

STATEMENT OF HERITAGE IMPACT

THE STORE RESIDENTIAL TOWERS

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1. INTRODUCTION

This amended report reiterates a Heritage Assessment and makes a subsequent Statement of Heritage Impact for The Store Residential Towers, to be constructed on the site of the now-demolished West End principal retail and administrative complex of the former Newcastle and Suburban Co-operative Society Ltd, known as 'The Store'. The towers are part of an approved Concept Masterplan which envisages the staged construction of a Commercial Office Building (now complete and occupied); a Bus Interchange and multi-storey Car Park (now complete) and finally two Residential Tower buildings above a Mixed-Use Podium along Hunter Street.

1.1 COMPLIANCE WITH NEWCASTLE LEP 2012

The Newcastle Local Environmental Plan 2012 ('DCP 2012') mandates that development consent must be obtained for:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area.¹

LEP 2012 further mandates as follows:

- (4) Effect of proposed development on heritage significance.

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

- (5) Heritage assessment.

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.²

This document is provided in order to assess the extent as to which the proposed development would affect:

- (a) the heritage item; and
- (b) the Heritage Conservation Area in which the item is located.

The initial section of the report places the site within its historical context and examines the physical condition and context of the current building. With the history and physical condition and context of the building understood, there follows a heritage assessment of the site using NSW Heritage Division guidelines encompassing heritage values in accordance with the ICOMOS

¹ c.5.10(2).

² c.5.10(4)(5).

Burra Charter for Places of Cultural Significance: historical significance; aesthetic significance; scientific significance; and social significance.

The consequent Statement of Heritage Impact examines the proposed works, identifying any impacts which the proposal might have on the significance of the Newcastle City Centre Heritage Conservation Area, together with any measures which should be taken to mitigate negative impacts, should such be identified.

This Statement of Heritage Impact was prepared by EJE Heritage. The project team consisted of:

- ❑ Barney Collins – (Director), Conservation Architect.
- ❑ David Campbell – Heritage Consultant.
- ❑ Dominic Warland – (Associate), Architect
- ❑ Stephen Batey – Architect, Heritage Consultant

The Historical Context section of this report was prepared by David Campbell.

Photographic images are as variously acknowledged.

1.2 METHODOLOGY

This report has been undertaken in accordance with the NSW Heritage Office publications, Assessing Heritage Significance and Statements of Heritage Impact, together with The Australia ICOMOS Burra Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter) and associated Practice Notes.³

1.3 CONSTRAINTS AND LIMITATIONS

EJE is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only: he does not comment on the capacity, adequacy, or statutory compliance of any building services.

³ Burwood: Australia ICOMOS, 2013.

1.4 SITE IDENTIFICATION AND HERITAGE LISTINGS

The site is identified as 854 Hunter Street, Newcastle NSW, formerly the site of the principal retail and administrative complex of the Newcastle and Suburban Co-operative Society Ltd. It is located within the Newcastle Local Government Area. The real property description is Lot 200 DP 1245750. The site is zoned B3: Commercial Core.

The subject site is listed as a Heritage Item (I504) of local significance in the Newcastle Local Environmental Plan 2012 ('LEP 2012'), a planning instrument made under the Environmental Planning and Assessment Act 1989 (NSW), as follows:

Suburb	Item	Address	Description	Significance	Item No.
Newcastle West	Former Newcastle Co-operative Store [Demolished]	854 Hunter Street [Demolished]	Lot 1, DP 82517	Local	I504

As noted above and previously, the Former Newcastle Co-operative Store building was demolished in late 2018 and the site cleared. The Bus Interchange and multi-storey Car Park has already been constructed within the curtilage of the Heritage Item.

The item is not an LEP 2012 Archaeological Site, nor is it identified as such in the Newcastle Archaeological Management Plan (1997); it is, however, within a Heritage Conservation Area (see below).

The former Co-operative Store complex is classified by the National Trust of Australia (NSW); this is considered persuasive, but has no legislative import.

The item is located proximally to the former Castlemaine-Wood Brothers brewery, which is listed in the NSW State Heritage Register under the Heritage Act 1977 (NSW).

The item is located within the Newcastle City Centre Heritage Conservation Area as defined in LEP 2012, Schedule 5, Part 2, as hereunder:



Figure 1. Newcastle LEP 2012, Map 004G, showing subject site outlined in blue and the SHR-listed former Castlemaine Brewery outlined in yellow.

The table below includes these items, together with others not immediately proximal to the subject site but which should nonetheless be noted:

Location	Item	Address	Description	Significance	Item No.
Hamilton East	Fig trees	Stewart Avenue		Local	I161
Newcastle West	Theatre Royal	669 Hunter Street	Lot 111, DP 75158	State nominated	I498
Newcastle West	Bellevue Hotel	738 Hunter Street	Lot 101, DP 1096718	Local	I499
Newcastle West	Bank Corner (former bank of NSW)	744 Hunter Street	Lot 1, DP 75008; Lot 1, DP 196241	Local	I500
Newcastle West	Former Castlemaine Brewery	787 Hunter Street	Lot 21, DP 774313	State	I501
Newcastle West	Cambridge Hotel	791 Hunter Street	Lot 47, DP 95273	Local	I502
Newcastle West	St Joseph's Convent and Sacred Heart Church and School	841 Hunter Street	Lot 2, DP 787816; Lot 1, DP 129569; Lot 38, DP 95306; Lot 39, DP 1095545; Lot 841, DP 1095203	Local	I503
Newcastle West	Dairy Farmers Building	924 Hunter Street	Lot 2, DP 445736	Local	I505
Newcastle West	Army Drill Hall	498 King Street	Lot 1, DP 222839	Local	I508
Newcastle West	Birdwood Park	502 King Street		Local	I509
Newcastle West	Hamilton College of TAFE	91 Parry Street	Lot 1, DP 584429	Local	I510
Wickham	Residence	15 Charles Street	Lot 1, DP 195977	Local	I681
Wickham	Wickham Railway Station [demolished]	Hannell Street [demolished]	Railway Land	Local	I683
Wickham	Wickham Signal Box [demolished]	Hannell Street [demolished]	Railway Land	Local	I684
Wickham	Former School of Arts	80 Honeysuckle Drive	Lot 1, DP 1009228 [demolished]	Local	I690
Wickham	Wickham Public School	54 Hannell Street	Lot 1, DP 850430	Local	I685
Wickham	Former Infants' School	64 Hannell Street	Lot 3203, DP 723289	Local	I686
Wickham	Albion Hotel	72 Hannell Street	Lot 1, DP 76135	Local	I687
Wickham	Lass O'Gowrie Hotel	14 Railway Street	Lot 123, DP 1090081	Local	I691

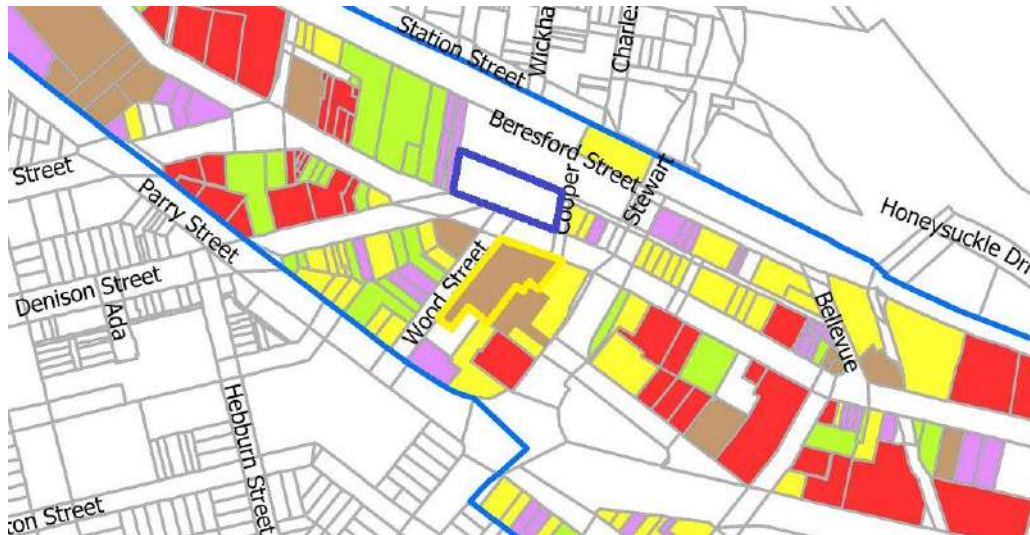


Figure 2. Contributory Building map; showing subject site outlined in blue and the SHR-listed former Castlemaine Brewery outlined in yellow.



Figure 3. Stereoscopic view showing the now-demolished Co-operative Store, showing surrounds. Nearmap (by licence)

1.5 CURRENT DOCUMENTATION

In compiling this document, describing the works and assessing impacts the following current documentation was reviewed:

Bates Smart, 'The Store – 854 Hunter Street, Newcastle' drawing set of plans, elevations and sections dated 21st September 2021

Bates Smart, 'The Store – 854 Hunter Street, Newcastle' Development Application Design Report (September 2021) DRAFT

1.6 PREVIOUS STUDIES

In compiling this document, the following historical reports were also reviewed:

Bates Smart, 'The Store' Concept Masterplan, 854 Hunter Street, Newcastle West Statement of Heritage Impact: Report to Doma Group' (September 2018);

Bates Smart, 'Commercial Building: 6 Stewart Avenue, Newcastle West Statement of Heritage Impact Report to Bloc / Doma Group' (September 2018);

Bates Smart, 'The Store' (Newcastle Bus Interchange) Heritage Interpretation Strategy: Report to GHD' (May 2018);

Bates Smart, '854 Hunter Street Newcastle UDGC Presentation 27 May 2021'

These reports address the staged development of the wider site of which the residential towers are a part. The present report deals specifically with the mixed use proposal of residential towers atop their Commercial use podia. Elements of the developed design which differ from the approved masterplan are highlighted where they affect the heritage aspects of the place and site.

1.7 SITE MASTERPLAN

The future of the entire site formerly occupied by the Co-operative Store is addressed in the Concept Masterplan prepared by Bates Smart. The 12,000m² site is bordered by Hunter Street to the south, Stewart Avenue to the east and the Newcastle Transport Interchange to the north.

The approved Masterplan encompasses the construction of the Newcastle Bus Interchange with multi-storey Car Park, a 12 storey Commercial Office Building, and two 30 storey residential towers above two four storey podia. The site will engage with the Transport Interchange by way of public space, to be activated by cafes, convenience stores and plazas; one of these plazas is to be situated between the two towers.⁴ Concept plans and elevations for the masterplanned site are provided in Appendix A.

1.8 WORKS ALREADY APPROVED

The Masterplan was given approval by the JRPP with consent to operate from the 1st of April 2019. The concept DA was for a Mixed Use development comprising retail, commercial, public spaces, residential apartments and associated car parking.

The Bus Interchange and Car Park was given approval by the City of Newcastle in December 2018. Its construction is complete and the Bus Interchange began operation in July 2020 while the Car Park opened for business in October 2020.

The Commercial Office Building was given approval by the JRPP on the 31st of May 2019. It has now completed construction and was occupied by tenants in early 2021

The Residential Towers and Podia given consent under the Masterplan DA are the subject of this application.

⁴ Bates Smart, 'The Store' Concept Masterplan, 854 Hunter Street, Newcastle West Statement of Heritage Impact: Report to Doma Group' (September 2018).

2. HISTORICAL CONTEXT

2.1 Introduction

The heritage significance of the subject site, formerly that of the head office and principal retail facility of the Newcastle and Suburban Co-operative Society Ltd, known as 'The Store', is drawn largely from its context, which includes several proximal heritage items within the Newcastle City Centre Heritage Conservation Area. The site has both Aboriginal and post-contact historical contexts, and both of these are addressed below.

2.2 Aboriginal context of the subject site

The subject site forms part of the traditional lands of the people known as the Awabakal,⁵ who are thought to have lived in the Hunter River district for at least 30,000 years BP (Before the Present).⁶ The area, part of what the Awabakal called Mulubinba, was marshland characterised by tea-tree, honeysuckle and ferns and extending south from the nearby Coquun (Hunter River).⁷ Fed by a watercourse leading from what later became the site of The Obelisk on Prospect Hill, the marsh was part of a much larger swamp drained by a serpentine waterway, now known as Cottage Creek; its interface with the river consisted of a sandy beach and low sand dunes.⁸ Exploitation of shell fish, as demonstrated by large deposits of shells along the creek banks, appears to have begun in earnest some 1,933 years BP.⁹ The estuarine waters were rich in potential harvests of eels and fish,¹⁰ and the fresh water available in the area attracted game.¹¹

All this was disrupted by the arrival in the early 1800s of significant numbers convicts and soldiers in association with the establishment of Newcastle as a place of secondary punishment. Some of these early Europeans were nevertheless able to observe something of traditional culture. Glimpses are provided by two surviving paintings by convict artist Joseph Lycett, *Aborigines Resting by a Campfire Near the Mouth of the Hunter River, Newcastle, N.S.W.* and *Corroboree at Newcastle*. These works, executed by Lycett, a repeat offender banished from Sydney to Newcastle from 1815 until 1818 or 1819, are of course executed from a European perspective; yet they evince a sympathetic and sharp eye, and provide an invaluable insight into a way of life that was to be swept away.¹² *Corroboree at Newcastle* is thought to have been executed about 350m south-east of the subject site.¹³

⁵ Helen Brayshaw, *Aborigines of the Hunter Valley: A Study of Colonial Records*. Scone, Scone and Hunter District Historical Society, 1987, pp. 40-43.

⁶ John Heath, 'Muloobinbah: The Contribution of Aboriginal People to the Resources of the Hunter Region', in *Riverchange: Six New Histories of the Hunter*. Newcastle: Newcastle Region Library, 1998, p.41.

⁷ S.C. Murray, 'Newcastle Urban Area Prior to Settlement', in *Hunter Natural History*, Vol. 3, No. 1, pp.17-22.

⁸ AHMS, Section 87/90 Aboriginal Heritage Impact Permit No. 1098622, Excavation Report for SBA Architects, Final Report 13 May 2011. Sydney: AHMS 2011, Appendix 4, Ground Truth Consulting Pty Ltd Geomorphological Report.

⁹ *Ibid.*, p.81.

¹⁰ James Grant, *The Narrative of a Voyage of Discovery, Performed in His Majesty's Vessel The Lady Nelson, of Sixty Tons Burthen, With Sliding Keels, in the Years 1800, 1801 and 1802, to New South Wales*. London: T. Edgerton, Military Library, Whitehall, 1803, p.154.

¹¹ *Ibid.*, p.153; Grant notes that Surgeon Harris and Ensign Barrallier during their travels saw many kangaroos in the area.

¹² For details of Lycett's life and work at Newcastle, see John Turner, *Joseph Lycett: Governor Macquarie's Convict Artist*. Newcastle: Hunter History Publications, 1997, pp. 79-94.

¹³ Gionni Di Gravio, 'The Ancient Corroboree Ground at Wickham', 1233 ABC Newcastle 21 June 2014 <file:///C:/Users/Photoshop/Downloads/SOHI%20-%202040%20Newcomer%20Street%20Newcastle.pdf> ; accessed 8 January 2019.



