



**Health Services Facility
Jacaranda Avenue
Raymond Terrace NSW**

**Heritage Impact Statement
Redevelopment**



ABN 13 969 355 650

173 Russell Road
New Lambton NSW 2305
t (02) 4957 8003
f (02) 4957 8004
e mail@heritas.com.au

Job #10/797

Issue D	amended	23 Jan 2012
Issue C	amended DA	15 Dec 2011
Issue B	DA Submission	21 Mar 2011
Issue A	Client Review	20 Mar 2011

1 Introduction

1.1 Background

This report represents an assessment of heritage impact for the development of a vacant site presently adjacent to the boundary of the Raymond Terrace Heritage Conservation Area, and located on Jacaranda Avenue in the vicinity of a number of heritage items. The site is the former location of the Raymond Terrace Swimming Centre, constructed in 1960 and subsequently demolished following closure in 2000. It was prepared by Linda Babic, B.Arch., M.Herit.Cons. for Hunter New England Local Health District.

1.2 Methodology

This report has been undertaken in accordance with the requirements of the Australia ICOMOS Burra Charter (2000), and more specifically the guidelines for Statements of Heritage Impact as issued by the NSW Heritage Office (2001). These guidelines note that a Statement of Heritage Impact should address the following issues:

- Why the item is of heritage significance.
- What impact the proposed work will have on that significance.
- What measures are proposed to mitigate negative impacts.

1.3 Limitations

The drawings assessed for this report are DA drawings only and as such do not fully detail the proposed works.

1.4 The Development Proposal

The proposal is for the construction of a new health services facility on a corner site bounded by Jacaranda Avenue and Swan Street. The proposed building is a flat-roofed two storey structure of masonry and light weight panel cladding, with access to the site from both streets. The main entrance to the building itself is internal to the site. An at grade carpark is proposed at the northern end of the site of Jacaranda Avenue, with a smaller two level parking facility at the northern end of the site off Swan Street. Substantial landscaping is proposed to boundaries and to the carpark.

2 History¹

2.1 Introduction

When the town of Raymond Terrace was first laid out in the 1830s, two adjacent, triangular parcels of land were reserved respectively for a town market and the Church of England clergy. The Market Reserve was bound by Swan Street, Port Stephens Street, and Stockton Street (now Jacaranda Avenue) while the Clergy Reserve was bound by Glenelg Street, Sturgeon Street, and Stockton Street. The study site is currently vacant land located on the southern portion of what was once known as the Market Reserve. It would appear that this section of the Market Reserve remained undeveloped up until 1960 when the Raymond Terrace War Memorial Olympic Pool was constructed on the site. This facility was closed in 2000 and subsequently demolished. The site is situated within the Raymond Terrace Conservation area and in close proximity to a number of historically significant landscape features and buildings, in particular, those associated with the history of the Anglican Parish of St. John's.



Figure 1

The Market and Clergy Reserves as delineated on an early plan of Raymond Terrace.

source: E.D. Barlow, Plan of the Town of Raymond Terrace including the extension [sic] through the adjoining land of Mr. King, 1840, Newcastle Region Library, LH Map B333.3/10

¹ © History prepared by Hunter History Consultants Pty Ltd., August 2010 for Heritage Assessment by Heritas. Not to be used for any other purpose without written permission of the author.

2.2 Development on the Market Reserve

Although land was designated for use as a Market Reserve in the original layout of Raymond Terrace, it is unclear to what degree it was used for such a purpose. It would appear that the principal market area evolved in King Street closer to the waterfront and river transport.²

After the First World War, a Soldiers' Memorial was erected on the northern tip of the Market Reserve at the corner of Port Stephens Street and Stockton Street (Jacaranda Avenue). Costing approximately £370 to construct, the Soldiers' Memorial was unveiled on Armistice Day, November 1925. From 1927 onwards the land upon which the memorial was located became the site for all Anzac Day Services and was renamed Anzac Park. Originally dedicated to the men of the district who had served in the 'Great War' the memorial also lists those who were engaged in the Boer War, the Second World War, and the Korean and Vietnam Wars. In more recent years a Memorial Wall (1991) has been added to the park together with a heavy artillery gun.³



Plate 1
1934 photo of the 1925
Raymond Terrace Soldiers' Memorial.
source: Newcastle Morning Herald,
8 September, 1934.



Plate 2
The Memorial Wall & gun
placement in Anzac Park. Raymond
Terrace Bowling Club
in background.
source: Hunter History Consultants
Aug. 2010

² Cynthia Hunter, *Port Stephens Heritage, Historical Context Report including Thematic Analysis prepared for the Port Stephens Council Community Based Heritage Study*, Port Stephens Council Community Based Heritage Study Committee, Newcastle, 2001, p.144.

