on the site.

- **Is there evidence of the earliest phases of land clearance and agricultural activities discernible in the archaeological resource?**

The soil profile suggests the excavated area was undisturbed prior to the construction of the Superintendent's house. Documentary evidence suggests that the earliest house in the area was constructed of timber and that a nearby barn had been burnt. The loam topsoil and underlying silty sand contained no evidence of buried or remnant timber structures or burning. It seems most likely that if any earlier structures were located on the top of the hill or in the location of the garden prior to the construction of the Superintendent's house, they would have been removed to facilitate the building and planting program. Below ground features, such as rubbish pits and cess pits, could have survived the demolition process, but none were uncovered during the excavation works.

- **Is there evidence of the location of the first farm house, mill and occupation deposits associated with them?**

There was no evidence for the location of the first farm house, mill and occupation deposits associated with them.

- **Is there any evidence of additional structures, for example, out houses, sheds, paths, rubbish dumps, wells, fencing, services etc that have not been previously documented for any historical phase?**

It is not known where the first farm house was located in the original 2000 acre land grant. The Superintendent's phase of occupation was limited to the central and northern parts of the site, some of which had previously been excavated. Excavation did not uncover any evidence of additional structures, paths, rubbish dumps, wells, fencing or services from any historical phase.

- **Are occupation deposits associated with the Superintends' occupation of the site present? Previous excavation failed to locate such a resource.**

Occupation deposits associated with the Superintends' occupation of the site were not located during the previous excavation in 2000 and were not located during this phase of excavation.

- **Is there evidence of specific activities or specific people on the site?**

There was no evidence of specific activities or specific people on the site uncovered during excavation.

- **Is there evidence of status or standard of living?**

There was no evidence of status or standard of living apart from the scale and size of the Superintendent's house, which appeared to be quite grand for the period. It appears that the AA Co. Superintendent was held in high regard, having a large house and garden in a commanding position at his disposal.

- **Do the remains of any historical phase of building exhibit evidence of alteration or additions?**

The Superintendent's house contained several sections of concrete foundations that are likely to post-date the fire in 1901 when the house was rebuilt. The cellar may also date to this phase as the bricks are bonded with cement not lime mortar.

- **Does the archaeological resource confirm the assessment of local significance?**

The archaeological resource has been re assessed as having no significance.

- **Does the site contain information not predicted by the archaeological assessment about the use and development of the site?**

The site does not contain any additional information about the use and development of the area.

- **What is the extent of the disturbance across the site? Is it consistent or are areas less disturbed?**

The area around the Superintendent's house is heavily disturbed due to the demolition process and previous archaeological excavation. The northern and eastern part of the study area appear to be relatively undisturbed apart from a few meters around the existing retaining walls to Murray Dwyer Circuit and McIntosh Drive. The southern part of the site appears to be the most disturbed with carpark and other hard surfaces, concrete slabs and building foundations still in place.

4.3 Additional information required by OEH

1) The estimated total cost of the archaeological investigations (both in the field and laboratory), including GST;

The archaeological investigations including archaeological assessment, field work and reporting is estimated to be \$20,000.

2) The estimated total cost of the development/redevelopment, including GST;

The estimated cost of development is \$150k + GST for developing stage 1 only (land clearance and subdivision).

3) Whether this project creates new long term jobs (for example through providing a new service or facility);

The land is being subdivided only. It is likely that the purchasers of land will build warehouses that will create jobs.

4) If this project creates new long term jobs, how many?

No.

4) How many construction and professional workers will be engaged on this project during the life of the project?

One head civil contractor had been engaged to undertake all works. We do not have any information about how many workers will be on site however it is unlikely to be more than five.

5 Conclusion

Archaeological monitoring of levelling, vegetation removal and construction of a driveway access to the site was undertaken as per the conditions of approval (2016/s140/36) and according to the archaeological research design and methodology (ELA 2016b).

The surviving archaeological evidence comprised of the stone and concrete foundations of the Superintendent's house and later phases of its conversion to an orphanage. The soil profile suggests the excavated area was undisturbed prior to the construction of the Superintendent's house. There was no evidence for the location of the first farm house, mill and occupation deposits associated with them. Occupation deposits relating to the AA Co. phase of occupation or orphanage were not located during this excavation. The almost complete removal of the former buildings in the study area and the paucity of artefacts suggests systematic and concentrated demolition and removal of materials and levelling of the site for use by BHP in the 1970s. The site does not contain any additional information about the use and development of the area. The archaeological remains still present on the site are assessed as having no significance and it is unlikely that any further significant archaeological features or deposits will be present on the site.

Little information was gained that could contribute to the community's understanding of the history and development of the site from the earliest land grant to the present time. Little of the site now remains intact or undisturbed and as it is not considered to be significant, there are no recommendations for the future management of the site.

The limited archaeological resource did not warrant an open day, production of brochures or publicly disseminated information. A copy of this report will be offered to the or archives of the Newcastle City Council Library local history collection.

The site has been levelled and the overgrown garden removed apart from the Cook Island Pine. The site has been subdivided and properties sold for industrial use.

References

Australia ICOMOS Burra Charter 1999- <http://australia.icomos.org/publications/charters/>

Bonhomme, T 1996, *Archaeological Survey for Aboriginal Sites at Tourle Street, Newcastle* for BHP NSW

Bonhomme Craib & Associates/Sue Rosen Pty Ltd 1997 *Historical Assessment of BHP Land at Tourle Street, Newcastle* prepared for BHP Newcastle

ELA 2016a *Steel River Estate, Mayfield, Statement of Heritage Impact*, for Baudinet Group

ELA 2016b *Steel River Estate, Mayfield, Archaeological Assessment and Research Design* for Baudinet Group

Environmental Planning and Assessment Act 1979 (NSW)

<http://www.legislation.nsw.gov.au/xref/inforce/?xref=Type%3Dact%20AND%20Year%3D1979%20AND%20no%3D203&nohits=y>

GML 2000a, *Archaeological Excavation Report, Tourle Street Newcastle*, prepared for Bonhomme Craib & Associates April 2000

GML 2000b, *Archaeological Excavation Report, Tourle Street Newcastle*, prepared for Bonhomme Craib & Associates November 2000

Heritage Act NSW 1977

<http://www.legislation.nsw.gov.au/maintop/view/inforce/act+136+1977+cd+0+N>

Heritas 2014, *Steel River Subdivision Heritage Impact Statement* prepared for Steel River Pty Ltd

Moir Landscape Architecture January 2014, *Proposed Subdivision Lot 51, DP 270249 Murray Dwyer Circuit, Steel River, Mayfield, Landscape Management Plan*, prepared for Steel River Pty Ltd,.

Newcastle History and Heritage www.newcastle.nsw.gov.au/Library/Heritage-History

Newcastle LEP

<http://www.legislation.nsw.gov.au/#/view/EPI/2012/255>

Office of Environment and Heritage 2002. *Statement of Heritage Impact guidelines*.