Figure 4. Joseph Lycett, 'Aborigines Resting by a Camp Fire near the Mouth of the Hunter River, Newcastle, NSW'. The accuracy of Lycett's perspective work suggests that the view is from Honeysuckle Point, later obliterated, or the area now called Wickham. Nobbys is the focal point, while Signal Hill is shown with its lookout post and smoking coal-fired navigational beacon. Here Lycett has captured some of the details of everyday life, including the close relationship between humans, animals and landscape. European sensibilities have forced him to dress his subjects in loincloths. Newcastle Region Art Gallery.



Figure 5. Joseph Lycett, 'Corroboree at Newcastle' (c. 1818); Newcastle Region Art Gallery

Although in 1823 the penal station was moved to Port Macquarie, partly to discourage convicts from attempting to escape to Sydney, a number of prisoners remained at Newcastle to work the coal mines and to undertake public works such as the building of the Macquarie Pier to Nobbys, which was then an island. Some British Army officers, posted to Newcastle to supervise the soldiers guarding over the convicts, maintained good relations with the Awabakal. One of these was Lieutenant William Sacheverel Coke, who, while Officer in Charge of the military garrison in 1827, informed his sisters that

There are a number of the Natives always about us, they carry each a Spear and Club but have no Covering, they go out a shooting or fishing with us or for us and are very honest and never steal; they always sleep in the open Air and will never live in Cottages or Cultivate the Land, as they can kill plenty of Kangaroos and catch fish.¹⁴

Coke enjoyed a particular friendship with 'Desmond', an imposing and confident Awabakal man. Coke recollected that

¹⁴ 'To the Miss Cokes, Brookhill Hall, Derbyshire, from William Coke, New Castle, April 2nd 1827', in Cynthia Hunter, The 1827 Newcastle Notebook and Letters of Lieutenant William S. Coke, H.M. 39th Regiment. Raymond Terrace: Hunter House Publications, 1997, p. 83.

Once when lying ill with cholera...and not expected to recover, Desmond came and bent over me and said 'Never mind, I will see that you are buried like a warrior'.¹⁵

Coke was also acquainted with Magill, a member of a Lake Macquarie clan. Magill, who later assumed the name of Biraban, once presented Coke with duck, teal and widgeon to eat, and a satin bower bird to stuff as a curiosity.¹⁶ Biraban later became friends with Reverend Lancelot Threlkeld, missionary to the Awabakal, who for a time lived in the 'Government Cottage' after which nearby Cottage Creek and the pre-1830 bridge¹⁷ that crossed it were named, about 550m south east of the subject site.

2.3 The Newcastle Estate of the Australian Agricultural Company

While cultural dispossession was a gradual process, physical dispossession in took place when the much of what is now inner Newcastle was granted to the London-based Australian Agricultural Company, generally known as the A.A. Company. Established in 1824 by Act of Parliament, the Company, promoted by powerful individuals, was given the right to select 1,000,000 acres of land in New South Wales. Although the entity was, as its name suggests, formed for agricultural purposes, its directors became interested in the potential profits from the exploitation of NSW coal resources. The Company thereafter obtained approximately 2,000 acres west and south of the small town of Newcastle, together with generous privileges with regard to the mining and sale of coal from any land not previously granted. In 1847, by way of compensation for the surrender of its mining privileges, the Company's holdings were converted to freehold title, thus enabling it to sell land from the original Crown grant.¹⁸ The Awabakal people were not consulted as to any of these proceedings, and those who survived the ensuing disease, violence and disadvantage came to be treated as peripheral to local society.

2.4 Subdivision at the Cottage Bridge

The low-lying Cottage Bridge area was separated from Newcastle by sandy scrub, and in many places subject to inundation. This made it unattractive for residential use, and when in July 1840 the land north of the Maitland Road was auctioned by the Crown there were only two purchasers. One of these was Captain Richard Tasker Furlong, whose 20-acre holding abutted the northern boundary of the A.A. Company's estate.¹⁹ The other was Francis Mitchell (1804 – 1876), a financier and ships' chandler engaged in the 'Sixty Miler' coastal coal shipping trade between Newcastle and Sydney. Born in Deptford (London), he arrived in NSW in 1822 and later purchased several holdings in the Hunter Valley and elsewhere; yet he continued to dwell in the Metropolis, of which he became an alderman.²⁰ Mitchell's 24-acre lot was on Tasker's western boundary.

Mitchell's property was bounded to the north and west by the Newcastle estate of surveyor-pastoralist Henry Dangar. This, together with the A.A. Company's estate, restricted Mitchell's land access to the primitive Maitland Road (later called Charlton Street) on his southern boundary.

¹⁵ Recollection of William Coke, *Derbyshire Times*, 12 September 1891, in, Cynthia Hunter, *The 1827 Notebook and Letters*, p. 79.

¹⁶ *Notebook of Lt. William Coke*, in Cynthia Hunter, *The 1827 Notebook and Letters*.

¹⁷ *Sydney Gazette*, 27 March 1830.

¹⁸ See generally Damaris Bairstow, *A Million Pounds, A Million Acres: the Pioneer Settlement of the Australian Agricultural Company*. Cremorne: the Author, 2003 and Pennie Pemberton, *Pure Merinos and Others: the 'Shipping Lists' of the Australian Agricultural Company*. Canberra: Australian National University, Archives of Business and Labour, 1986.

¹⁹ Cynthia Hunter, 'Henry Dangar, the Dangar Family and Dangar Park (Mayfield)' https://www.newcastle.edu.au/_data/assets/pdf_file/0014/31055/Information-session-Henry-Dangar.pdf

²⁰ *Sydney Herald*, 3 February 1834, p. 2: <http://www.sydneyaldermen.com.au/alderman/francis-mitchell/>

Although the grant addressed Throsby's Channel (Throsby's Creek), that waterway was too shallow for anything but barges and it would be another nine decades before deep water frontage was developed. The grant's value was further reduced by the construction in the mid-1850s of the Great Northern Railway, which bisected it and left only a narrow frontage to the Maitland Road. It was, moreover, to be more than 80 years before a railway station was constructed to serve the locale. Not until years after Mitchell's death, then, was his grant to realise its potential.

2.5 Subdivision by the A.A. Company

In 1853 the A.A. Company subdivided a portion of land west of the Cottage Bridge. The Company's surveyor, George Eld Darby, understanding that a place of residence must have a name, called it 'Wickham'. Yet even this sonorous name could not improve the doubtful ambience of the area, and not for another three decades were the majority of the lots built on.²¹ Unlike some of Darby's place names, 'Wickham' entered popular usage, and by 1869 it was being employed for a village 'lately sprung up on the piece of ground lying a little to the North of Cottage Creek'.²² There is a local belief that the place was named after Whickham, a town near Newcastle-Upon-Tyne, and that the spelling was corrupted;²³ but it may well be that Darby named the place on a frolic of his own. Be that as it may, in 1871 the locale was proclaimed as the Municipality of Wickham; this was ultimately to include also the villages of Maryville, Smedmore, Linwood and The Marshes.²⁴ In the same year, communications with Newcastle were improved by the opening of a new, iron-built Cottage Creek bridge.²⁵

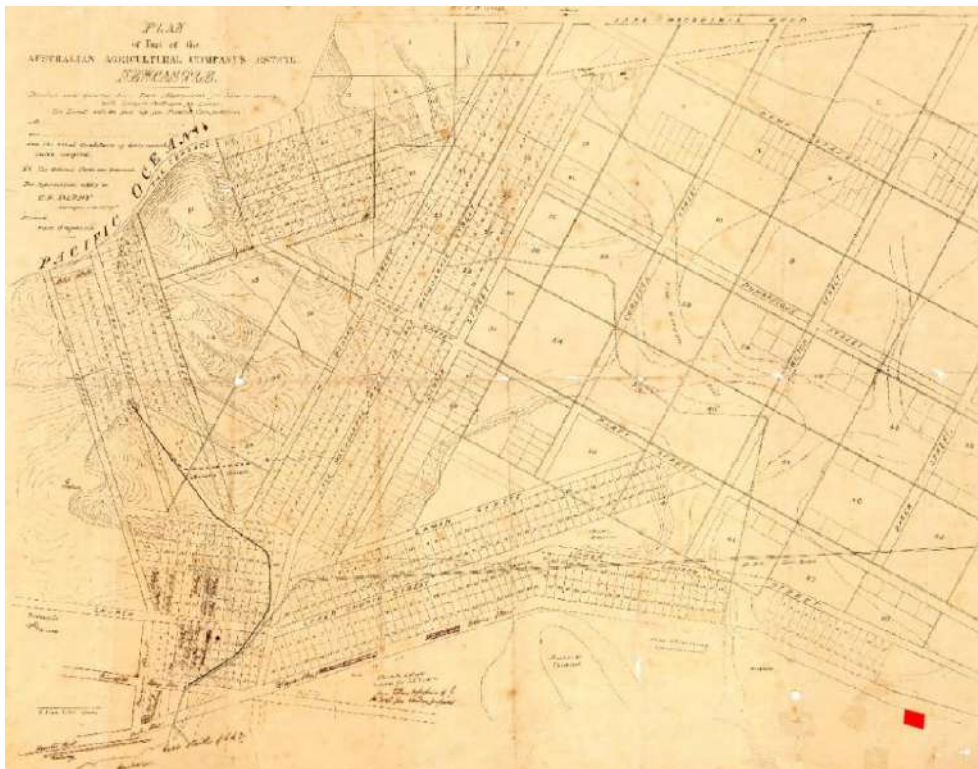


Figure 6. George Eld Darby's 1855 subdivision; subject site is shown in red.

²¹ G.E. Darby, 'Field Plan of the Survey of the Australian Agricultural Company's Estate (East) Newcastle' (1853, update). Australian National University, Noel Butlin Archives.

²² Newcastle Chronicle, October 1869

²³ Edwin Braggett (ed.), Wickham Public School Centenary, 1878 – 1978. Wickham: Wickham Public School, 1978, p. 3.

²⁴ Ibid.

²⁵ Sydney Morning Herald, 15 June 1871.

In 1876, Prendergast, Wood and Company (after 1888 known as Castlemaine Brewery and Wood Brothers and Company, Newcastle, N.S.W., Ltd), opened a large brewery on the southern side of Charlton Street. This large complex, looming imposingly out of the tea tree- and gorse-studded plain, stimulated hopes that nearby sites might at last become desirable. In 1878, Furlong's estate between Charlton Street and the railway was subdivided. A thoroughfare called Cooper Street marked the boundary with Mitchell's holdings and provided access to a cooperage serving the brewery.²⁶ There was little residential demand for that part of Mitchell's parcel that was situated south of the railway, although in March 1870 Thomas Proctor, a Geordie who in 1860 at the age of 13 had come to Newcastle with his parents, established on it a wheelwrights shop that evolved into a coach factory. Here he manufactured horse-drawn vehicles for some of Newcastle's leading families, including the Arnotts, Browns, Halls and Merewethers. Proctor operated his factory until about 1905, after which he became a wine, tea and cigar salesman.²⁷

The remainder of the land came into the possession of H.L. Edwards and George T. Edwards, who appear to have been closely related. Here H.L. Edwards constructed several timber cottages, stables and sheds, while G.T. Edwards, an auctioneer and horse and carriage dealer who served as a term as Mayor of Wickham and went on to become Deputy Coroner for Newcastle, opened a horse and vehicle bazaar on an adjacent site.²⁸ These dispersed properties were served by two private thoroughfares, Brewery Lane and Hall Street, the latter a laneway marking the boundary with the Great Northern Railway. In 1891, probably as a function of the 1890s financial crisis, G.T. Edwards offered H.L. Edwards' properties for sale.²⁹ Despite the land being located near the commencement of the road to The Borehole (Hamilton) and the colliery townships further west, little further development occurred with the exception of some terrace houses west of the Hamilton Road intersection, beyond which was the Sacred Heart Church. Despite the erection at some stage of a weatherboard shop, much of the custom for which will have come from employees of the expanding brewery, the immediate locale, popularly known as the West End or Newcastle West, appeared destined to remain comparatively isolated and nondescript. Strange to relate, it was the humble shop, with its simple footpath awning, on which the transformation of this situation was to hinge.

2.6 Formation of the Newcastle and Suburban Co-operative Society Ltd

Newcastle and its surrounding townships have historically been heavily dependent upon coal mining and associated activities. The isolation of the colliery townships, concentrated around pit-heads carved out of the bush, was principally relieved by pay-fortnight trains operated at the grace and favour of the mining companies. Most trains consisted not of passenger carriages but of dusty coal hoppers, in which miners and their families travelled to the Newcastle shops at their own risk. Household requirements were otherwise supplied by shopkeepers, many of whom exploited their customers' disadvantage. With the development in the 1860s of local trade unionism, it was perhaps inevitable that a working-class community would at some stage seek to influence not only wages but retail prices.³⁰ It was to accomplish this that miners formed co-operative retail societies, first at The Borehole/ Pit Town and Lambton, and then in many of the other townships.³¹

²⁶ 1896 Plan of Newcastle and Suburbs, Sheet 60. Site outlined in red (Source: Newcastle Regional Library).

²⁷ Newcastle Morning Herald and Miners' Advocate (henceforth NMH), 26 November 1937, p. 24.

²⁸ 'Map of Newcastle, Wickham and Hamilton: Vicinity of Wood and Charlton Streets' (Sheet 60) (1896); NMH, 22 August 1925, p. 4.

²⁹ NMH, 11 July 1891, p. 8, 10 October 1891, p. 8.

³⁰ D. Patricia Hampton, Retail Co-operatives in the Lower Hunter Valley. Newcastle: Newcastle Region Library, 1986, p.15.

³¹ Ibid., pp. 15-16.

Founded on the democratic principles famously codified by the Rochdale Society of Equitable Pioneers, Lancashire, these co-operative societies operated modest outlets supplying the necessities of life and distributing profits to their members via price discounting or dividends.³² Although many of these enterprises were to be wound up, or forced to amalgamate with others, they introduced large numbers of people to the principles of co-operation and stimulated the formation of a Rochdale retail co-operative in inner Newcastle, the economy of which had diversified beyond the coal industry.