³ *Sydney Morning Herald*, 31 August, 1925; *Raymond Terrace Historical Society Journal – A Pictorial Edition – Historic Raymond Terrace in 1984*, Vol. 8, No. 1, December 1984; Register of War Memorials in NSW – website, <http://www.warmemorialsnsw.asn.au/details.cfm?MemNo=482>

Building development towards the centre of the Market Reserve occurred in 1942 when the Raymond Terrace Bowling Club relocated to new club premises erected on the site. Various phases of building development have been undertaken at the club since that time, the most recent being the completion in September 2007 of an extensive shade structure across the two greens in front of the clubhouse.⁴



Plate 3

A 1938 aerial view of Raymond Terrace clearly shows the Market Reserve and Clergy Reserve diagonally dissected by Stockton St (Jacaranda Ave) in the foreground. Apart from some vegetation the study site was still vacant at this date.
source: Raymond Terrace 150th Anniversary Celebrations and Jubilee of Commonwealth of Australia, 1801-1951, September 1951.

2.3 Raymond Terrace War Memorial Olympic Pool

The study site on the southern end of the Market Reserve remained undeveloped until the second half of the twentieth century when the Raymond Terrace War Memorial Olympic Pool was constructed on vacant land at the junction of Swan Street and Jacaranda Avenue. Three years of government lobbying, fund raising, planning and construction culminated in the opening of the pool on 26 November, 1960. The facility cost approximately £40,000 to complete.⁵

Building costs were funded by a £20,000 loan obtained by the Shire Council and £10,000 raised by public donations which was matched by a State Government grant of £10,000. It was the 49th pool built in NSW by Public Works as part of a Government initiative commenced in the early 1950s to provide pool facilities

⁴ *Raymond Terrace 150th Anniversary Celebrations and Jubilee of Commonwealth of Australia, 1801-1951, September 1951; Port Stephens Examiner, June 1983, Newcastle Morning Herald, 24 April, 1975, Raymond Terrace Bowling Club – website, <http://www.rtbc.com.au/shades.htm>*

⁵ *Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser, 1 December, 1960.*

throughout country towns. Fifty metres long and six lanes wide, it was the first pool in the Port Stephens district built to Olympic standards.⁶



Plate 4

Cr. W. Scott, President of Port Stephens Shire Council shovels the first cement at the pool site.
source: Newcastle Sun, 18 May, 1960.

The official opening ceremony was attended by the Minister for Works, Mr. Ryan, together with Messrs. Fitzgerald M.L.A. and Morris M.L.A., Mr Luccok, M.H.R., and local dignitaries. Following the official opening a group of 300 invited guests were entertained in the nearby Anglican Parish Hall. A weekend of pool events including diving and water polo exhibitions, a swim parade, and swimming carnival was organised to celebrate the occasion.⁷



Plate 5

The entrance to the Raymond Terrace War Memorial Olympic Pool at the time of its opening.
source: Newcastle Morning Herald, 23 November, 1960.

⁶ *Ibid.*

⁷ *Ibid.*

During the peak of its popularity the pool attracted crowds of up to 3,000 per day but with the rise of private backyard swimming pools and other summertime recreational pursuits, attendance numbers had dropped to around a daily maximum of 2,000 by the 1980s. The pool was running at a loss of approximately \$50,000 per annum by 1984. In an effort to attract people back to the pool the Port Stephens Shire Council took out a loan to fund the construction of an \$83,000 fibreglass waterslide, the first of its kind erected by a Hunter Valley council. Installed by Waterslides Australia Pty. Ltd., the slide was opened in December 1984.⁸



Plate 6

A feature at the pool was the mural,
visible in the above photo.

source: Raymond Terrace & District Historical
Society Inc., photo albums.

The ageing pool's days were numbered following the Council's decision to construct a four stage, one-stop recreational complex on the fringes of Raymond Terrace. In February 2000, stage one of the project - a new aquatic centre, was opened and the Raymond Terrace War Memorial Olympic Pool was finally closed. The abandoned site soon became a target for vandals and in May 2002 it was announced that demolition of the facility was about to commence to be followed by rehabilitation in preparation for its sale to help pay off the costs of the new Lakeside Leisure Centre.⁹

At the time, suggested usage for the site included aged care units and the land was subsequently sold to the Padmos Family Company. The site remained undeveloped at the time of its purchase by Hunter New England Health in 2010. A State funded HealthOne Clinic for Raymond Terrace had been on the Government's agenda for three years before the former pool site was chosen. Plans for the construction of the proposed community health facility and general practice required rezoning of the site.¹⁰



Plate 7

The waterslide facility c.1985.

source: Raymond Terrace photographs & paper
cuttings, Local Studies, Newcastle Region Library.

⁸ *Port Stephens Examiner*, 5 December, 1984

⁹ *Newcastle Herald*, 8 February, 2000; *Port Stephens Examiner*, 2 May, 2002.

¹⁰ *Herald (Newcastle)*, 18 May, 2010.