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>

Appendix A – Conditions of Approval (2016/s140/36)

Condition	Discussion
01. All works shall be in accordance with the approved research design and methodology prepared by Ecological Australia, dated November 2016, and Revised Steel River Estate, Mayfield West, NSW Archaeological Assessment and Research Design, prepared by Ecological Australia, dated December 2016.	Complies
02. This permit covers recording and removal of locally significant relics, only. Relics of State heritage significance relating to the use of the site from 1800 to 1839 cannot be removed.	No state significant relics were uncovered or removed.
03. This archaeological approval is valid for five (5) years from the date of approval. Requests for extensions beyond this time must be made in writing prior to expiry of the permit.	No extension is required.
04. A minimum of two weeks prior to the commencement of excavation works the Heritage Division must be provided with mapping showing the correct Lot divisions and impact areas for the project.	Provided 03/06/17 and 07/07/17
05. The Heritage Council of NSW or its delegate must be informed of the commencement and completion of the archaeological program at least 5 days prior to the commencement and within 5 days of the completion of work on site. The Heritage Council and staff of the Heritage Division, Office of Environment & Heritage authorised under section 148(1) of the <i>Heritage Act, 1977</i> , reserve the right to inspect the site and records at all times and to access any relics recovered from the site.	The Heritage Division, Office of Environment & Heritage was informed of the commencement and completion of the archaeological program at least 5 days prior to the commencement and within 5 days of the completion of work on site. No staff visited the site.
06. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics not identified in 'Steel River Estate, Mayfield West, NSW Archaeological Assessment and Research Design', prepared by Ecological Australia, dated November 2016, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.	No substantial intact archaeological deposits and/or State significant relics were identified. Additional assessment and approval was not required.

<p>07. Should any Aboriginal objects be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage (Enviroline 131 555) is to be notified in accordance with Section 89A of the <i>National Parks and Wildlife Act, 1974</i> (NPW Act). Aboriginal objects in NSW are protected under the NPW Act. Unless the objects are subject to a valid Aboriginal Heritage Impact Permit, work must not recommence until approval to do so has been provided by the Office of Environment & Heritage.</p>	<p>No Aboriginal objects were uncovered by the work nor were any Aboriginal objects expected to be uncovered.</p>
<p>08. The Heritage Council of NSW must approve any substantial deviations from the approved research design outlined in Steel River Estate, Mayfield West, NSW Archaeological Assessment and Research Design, prepared by Ecological Australia, dated November 2016, including extent and techniques of excavations, as an application for the variation or revocation of a permit under section 144 of the <i>Heritage Act, 1977</i>.</p>	<p>There were no deviations from the approved research design.</p>
<p>09. The Applicant must ensure that the approved Primary Excavation Director Karyn McLeod and Secondary Director Mr Lyndon Patterson nominated in the section 140 application 2016/s140/36, is present at the site supervising all archaeological fieldwork activity likely to expose significant relics.</p>	<p>Excavation Director and Secondary Excavation Director were present at the site supervising all archaeological fieldwork activity likely to expose significant relics.</p>
<p>10. The Applicant must ensure that the approved Primary and Secondary Excavation Director nominated in the section 140 application 2016/s140/36, Ms Karyn McLeod and Mr Lyndon Patterson, takes adequate steps to record in detail relics, structures and features discovered on the site during the archaeological works in accordance with current best practice. This work must be undertaken in accordance with relevant Heritage Council guidelines.</p>	<p>The Primary and Secondary Excavation Directors took adequate steps to record what little archaeological features were discovered on the site This work was undertaken in accordance with relevant Heritage Council guidelines.</p>
<p>11. The Applicant must ensure that the nominated Excavation Directors brief all personnel involved in the project about the requirements of the NSW <i>Heritage Act, 1977</i> in relation to the proposed archaeological program. This briefing should be undertaken prior to the commencement of on-site excavation works.</p>	<p>The Excavation Directors briefed all personnel involved in the project prior to the commencement of on-site excavation works and provided detailed heritage induction sheets which remained on site for reference.</p>
<p>12. The Applicant must ensure that the nominated Excavation Director and the excavation team is given adequate resources to allow full and detailed recording to be undertaken to the satisfaction of the Heritage Council.</p>	<p>The Excavation Director was given adequate resources to allow full recording to be undertaken.</p>
<p>13. The Applicant must ensure that the site under archaeological investigation is made</p>	<p>The site under archaeological investigation is made secure. No</p>

<p>secure and that the unexcavated artefacts, structures and features are not subject to deterioration, damage, destruction or theft during fieldwork.</p>	<p>unexcavated artefacts, structures or features were present on the site and therefore not subject to deterioration, damage, destruction or theft during fieldwork.</p>
<p>14. The Applicant is responsible for the safe-keeping of all relics recovered from the site.</p>	<p>No artefacts were found <i>in situ</i> and therefore no relics were recovered from the site.</p>
<p>15. The Applicant must ensure that the approved Primary Excavation Director or an appropriate specialist, cleans, stabilises, labels, analyses, catalogues and stores any artefacts recovered from the site in a way that allows them to be retrieved according to both type and provenance.</p>	<p>No relics were recovered from the site and therefore artefact cleaning and cataloguing was not undertaken.</p>
<p>16. The Applicant must ensure that a summary of the results of the field work, up to 500 words in length, prepared by the approved Primary Excavation Director nominated in the section 140 form, Ms Karyn McLeod, is submitted to the Heritage Council of NSW for approval within one (1) month of completion of archaeological field work. This information is required in accordance with section 146(b) of the <i>Heritage Act, 1977</i>.</p>	<p>A summary of the results of the field work, was prepared by the Excavation Director and submitted to the Heritage Council of NSW for approval within one (1) month of completion of archaeological field work.date.</p> <p>Provided 19/07/17</p>
<p>17. The Applicant must ensure that a final excavation report is written by the approved Primary Excavation Director nominated in the section 140 application 2016/s140/36 Ms Karyn McLeod, to publication standard, within one (1) year of the completion of the field based archaeological activity unless an extension of time or other variation is approved by the Heritage Council of NSW in accordance with section 144 of the <i>Heritage Act, 1977</i>.</p>	<p>This report has been written by the approved Primary Excavation Director within one (1) year of the completion of the field based archaeological activity.</p>
<p>18. The Applicant must ensure that one (1) electronic copy of the final excavation report is submitted on CD to the Heritage Council of NSW together with two (2) printed copies of the final excavation report. These reports are required in accordance with section 146(b) of the <i>Heritage Act, 1977</i>. The Applicant must also ensure that further copies are lodged with the local library and/or another appropriate local repository in the area in which the site is located. It is also required that all digital resources (including reports, context and artefact data, scanned field notes, other datasets and documentation) should be lodged with a sustainable, online and open-access repository.</p>	<p>One electronic copy and two printed copies of this report have been submitted to the Heritage Council of NSW.</p> <p>In addition, a copy has been lodged with the Newcastle Local history Library digital resources (including reports, context and artefact data, scanned field notes, other datasets and documentation) has been lodged with University of York online and open-access repository</p>

eco
logical
AUSTRALIA



HEAD OFFICE

Suite 2, Level 3
668-672 Old Princes Highway
Sutherland NSW 2232
T 02 8536 8600
F 02 9542 5622

CANBERRA

Level 2
11 London Circuit
Canberra ACT 2601
T 02 6103 0145
F 02 9542 5622

COFFS HARBOUR

35 Orlando Street
Coffs Harbour Jetty NSW 2450
T 02 6651 5484
F 02 6651 6890

PERTH

Suite 1 & 2
49 Ord Street
West Perth WA 6005
T 08 9227 1070
F 02 9542 5622

DARWIN

16/56 Marina Boulevard
Cullen Bay NT 0820
T 08 8989 5601
F 08 8941 1220

SYDNEY

Suite 1, Level 1
101 Sussex Street
Sydney NSW 2000
T 02 8536 8650
F 02 9542 5622

NEWCASTLE

Suites 28 & 29, Level 7
19 Bolton Street
Newcastle NSW 2300
T 02 4910 0125
F 02 9542 5622

ARMIDALE

92 Taylor Street
Armidale NSW 2350
T 02 8081 2685
F 02 9542 5622

WOLLONGONG

Suite 204, Level 2
62 Moore Street
Austinmer NSW 2515
T 02 4201 2200
F 02 9542 5622