So it was that on 23 April 1898, at Newcastle's Post Office Hotel (now the site of the Civic Theatre), a meeting, attended by nine men, was convened with a view to establishing a retail co-operative to serve the city proper.³³ The meeting had been called by discount haberdasher A.W. Markham, who in pursuit of publicity cultivated the title of 'Mad' Markham. On this occasion Frank Butler, who went on to become the Society's first manager, presented a paper encapsulating the moving spirit of co-operation:

This concern is not branded Private Property with a capital P. This is the property of the people, as many as they choose are welcome to become part of the movement, to participate in the benefits derived from it, to help themselves and their fellows at one and the same time with very little effort or self-sacrifice. The time has arrived when we must help ourselves. Too long have we relied upon others whose interests are opposed to ours to help us. No need for delay, we want the necessities of life, we must have them and for them we are willing to give that which is the basis of all wealth- our labour... let us try to free all from care for material needs of life, so that the good and noble qualities of mankind will predominate; this we can do by uniting together in one great co-operative industrial movement to make the interests of capital and labour identical by removing the capitalists.³⁴

Many further meetings followed, resulting in the foundation of the Newcastle and Suburban Cooperative Society Ltd, registered under the Friendly Societies Act 1874 (NSW) on 8 June 1898. Printed rules, together with endorsements by local clergymen, were distributed so as to attract members. The Society, which could not at that stage afford its own building, began trading on 13 August 1898 on the lower floor of a two-storey terrace on the north-west corner of Charlton Street and Florence Street, Newcastle West. Only two staff, including Butler (as manager) to take and deliver orders and a boy to mind the shop, were employed to deal in foodstuffs, hardware and other necessities. Unlike the mining-based co-operatives, which provided credit during strikes and downturns in trade, the Society was throughout its life strictly to abide by the Rochdale principle of cash sales only; credit was neither to be given nor asked for.³⁵

³² Gary Lewis, *A Middle Way: Rochdale Cooperatives in New South Wales 1859 – 1986*. Canberra: Brolga Press, 1992.

³³ Newcastle Printmakers Workshop: *The Store: A Co-operative Phenomenon*. Newcastle: Newcastle Printmakers Workshop in conjunction with Newcastle Regional Museum, 1988, p. 7.

³⁴ *Ibid.*, pp. 7-8.

³⁵ *Ibid.*, p. 8.



Figure 7. The first (rented) premises, 1898. University of Newcastle Cultural Collections

From these humble beginnings, with a shop outfitted by volunteers, a gimcrack cart, donated harness, and 'Brockely', an old horse allegedly retrieved from Hexham Swamp,³⁶ the Society was to develop into the largest co-operative enterprise in the Southern Hemisphere.³⁷

2.7 Purchase of business premises

By 1902, a prospective rent increase motivated the Directors of the Society to float a bank loan so as to purchase the West End shop earlier referred to, together with a stable and three cottages. With this, the Society took possession of a property with a frontage of 60' to Charlton Street and a depth of 280' to Hall Street at rear. Although the locale was no more convenient than formerly, the enthusiastic members were prepared to travel, particularly as the district's main street tramway ran past the store. When John Welford, the English overman of Carrington's Hetton Colliery, joined the Society, many miners and their families followed his example. By the end of 1904, the Society had almost 400 members.³⁸

³⁶ Ibid.

³⁷ D. Patricia Hampton, *Retail Co-operatives*, p. 39.

³⁸ Ibid., p. 38.



Figure 8. Looking east towards the Society's shop from outside Proctor's carriage factory. Ralph Snowball, Newcastle Region Library

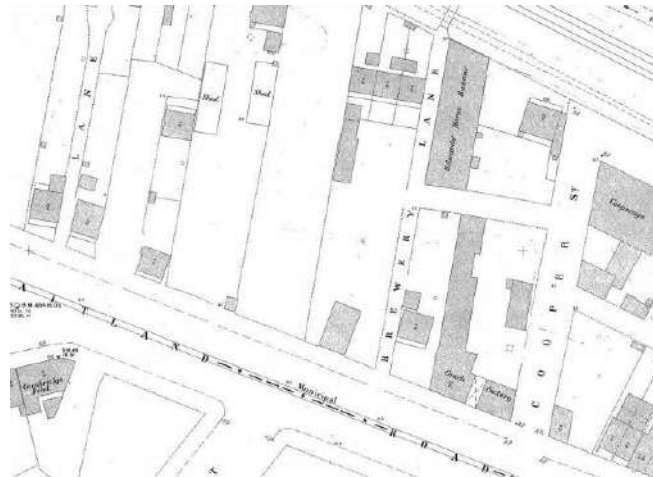


Figure 9. 'Map of Newcastle, Wickham and Hamilton: Vicinity of Wood and Charlton Streets' (Sheet 60) (1896). The shop, cottages and stables addressed the Maitland Road, Brewery Lane and Hall Street (not shown), with the railway at rear. Hunter District Water Supply and Sewerage Board, Newcastle Region Library



Figure 10. The second (purchased) premises (not in original condition or location), 1906 – 1910; at right is the ground floor of the second stage of the building that was eventually to replace it.
University of Newcastle Cultural Collections

2.8 New construction

Such demand was beyond the capacity of the existing shop. In 1905 Ernest George Yeomans, a prominent local architect with some significant buildings to his credit, was engaged to design a substantial cavity brick two-storey Federation Anglo-Dutch-style brick building with an ornate parapet and a wide footpath awning. Its first stage, with a cellar below and a storeroom at rear, cost £1529 and was opened in August 1906.³⁹ The Store anchored new development in the area locally known as 'Dangar', centred on the intersection of Charlton Street (now Hunter Street West) and the Hamilton Road (now Denison Street). So began a movement which by the 1930s had transformed the character of the area from low-scale residential to medium-scale commercial.

In 1907 an adjoining lot was purchased, and in 1910 the second stage, the central element of the complex, was opened on the site previously occupied by the weatherboard shop, which was moved further west. This second stage itself appears to have been built in two stages, with the ground floor being completed before the first floor, which featured an ornate parapet featuring two hands shaking one another above an entablature showing a swag of bound sticks and branches (an ancient Roman device denoting strength in unity), above the Society's official name.⁴⁰

³⁹ 'Newcastle Co-operative Society: Opening of New Premises', NMH, 20 August 1906, p. 4.

⁴⁰ 'Newcastle Co-operative Society', NMH, 9 July 1910, p. 6.



Figure 11. Opening of the first stage of the building, 1906. Note weatherboard shop at left. Ralph Snowball, University of Newcastle Cultural Collections



Figure 12. Another view of the opening. Note weatherboard shop at left, behind which is a storeroom. Newcastle Region Library



Figure 13. The second stage of the building, opened in 1910; the original shop has been moved to the west. Newcastle Region Library



Figure 14. Another view of the second stage; Brewery Lane is at right. Newcastle Region Library

In 1912, the Society joined with the colliery township co-operatives of West Wallsend, Wallsend and Cessnock to form a wholesale buying organisation, the New South Wales Co-operative Wholesale Society (C.W.S.), itself based on the C.W.S. formed in Manchester by two of the most prominent Rochdale pioneers. The New South Wales C.W.S. undercut the existing private wholesalers in providing canned and packaged goods, fresh food and hardware. The Society then embarked on the third stage of its West End complex. Opened in 1914, it completed an ornate and symmetrical group composed of a central building and two flanking wings. The weatherboard shop was demolished or otherwise removed. A new pastry bakery, refrigeration plant and bulk storage were provided at rear. It appears to have been at this time that the Society purchased the site of Proctor's coach factory on the eastern side of Brewery Lane, and opened extensive stables and workshops addressing Beresford Street.⁴¹



Figure 15. The Store in 1914; Yeomans' scheme is complete. University of Newcastle Cultural Collections

⁴¹ NMH, 14 July 1914, p. 5.

2.9 The Society expands

During and after the Great War, a great increase in the Society's membership was entailed by the opening of important local industries such as the NSW Government Engineering and Shipbuilding Undertaking (Walsh Island Dockyard), BHP iron and steel works and associated industries. This further differentiated the Society's membership base from those of the mining-based co-operative societies in the colliery townships, and brought much-needed employment to a district badly affected by the loss of overseas coal markets because of the Great War on the one hand and the completion of the Panama Canal on the other. Between 1911 and 1921 some 17,000 people, most of them working-class and attracted by the steel works, settled in and around Newcastle.⁴²

During the Great War, the Society's growth was retarded by inefficient management and some questionable accounting methods, but in 1921 a more progressive board purchased a lorry, the first of many enabling the Society to take advantage of the dawning motor age. A service station and tea rooms were opened and milk deliveries commenced.⁴³



Figure 16. Society vehicles preparing for the local Eight-Hour Day parade, 1921; note steam tram lines in the foreground. Newcastle Region Library

2.10 Further construction

In the early 1920s additions were made at rear of the Society's complex, and in 1923 a two-storey bulk store, designed by local architect John Oldham⁴⁴ and later raised to three storeys, was constructed; but more retail space was also required and the directors decided to erect a capacious new building incorporating Brewery Lane and the site of the coach factory, in front of the bulk store and addressing Hunter Street. This building, which effectively doubled the Society's floor space, possessed a large basement and could support two additional floors if necessary, cost £35,000 and was completed in 1928,⁴⁵ on the cusp of a large downturn in the Northern mining and manufacturing industries. Again designed by John Oldham, this Inter-War Free Classical-style was in some respects, particularly its arched windows, complementary to the Yeomans-designed building, the ornate parapet of which was removed and the facade modified

⁴² Newcastle Printmakers Workshop, *The Store: A Co-operative Phenomenon*, p. 10.

⁴³ D. Patricia Hampton, *Retail Co-operatives*, p. 38.

⁴⁴ NMH, 12 February 1923, p. 4.

⁴⁵ Newcastle Sun, 5 November 1928, p. 2.

in attempting to provide a uniform facade. An extended Beresford Street, replacing Brewery Lane and Hall Street, linked with Cooper Street in providing all-round access to the property.

By the mid-1930s the Society had sufficiently recovered from the downturn to open its first suburban branch, one of several that were to follow. It was at this time that the Society began to market itself as 'The Store'. In 1936, the same year in which the nearby Wickham railway station was opened, providing greater convenience for members, the Society completed at the western end of its complex a masonry Art Deco-style addition with reinforced concrete foundations, reinforced concrete floors supported by steel universal beams, and an asbestos roof. Designed by Oldham in association with his partner, Lees, and built by J.E. Parry, of Hamilton, it consisted of a service station, automotive workshop and parts depot on the ground floor. Upstairs was the Illoura Hall, used for wedding receptions, conferences, club gatherings and the like.⁴⁶ The Society also undertook the extensive renovation of the existing buildings, introducing display windows on the ground floor.



Figure 17. Interior of The Store, 1920s. Note former external wall of one of the three buildings making up the complex. The overhead conveyor system connects the various departments with the central cashiers' office; this was later replaced by a pneumatic tube system. Newcastle Region Library



Figure 18. Grocery counter, 1920s. Newcastle Region Library

⁴⁶ 'Co-operative Store: Hunter Street Additions', NMH, 5 September 1936, p. 20.



Figure 19. Butchery, 1925. Newcastle Region Library



Figure 20. 1936 Building, Newcastle Morning Herald, 5 Sep 1936, p. 20. The ground floor openings are for the service station.

2.11 Further expansion

In the late 1930s, baking facilities were transferred to Hamilton North. By 1942 this bakery was the largest in Australia, baking about 62,800 loaves a week for the Society's 10,000 members. Although space so freed at the West End complex was reconfigured towards retail activities, it soon proved insufficient and in 1940 the roof of the 1928 building was raised to accommodate a second floor.⁴⁷ Despite the rationing and other difficulties experienced during the Second World War, the Society's membership continued to expand, and in 1945 exceeded 20,000. Six-monthly 'Divvy Days', on which member dividends would be distributed and recorded in members' pass books, attracted crowds to the extent that extra tams and buses were scheduled. Such was member loyalty that few objected to waiting in very long queues at cashiers' tables and sales counters for their pass books to be endorsed and for merchandise to be purchased.⁴⁸

⁴⁷ D. Patricia Hampton, *Retail Co-operatives*, p. 39.

⁴⁸ Newcastle Printmakers Workshop, *The Store: A Co-operative Phenomenon*, p. 71.



Figure 21. Employees at rear of the complex, 1930s.

During the 1950s and 1960s the Society absorbed such retail co-operatives as had survived in the local colliery townships, most of which had by this time taken on the character of suburbs. In these the Society opened branch stores, with at-grade car parks if space permitted. A number of service stations were also opened.⁴⁹

In 1956 a supermarket⁵⁰ was opened on the ground floor of the 1936 building, in the space formerly occupied by the service station, garage and parts depot. The success of this new facility, which was later considerably expanded, stimulated the Society to open supermarkets in its suburban branches. In 1956, also, an imposing warehouse, the largest in the city, was opened behind the 1923 bulk store. This dominated significant parts of Wickham north of the railway. The Store continued to take seriously its ambition to be a universal provider, providing hairdressing; a credit union; banquets and receptions; a travel service; medical benefits; insurance; a funeral fund; and even motor car parts and rebadged lawnmowers. A very large staff was supported by some 80 motor vehicles together with 85 horse-drawn bread and milk carts.⁵¹

2.12 The effects of competition

In 1964 the Society absorbed the failing West Wallsend Co-operative Society and changed its name to the Newcastle and District Co-operative Society. In that year, however, the district's first drive in shopping centre, and but the first of many, was opened at Jesmond. The changed shopping patterns so engendered, as well as the closure in 1950 of the Newcastle tramways in the face of the motor age, posed a definite challenge to The Store and other inner-city stores such as Winn's, Scott's and Marcus Clark's. In 1966, therefore, a substantial bowstring-roofed addition was made to the West End complex, which was internally renovated and now had a total floor area of 4,600 square metres. This was supported by a multi-level parking station, connected by an overhead walkway with the main complex, completed in the following year on the site of the Society's Newcastle stables and workshops.⁵²

⁴⁹ D. Patricia Hampton, *Retail Co-operatives*, pp. 41-42.

⁵⁰ The first experiment in self-service stores was conducted by the London Co-operative Society in 1942.

⁵¹ *Ibid.*, p. 41.

⁵² Newcastle Printmakers Workshop, *The Store: A Co-operative Phenomenon*, p. 14.



Figure 22. An approximation of the Newcastle and Suburban Co-operative Society Ltd trading logo, 1960s - 1981. EJE



Figure 23. The Store from Hunter Street, 1958. The eastern edge of the 1937 Art Deco building, with service station on the ground floor, is visible at left. Newcastle Region Library



Figure 24. Christmas decorations, 1960s. Note pressed metal ceilings and pneumatic tube cashiers' system. Newcastle Region Library



Figure 25. Christmastide, probably on a 'Divvy Day', 1960s. Newcastle Region Library



Figure 26. Window display, 1960s. Newcastle Region Library



Figure 27. Modelling spring fashions, 9 September 1972. K.G. Edwards, Newcastle Region Library

In 1970, at considerable cost, the Society opened at Charlestown a large, modern branch store and multi-level car park. Although this 'Charlestown Mall' was very successful, the national retail sector was by then being transformed by specialist grocery and electrical companies as well as by firms such as Woolworths and Coles. At a local level, the continuing development of suburban shopping centres was placing the West End, like most of the Newcastle CBD, at a disadvantage.⁵³ In 1974, the year in which the Society withdrew its horse-drawn bread carts following a police ultimatum, membership peaked at more than 98,000, with over 1,400 employees; but The Store was failing to attract the motor car-owning under-40 age group most associated with discretionary spending. Those who joined were often nominal members only.⁵⁴ In an effort to capture this demographic, the Directors proposed to develop modern retail space, linked by an overhead walkway with the existing premises, on part of the site of the former brewery, which from 1931 until the mid-1970s was used by Tooths Ltd, with which the Castlemaine-Wood Brothers company had merged in 1921, as a storage and distribution centre. This scheme, however, proved abortive, and much of the site was occupied by the Pink Elephant Markets (habitually called the 'Pink Ellies'), in aid of which the former brewery was painted a bright pink. This confronting but highly noticeable palette detracted from the respectable but apparently staid 'Co-op Store' across the road.