2.4 Curtilage

Jacaranda Trees

Jacaranda Avenue was originally known as Stockton Street being part of the early route that once led to and from Stockton. The street diagonally dissected the Market Reserve and the Clergy Reserve. Today the street owes its name to the jacaranda trees planted over 60 years ago on either side of the thoroughfare by locally born resident, the late Clem Bambach (1903-2001). In 1945 at his Raymond Terrace home, Bambach raised seedlings from a Jacaranda pod taken from the Gloucester district. The then Council Engineer, Roy Paton, recognised the potential of the trees and organised for Council workers to plant them along Stockton Street. After the jacarandas were well established the Council renamed Stockton Street as Jacaranda Avenue.¹¹



Plate 8

Clem Bambach standing in Jacaranda Avenue
source: newspaper clipping c.1993, Streets
Folder, Raymond Terrace & District
Historical Society Inc.

Properties Associated with St. John's Parish on the Clergy Reserve

In 1839 the Reverend Charles Spencer was appointed as the first permanent clergyman to the Anglican parishes of Eldon and Stockton with headquarters at Raymond Terrace. Three early church buildings were erected on the Clergy Reserve before the establishment of the Diocese of Newcastle in 1847. By the late 1930s much of the Clergy Reserve had been sold into private hands. The available secondary sources regarding the development of these premises are somewhat contradictory regarding chronology and usage. All three properties are listed on the National Trust Register and with the NSW Heritage Branch.

In 1840, at the instigation of Bishop Broughton, funds were made available for the erection of a temporary church at Raymond Terrace until a more substantial building could be afforded.¹² However, the temporary St. John's Church in the form of a slab building, located towards the northern tip of the Clergy Reserve, was still being used as a place of worship well into the 1850s. During this decade the erection of stone walls around the slab building was commenced and as construction progressed the old slabs were removed. Work was not finalised until after the 1862 consecration of a new St. John's Church on land in Sturgeon Street outside the Clergy Reserve. The stone building on the site of the former slab church was opened as a Sunday School and continued to be used for Sunday School purposes and community meetings up until the 1980s. It also served as the Parish Hall until a new brick Parish Hall was erected alongside in 1954. The

¹¹ Cynthia Hunter, *Raymond Terrace and District: History and Heritage*, Raymond Terrace & District Historical Society, 1996, p. 43; newspaper clipping c.1993, Streets Folder, Raymond Terrace & District Historical Society.

¹² The Rev. H.M.R. Rupp, *1862-1937 Souvenir, Celebration of the 75th Anniversary of the Consecration of St. John's Church Raymond Terrace, Sunday, Sept. 26, 1937, Programme and Historical Review*.

1954-built hall was demolished in 1990 and the land upon which it was situated including the former Parish Hall/Sunday School was sold in 1992.¹³

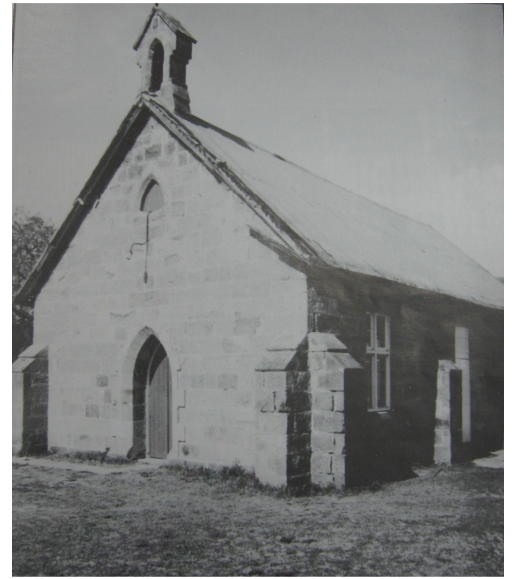


Plate 9

Former St. John's Sunday School/Parish Hall –
opened c.1862.

*Source: Raymond Terrace & District Historical Society
Journal – A Pictorial Edition – Historic Raymond
Terrace in 1984, Vol. 8, No. 1, December 1984.*

The foundation stone for a parsonage to accommodate the Rev. Charles Spencer was laid in the Clergy Reserve in 1841 facing Glenelg Street. Completed in 1842, this stone, shingle roofed cottage formed the origins of the premises now known as 6 Glenelg Street and is believed to be the oldest house in Raymond Terrace. Following the completion of a new rectory c.1846 on another part of the reserve, the building was used as the Church of England denominational school. It was subsequently used as the gardener's home but by the late 1930s had been sold. It is still used as a private residence.¹⁴



Plate 10

6 Glenelg Street – the first Anglican parsonage.

*source: Raymond Terrace & District Historical Society
Journal – A Pictorial Edition – Historic Raymond
Terrace in 1984, Vol. 8, No. 1, December 1984.*

¹³ Rupp, *1862-1937 Souvenir...*; A Brief History of St. John's Anglican Church Raymond Terrace, St. John's Anglican Church Raymond Terrace Website, <http://www.stjohnsraymondterrace.org/2008/pages/History.pdf>; *Maitland Mercury*, 10 November, 1981; *News Pictorial*, 6 May, 1987.