BRISBANE

Suite 1, Level 3
471 Adelaide Street
Brisbane QLD 4000
T 07 3503 7192
F 07 3854 0310

HUSKISSON

Unit 1, 51 Owen Street
Huskisson NSW 2540
T 02 4201 2264
F 02 9542 5622

NAROOMA

5/20 Canty Street
Narooma NSW 2546
T 02 4302 1266
F 02 9542 5622

MUDGEES

Unit 1, Level 1
79 Market Street
Mudgee NSW 2850
T 02 4302 1234
F 02 6372 9230

GOSFORD

Suite 5, Baker One
1-5 Baker Street
Gosford NSW 2250
T 02 4302 1221
F 02 9542 5622

ADELAIDE

2, 70 Pirie Street
Adelaide SA 5000
T 08 8470 6650
F 02 9542 5622

1300 646 131

www.ecoaus.com.au

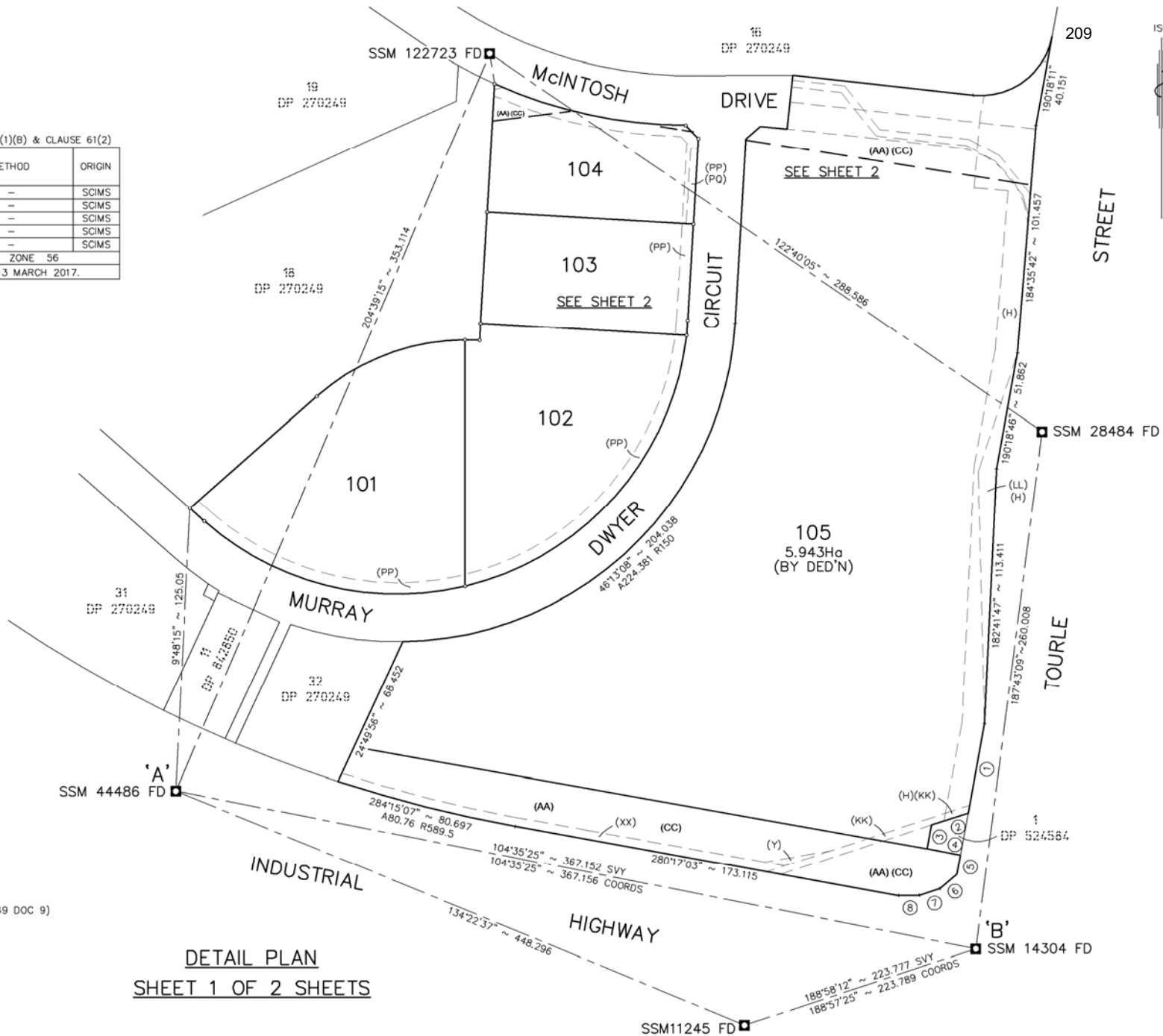
Appendix M: Plan of Subdivision of Lot 51 DP270249, Registered 21.09.2017 & Plan of Subdivision of Lot 105 DP270249, Registered 2.03.2018

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 : CLAUSE 35(1)(B) & CLAUSE 61(2)

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
PM 14304	381367.553	6360500.903	B	2	-	SCIMS
SSM 28484	381397.58	6360759.11	D	4	-	SCIMS
SSM 44486	381010.638	6360586.623	B	2	-	SCIMS
SSM 122723	381151.80	6360910.22	D	4	-	SCIMS
SSM 11245	381336.906	6360279.272	B	2	-	SCIMS
COMBINED SCALE FACTOR = 0.999768			ZONE 56			
SOURCE : MGA COORDINATES ADOPTED FROM SCIMS AS AT 13 MARCH 2017.						


SHORT LINE TABLE

LINE	BEARING	DISTANCE
1	190°19'30"	40.223
2	251°51'33"	17.187
3	190°27'33"	10.817
4	100°27'28"	15.09
5	190°10'	8.831
6	230°03'14"	9.851
7	252°07'06"	9.521
8	269°02'	9.262



DETAIL PLAN
SHEET 1 OF 2 SHEETS

- (PP) - EASEMENT FOR ENVIRONMENTAL SERVICES 5 WIDE
- (PQ) - EASEMENT FOR DRAINAGE OF WATER 3.2 WIDE
- (KK) - EASEMENT FOR DRAINAGE 3.05 WIDE (VIDE BOOK 1868 No.34)
- (XX) - EASEMENT FOR DRAINAGE 3 WIDE (DP 1066904)
- (H) - EASEMENT FOR INDUSTRIAL SERVICES 10 WIDE, 25 WIDE AND VARIABLE (DP 1022687)
- (Y) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP 270249 DOC 9)
- (LL) - EASEMENT FOR SLOPE (BOOK 2910 No. 768)
- (AA) PROVISIONS AS TO DAMAGE - BK.1661 NO.502
- (CC) BENEFITED BY EASEMENT FOR TRANSMISSION LINE - H893718

Surveyor: DAVID LUKE SULLIVAN Date of Survey: 15/05/2017 Surveyor's Ref: 160365DPA	PLAN OF SUBDIVISION OF LOT 51 DP 270249	LGA: NEWCASTLE Locality: MAYFIELD WEST Subdivision No: 9180 Lengths are in metres. Reduction Ratio 1: 1250	Registered  21.9.2017	DP270249 ADDITIONAL SHEET 55
--	---	---	---	--

THIS IS SHEET 55 OF DP 270249 AND IT REPLACES SHEET 30 AS REGARDS LOT 51 AND IS AN ADDITIONAL SHEET

Box:e-DeX /Doc:DP 0270249 P /Rev:27-Mar-2018 /Sts:OK OK /Egs:ALL /Prt:23-Jun-2018 01:37 /Seq:68 of 124
WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 : CLAUSE 35(1)(B) & CLAUSE 61(2)

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
PM 14304	381367.553	6360500.903	B	2	-	SCIMS
SSM 28484	381397.580	6360759.108	D	4	-	SCIMS
SSM 44486	381010.638	6360586.623	B	2	-	SCIMS
SSM 122723	381151.796	6360910.216	D	4	-	SCIMS
SSM 11245	381336.906	6360279.272	B	2	-	SCIMS
COMBINED SCALE FACTOR = 0.999768						ZONE 56
SOURCE : MGA COORDINATES ADOPTED FROM SCIMS AS AT 13 SEPTEMBER 2017.						