Figure 28. Former Wood Brothers-Castlemaine Brewery from The Store, the neon is red, with white lettering; the Cambridge Hotel is at extreme right. K.G. Edwards, Newcastle Region Library



Figure 29. Looking east along the Hunter Street West elevation. Note sign identifying the entry to the Illoura Hall. K.G. Edwards, Newcastle Region Library

⁵³ Ibid., p. 7.

⁵⁴ Ibid., p. 15.



Figure 30. Image showing planned additions to West End premises, 3 October 1974. The West End warehouse of the C.W.S. is at top right. Newcastle Region Library

2.13 Societal change

The Society's position was further weakened by the fact that many of its members used it as an investment and savings vehicle, being paid interest on capital and using their 'divvies' for rates, taxes, holidays and so forth rather than spending them at The Store.⁵⁵ Conversely, many members of the younger generation had little understanding of co-operative principles and preferred spontaneously to purchase luxury items and consumer durables rather than to wait for 'Divvy Day'. Particularly in the face of world-wide inflation, the separation of prices and dividends made The Store seem more expensive than its major competitors.⁵⁶ In 1977 the Society took over the indebted Cessnock Co-operative Society, the trading position of which had long since been disrupted by the closure of the majority of Coalfields collieries and associated enterprises. With this the Society, now the sole remaining Northern retail co-operative, changed its name to the Newcastle Regional Co-operative Ltd.⁵⁷ Seven years after the closure of The Store, Colin Williamson, its manager from 1973 - 1977, described the Society's financial position at this time as being 'really very good', with valuable assets and large cash reserves. Such resources, however, did little to improve the real problem; and Williamson, on reflection, admitted that shopping patterns had changed to the extent that the Society was 'trying to hold the tide back'.⁵⁸

In 1979, after concurrent dividend reductions, the Directors decided altogether to cease the payment of dividends and instead to reduce prices; this availed little in the face of heavy discounting by the Society's rivals, and was contrary to one of the basic Rochdale Principles, which mandated dividends rather than discounts. Many members greatly resented the loss of the 'divvy' that had for so long been part of their lives. In twelve months, the Society lost 9,000 members; their withdrawal of capital considerably reduced the Society's funds. The Directors responded by selling the Clyde Street bakery, which followed its Gateshead equivalent into private hands, and winding up the Co-operative Wholesale Society.⁵⁹ The Co-operative Federation of New South Wales offered a huge loan; but the Directors found the associated

⁵⁵ 'The Store', letter to editor by Elaine Richards, Newcastle Herald, 27 July 2017. The payment of interest was a Society rule which, like many others, was based on the Rochdale Principles.

⁵⁶ Mike Scanlon, 'The Store's Influence', Newcastle Herald, 8 December 2017.

⁵⁷ D. Patricia Hampton, Retail Co-operatives, p. 42.

⁵⁸ Ibid., p. 43; Colin Williamson, interviewed in 1988, in Newcastle Printmakers Workshop, The Store: A Co-operative Phenomenon, pp. 51, 56.

⁵⁹ Ibid., pp. 14-15.

conditions unacceptable. In October the Directors froze members' capital, producing a furious popular reaction and a special Society meeting attended by 800 members.⁶⁰ Many members, not understanding what was happening to their beloved 'Co-op Store', felt ill-consulted and ill-used. Others believed that curious factors were in play, but for legal reasons held their peace.

2.14 The eclipse of the Society

In May 1980 the state government placed the Society in administration. The co-operative was by then losing between \$50,000 and \$60,000 a week, and owed its creditors almost \$12 million, although it was not insolvent. The closure of six branch stores and seven service stations, together with the dismissal of their staff, reduced staffing to about 750 personnel and somewhat redressed the weekly losses, but appeals from Administrator Errol Chant that members should forsake the new shopping centres in favour of their own co-operative enterprise were insufficiently heeded. In August the Hunter Street West complex, nine branch stores and other assets were advertised for sale by tender. The co-operative was also offered for sale as a going concern, but no offers were received. Most members had by now lost faith in the Society, and of the 10,000 members who replied to a questionnaire as to its future, 71% wanted it to be wound up.⁶¹ In early 1981 the remaining branch stores, at Charlestown and Wallsend, closed. On 10 April 1981 the great West End complex, which had been so often extended so as to meet members' evolving needs, closed its doors.

2.15 New uses for the complex

In the following months the Administrator was to consider various redevelopment options, yet none of these proved viable. In 1982 the Pink Elephant Markets moved from the former brewery into the complex, which from the mid-1980s was leased by Vintix Pty Ltd, which called it 'The Old Store'. In the 1980s, also, a Newcastle architect floated a plan whereby the Yeomans-designed buildings would be converted into home units, with other buildings making way for multi-storey residential development. This scheme, like several other proposals for the site, did not proceed, and in September 1987 Vintix purchased the complex. Society members at last received their remaining capital, plus a dividend. Vintix in 1988 undertook extensive renovations, including the construction of modern food storage and loading facilities at rear.⁶² The Illoura Hall was leased for functions and Blue Light Discos. The stallholders were accommodated on the first floor, while the ground floor space was occupied by specialist shops and a large Franklins supermarket, all served by an at-grade car park. In 1988, the Newcastle Regional Museum opened in the former Castlemaine-Wood Brothers brewery. These enterprises provided the West End with a much-needed fillip; but nature now interfered in the form of the disastrous Earthquake of December 1989.

The earthquake damaged many West End buildings, including The Store complex, of which areas of the Hunter Street facade was the element most effected. This was quickly supported by steel bracing, necessitating the closure for many months of one eastbound lane of Hunter Street until insurance claims were assessed. The facade was afterwards thoroughly pinned back and other damage quickly repaired; yet during the hiatus, which was worsened by the weeks-long exclusion from the area of all but residents, emergency personnel and soldiers and airmen, the nearby Marketown Shopping Centre (formerly the West End Shopping Centre) rapidly expanded to fill the void in retail activity.

⁶⁰ D. Patricia Hampton, *Retail Co-operatives*, p. 43.

⁶¹ *Ibid.*, p. 43; Newcastle Printmakers Workshop, *The Store: A Co-operative Phenomenon*, pp. 16-17.

⁶² Newcastle Printmakers Workshop, *The Store: A Co-operative Phenomenon*, pp. 16-17.



Figure 31. Earthquake damage, January 1990; note cracking to facade of 1936 building. David Wicks, Newcastle Region Library



Figure 32. Earthquake damage, January 1990. Gordon Finn, Newcastle Region Library



Figure 33. Earthquake damage, early 1990. Gordon Finn, Newcastle Region Library

The complex was then purchased by Almona Pty Ltd, of which the sole director and shareholder was Mr Con Constantine. Mr Constantine, a Greek Cypriot migrant, owned Sydney's highly successful Parklea Markets. In 1997, amidst much fanfare, Almona re-opened the complex under its historic name, 'The Store', a brand which proved effective in attracting custom. Tenants included the Franklins supermarket; a recording studio; the Newcastle Knights supporters' outlet;

and a variety of shops and stalls selling fruit and vegetables; seafood; meat; sporting goods; footwear; clothing; hardware; plants; furniture; and floor coverings. The 1960s bulk store adjacent to the multi-level car park was used for auctions and for sale of indoor and outdoor plants. Almona

opened up and reroofed the main entry to the 1906 building and a travelator was installed in the 1928 building. Food operations space was renovated as necessary, but other infrastructure was little modified. Ground floor murals depicting historic scenes associated with The Store were painted along much of the Hunter Street West facade. In the mid-2000s, Constantine purchased a local newspaper, The Post, and the also Newcastle Jets football team, transferring their offices to The Store. At around the same time Almona purchased the Newcastle Regional Museum (formerly the Castlemaine-Wood Brothers brewery) for adaptive reuse as apartments.

After some initial success, Franklins was forced to relinquish its lease in the face of heavy competition from expanding suburban shopping centres. It appears to have been this, together with the 2008 closure of the Regional Museum and a general post-Earthquake decline of the West End, which rendered most other commercial activity at The Store unviable, causing Almona to develop plans for high-rise development on the site. In April 2011 weekend markets commenced under the Parklea Markets brand, although some long-term tenants such as Sam's Warehouse, The Warehouse, Paul's Warehouse and the Newcastle Fish Market remained.⁶³ Stallholders, however, found it difficult to compete with suburban weekend markets, while the amenity of the West End was continuing to decline. In late 2011 Almona Pty Ltd was put into external administration.⁶⁴ In 2012 the site of The Store was identified in the Newcastle Urban Renewal Strategy as a key development site.



Figure 34. The Store, from Hunter Street, 2012 (1936 building at left). Note murals depicting historic scenes. Heritage Division OEH

⁶³ 'Constantine brings Parklea Markets to Newcastle', ABC News, 11 March 2011; Newcastle Herald, 7 April 2011.

⁶⁴ 'Parklea Owner Insolvent', Australian Financial Review, 19 August 2011; Newcastle Herald, 2 December 2011



Figure 35. The Store from Hunter Street, c.2015; 1928 building at right; Yeomans-designed buildings at left; 1936 building at extreme left. Colliers Newcastle

In December 2014, the Great Northern Railway ceased to operate beyond Wickham, and Wickham railway station was closed. In July 2015 expressions of interest were called for the sale of The Store complex, in which Almona had relinquished its interest to Singaporean mortgagees.⁶⁵ The property was purchased by the NSW Government, which announced plans to develop the site for a bus interchange in association with the construction of the adjacent Newcastle Transport Interchange for railway and light rail passengers.⁶⁶

In late 2017, Doma Group was selected to undertake a \$200 million redevelopment of the site, including an office building, bus interchange, car park, and two 30-storey residential towers, the city's tallest.⁶⁷ All buildings on the site were accordingly demolished in late 2018.

2.16 Conclusion

The inception, growth and demise of the Newcastle West End administrative headquarters and principal retail outlet of the former Newcastle and Suburban Co-operative Society Ltd parallels the changing patterns of Australian society in general, and those of the NSW retail sector in particular. The recent clearance of the site is evidence of changing land use as stimulated by urban renewal and social change.

⁶⁵ Newcastle Herald, 31 July 2015.

⁶⁶ Newcastle Herald, 29 September 2015. The sale price was approximately \$11 million.

⁶⁷ Newcastle Star, 17 October 2018.



Figure 36. Aerial view of the Co-operative Store site from the north, showing construction dates; in the background is the former Castlemaine-Wood Brothers brewery. EJE

2.17 Historical Themes for the Subject Land

These are drawn from New South Wales Historical Themes as promulgated by the Heritage Council of NSW.

National	State	Local
Peopling Australia	Aboriginal cultures and interactions with other cultures	Natural Environment Environmental Modification and Disturbance Aboriginal Occupation/Contact
Peopling Australia	Convict	Natural Environment Environmental Modification and Disturbance Aboriginal Occupation/Contact
Developing Australia	Commerce	Urbanisation and the Nineteenth Century city
Developing local, regional and national economies	Industry	Industry and manufacturing
Building settlements, towns and cities	Towns, suburbs and villages	Urbanisation and the Nineteenth Century city
Governing	Government and administration	Australian Agricultural Company
Developing Australia's cultural life	Social institutions	Cultural life
Marking the phases of life	Persons	Cultural life

3. PHYSICAL CONDITION AND CONTEXT

3.1 THE SITE

The asymmetrical site is bounded by the site of the Newcastle Bus Interchange (beyond which lies the Newcastle Transport Interchange) in the north; Cooper Street to the east; Hunter Street West in the south; and Lot 1 DP 83359 in the west. Located approximately 300m from Newcastle Harbour, the site is virtually flat. Situated adjacent to the Newcastle transport interchange, it is readily accessible by foot, bicycle, railway, light rail, omnibus, and private vehicle.

3.2 MODIFICATIONS

The site was formerly the location of the head office and principal retail complex of the Newcastle and Suburban Co-operative Society Ltd ('The Store'), which ceased trading in 1981. The site subsequently hosted a variety of retail activities until in 2015 it was purchased by the NSW Government in association with the development of a Newcastle Bus Interchange in association with that of the Newcastle Transport Interchange. The Store complex was demolished in late 2018.

3.3 CURRENT USE

The Newcastle Bus Interchange operates at the rear of the site and the multi-storey carpark operates on upper storeys. The passenger lifts and egress stairs have been constructed to serve these structures and connect to the future towers.

3.4 CONDITION

The site adjacent to Hunter Street has been cleared of former structures and secured against intrusion.

3.5 SURROUNDING CONTEXT

The surrounding context is characterised by commercial, mixed-use and residential development. Over the past five years, urban renewal has encouraged the adaptive reuse for residential purposes of a number of proximal commercial buildings, while multi-storey residential apartment and commercial buildings have recently been constructed on the northern side of the Newcastle Transport Interchange. The context is rapidly changing from a somewhat down-at-heel commercial locale into one increasingly activated by an expanding residential population in accordance with the Newcastle Urban Renewal Strategy.

4. HERITAGE SIGNIFICANCE

The NSW heritage assessment criteria encompass four generic values in the Australia ICOMOS Burra Charter 2013: historical significance; aesthetic significance; scientific significance; and social significance.

These criteria will be used in assessing heritage significance of the place.

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 2013; James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*,⁶⁸ and the criteria promulgated by the Heritage Division of the NSW Office of Environment and Heritage. The Burra Charter 2013, Article 26, 26.1, states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

Places and items of significance are those which permit an understanding of the past and enrich the present, allowing heritage values to be interpreted and re-interpreted by current and future generations.

The significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence presented in the previous sections of this document. An understanding of significance allows decisions to be made about the future management of the place. It is important that such decisions do not endanger its cultural significance.

The NSW Heritage Manual, prepared by the former NSW Heritage Branch and former Department of Urban Affairs and Planning and endorsed by the current Heritage Division of the Department of Planning and Environment, outlines the four broad criteria and processes for assessing the nature of heritage significance, along with two added criteria for assessing comparative significance of an item.

Heritage Significance Criteria

The NSW assessment criteria listed below encompass the following four values of significance:

- Historical significance;
- Aesthetic significance;
- Research/technical significance; and
- Social significance.

⁶⁸ (7thed). Burwood: Australia ICOMOS, 2013.

Listed below are the relevant Heritage Assessment Criteria identified in the Heritage Act 1977 (NSW):

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- 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.
- Criterion (e) An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

LOCAL	Of significance to the local government area.
STATE	Of significance to the people of NSW.
NATIONAL	Exhibiting a high degree of significance, interpretability to the people of Australia.

4.1 ANALYSIS OF SIGNIFICANCE

General

The demolition of the entirety of the former West End complex of The Store (officially known as the Newcastle and Suburban Co-operative Society Ltd, and latterly as the Newcastle Regional Co-operative Ltd) has neutralised the built heritage of the subject site and removed its overt physical links with the past. The site is not identified as an archaeological site in the Newcastle Archaeological Management Plan (1997).