¹⁴ S. Finn, 'History of St John's Anglican Church – Raymond Terrace', *Raymond Terrace and District Historical Society Bulletin*, Vol. 3, Nos. 1 & 2, Feb/May, 1979, p. 22; A Brief History of St. John's...; Rupp, *1862-1937 Souvenir...*

The current St. John's Rectory was completed within the southern portion of the Clergy Reserve c.1846. The rectory is believed to have been designed by noted church architect Edmund Blacket and is built of locally quarried Muree sandstone. Repairs, alterations, and remodelling have been undertaken over the years. Shortly after the construction of the rectory, three Norfolk pines were planted in the surrounding grounds. One was destroyed by lightning but the remaining two stand as towering district landmarks. Each Christmas since the late 1960s, the tallest pine has been illuminated with lights and attracts many onlookers from around the region.¹⁵



Plate 11
Rectory of St. John's Parish &
grounds in 1896.
source: Ralph Snowball Collection,
Hunter Photobank, Newcastle
Region Library.



Plate 12
Rectory of St. John's Parish.
source: *Raymond Terrace & District
Historical Society Journal – A Pictorial
Edition – Historic Raymond Terrace in
1984*, Vol. 8, No. 1, December 1984.

¹⁵ Val Anderson, 'St. John's Church Rectory, Raymond Terrace', *Raymond Terrace and District Historical Society Bulletin*, Vol. 3, Nos. 1 & 2, Feb/May, 1979, p. 28; *Newcastle Morning Herald*, 30 January, 1978; *News Pictorial*, 2 January, 1985; Rupp, *1862-1937 Souvenir...*

The Edmund Blacket designed St. John's Anglican Church, in Sturgeon Street, measuring 78ft x 30ft., was built from Muree sandstone by local stonemason Robert Carnell. Total construction cost was approximately £1,500. The new St. John's was consecrated on 25 November 1862 at a ceremony attended by a large gathering of parishioners, distinguished clergy and government officials. Since that time the building has undergone various phases of building works, the latest being the addition to the site of the Parish Ministry Centre in 2001 funded by the 1992 sale of property on the Clergy Reserve.¹⁶



Plate 13
St. John's Anglican Church,
Sturgeon Street, 1950.
source: Hunter Photobank,
Newcastle Region Library.

Other Curtilage Items

In addition to the Soldiers' Memorial on the northern curtilage of the study site, and the items of historical significance discussed above, there are three other heritage listed dwellings situated nearby. A single storey residence at 12 Glenelg Street in the former Market Reserve, operated as the Ingleburn Private Hospital until 1936. Slade House (sometimes called Roeth House after an early owner) at 12 Swan Street, on the north west corner of the junction of Swan and Sturgeon Streets, is a two storey timber house originally erected c.1890. On the south west corner of the same junction is a single storey brick dwelling originally built in 1903 in the grounds of the public school as a residence for the headmaster.¹⁷



Plate 14
Slade House – 12 Swan Street.
Source: Raymond Terrace & District Historical Society
*Journal – A Pictorial Edition – Historic Raymond
Terrace in 1984*, Vol. 8, No. 1, December 1984.

¹⁶ *Sydney Morning Herald*, 30 September, 1862; Finn, 'History of St John's...'; Rupp, *1862-1937 Souvenir*,..., pp. 22-27.

¹⁷ Schedule 2, Heritage, *Port Stephens Local Environmental Plan 2000*; *Raymond Terrace & District Historical Society Journal – A Pictorial Edition – Historic Raymond Terrace in 1984*, Vol. 8, No. 1, December 1984.