(AA) - PROVISIONS AS TO DAMAGE - BK 1661 NO 502
 - BENEFITED BY EASEMENT FOR TRANSMISSION LINE - H893718

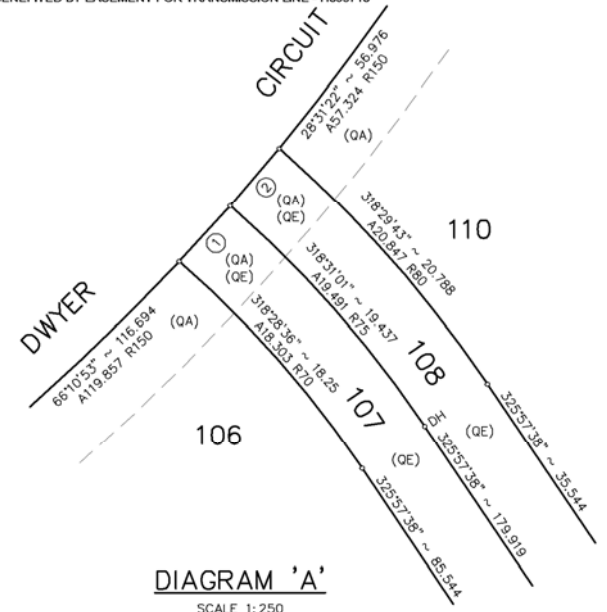


DIAGRAM 'A'
SCALE 1:250

SHORT LINE TABLE

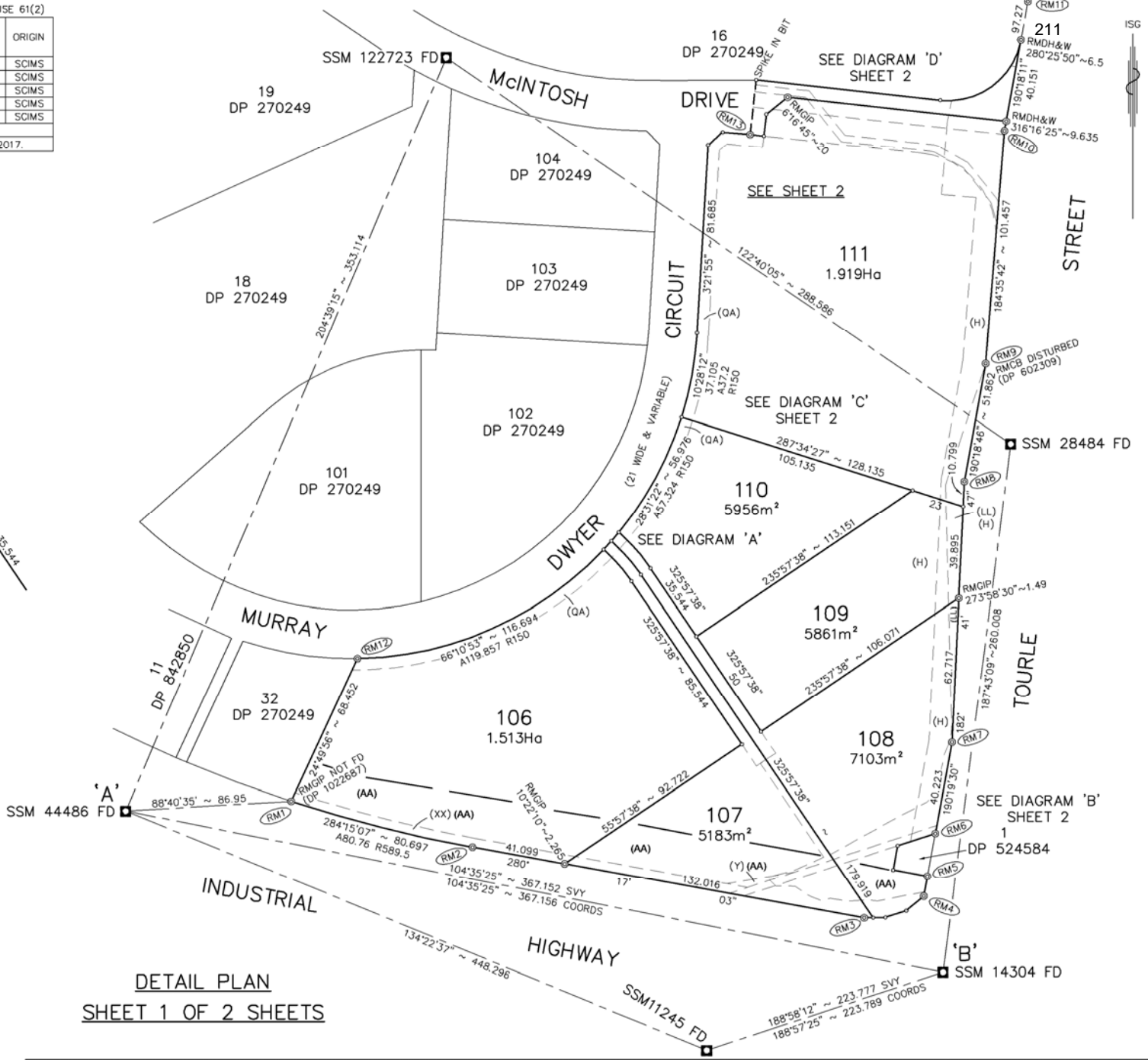
LINE	BEARING	DISTANCE	ARC	RADIUS
1	42°20'08"	5	5	150
2	40°25'33"	5	5	150

SCHEDULE OF REFERENCE MARKS

REF.	BEARING	DISTANCE	DESCRIPTION	REMARKS
RM1	324°15'40"	2.825	RMGIP	
RM2	116°29'45"	4.804	RMGIP FD	DP 1022687
RM3	10°19'45"	0.455	RMCB FD	DP 230015
RM4	280°19'45"	0.455	RMCB FD	DP 230015
RM5	216°53'45"	1.02	RMCB FD	DP 523584
RM6	343°45'45"	1.02	RMCB FD	DP 523584
RM7	276°30'45"	0.8 (0.7 DEEP)	RMCB FD	DP 602309
RM8	276°30'	0.455	RMCB FD	DP 230015
RM9	195°12'20"	2.65	RMGIP	
RM10	97°28'	0.455	RMCB FD	DP 602309
RM11	92°35'30"	11.185	RMGIP FD	DP 874109
RM12	204°49'56"	4.91 & 18.7	RMDH&W'S FD	DP 270249
RM13	186°18'30"	17.74	RMDH&W'S FD	DP 270249
	186°52'	4.34		