The site is within the Newcastle City Centre Heritage Conservation Area, and in close proximity to the former Castlemaine-Wood Brothers brewery, an item of state heritage significance included in the State Heritage Register under the Heritage Act 1977 (NSW). The demolition of the Co-operative Store complex, together with the redevelopment of the site, makes it unlikely that the site will be included as a heritage item of local significance in LEP 2012 when it is next amended. Nevertheless, the intangible cultural heritage values of the site remain, and are central to an understanding and interpretation of the historical development of the place.

Alongside the Analysis and Statement of Significance for the site of the former Store building, the recorded analysis and statement of significance for the Newcastle City Centre Conservation Area into which the proposed development will be placed is also given.

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

The Store site: The site is associated with the NSW retail co-operative movement as established in accordance with the principles of the Rochdale Society of Equitable Pioneers. The movement sought to improve the condition of the working class through retaining capital in the hands of working people so as to improve their social and economic conditions. The site is likely to meet the threshold for local, but not state, heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history. The pre-1840s buildings in the city are of state significance (Rose Cottage, c1830, Newcomen Club, 1830, parts of James Fletcher Hospital) and share associations with the city's convict origins. The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The town's layout by Surveyor General Henry Dangar in 1828 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets. (N.B. not at the site of the proposed works which is a large distance further west)

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

The Store site: The site is strongly associated with the former Newcastle and Suburban Co-operative Society Ltd, the largest such entity in the Southern Hemisphere. The Society was highly influential in the NSW retail co-operatives movement. The site was specially associated with

Newcastle architects George Yeomans and John Oldham within its former buildings. The site is likely to meet the threshold for local, but not state, heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: The town's layout has strong associations to the Surveyor General Henry Dangar in 1828, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets. (N.B. not at the site of the proposed works which is a large distance further west)

Aesthetic And Technical Significance

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

The Store site: While the West End complex of the former Newcastle and Suburban Co-operative Society Ltd once dominated and characterised its locality, the site has recently been cleared of all non-archaeological evidence of its association with the Society, and is now unlikely to meet the threshold for either local or state heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: Historic buildings provide the backdrop to a city of dramatic topography on the edge of the sea and the mouth of a harbour. (N.B. not at the site of the proposed works which is a large distance further west)

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 Store site: The site has special associations with the former members and employees of the Newcastle and Suburban Co-operative Society, although their numbers have diminished over the past four decades since the winding up of that entity. Regular gatherings of former staff continue to occur, and the site continues to be identified with the Society even four decades after its winding up. The site is therefore likely to be important to the sense of place of the local community. The site is likely to meet the threshold for either local or state heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history.

Research Significance

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

The Store site: As the site has been cleared of all non-archaeological evidence of its association with the Newcastle and Suburban Co-operative Society Ltd, it is unlikely to meet the threshold for either local or state heritage under this criterion.

The Newcastle City Centre Heritage Conservation Area: Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city. (N.B. not at the site of the proposed works which is a large distance further west)

Rarity Significance

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

The Store site: As the site has been cleared of all non-archaeological evidence of its association with the Newcastle and Suburban Co-operative Society Ltd, it is unlikely to meet the threshold for either local or state heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: The city's dramatic topography on the edge of the sea and the mouth of a harbour and rich historical combination of Convicts, Coal and Industry might be considered to be rare.

Representative Significance

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

The Store site: As the site has been cleared of all non-archaeological evidence of its association with the Newcastle and Suburban Co-operative Society Ltd, it is unlikely to meet the threshold for either local or state heritage significance under this criterion.

The Newcastle City Centre Heritage Conservation Area: The Newcastle City Centre is able to represent the pattern of development of a major regional centre in NSW and well reflects the various stages in the historical development of society and economy in NSW.

4.2 STATEMENT OF SIGNIFICANCE

The Store site: The site of the former West End complex of the now-defunct Newcastle and Suburban Co-operative Society Ltd is associated with the NSW retail co-operative movement as established in accordance with the principles of the Rochdale Society of Equitable Pioneers, a movement which sought to improve the condition of the working class through retaining capital in the hands of working people so as to improve their social and economic conditions. The Society was highly influential in the NSW retail co-operatives movement. The site is likely to have local heritage significance for its association with the NSW retail co-operative movement in general and with the Newcastle and Suburban Co-operative Society in particular.

The Newcastle City Centre Heritage Conservation Area: The Newcastle City Centre Heritage Conservation Area is significant on many levels. The mix of commercial, retail and civic buildings

is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography on the edge of the sea and the mouth of a harbour.

The pre-1840s buildings in the city are of state significance (Rose Cottage, c1830, Newcomen Club, 1830, parts of James Fletcher Hospital) and share associations with the city's convict origins. Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city.

The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The town's layout by Surveyor General Henry Dangar in 1828 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets.

Key Period of Significance – circa 1801 to 1940

5. PROPOSED WORKS

5.1 General

Newcastle's West End, together with the adjoining suburb of Wickham, is rapidly evolving from a low-scale commercial precinct into a desirable residential area and social space, revitalising the inner city and broadening economic opportunities. A number of mixed-use and residential developments are in hand, capitalising on the existing Newcastle Transport Interchange and Newcastle Bus Interchange, the presence of the City of Newcastle Administration, as well as the evolving inner-city presence of the University of Newcastle. The proposed development, consisting of two residential towers, will capitalise on these transport hubs, and by activating a currently sparsely-populated precinct will support the renewal of inner Newcastle. It is noted that the proposal for the reuse of the site for residential purposes is not new, having first been proposed in the 1980s (see Historical Context, Section 2, above). The population introduced by the towers will reinvigorate a West End residential tradition lost by way of the early twentieth-century transition of the place to a low-scale commercial locale. This, which will be supported by the commercial and office activities within the podia, will fulfil the objectives of the Newcastle Urban Renewal Strategy 2012.

The proposed towers are one aspect of the wider scheme for the masterplanned site, the proposals for which are discussed in 'Bates Smart, "The Store" Concept Masterplan, 854 Hunter Street, Newcastle West Statement of Heritage Impact: Report to Doma Group' (September 2018) and in 'Bates Smart, "854 Hunter Street Newcastle" UDGC Presentation (May 2021).

5.2 Description

The proposed development consists of two residential towers, designed by Bates Smart and executed in reinforced concrete. The towers, one of 104.93m and the other of 98.73m in height (to the top of the roof excluding lift overrun but including the podia of 16 metres) will be sited on two four-storey podia fronting Hunter Street, immediately south of the Newcastle Bus Interchange. The podia, which will extend toward the Bus Interchange, will be separated by the 'Brewery Lane' through-site-link so as to allow pedestrian and vehicular circulation. Addressing Hunter Street, the historic 'main street' of Newcastle, the proposed towers will be set back from the southern podia edges, with a splayed separation of between the two tower forms of approximately 17 to 28 metres, and separated also by the podia themselves.

Both towers are designed to be read as part of a family of forms across the wider masterplanned site. The differential in height between the two towers, which extends one of the towers to above the height already approved in the masterplan, was brought about by a recommendation of the UDGC. While the height of one tower has increased, the Bates Smart Design Report document reveals that the overall floor area of the proposal has actually reduced as a result of this adjustment.

The proposed towers will feature a mixture of one-, two-, and three-bedroom apartments, the better to accommodate a varied demographic in activating the surrounding precinct. Internal circulation areas will be minimised, but not at the expense of desirable separation between bedrooms and living spaces. Corridors will be glazed at one end so as to provide natural lighting during daylight hours.

The robust material palette of the proposed podia will complement the materials of the proximal West End and wider Newcastle City Centre Heritage Conservation Area heritage items, and will feature a parapet representing the height of the former facade of the Co-operative Store and in response to the general street wall height of Hunter Street facades.

Vehicular access will be via a truncated Cooper Street and a deviated and extended Beresford Lane. These street alignments will provide Loading zones, accessible parking and Kiss-and-Ride spaces to service the Bus Interchange and the Retail spaces. Longer term car parking will all be provided within the operational Multi Storey Car Park.

At the ground level of the podia it is proposed to provide retail and commercial facilities, laneways, an open plaza and soft landscaping. Above the ground level in the podia will be Commercial Floor Plates which can be subdivided into smaller Commercial Tenancies.

In providing a permanent site population, the proposed towers will open the Newcastle City Centre Heritage Conservation Area to new audiences by activating the place, and particularly the West End, which at night is currently underused. It will also support the current and future use of surrounding locally-significant heritage items, and particularly that of the SHR-listed former Castlemaine-Wood Brothers brewery immediately opposite the subject site and recently adaptively reused for serviced apartments.

5.3 Compliance with Newcastle Local Environmental Plan 2012 ('DCP 2012')

While the subject land is included as a heritage item in LEP 2012, the demolition of the complex has removed any tangible, non-archaeological evidence of its built heritage. As previously noted, it is included in the Newcastle City Centre Heritage Conservation Area.

The demolition of The Store has vitiated LEP 2012, cl.5.10 (2), which refers to the demolition of heritage items or items located in heritage conservation areas.

5.4 Compliance with Newcastle Development Control Plan 2012 ('DCP 2012')

DCP 2012, cl.6.02: Heritage Conservation Areas, is set out below. The objectives and controls are presented in italics as follows, and are followed by responses in plain text. The impact of the proposed towers on the views to and from proximal heritage items has been thoroughly treated in Bates Smart, "The Store" Concept Masterplan, 854 Hunter Street, Newcastle West Statement of Heritage Impact: Report to Doma Group' (September 2018), to which the reader's attention is respectfully drawn.

6.02.07 Infill development in a heritage conservation area

All new development in the conservation area should be treated as 'infill', that is, it should respect the design of its neighbours and the character of the area generally. Similar principles are applied to infill development as are applied to alterations and additions, and must begin with an understanding of the design and heritage significance of the buildings to which it relates.

Infill development should not copy or replicate its neighbouring traditional buildings. Rather, it is appropriate to interpret the features of the neighbouring buildings and design them in a way that reflects and respects them.

Where a development application is submitted for infill development, appropriate design advice from an architect or accredited building designer should be obtained. A heritage impact statement should be written

by the design professional to explain the form and style of the proposal and explain how it relates to the heritage conservation area.

Objectives

1. Infill development respects the design of its neighbours and the character of the heritage conservation area.
2. Infill development achieves a harmony of character; sympathy of scale; appropriateness of form; appropriate orientation and setback, and sympathetic materials and details within heritage conservation areas.
3. Infill development demonstrates a good fit within its setting that respects the neighbouring buildings and the character of the heritage conservation area.
4. to 6. (These clauses refer to the treatment of Contributory, Neutral and Non-contributory buildings. These are not applicable to the site and footprint of the proposal which is now clear of earlier structures)

1. The subject site is located near the western termination of the Newcastle City Centre Heritage Conservation Area. Despite this, most structures in this western area are undistinguished post-War buildings.

Of the buildings which are in direct proximity to the site, the earliest bears a date of 1921 and a name of Pryor's Buildings. The others date from the 1920s through to the 1980s excepting the recently constructed Car Park and Commercial office building. The City of Newcastle identifies only Pryor's Buildings near the corner of Stewart Avenue, and two narrow shopfronts from circa the 1930s west of the site boundary as being contributory to the Conservation Area. The other adjacent structures are typically neutral to the area unless they are a listed heritage item.

Nearly all of the proximal buildings have been heavily, and usually unsympathetically, modified, mostly post-Earthquake. Recent work to Pryor's Buildings and the former Castlemaine Brewery have removed unsympathetic work and enhanced their contribution to the conservation area. It is noted that the former Wickham Railway Station and Signal Box, which remained 'as built' in the 1920s and 1950s respectively, were demolished in 2017.

The proposed podia of the development is built to the street boundary and responds to the existing shop-top and other development in Hunter Street in size, material and character in order to respect its neighbours and the Conservation Area as a whole. The siting of the proposed towers above the podia, are set back from the southern edge to visually separate the forms and thus accord respect to neighbouring buildings, particularly when viewed from proximal ground level.

2. The proposed towers are multi-storey buildings and are large in scale, articulated in form, and executed in modern materials, and by their nature must inescapably have a modern character. As such, they will avoid competition with the variable architectural styles in the West End. As the tallest residential buildings ever to be constructed in Newcastle, they will represent the largest-scale structures in the western portion of the Newcastle City Centre Heritage Conservation Area, the streetscape of which includes the Cambridge Hotel and former Castlemaine-Wood Brothers brewery to the south. The scale and height of the proposal is for the most part what has been considered and approved within the subject site, therefore it must be concluded that the impacts of such scale have been considered by the authorities and it is only the amelioration and minimisation of impact that must be considered and assessed.

It is noted that the Cambridge Hotel, which is not a SHR-listed item, is now itself rezoned to permit, with consent, multi-storey development. The site is currently being offered for sale and discussions with the City of Newcastle for a multi-storey development are commenced.

The impact of the scale of the towers on the Conservation Area, Hotel and former Brewery

will be significant, but will be mitigated by the robust material palette and architectural treatments of the proposed podia which respond to the dominant materials of the surrounding development in order to fit in.

3. The principal streetscape elements of the proposed towers will be the podia, feature a parapet representing the height of the former facade of the Co-operative Store in general. To that extent the podia respect proximal building forms that were historically influenced by The Store. It is noted that the character of the West End and neighbouring Wickham is rapidly being transformed by multi-storey development, including the recent Gateway 2 building which Council occupies, the newly completed Commercial Office Building containing State Government offices and the apartment buildings that increasingly characterise Wickham on the northern side of the Great Northern Railway.

The Store undoubtedly was a contributor to the character of the area which was realised socially as well as architecturally. The use of the proposed plaza (Brewery Lane) between the podia for festivals, food markets and the like will continue the traditional social and retail uses of the Co-operative Store site.

Controls

Building Envelope

1. (a) consistency with and complementary to the massing, form, rhythm, bulk, scale, setbacks, wall height, building height, roof pitch, parapet and ridge line of neighbouring contributory buildings which predominate in the street;

This clause is most pertinent to the numerous Heritage Conservation Areas of residential dwellings where massing, form, rhythm, bulk, scale etc. are able to be analysed across a number of contributory structures within a streetscape. It is not directly applicable to the City Centre Conservation Area and especially not in the vicinity of this development where there are no established consistencies except that perhaps of street wall height which is actively addressed in the height of the podia. Street setback has some consistency in that buildings are typically built to the street boundary with either flush or recessed glazed shopfronts similar to the proposal. This situation is eroded however by the new plaza on the Corner of Hunter and Hannell Streets and by the former Castlemaine Brewery Heritage Item which incorporates an open plaza on the corner of Wood Street. The podia of the proposed works respond to the existing fabric around having commercial and retail elements built to the street boundary and recessed plaza spaces which bring pedestrians off the street edge to the uses within and beyond such as the Transport Interchange. The towers elements are visibly distinct from the podium and respond to the permissible height and FSR that is available for this site.

1. (b) amenity considerations relating to the building and its neighbours including:
 - i) avoiding overbearing development for public spaces and adjoining dwelling houses and their private open space;
 - ii) impact on the amenity and privacy of residents;
 - iii) protection of significant views or outlook of adjoining residents
 - iv) provision of access to natural light, sunlight and breezes
 - v) ensure buildings are related to land form, with minimal cut and fill
 - vi) ensuring the development will not impede the flow of stormwater or overland paths
 - vii) sufficient landscape and deep soil areas are provided around the development to conserve existing trees and accommodate intensive new landscaping.