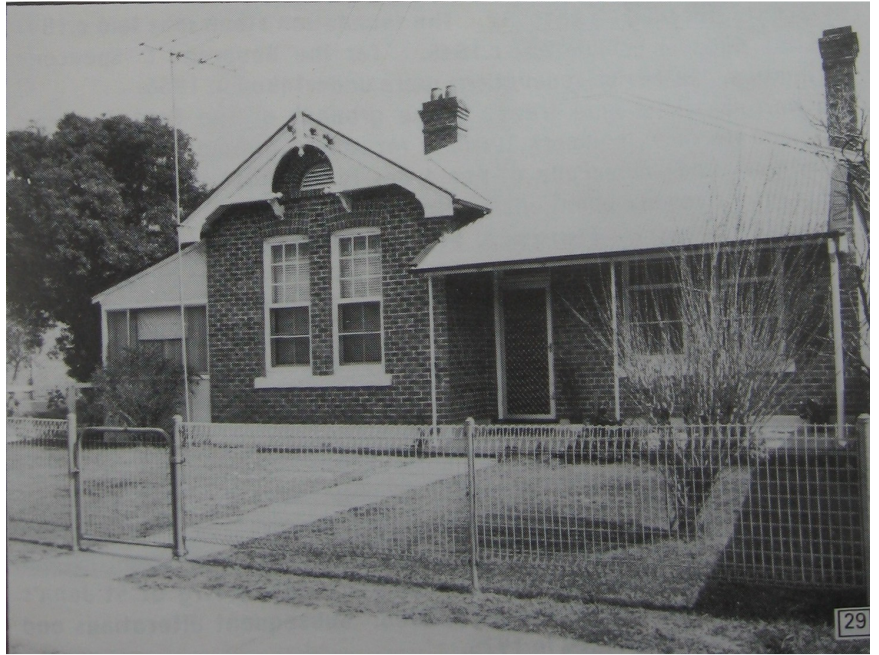


Plate 15

Former headmaster's residence – 14 Swan Street.
*source: Raymond Terrace & District Historical Society Journal –
A Pictorial Edition – Historic Raymond Terrace in 1984, Vol.
8, No. 1, December 1984.*

3 Existing Fabric

3.1 Context

The subject site is located in east Raymond Terrace, at the junction of a variety of planning uses, with a bowling club immediately to the north, residential and educational to the south, and commercial and religious to the east. The built form of the immediate context is similarly diverse, from 19th century sandstone religious buildings, to brick community recreation buildings, to weatherboard and brick one and two storey dwellings ranging in age from 19th to 20th century. Similarly, the school site on the opposite corner of Sturgeon and Swan streets is made up of buildings representing various ages and styles. IN fact, the Council acknowledges this in section C1.10 of the Port Stephens DCP 2007, stating 'Housing stock includes a mix of architectural style and periods including 19th century stone and weatherboard houses, inter-war types and recent single detached and medium density housing.'¹⁸

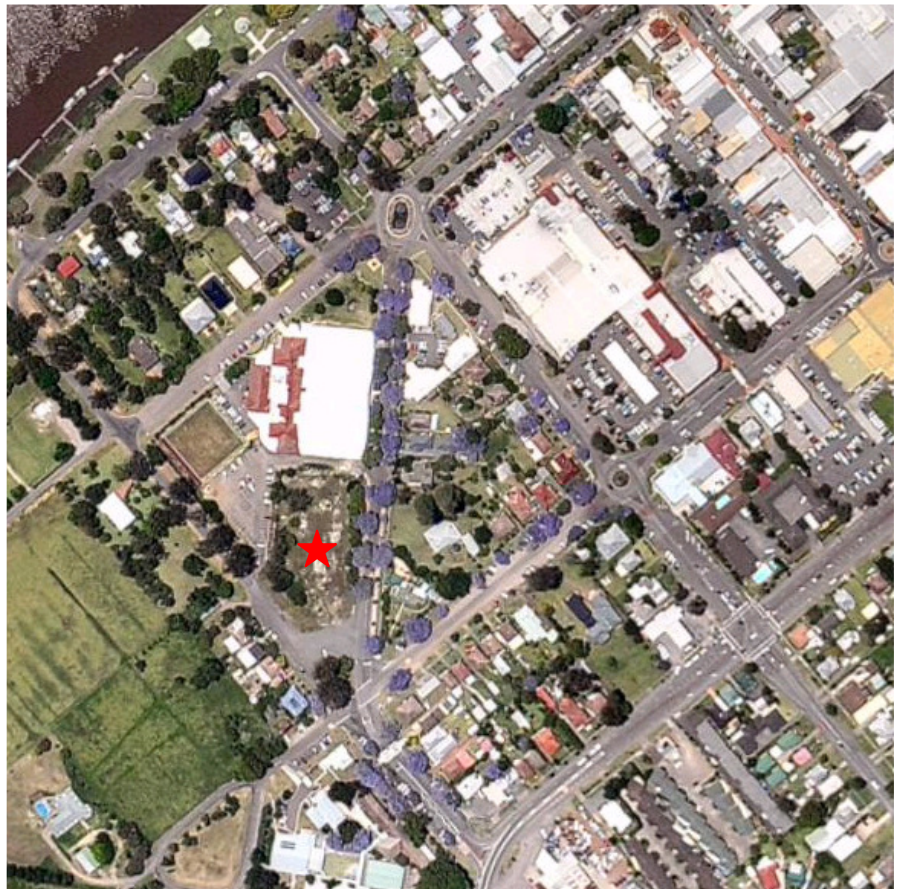


Plate 16

Aerial view showing site (marked) and context. Note the large tensile shade structures of the bowling club to the north of the subject site.
source: nearmap.com

¹⁸ Port Stephens Development Control Plan 2007, pC1-10.