- (QA) - EASEMENT FOR ENVIRONMENTAL SERVICES 5 WIDE
- (QE) - EASEMENT FOR ACCESS, DRAINAGE OF WATER AND SERVICES 5 WIDE
- (KK) - EASEMENT FOR DRAINAGE 3.05 WIDE (VDE BOOK 1868 No.34)
- (XX) - EASEMENT FOR DRAINAGE 3 WIDE (DP 1066904)
- (H) - EASEMENT FOR INDUSTRIAL SERVICES 10 WIDE, 25 WIDE AND VARIABLE (DP 1022687)
- (Y) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (DP 270249 DOC 9)
- (LL) - EASEMENT FOR SLOPE (BOOK 2910 No. 768)

THIS IS SHEET 57 OF DP 270249 AND IT REPLACES SHEET 55 AS REGARDS LOT 105 AND IS AN ADDITIONAL SHEET



DETAIL PLAN
SHEET 1 OF 2 SHEETS

SURVEYOR Name: DAVID LUKE SULLIVAN Date: 06/12/2017 Reference: 160365DPB	PLAN OF SUBDIVISION OF LOT 105 DP 270249	LGA: NEWCASTLE Locality: MAYFIELD WEST Reduction Ratio: 1:1250 Lengths are in metres.	REGISTERED 2.3.2018 DP270249 ADDITIONAL SHEET 57
---	--	--	--

Box:e-DeX /Doc:DP 0270249 P /Rev:27-Mar-2018 /Ses:OK OK /Pgs:ALL /Prt:23-Jun-2018 01:37 /Seq:70 of 124
 WARNING: Electronic Document Supplied by NSW LRS for Your Internal Use Only