Similarly this clause is most pertinent to Conservation Areas of single residential development and not the City Centre whose conditions vary substantially. The requirements of SEPP 65 which demands minimum standards of amenity for residential apartment buildings are more stringent than the requirements of this

clause and the reader's attention is respectfully brought to the SEPP 65 Analysis component of the Statement of Environmental Effects.

Contributory Buildings

2. Contributory buildings are to be retained.

Contributory buildings exist adjacent to or nearby to the site however; no Contributory buildings will be materially affected by the proposed works.

Neutral Buildings

3. Alternatives to the retention and reuse of neutral buildings will be considered where it can be demonstrated that:

(a) retention and reuse of the building is not reasonable having regard to its heritage significance and contribution to the heritage conservation area, structural adequacy and risk to life, and the economic feasibility of refurbishment and reconstruction

(b) the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

Neutral buildings exist adjacent to or nearby to the site however; no Neutral buildings will be materially affected by the proposed works.

Non-contributory buildings

4. Alternatives to the retention of non-contributory buildings will be considered where it can be demonstrated that the replacement building will not compromise the heritage significance of the heritage conservation area or streetscape.

Non-contributory buildings exist nearby to the site (though not adjacent). No Non-contributory buildings will be materially affected by the proposed works.

Character

5. The character or style of new buildings relates to the overall character of the area. The design of new buildings should be influenced by the style of buildings within the street and the neighbouring buildings.

6. The character of an infill building harmonises with the style of its neighbours. In particular, the proposed building should avoid becoming a dominant element within the streetscape or being deliberately modern.

5. The character of the Newcastle City Centre Heritage Conservation area is noticeably mixed, reflecting the patterns of social and economic growth and change. The character of the proposed building demonstrates the continuing diversity in character of the area and in particular the continuing pattern of development within the West End. Rezoning has led to the locale being more and more characterised by multi-storey buildings in accordance with the Newcastle Urban Renewal Strategy: such as the nearby 'Gateway 2', now partly occupied by the Council of the City of Newcastle, the newly completed and occupied Commercial Office Building, new residential towers along Hannell Street and Railway Lane just north of the Newcastle Interchange, and the new buildings on the former Newcastle Holden Dealer site which is in view of the subject site. The character of the proposed podia, the element which will most influence the impact of the building on the ground plane, has already been addressed in the objectives noted above. The physical separation of the towers responds to the disrupted rhythm of the streetscape, itself a product of variable economic and social influences over time.
6. The robust material palette will complement that of neighbouring buildings, while the tower and podia facade details will pay tribute to the former Co-operative Store façade and other quintessential buildings of the Conservation Area. While the scale and modernity of the proposed towers is fully apparent, their setting back from the southern edge of the podia will mitigate their dominance. The modernity of the towers is appropriate within its context

adjacent to the new Commercial Office Building, Car Park and Newcastle Interchange and will further highlight the heritage values of the former Castlemaine-Wood Brothers brewery opposite.

Scale

7. Infill buildings must reflect the general scale of streetscapes within the heritage conservation area. In particular, infill buildings should respect and be similar to the scale of neighbouring contributory buildings in the vicinity.

8. The predominant height of contributory buildings in the street should be used as the starting point for the scale of infill buildings, rather than the highest building in the street (especially where the highest building is non-contributory or intrusive).

9. Consideration must be given to the relative scale of the components of a building. Infill development must be designed with elements that reflect the scale of building elements in contributory buildings. For example, window proportions and the height of major elements such as parapets and eaves lines relative to neighbouring buildings, balustrades and roof lines.

7. While the proposed towers will be the tallest residential buildings ever to be built in Newcastle, the variable nature of the Newcastle City Centre Heritage Conservation Area, which extends from the western plain to The Hill, already includes a number of multi-storey buildings. The four-storey height of the proposed podia, the element which will most influence the streetscape when viewed from ground level, is appropriate in scale and will reflect that of many of the proximal buildings without overwhelming them. The separation of the two podia by the central 'Brewery Lane' reduces the perceived length of the street facade and reflects the former Store building which was divided by a central atrium / foyer.

The west tower matches the height limit which is allowable for this site; the east tower exceeds the height by approximately one storey which was brought about by a recommendation of the UDCG. The scale of the towers however is reduced through articulations at the corners and by progressive setbacks over the top six storeys of each tower. The articulations assist by their focus on smaller elements rather than the overall tower block and are reflective of the finer details which are evident on other nearby buildings.

8. The four-storey podia on which the proposed towers are to be situated, and which will break up the visual impact of the vertical scale of the towers, complement the height of proximal buildings, including the former Castlemaine-Wood Brothers brewery (Item); the two shopfront buildings at 876-880 Hunter Street (Contributory 1), the Cambridge Hotel (Item); Pryor's Buildings at 840 Hunter Street (Contributory 1); the former Dairy Farmers' depot at Dairy Farmers' Corner (Item); the Kennards Self-Storage warehouse at 904-906 Hunter Street (Contributory 2); the modern Gateway 2 office building at 817-819 Hunter Street (Neutral); The proposed towers respond to developments such as Newcastle Central Plaza (Latec House); the two Verve residential towers at 464 – 447 King Street; the multi-level commercial building at 168 Parry Street; and the Aero tower at 770 Hunter Street.
9. The scale of the overall proposal is broken down into podia and tower components and the scale of each of these components is further reduced through the application of articulation. The scale of the podia, which is the most viewed component from street level is still large but articulated into smaller components more familiar to the observer. The facade that the proposal replaces is that of the Store building. The Store was also a large scale facade that was divided by a central entry atrium and broken down in scale through articulation. Horizontal lines of parapets and awnings from adjacent contributory (or heritage) buildings are referenced in the design of the proposed facade so that the podia complement the proximal buildings and the streetscape.

Form

10. The form of new buildings (i.e. massing and overall bulk) is consistent with the prevailing form of contributory buildings within the heritage conservation area.
 11. New development relates to the massing of neighbouring contributory buildings.
 12. The roof form, slope and pitch of new development reflects and is respectful of the typical forms of contributory buildings in the heritage conservation area.
-
10. As previously described, the proposal is designed in accordance with the Newcastle Urban Renewal Strategy. The proposed towers generally meet the allowable constraints under the current legislation, (except for the slight exceedance in height of the eastern tower which was brought about by a UDCG recommendation), and are themselves without parallel in the city. However, their siting atop the proposed podia, from the southern edge of which they will be set back, together with their separation, will mitigate their impact and prevent their visual competition with proximal heritage items. The bulk of the podia and of the towers will be broken up by the articulation of forms in tribute to the former Co-operative Store facade. The massing and bulk of the towers will be broken up through the articulation of forms, the curving of corners which will soften overall dimensions and the stepping back of the upper stories.
 11. The massing of the proposed podia, which because of the height and setback of the proposed towers will be the principal built influence on the streetscape, will reflect the historically disrupted massing of the proximal streetscape, including the former brewery (which was built in several different stages) and the Cambridge Hotel. The building that the proposed works replace is that of the former Co-operative Store which was itself long, tall and bulky in form. The contributory buildings to either side of the former Store responded to the form and design of the Store, and now the current proposal responds to the neighbouring buildings.
 12. The scale, height and modernity of the proposed development render inappropriate any other than flat form roofs. While the tower roofs will be invisible in the streetscape, those of the podia, will present similar to a parapet wall which is a common detail on the street frontage of proximal buildings

Setbacks and orientation

13. Infill development is setback consistent with the prevailing setbacks in the heritage conservation area. For example, zero lot lines to front boundaries are a development pattern that should be repeated where relevant to the streetscape.
-
13. While the proposed towers are set back from the southern podia edge, the podia themselves accord with the zero lot lines that characterised the Newcastle City Centre Heritage Conservation Area in general and the West End of Hunter Street in particular. The opening of the ground plane at Cooper Street and Brewery Lane reflects a pattern that existed historically before The Store and also to the former central atrium which was the previous main entrance to The Store.

Materials and details

14. The materials and details of new development are compatible with, but not directly copy, those of contributory buildings in the streetscape.
-
14. The robust material palette and restrained scale of the proposed podia will complement the style of neighbouring buildings and reflect the former Co-operative Store facade, as well as the Wood Street-Hunter Street element of the Cambridge Hotel. The podia awnings reflect those of the proximal buildings. The architectural treatments and fenestration of the lower elements of the podia likewise complement the scale of the Cambridge Hotel, while the second level cornice pays further tribute to the former facade of the Co-operative Store. The arched openings of the podia reference the former openings of the Store building and

simultaneously complement the earliest fenestration of the Castlemaine Brewery. They also draw reference from other heritage items within the Conservation Area such as the Fred Ash Building and the Hunter Street TAFE building. The face brick materials selected are to create a fine-grain texture and familiar quality to the facade. They reflect the extensive use of face-brickwork in the facades of many proximal buildings and the industrial character of numerous nearby former warehouse or factory buildings. The use of various laying directions within the brickwork bond creates texture and shadows which reference the intricate brick corbelling and expression used on numerous historic buildings within the Conservation Area. The architectural treatments of the curved podia corners pay tribute to the 1936 element of The Store complex, as do the corner treatments, fenestration and articulation of the towers above.

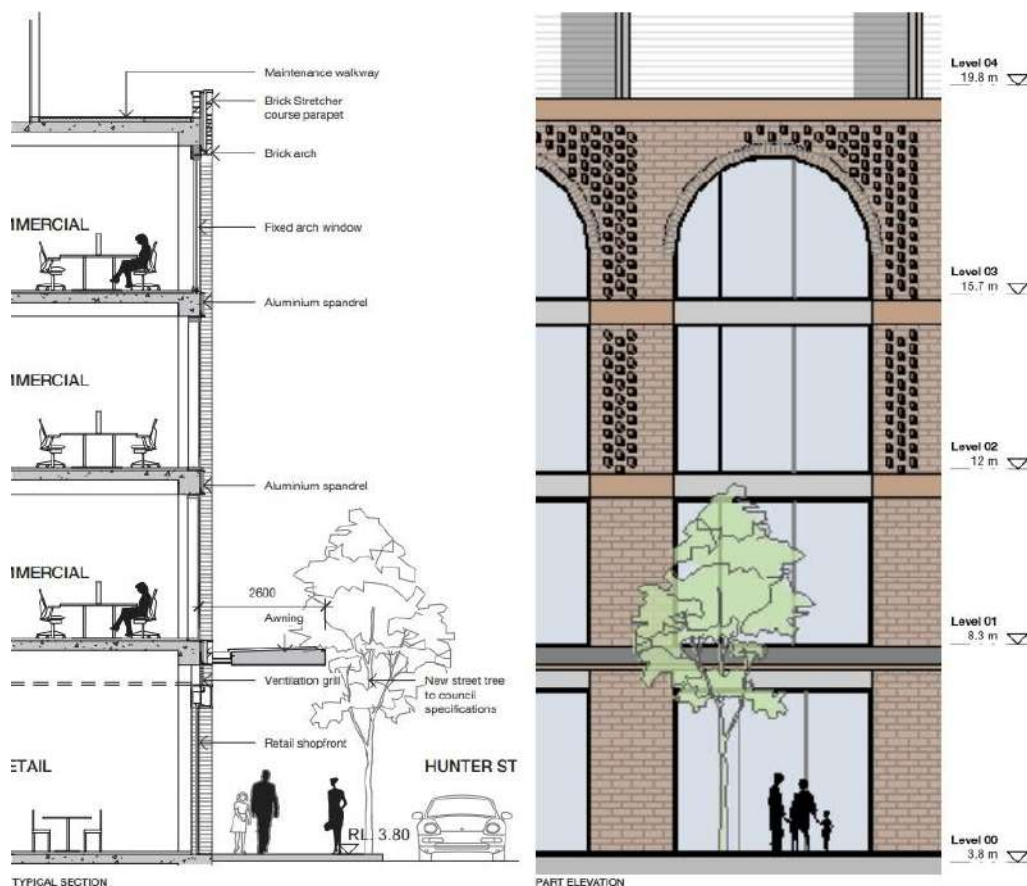


Figure 37: Detail elevation and Section of the Podium facade. Face brickwork, arched openings and brick detailing such as stretchers, headers, soldiers and voussoirs reference the numerous quintessential brick buildings in the Heritage Conservation Area but are expressed in a more contemporary way without mimicking the past. Doma Group/ Bates Smart

Vehicle accommodation

15. Garages and carports are sited at the rear or behind the building line.
16. Where a property has access to a rear lane, vehicle accommodation is located adjacent to the laneway, providing vehicle access from the laneway.
17. Additional vehicular crossings in heritage conservation areas are not supported unless the proposed car-parking is provided at the rear of the site.
18. Where access to the rear or side of the site is not available, single garages and carports are permitted where demonstrated that the impact on the streetscape is acceptable.
19. Where double garages are proposed it is at the rear and does not impact the public domain or appreciation of the character of the heritage conservation area.
20. Sandstone kerbing is not disturbed.
21. Paving materials are terminated inside the property boundary and are not extended into the public domain.

Vehicles are to be accommodated in the now operational Multi-storey car park. Proposed laneways throughout the masterplanned site will be of variable character, but will not accommodate street parking (excepting loading zones or Accessible parking). Vehicular access and circulation will be via Cooper Street and an extended Beresford Lane. Paving of the whole site will be designed to be complementary to the Street frontages and transport interchanges which occupy the area. The paving needs to be legible for the safe and efficient navigation of pedestrians heading to or from the Transport Interchange.

5.5 Heritage Interpretation Strategy

The proposed works implement and integrate the proposals of a Heritage Interpretation Strategy, prepared by Deuce Design for the Doma Group in February 2019.

As per the Strategy:

To deliver engaging and appropriate heritage interpretation for the new Interchange at The Store, the following design principles are established:

- Create thought-provoking & memorable experiences for the community and visitors resulting in longer stays and repeat visits.
- Reveal The Store's stories & meanings to deepen people's understanding and expand their horizons.
- Taking the local community on a journey of discovery to explore cultural, environmental and historical themes.
- Integrate the interpretation and stories within the built environment in a meaningful and engaging way.⁶⁹

The Strategy proposes to separate interpretation devices across the site into areas of key themes, including "Newcastle's Early Industries"; "Cooperative societies and the growth of the Store"; "A Community Store"; and "Indigenous Themes". These themes are then broken down with specific context regarding the history of the site, and portrayed through various interpretation devices such as artwork, graphics and signage.

⁶⁹ Deuce Design, 2019. The Store Interchange Interpretation.