Many of the nearby buildings have also been adaptively re-used, for example the residence at Sturgeon and Jacaranda streets (now a Bed & Breakfast) and the group of former church buildings on the corner of Jacaranda Avenue and Glenelg Street (now commercial offices). Essentially, the character of the immediate area is one of eclecticism.



Plate 17

Merged images showing the subject site (centre view), Jacaranda Avenue at right and Swan Street at left. Note the high fence blocking views to the 'contributory heritage item residence at far right, and bowling green canopies in distance. Street tree canopies are clearly dominant.
source: Heritas 2010

Plate Group 18

Clockwise from below: St John's Rectory, Jacaranda Street presentation; Jacaranda Street, eastern side looking north; junction of Jacaranda and Port Stephens streets looking south; bowling club street presentation, directly adjacent to site.

source: Heritas 2010



Plate Group 19

Two housing developments on Jacaranda Avenue in the vicinity of the subject site, demonstrating the varying styles and ages of dwelling in the immediate context.
source: Heritas 2010



Plate 20

Subject site out of view at extreme left, showing the variable forms of Jacaranda and Sturgeon streets.
source: Heritas 2010

3.2 Existing Landscape

The site is presently vacant, with a slight fall to the west. The established jacaranda trees along Jacaranda Avenue define an edge along three quarters of the eastern boundary. The western site boundary is lined with some existing trees, though not in any formal arrangement. Both street boundaries have large verges.



Plate 21

November 2010 aerial view showing existing landscaping to site and immediate context. Note street trees to Swan Street do not continue in front of the subject site.
source: nearmap.com

The context landscape contributes greatly to the interpretation of the subject site, most particularly the ornamental planting along Jacaranda Avenue. The site boundary planting reinforces street planting and enhances and softens the streetscape.

3.3 Archaeology

An archaeological report on the site has not been undertaken. Historical research did not reveal whether the post-2000 demolition on the site included the removal of the actual pool, or it was simply infilled. If the later is the case, this may present an issue of archaeology as other items may also be buried. However, it is unlikely that any items in relation to the pool revealed during excavation will be of heritage value.

4 Existing Listings

The site does not contain any recognised heritage items.

The site has recently been excluded from the Raymond Terrace Heritage Conservation Area (HCA), following an amendment to the Port Stephens Local Environmental Plan (2000).

Listed items of local significance in the immediate context include:

14 Swan Street

brick cottage, former Headmaster's residence

12 Swan Street

two storey weatherboard residence, 'Roeth House'

Jacaranda Avenue Road Reserve

Jacaranda ornamental planting

2a Jacaranda Avenue

Raymond Terrace War Memorial

Listed items of State significance in the immediate context include:

1 Jacaranda Avenue

former Parish Hall, St John's Anglican Church Group

48 Sturgeon Street

Rectory, St John's Anglican Church Group
ornamental planting, 2 Norfolk Island pines

5 Significance 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.

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.

- Part of what was originally known as the Market Reserve, the study site is historically linked to the 1830s town layout of Raymond Terrace. No built development was undertaken on the site until 1960 when the Raymond Terrace War Memorial Olympic Pool was erected providing a community facility for sport and leisure until its closure in 2000. Currently comprised of vacant land with limited vegetation, the site does not contain any items of historical significance.

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.

- The place does not meet the criteria for inclusion under this category.

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 triangular shape of the greater site, bounded by Jacaranda Avenue, Swan and Port Stephens streets is aesthetically significant from a town planning perspective, for its ability to demonstrate a distinctive portion of the early layout of Raymond Terrace.

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.

- The place does not meet the criteria for inclusion under this category.

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.

- Although the extent of remains of the pool structure on the site is unknown, buried fabric relating to the 1960 Olympic pool is unlikely to hold any research or technical

value. Prior to its demolition, the pool was not proposed for heritage listing in the 1995 Raymond Terrace Conservation Area Heritage Study (EJE Architecture).

Rarity

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

- The place does not meet the criteria for inclusion under this category.

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 place does not meet the criteria for inclusion under this category.

6 Statement of Significance

The Raymond Terrace Heritage Conservation Area (RTHCA) takes in several distinctively different areas of the Town Centre, however the significance of the RTHCA as a whole, or in parts, appears to remain undefined by its listing.

The site that originally formed part of the public Market Reserve is considered to hold some aesthetic significance on a local level for its ability to demonstrate an early and distinctive planning layout in Raymond Terrace. The triangular block within which the former swimming pool site is located, bounded by Jacaranda Avenue, Swan and Port Stephens streets, laid out in the 1830s, was reinforced in the c. late 1930s with street planting of Jacaranda trees on what was then known as Stockton Street. This planning layout continues to contribute to the interpretive value of early Raymond Terrace.

Based on the researched history of the site, the place is considered to have low to no potential for archaeological relics.