(AA) - PROVISIONS AS TO DAMAGE - BK 1661 NO 502
- BENEFITED BY EASEMENT FOR TRANSMISSION LINE - H893718

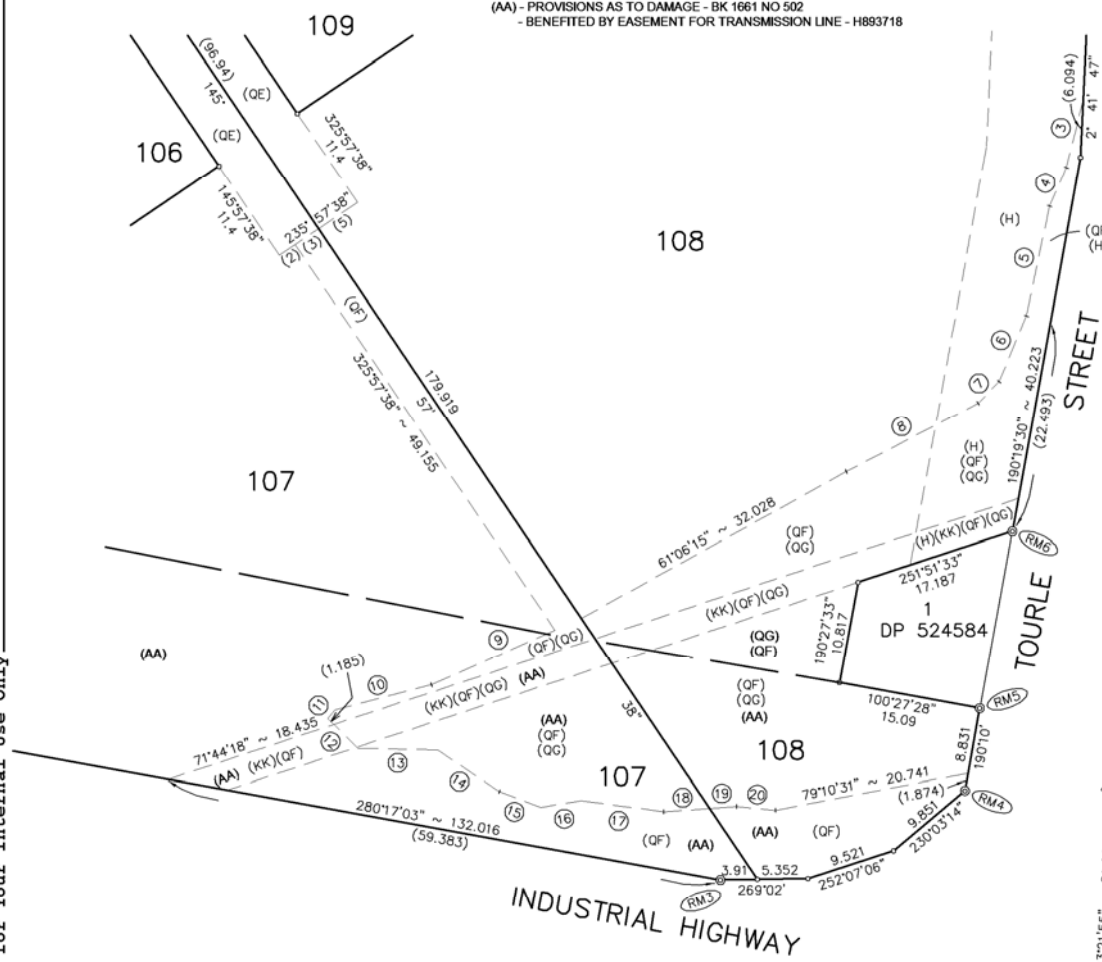


DIAGRAM 'B'
SCALE 1:400

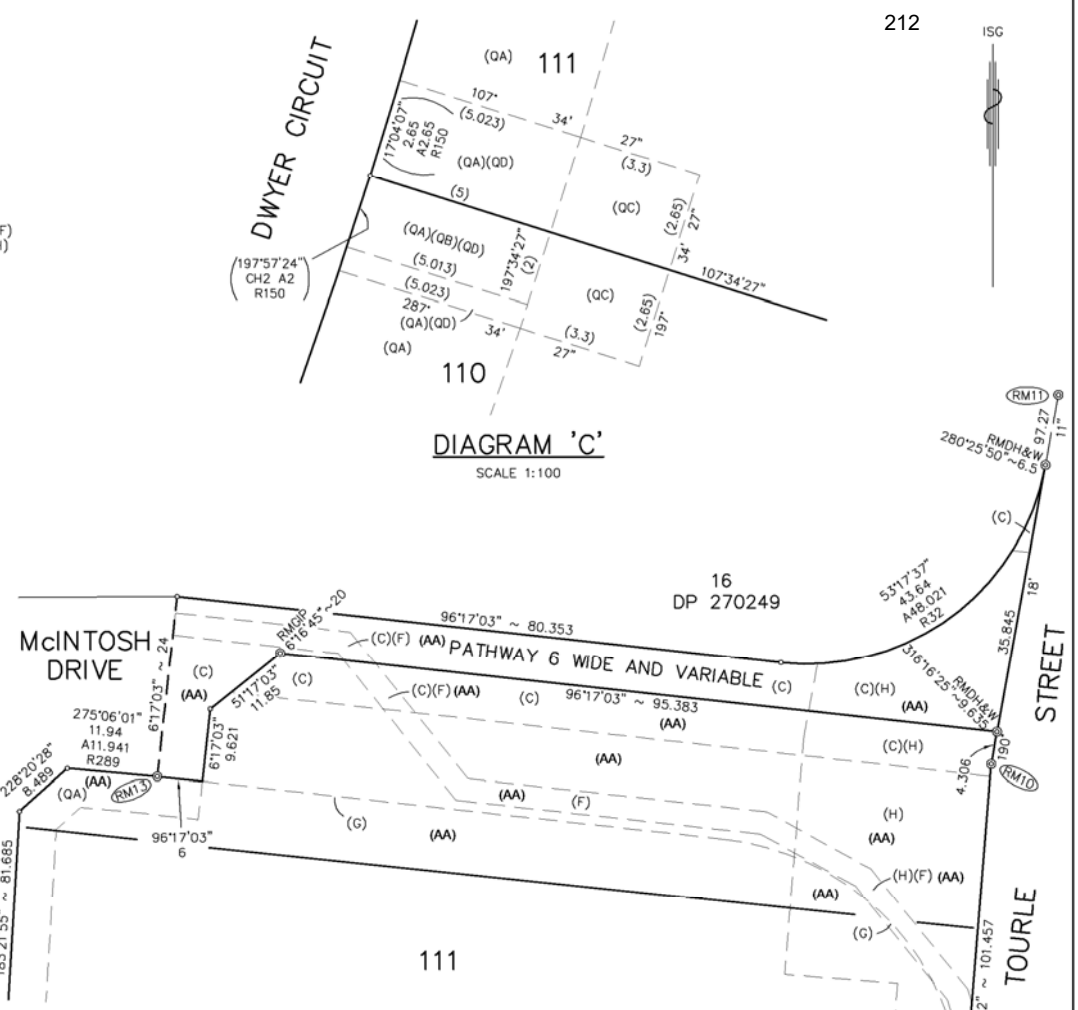


DIAGRAM 'C'
SCALE 1:100

DIAGRAM 'D'
SCALE 1:500

DETAIL PLAN
SHEET 2 OF 2 SHEETS

- (QA) - EASEMENT FOR ENVIRONMENTAL SERVICES 5 WIDE
- (QB) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE
- (QC) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 5.3 WIDE
- (QD) - RIGHT OF WAY 5.3 WIDE
- (QE) - EASEMENT FOR ACCESS, DRAINAGE OF WATER AND SERVICES 5 WIDE
- (QF) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE & VARIABLE WIDTH
- (QG) - RESTRICTION ON THE USE OF LAND
- (C) - EASEMENT FOR OVERHEAD SERVICES AND RELATED STRUCTURES 30 WIDE AND VARIABLE (DP 1034764)
- (F) - EASEMENT FOR WATERMAIN 3 WIDE (DP 270249 - DOC2)
- (H) - EASEMENT FOR INDUSTRIAL SERVICES 10 WIDE, 25 WIDE AND VARIABLE (DP 1022687)
- (G) - EASEMENT FOR UNDERGROUND ELECTRICITY CABLE AND ACCESS THERETO OVER EXISTING LINE OF CABLE (DP 270249 - DOC1)
- (KK) - EASEMENT FOR DRAINAGE 3.05 WIDE (MDE BOOK 1868 No.34)

SHORT LINE TABLE

LINE	BEARING	DISTANCE
3	14°00'05"	7.388
4	23°20'51"	4.473
5	11°56'07"	11.817
6	22°34'29"	7.515
7	44°05'24"	3.206
8	62°27'40"	15.735
9	245°57'14"	17.361
10	255°13'11"	10.544
11	219°05'45"	1.185
12	134°30'54"	4.43
13	91°15'53"	8.444
14	123°44'51"	7.855
15	110°32'46"	4.715
16	80°32'23"	4.29
17	97°35'50"	8.811
18	85°50'12"	4.876
19	85°50'12"	2.866
20	95°38'35"	4.142

SCHEDULE OF REFERENCE MARKS

REF.	BEARING	DISTANCE	DESCRIPTION	REMARKS
RM3	10°19'45"	0.455	RMCB FD	DP 230015
RM4	280°19'45"	0.455	RMCB FD	DP 230015
RM5	216°53'45"	1.02	RMCB FD	DP 523584
RM6	343°45'45"	1.02	RMCB FD	DP 523584
RM10	97°28"	0.455	RMCB FD	DP 602309
RM11	92°35'30"	11.185	RMGIP FD	DP 874109
RM13	186°18'30"	17.74	RMDH&W'S FD	DP 270249
	186°52'	4.34		

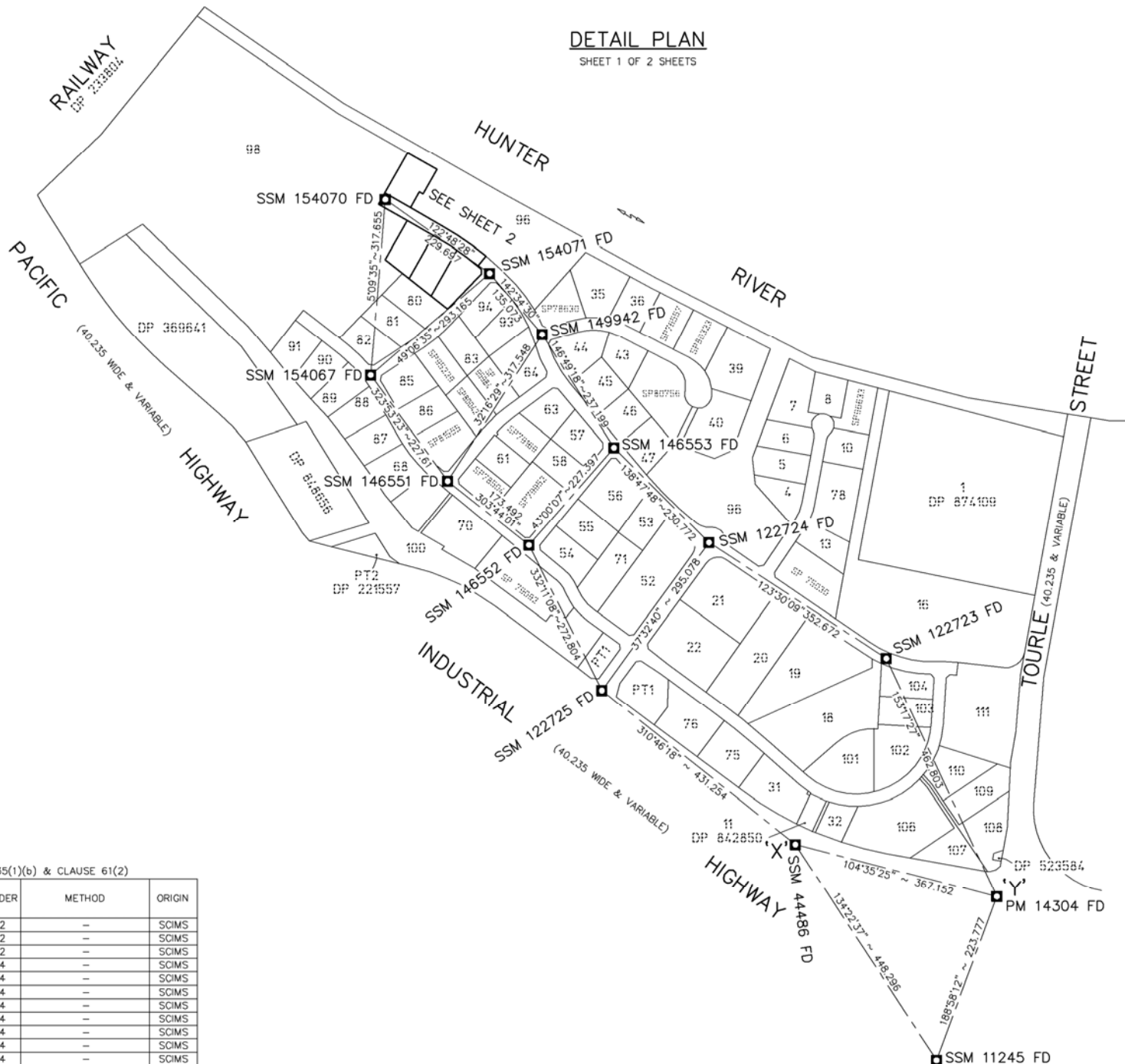
<p>SURVEYOR Name: DAVID LUKE SULLIVAN Date: 06/12/2017 Reference: 160365DPB</p>	<p>PLAN OF SUBDIVISION OF LOT 105 DP 270249</p>	<p>LGA: NEWCASTLE Locality: MAYFIELD WEST Reduction Ratio: 1:1250 Lengths are in metres.</p>	<p>REGISTERED 2.3.2018 </p>
			<p>DP270249 ADDITIONAL SHEET 58</p>