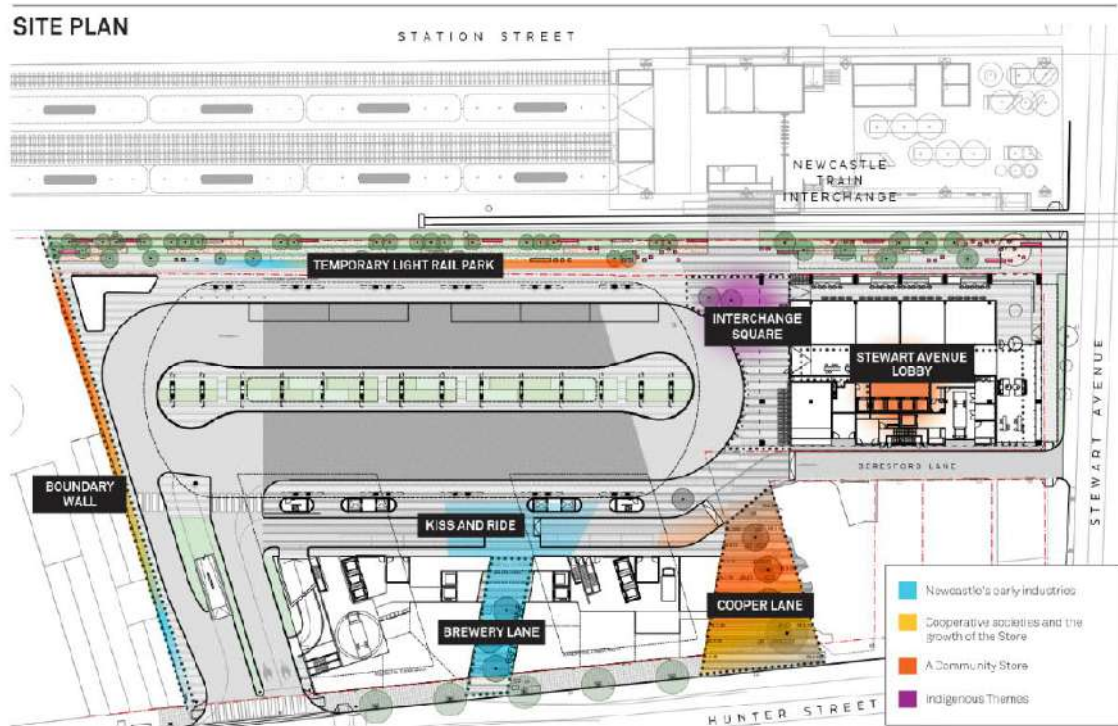


Figure 38. Site Plan - The Store Interchange Interpretation, Deuce Design 2019.

5.6 Renders of proposed design



Figure 39. View from the north-west, showing the proposed residential towers, adjacent to the now completed bus interchange and Commercial Office Building. Newcastle Transport Interchange is in the centre of the image and the new residential towers of Wickham are in the foreground. Doma Group/ Bates Smart



Figure 40. The overall proposal looking west along Hunter Street. The podia and towers are visibly distinct elements in the composition. Doma Group/ Bates Smart



Figure 41. The overall proposal looking north along Wood Street but elevated. The podia are divided reducing perceived scale of proposal and referencing historic laneways and Store entry. Doma Group/ Bates Smart



Figure 42: Enlarged render image of the podium demonstrating how the form, scale, materials and detail of the podium responds to and fits well with the existing buildings such as the former Castlemaine Brewery, the Cambridge Hotel and others. It also fits well with the human / pedestrian scale and the scale of the street trees and planting. Doma Group/ Bates Smart



Figure 43: An image of Cooper Street which forms the main pedestrian thoroughfare to the Newcastle Transport Interchange from Hunter Street. The podium sets back from the boundary at this point to provide for pedestrians. The edge of the street is activated by commercial tenancies. Emerging from the other direction, pedestrians leaving the transport interchange will receive direct views through to the SHR listed former Castlemaine Brewery. Doma Group/ Bates Smart



Figure 44: In image of Brewery Lane which references a previous historic lane as well as the central main entrance of the Store building brings pedestrians into the centre of the site and to the Bus Interchange. Emerging from the other direction, pedestrians leaving the bus interchange will receive direct views through Brewery Lane along Wood Street past the former Castlemaine Brewery and Cambridge Hotel toward the TAFE. Doma Group/ Bates Smart

6. STATEMENT OF HERITAGE IMPACT

This is the Statement of Heritage Impact for: The Store Residential Towers

Date: This statement was completed in September 2021.

Address and Property Description: 854 Hunter Street Newcastle NSW 2300

Prepared by: Stephen Batey

Prepared for: SLR Consulting Australia

It is noted that this Statement of Heritage Impact treats only the proposed towers and their podia. Other aspects of the masterplan, which are treated in the reports listed at Section 1.5, above, are treated only in so far as they relate to the heritage impact of the current proposal.

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

- The proposal will activate the Newcastle City Centre Heritage Conservation Area, introducing to new audiences the surrounding items of local heritage significance as well as the SHR-listed former Castlemaine-Wood Brothers brewery. The West End public domain is currently underused, particularly at night.
- The proposed towers will act as locality markers reinforcing the identity of the West End, including the SHR-listed former Castlemaine-Wood Brothers brewery opposite.
- The introduction of new population will create the critical mass necessary to reinvigorate the West End residential and retail traditions, mostly in the early twentieth century and following the 1989 Earthquake respectively. It will also reinforce the meaning of the site for the Newcastle community by ensuring its ongoing commercial viability.
- The proposal will increase the use of and consequent safety around the transport interchange as people transfer between modes of transport and enter the streets of the City Centre Conservation Area at the West End. This will have a positive effect on the social significance of the site and the area including the surrounding buildings.
- The new population will also fulfil Council's vision, as expressed in the Newcastle Urban Renewal Strategy, for a revitalised city centre characterised by sustainable services, vibrancy and commerciality in the generation of employment and desirable social outcomes.
- The ground plans of the podia reflect the irregular geometry of the site as determined by the historic development patterns of Newcastle's West End, particularly as influenced by the Great Northern Railway and Hunter Street.
- The separation of the podia, above which the proposed towers will be situated, will provide a plaza entry guided by principles of permeability and visibility, not only inviting new audiences to the site but providing a view corridor towards the SHR-listed brewery. This will strengthen the connection between the two sites, which will be further enhanced by the provision of heritage interpretation media. As the former brewery has been adaptively reused as serviced apartments, this relationship will be symbiotic.

- The transition between the podia and the proposed towers makes general reference to the main parapet line of the former Co-operative Store, recalling the streetscape bulk of the former building with reference to the West End as portion of the Newcastle City Centre Heritage Conservation Area. The architectural treatment of the arched fenestration to the podia is reflective of the former Store facade and complementary to the former Castlemaine Brewery facade and adds to the interpretive media of the site's design.
- The transition between the podia and the proposed towers will disrupt the vertical bulk of the development, according respect to the Newcastle City Centre Heritage Conservation Area and nearby locally significant heritage items, as well as to the SHR-listed former Castlemaine-Wood Brothers brewery opposite. This will create a desirable Street Wall height which has already been approved under the Masterplan and articulate the form to break down perceived bulk.
- The bulk of the towers is further reduced by faceting of the east and west facades as well as radiusing the corners of the tower in plan. These measures each contribute to reduce the visible plan length of the tower form and make each appear narrower. The perceived height of the towers is modulated through the progressive setbacks applied to the top six stories of each tower. This is applied to the north side of one tower and the south side of the other differentiating the bulk of the towers between themselves.
- The proposed towers will not intrude into the curtilage of the SHR-listed former Castlemaine-Wood Brothers brewery opposite, from which an inalienable buffer is provided by Hunter Street.
- Through their inclusion in a family of forms across the wider masterplanned site, the realisation of the podia and towers will provide the site with an identity currently lacking following the clearing of the site.
- The use of the proposed plaza between the podia for festivals, food markets and the like will continue the traditional social and retail uses of the Co-operative Store site.
- The historic thoroughfares of Cooper Street and Beresford Lane will be reused, complementing and interpreting the roles of those thoroughfares in the historical development of the site. The new Brewery Lane references the historic laneway of this name as well as the main entrance of the former Store building.
- The proposed Heritage Interpretation Strategy will encourage audiences to appreciate the heritage values of the Newcastle City Centre Heritage Conservation Area, including the locally-significant heritage items surrounding the site, and more specifically of the site of The Store and of the nearby former Castlemaine-Wood Brothers brewery. The Strategy will support public understanding of the intangible cultural heritage values of the site with specific reference to the important role of the former Newcastle and Suburban Co-operative Society Ltd.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

- The proposed towers will represent a substantial increase in the historic and contemporary building heights prevailing in the West End portion of the Newcastle City Centre Heritage Conservation Area. These, however, are consistent with Council's vision for the Newcastle West as the city's emerging administrative and commercial hub. A number of multi-level buildings have been completed or are proposed. These include the new Commercial Office

Building on Hannell Street; the modern Gateway 2 office building at 817-819 Hunter Street; the two Verve residential towers at 464 – 447 King Street; Newcastle Central Plaza (Latec House); the multi-level commercial building at 168 Parry Street; the new Holiday Inn Express and RSL Veterans Residential tower on King Street and the Aero tower at 770 Hunter Street.

- The proposed towers will considerably alter the streetscape character and skyline of the West End portion of the Newcastle City Centre Heritage Conservation Area. This is, however, a continuation of development patterns that have ebbed and flowed over the locality since its first permanent buildings were erected in the 1870s, and which have left their legacy in terms of buildings and urban form, making it impossible to freeze the West End in time even if this were desirable or possible. The stratification of the proposal into podia and towers assists the proposal to contribute to both the streetscape (and conservation area) and the skyline.
- The proposed towers will alter the relationship between the site and the former Castlemaine-Wood Brothers brewery opposite, with which SHR-listed item the site has an immediate visual connection. This will, however, be ameliorated by the buffer represented by Hunter Street; and it should be noted that the recent multi-level Gateway 2 and 168 Parry Street developments adjoining the former brewery have already very considerably altered the relationship of that item with the wider Newcastle City Centre Heritage Conservation Area, and has particularly disrupted proximal sightlines.

The following sympathetic design solutions were considered and discounted for the following reasons:

- Early concepts included the construction on the southern elevation of a single podium more akin to the bulk and scale of the former Store building which this proposal replaces. This was discounted in favour of two podia, the separation of which provides a plaza connecting with Hunter Street and providing a visual link with the former SHR-listed brewery provides a view corridor towards that complex. The provision of this open space is compensated for in extending the towers to a height of 99m, the visual separation between the podia and towers being achieved through the setting back of the latter by 3m above the southern podia edge.
- A previous concept which involved a square-edged form and deeply modelled fenestration for tower and podia more comparable with many of the rich, deeply modelled brick facades of the conservation area, has been redesigned to a smoother and softer edged proposal which will both reduce bulk and scale of the proposal while becoming more of a backdrop to the rich historical detail to shine against.

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item or area:

The site is not identified as an archaeological site in the Newcastle Archaeological Management Plan (1997). Nevertheless, there is a possibility that historical relics may be unearthed during site works, particularly the basement-level excavations. The Heritage Act 1977 (NSW), s.146, mandates that any historical relic unearthed during site excavations be immediately reported to the Heritage Council of NSW:

146 Notification of discovery of relic

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) must:

- (a) within a reasonable time after he or she first becomes aware or believes that he or she has discovered or located that relic, notify the Heritage Council of the location of the relic, unless he or she believes on reasonable grounds that the Heritage Council is aware of the location of the relic, and
- (b) within the period required by the Heritage Council, furnish the Heritage Council with such information concerning the relic as the Heritage Council may reasonably require.

The Heritage Act 1977 (NSW), s. 4(1) defines a relic as follows:

relic means 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.

Should such a relic be discovered, the Heritage Council of NSW should be immediately contacted via the Heritage Division of the NSW Office of Environment and Heritage, Level 6, 10 Valentine Avenue, Parramatta NSW 2150, telephone: 02 9873 8500, and by email at heritage@heritage.nsw.gov.au

In the event of such a discovery, Council's Heritage Officer, Isabelle Rowlatt, should also immediately be contacted at (02) 4974 2000, and by email at mail@ncc.nsw.gov.au

For the people of Newcastle, The Store site retains its intangible cultural heritage values. The UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage (2003), as discussed by a Practice Note to the Burra Charter 2013, defines intangible cultural heritage (ICH) – or living heritage – as

the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognise as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.⁷⁰

As these heritage values are not physical, they are best represented through interpretative media developed via a Heritage Interpretation Strategy as described in the Bates Smart Concept Masterplan and Architectural Design Report (September 2018). This includes the reuse, where practical, of salvageable elements, together with pavement inlays and text bites.

7. CONCLUSION

The proposed The Store Residential Towers with their podia are designed to constitute a distinctive element within the Newcastle City Centre Conservation Area. While its site is listed as a heritage item in the Newcastle Local Environmental Plan 2012, the demolition of the West End retail and administrative complex of the former Newcastle and Suburban Co-operative Society Ltd has removed any tangible, non-archaeological evidence of its built heritage. This being so, it is unlikely that the site will be retained as an LEP 2012 heritage item when that instrument is next amended.

In 2012 the site of The Store was identified in the Newcastle Urban Renewal Strategy as a key development site and factors such as zoning, floor space ratio and maximum heights were set. The proposal has been designed to accord with the objectives of the Newcastle Urban Renewal Strategy. The scale and height of the proposal is in the main what is considered allowable within the subject site, (except for the slight exceedance in height of the eastern tower which was brought about by a UDCG recommendation), therefore it must be concluded that the impacts of such scale have been considered by the authorities and it is only the amelioration and minimisation of impact that must be considered and assessed.

Any large-scale development carries with it the potential to detrimentally affect the heritage significance of proximal heritage items and heritage conservation areas. It is therefore important that design solutions are developed so as to avoid this. It is submitted that this has been successfully achieved in the case of the proposed podia and towers through the effective articulation and separation of the forms the design of proportions and details and the selection of materials.

The remaining heritage significance of the site is principally drawn from its context, which includes the SHR-listed former Castlemaine-Wood Brothers brewery and several heritage items of local significance, and also from its contribution to the heritage values of the Newcastle City Centre Heritage Conservation Area. The morphology of the site reflects the historic development patterns of Newcastle's West End, particularly as determined by its principal thoroughfares and the Great Northern Railway.

The character of the West End portion of the Newcastle City Centre Heritage Conservation Area, together with neighbouring Wickham, is rapidly being transformed by multi-storey development, including the nearby Gateway 2 building into which Council has relocated and the adjacent Commercial Office Building now containing numerous Government Administration offices. The proposed towers form part of a masterplan for the site of the former Co-operative Store. Vehicular access and circulation will be via Cooper Street and an extended Beresford Lane, parts of which will play key roles in the activation of the locality, particularly at night and on weekends. The proposed plaza between the podia will not only provide a gateway from the Hunter Street edge, but sightlines to and from the former brewery. This will provide a symbiotic relationship between the commercial and residential aspects of the two sites, which will be opened to new audiences by the introduction of a new population to support a renewed vibrancy for a locality that since the 1989 Earthquake has been in noticeable decline. The towers will, moreover, reuse a currently cleared site and reinvigorate the West End residential tradition, this being supported by commercial and office activities within the podia.

The proposal will also support Council's vision for a revitalised city centre characterised by sustainable services, vibrancy and commerciality in the generation of employment and desirable social outcomes. This renewed use and density of the site will increase safety and have a positive effect on the social significance of the site and its place within the Heritage Conservation Area.