7 Statement of Heritage Impact

This is the statement of heritage impact for:

Development of the site known on the corner of Jacaranda Avenue and Swan Street, Raymond Terrace, with property description Lot 22, DP 1088281.

Date:

19 January 2012.

Reference:

The property is located adjacent to the Raymond Terrace Heritage Conservation Area, defined under the Port Stephens Local Environmental Plan 2000 and Port Stephens Development Control Plan 2007, and is nearby to a number heritage items.

The material upon which this statement has been based:

Architectural drawings prepared by Kemp Consulting /Schreiber Hamilton Architecture

- GP Superclinic - Health One Raymond Terrace
Project No. 1004, Drawings DA01-DA14 inclusive, Issue L

Landscape plans prepared by Moir Landscape Architecture

- Health One
Project No. 0688, Drawings LP01A-LP03A inclusive, Issue B

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:

Hunter New England Local Health District, c/o Kemp Consulting, 10 Hill Street, Merewether NSW 2291.

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

- The development of the site for a use in sympathy with its originally planned 19th century use, and with its actual 20th century use, retains the site as distinctively public. A residential use of the site, as proposed by current zoning and by the DCP 2007, is considered historically inappropriate to the original 1830s town plan, whereby it was reserved for a public/community use.
- The linear form of the building reinforces and respects the directional nature of the street, which in turn is demonstrated in its verge planting and angular layout connecting the historic waterfront precinct to the church and school sites.
- Although no strong pattern exists in the immediate context, the setback of the proposed building respects the surrounding forms. The lack of a strong figure-ground pattern is seen in the site analysis of the DA drawings (refer drawing no. SK101).
- The flat roof form of the proposed building allows for reduced bulk and reduced height, and allows the jacaranda trees to continue to dominate the street character. The form of the building, with its height below the tree canopy, also retains the pedestrian scale of Jacaranda Avenue.
- Sight lines to existing heritage items are retained.

- The height of the building, at two stories, is sympathetic to its context.
- The isolated nature of the site, on the edge of an 'island site', allows the proposed development to respect heritage curtilages of nearby items.
- The new development contributes to the variety that defines the contextual character.
- The proposed vehicle entry/exit off Jacaranda Avenue appears to be a historic point of entry for the site, and its positioning is therefore considered sympathetic. The location of this entry enables the retention of all street trees.



Plate 22

Northern end of subject site, showing location of existing formed entry.
source: Heritas 2010

- The proposed building, being a simple form broken down into smaller elements, reduces the scale of the frontage elements to sympathise with the context. It is notable that the proposed building is not unlike that shown on Map 2 of Development Control Plan LD1 - March 2002, extracted from the Raymond Terrace Strategic Plan. The residential pitched roof forms indicated in Port Stephens Development Control Plan 2007, Figure C1.27 are considered inappropriate for non-residential use, particularly on this historically community-themed site. To mimic the pitched roof forms of churches and 19th century dwellings is to disrespect them.

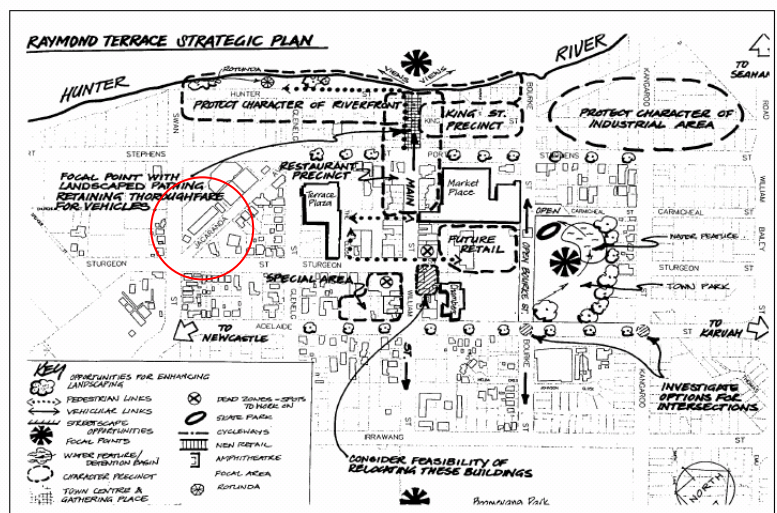


Figure 2

Extract from the Raymond Terrace Strategic Plan, from DCP LD1, 2002, showing subject site circled.
source: DCP LD1, Development Guidelines for the Raymond Terrace Town Centre, March 2002