THIS IS SHEET 58 OF DP 270249 AND IT REPLACES SHEET 56 AS REGARDS LOT 105 AND IS AN ADDITIONAL SHEET

Box:e-DeX /Doc:DP 0270249 P /Rev:27-Mar-2018 /Srs:OK.ALL /Prt:23-Jun-2018 01:37 /Seq:71 of 124
WARNING: Electronic Document Supplied by NSW LRS for Your Internal Use Only

DETAIL PLAN

SHEET 1 OF 2 SHEETS



Box:e-DeX /Doc:DP 0270249 P /Rev:27-Mar-2018 /Sts:OK,OK /Rgs:ALL /Prt:23-Jun-2018 01:37 /Seq:72 of 124
WARNING: Electronic Document supplied by NSW LRS for Your Internal Use Only

SURVEYING REGULATION 2017 : CLAUSE 35(1)(b) & CLAUSE 61(2)

MARK	M.G.A. COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
PM 14304	381367.553	6360500.903	B	2	-	SCIMS
SSM 11245	381336.906	6360279.272	B	2	-	SCIMS
SSM 44486	381010.638	6360586.623	B	2	-	SCIMS
SSM 122723	381151.796	6360910.216	D	4	-	SCIMS
SSM 122724	380854.148	6361099.227	D	4	-	SCIMS
SSM 122725	380678.841	6360861.955	D	4	-	SCIMS
SSM 146551	380400.982	6361194.309	D	4	-	SCIMS
SSM 146552	380547.029	6361100.733	D	4	-	SCIMS
SSM 146553	380698.906	6361269.905	D	4	-	SCIMS
SSM 149942	380565.396	6361465.897	D	4	-	SCIMS
SSM 154067	380263.417	6361375.581	D	4	-	SCIMS
SSM 154070	380286.065	6361692.192	D	4	-	SCIMS
SSM 154071	380481.311	6361571.567	D	N/A	CADASTRAL TRAVERSE	-
SSM 154071	380481.282	6361571.543	D	4	-	SCIMS
SSM 154071	380481.311	6361571.567	D	N/A	CADASTRAL TRAVERSE	-
COMBINED SCALE FACTOR = 0.999768						ZONE 56
SOURCE : M.G.A. COORDINATES ADOPTED FROM SCIMS AS AT 1st November 2017.						

SURVEYOR
 Name: DAVID LUKE SULLIVAN
 Date: 05/02/2018
 Reference: 170137DPA
 REPORT

PLAN OF SUBDIVISION OF LOT 95 DP 270249

LGA: NEWCASTLE
 Locality: MAYFIELD WEST
 Reduction Ratio: 1:5000
 Lengths are in metres.

REGISTERED

 26.3.2018

DP270249
 ADDITIONAL SHEET 59

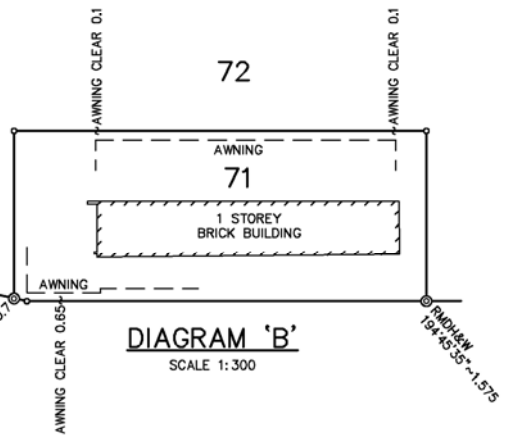
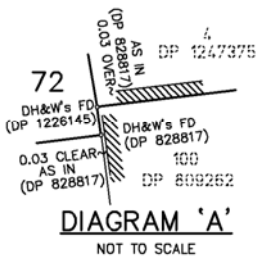
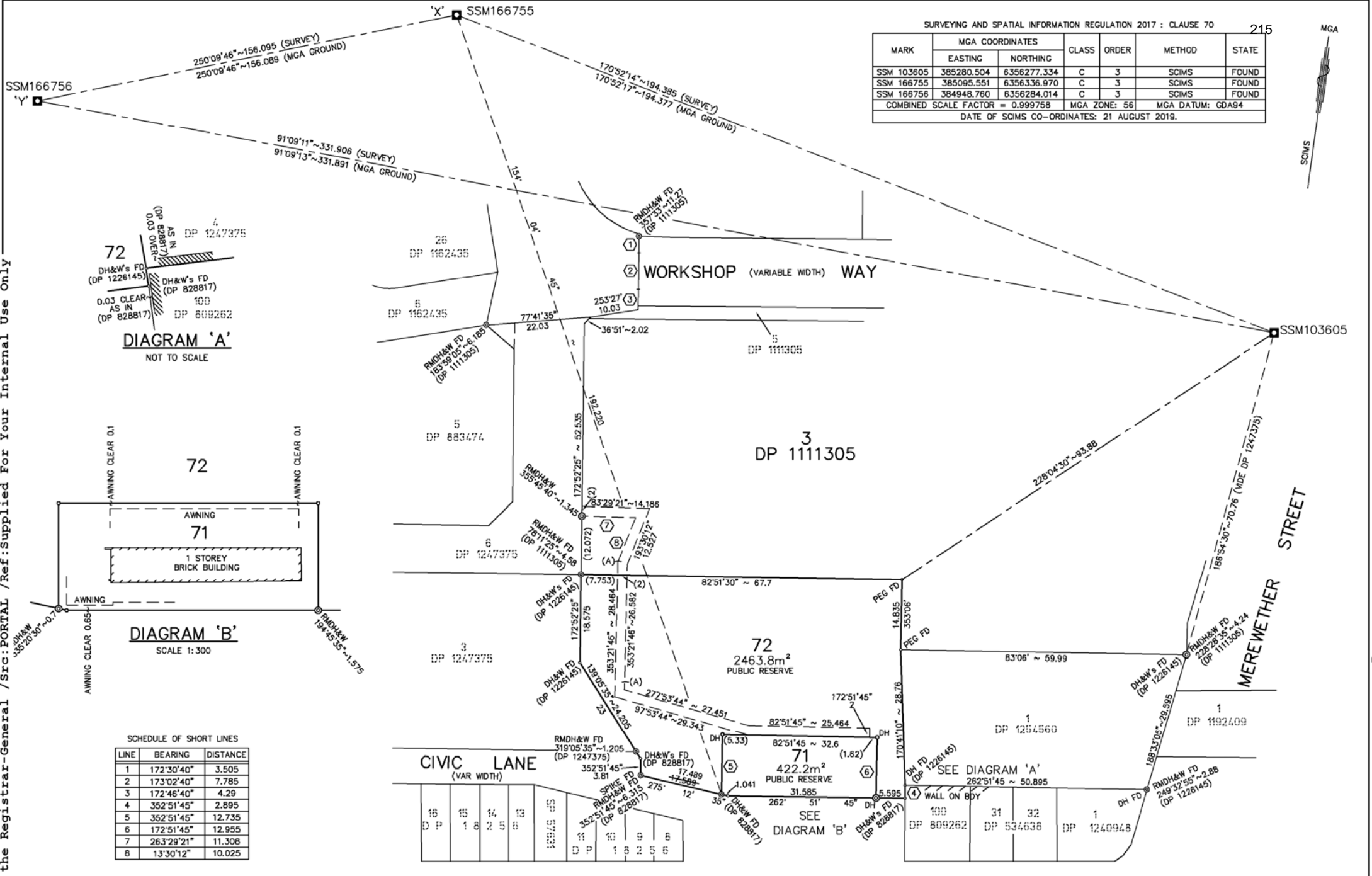
THIS IS SHEET 57 OF DP 270249 AND IT REPLACES SHEET 45 AS REGARDS LOT 95 AND IS AN ADDITIONAL SHEET

Appendix N: Plan of Subdivision of Lot 71 DP1257089 and Lot 72, DP1257089, Registered 12.12.2019.