- The materials of face masonry and lightweight panel are sympathetic and appropriate to a public site, and help to relate the structure to surrounding residential character through use of small unit materials. The proposed materials do not attempt to mimic the heritage nature of the context, for instance through the use of large sandstone block facings, and the like.
- The conceptual colour palette for the main body materials is reserved and neutral, with a strong colour used sparingly. This is generally considered to be sympathetic, however a final review of actual colours will confirm its impact on surroundings. Additional items such as screens and fences in complementary neutral tones is encouraged.
- The break up of parking fronting Jacaranda Avenue with landscaped bays will help to screen the carparking area from the street, and relieve any overwhelming sense of open space within the streetscape. Simultaneously, the positioning of the carpark (and not built form) opposite the openness of the St John's Rectory site is respectful of this listed heritage item and its heritage listed Norfolk Island Pines, in reflecting a negative space.
- The business of the site will be internal due to the positioning of the entry, which is in turn respectful of the nearby residential areas.
- The locally significant residence at 12 Swan Street will remain partially obscured by the established trees in the pocket park to the south of the site.
- The proposal will achieve engagement at a pedestrian level through the use of low shrubs along the Jacaranda Avenue frontage, as opposed to a high fence as existing and blocking views of the 'contributory' heritage item at the corner of Jacaranda Avenue and Sturgeon Street. These shrubs will act to widen the sense of street width a portion into the site.
- The landscape proposal enhances the development by: softening the public carpark at edges and within the parking area; by supplementing street trees to Swan Street; by providing an additional secondary landscaped edge to Swan Street; by providing feature planting to the southern tip of the site, which acts to highlight the point of the original triangular site and complements the small park opposite, and; by highlighting small crossover widths in sympathy with the domestic context pattern.

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

- A signage proposal for the building/site is not noted on the documentation. Signage location, style, colour and size should be considered for its heritage impact.

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

- Although alternative planning arrangements for the site were assessed, none were considered to be more sympathetic than that shown in the current DA proposal. Consideration of heritage issues has been integral to the design process from the schematic stage.

The following are not noted on the documentation, and should be considered in assessment:

- It is preferable that the face masonry of the lower level external walls be a small unit masonry, preferably a dry pressed brick, to transition the building into the general materials palette of the context. If contrasting banding is proposed, the contrast should be constructed using the same

material, i.e. without introducing an additional material or colour.

- In general, the colour scheme should remain in neutral tones. However, some small areas of a highlight colour could be considered, but should be assessed for impact along with a final colour scheme for the project. Any highlight colour should draw on a heritage colour palette, and be used minimally on the building façade, particularly on the street frontages. A stronger use at the building entry, which is internal to the site, is considered acceptable.

Summary

Based on the available documentary and physical evidence, the proposal to develop the site within the context of the Raymond Terrace Heritage Conservation Area is considered sympathetic. The street presentation of the form is sympathetic to the evolved diversity of style, form, and scale of the immediate context.

It is crucial that signage and final colour be carefully considered for its heritage impact on the context.

8 Bibliography

Primary Sources

Barlow, E.D., Plan of the Town of Raymond Terrace including the extention [sic] through the adjoining land of Mr. King, 1840, Newcastle Region Library, LH Map B333.3/10
Hunter Photobank, Newcastle Region Library
Maitland Mercury
Newcastle Herald
Newcastle Morning Herald
News Pictorial
Port Stephens Examiner
Raymond Terrace & District Historical Society Inc. - Records
Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser
Sydney Morning Herald

Secondary Sources:

A Brief History of St. John's Anglican Church Raymond Terrace, St. John's Anglican Church Raymond Terrace Website, <http://www.stjohnsraymondterrace.org/2008/pages/History.pdf>
Anderson, Val, 'St. John's Church Rectory, Raymond Terrace', *Raymond Terrace and District Historical Society Bulletin*, Vol. 3, Nos. 1 & 2, Feb/May, 1979.
Finn, S., 'History of St John's Anglican Church – Raymond Terrace', *Raymond Terrace and District Historical Society Bulletin*, Vol. 3, Nos. 1 & 2, Feb/May, 1979.
Hunter, Cynthia, *Raymond Terrace and District: History and Heritage*, Raymond Terrace & District Historical Society, 1996.
Hunter, Cynthia, *Port Stephens Heritage, Historical Context Report including Thematic Analysis prepared for the Port Stephens Council Community Based Heritage Study*, Port Stephens Council Community Based Heritage Study Committee, Newcastle, 2001.
Port Stephens Local Environmental Plan 2000 Register of War Memorials in NSW – website, <http://www.warmemorialsnsw.asn.au/details.cfm?MemNo=482>
Raymond Terrace Bowling Club – website, <http://www.rtbc.com.au/shades.htm>
Raymond Terrace & District Historical Society Journal – A Pictorial Edition – Historic Raymond Terrace in 1984, Vol. 8, No. 1, December 1984.
Raymond Terrace 150th Anniversary Celebrations and Jubilee of Commonwealth of Australia, 1801-1951, September 1951.
Rupp, The Rev. H.M.R., *1862-1937 Souvenir, Celebration of the 75th Anniversary of the Consecration of St. John's Church Raymond Terrace, Sunday, Sept. 26, 1937, Programme and Historical Review*.