215

SURVEYING AND SPATIAL INFORMATION REGULATION 2017 : CLAUSE 70

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	STATE
	EASTING	NORTHING				
SSM 103605	385280.504	6356277.334	C	3	SCIMS	FOUND
SSM 166755	385095.551	6356336.970	C	3	SCIMS	FOUND
SSM 166756	384948.760	6356284.014	C	3	SCIMS	FOUND
COMBINED SCALE FACTOR = 0.999758			MGA ZONE: 56		MGA DATUM: GDA94	
DATE OF SCIMS CO-ORDINATES: 21 AUGUST 2019.						



SCHEDULE OF SHORT LINES

LINE	BEARING	DISTANCE
1	172°30'40"	3.505
2	173°02'40"	7.785
3	172°46'40"	4.29
4	352°51'45"	2.895
5	352°51'45"	12.735
6	172°51'45"	12.955
7	263°29'21"	11.308
8	13°30'12"	10.025

DP	16	15	14	13	12	11	10	9	8
DP	1	8	2	5	6	1	10	9	8

(A) - EASEMENT FOR DRAINAGE OF WATER 2 WIDE


<p>SURVEYOR Name: DAVID LUKE SULLIVAN MONTEATH & POWYS PTY LTD Date: 23/08/2019 Reference: 160399DPB</p>	<p style="text-align: center;">PLAN OF SUBDIVISION OF LOT 7 DP 1247375 AND EASEMENT AFFECTING LOT 3 DP 1111305</p>	<p>LGA: NEWCASTLE Locality: NEWCASTLE Reduction Ratio: 1:500 Lengths are in metres.</p>	<p>REGISTERED 12.12.2019</p>	<p>DP1257089</p>
---	---	---	-----------------------------------	-------------------------

Box:e-DeX /Doc:DP 1257089 P /Rev:12-Dec-2019 /NSW LRS /Pgs:ALL /Prt:05-Mar-2020 01:05 /Seq:1 of 5
 © Office of the Registrar-General /Src:PORTAL /Ref:Supplied For Your Internal Use Only

DISTANCE ON SOUTHERN BOUNDARY OF LOT 72 AMENDED WIDE 2020-235 4.3.2020

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet ²¹⁶ 1 of 4 sheet(s)
---------------------------	--	--------------------------------------

Office Use Only

Registered:  12.12.2019

Title System: **TORRENS**

Office Use Only

DP1257089

PLAN OF SUBDIVISION OF LOT 7 DP1247375 AND EASEMENT AFFECTING LOT 3 DP1111305

LGA: Newcastle
 Locality: Newcastle
 Parish: Newcastle
 County: Northumberland

Survey Certificate

I, David Luke Sullivan of Monteath & Powys Pty Ltd, a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

**(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 23 August 2019.*

**(b) The part of the land shown in the plan (~~*being/*excluding~~) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or*

**(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.*

Datum Line: 'X' - 'Y'
 Type: *Urban/*Rural
 The terrain is *Level-Undulating / *Steep-Mountainous.

Signature: *D. Sullivan* Dated: *25/9/19*

Surveyor Identification No: 8621
 Surveyor registered under the *Surveying and Spatial Information Act 2002*

**Strike out inappropriate words.
 **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.*

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:
 Date:
 File Number:
 Office:

Subdivision Certificate

I, *FIONA DOWLER*
~~*Authorised Person/*General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: *Fiona Dowler*
 Accreditation number:
 Consent Authority: **Newcastle City Council**
 Date of endorsement: *25th OCTOBER 2019*
 Subdivision Certificate number: *9532*
 File number: *DA2018/00578*

**Strike through if inapplicable.*

Plans used in the preparation of survey/compilation.

DP1240948
 DP1111305
 DP828817
 DP1226145

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

Pursuant to Section 88B of the Conveyancing Act 1919, it is intended to create:


1. Easement for Drainage of Water 2 Wide.

IT IS INTENDED TO DEDICATE LOT 71 AND 72 TO THE PUBLIC AS PUBLIC RESERVE

Surveyor's Reference: 160399DPB

Signatures, Seals and Section 88B Statements should appear on
 PLAN FORM 6A

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Registered:  12.12.2019 Office Use Only

Office Use Only

DP1257089

**PLAN OF SUBDIVISION OF LOT 7 DP1247375
AND EASEMENT AFFECTING LOT 3
DP1111305**

Subdivision Certificate number: 9532
Date of Endorsement: 25th OCTOBER 2019

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Schedule of Street Addresses


Lot	Street Number	Street Name	Street Type	Suburb
71		Hunter	Street	Newcastle
72	430	Hunter	Street	Newcastle
3/1111305	N/A	Workshop	Way	Newcastle

If space is insufficient use additional annexure sheet

Surveyor's Reference: 160399DPB

ePlan

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 4 sheet(s)

Registered:  12.12.2019 Office Use Only

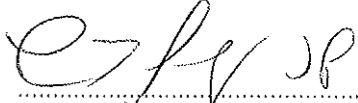
Office Use Only
DP1257089

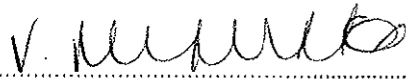
**PLAN OF SUBDIVISION OF LOT 7 DP1247375
AND EASEMENT AFFECTING LOT 3
DP1111305**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 9532
Date of Endorsement: 25th October 2019

Signed for and on behalf of Hunter and
Central Coast Development Corporation)
(ABN: 94 688 782 063) by)
Valentina Kisevskaya under)
delegation without assuming any personal)
liability and I hereby certify that I have no such)
notice of the revocation of such delegation and)
in the presence of:


Signature of Witness


Name of Delegate
AL Chief Executive

Justice of the Peace 137008
Colin Perry
Print Name of Witness


26 Honeysuckle Dr, Newcastle 2300
Print Address of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 160399DPB

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 4 sheet(s)

Registered:  12.12.2019 Office Use Only

Office Use Only

DP1257089

PLAN OF SUBDIVISION OF LOT 7 DP1247375 AND EASEMENT AFFECTING LOT 3 DP1111305

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 9532

Date of Endorsement: 25th OCTOBER 2019

Executed on behalf of Newcastle City Council by its Authorised Delegate pursuant to Section 377 of Local Government Act 1993 in the presence of an eligible witness.

Tracy Webb
Signature of Witness

Fiona Dowler
Signature of Authorised Delegate

TRACY WEBB
Full Name of Witness

FIONA DOWLER
Full Name of Authorised Delegate

C/- 12 STEWART AVE NEWCASTLE
Address of Witness

DEVELOPMENT OFFICER
Newcastle City Council
Authority of Authorised Delegate

If space is insufficient use additional annexure sheet

Surveyor's Reference: 160399DPB