Although the proposed towers must by their very nature be modern in character, this modernity avoids competition with the existing architecture of the West End, but will highlight the heritage values of the former Castlemaine-Wood Brothers Brewery opposite. Their siting above the two podia, from the southern edges of which they are set back, accords respect to neighbouring buildings, particularly when viewed from ground level. The architectural treatments, parapet line, arched window heads and robust material palette of the podia and towers will pay tribute to the former facade of the Co-operative Store in general, and curved corners paying tribute to its 1936 element in particular. It will also complement the Denison Street-Hunter Street element of the Cambridge Hotel. The modelled face brickwork of the podia is reflective of numerous quintessential brick facades within the Heritage Conservation Area however expressed in a more contemporary way so as to avoid mimicry or drawing undue attention away from the nearby heritage items.

The physical separation of the towers responds to the disrupted rhythm of the streetscape as evolved over time, while their bulk will be broken up by the articulation of forms both horizontally and vertically through steps and curves. The podia will reduce the visual impact of the vertical scale of the towers.

Cooper Street will provide a major transition space between the Newcastle Transport Interchange and Hunter Street. Leaving the Interchange via Cooper Street provides views direct to the former Castlemaine Brewery reinforcing the historic association between Cooper Street and the brewery. Brewery Lane aligns with the corridor of Wood Street. It references the former laneway of the same name as well as the former central main entrance into the Store Building.

While the site retains intangible cultural heritage significance, this is addressed by the Heritage Interpretation Strategy will capture the intangible cultural values of a co-operative society important in the history of New South Wales. The introduction of events, festivals and market stores to Brewery Lane will continue the traditional social and retail uses of the Co-operative Store site.

In conclusion, the proposed residential towers deliver a wide range of positive outcomes for the West End and the wider Newcastle City Centre Heritage Conservation Area, notably for the SHR-listed former Castlemaine-Wood Brothers brewery but also for heritage items of local significance.

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9. APPENDIX A - STAGING & MASTERPLAN DIAGRAMS

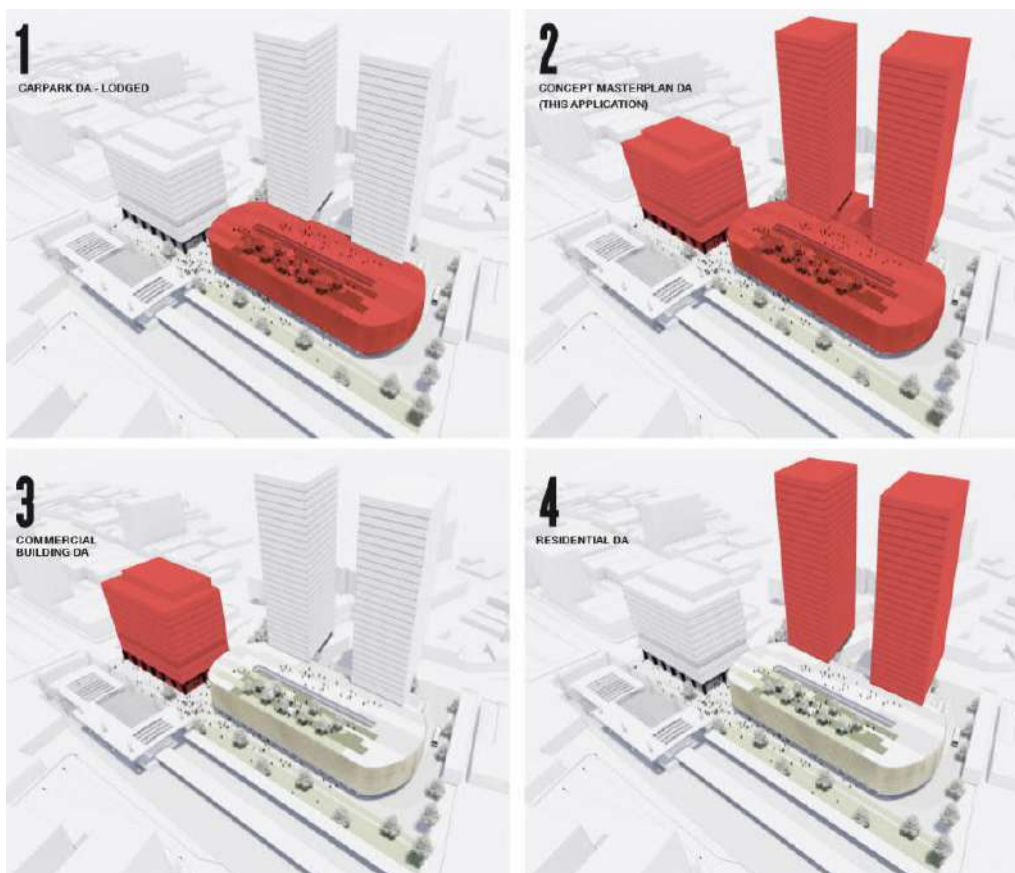


Figure 45. Scheme for staged development of masterplanned site. Bates Smart



Figure 46. Key to scheme for staged development of masterplanned site. Bates Smart

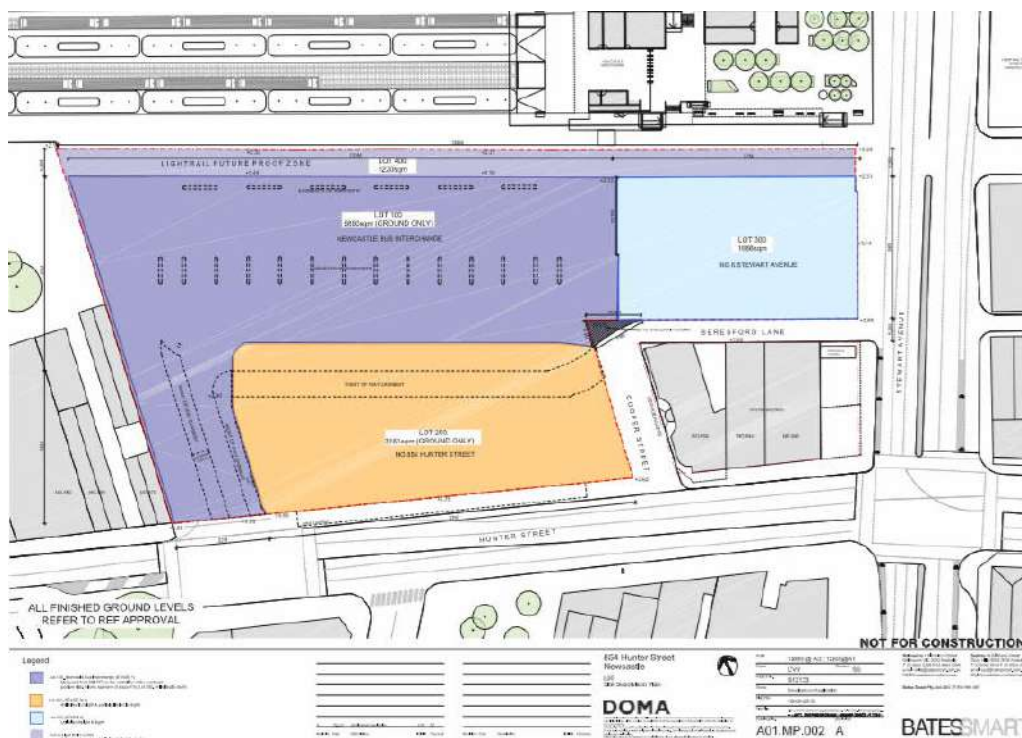


Figure 47. Scheme of subdivision for masterplanned site. Bates Smart

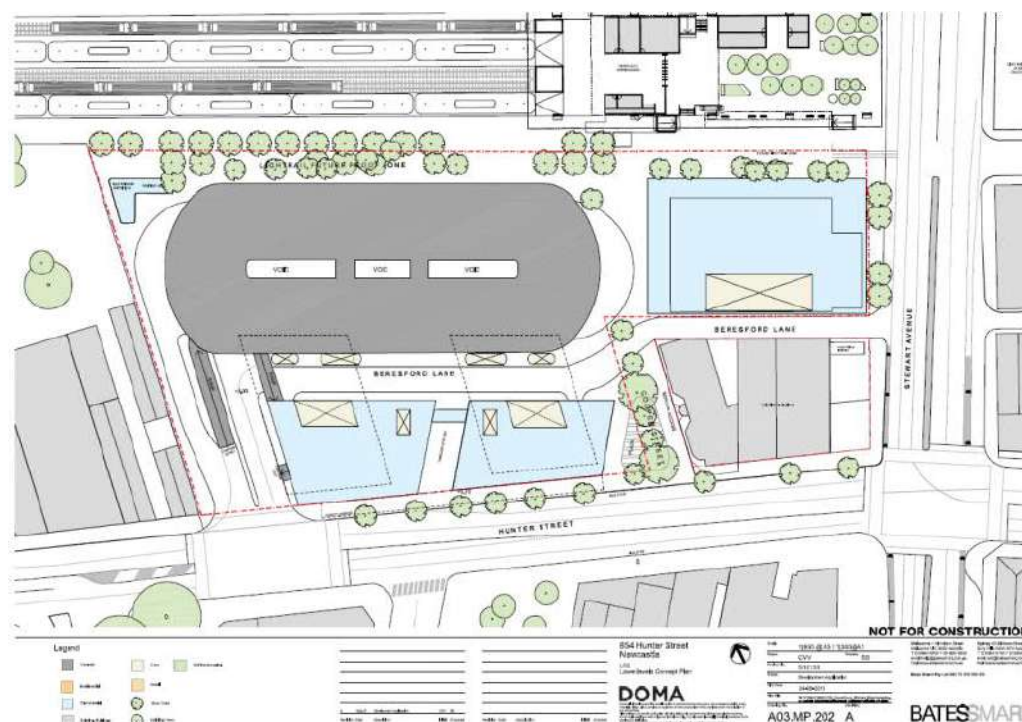


Figure 48. Lower levels concept plan for masterplanned site. Bates Smart

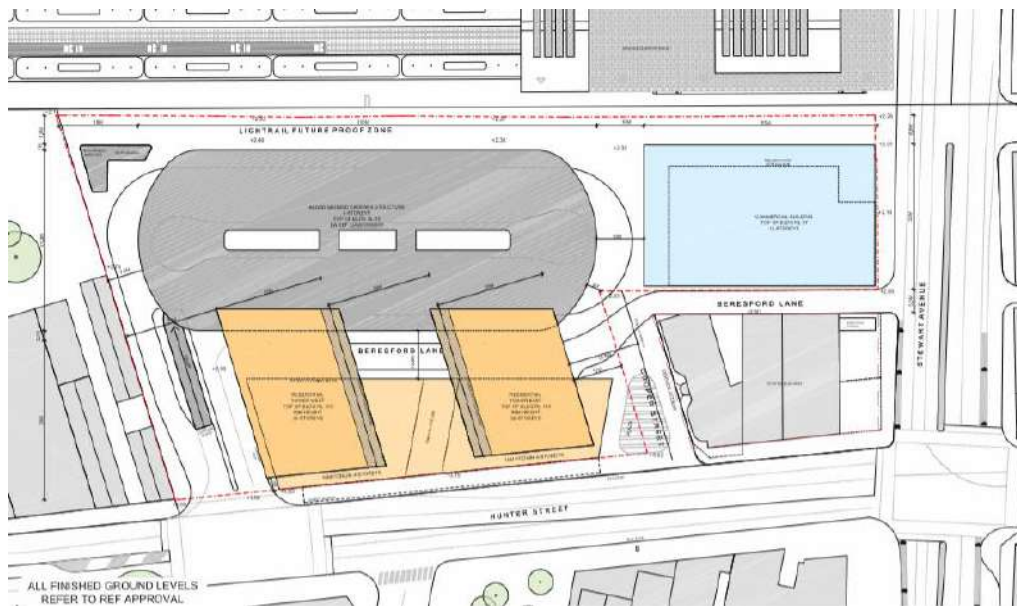


Figure 49. Building envelopes and setbacks concept plan for masterplanned site. Bates Smart

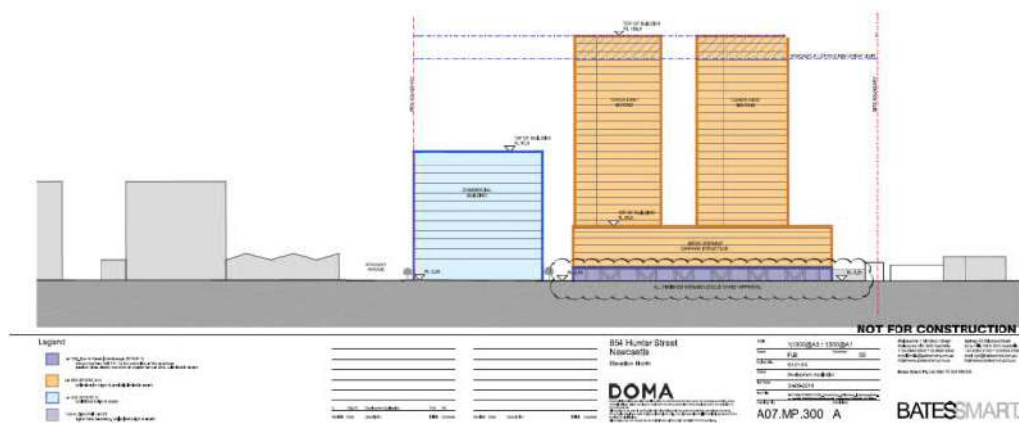


Figure 50. Indicative northern elevation for masterplanned site. Bates Smart

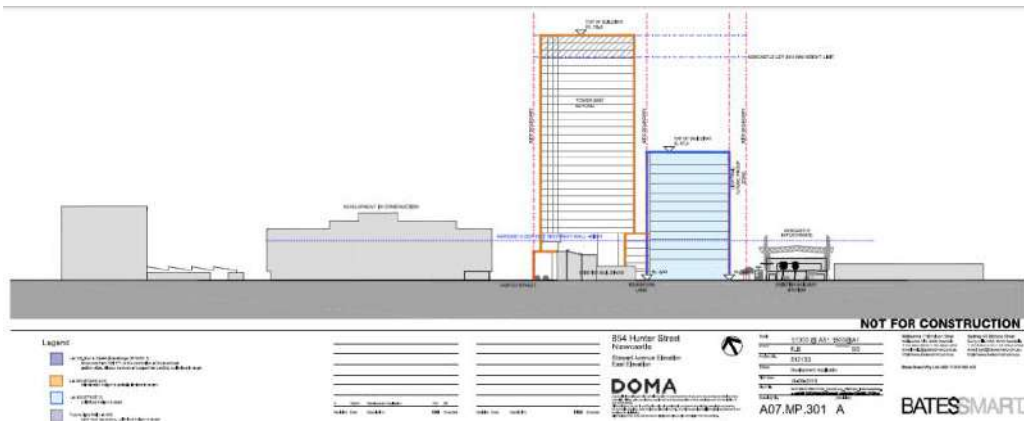


Figure 51. Indicative eastern elevation for masterplanned site. Bates Smart

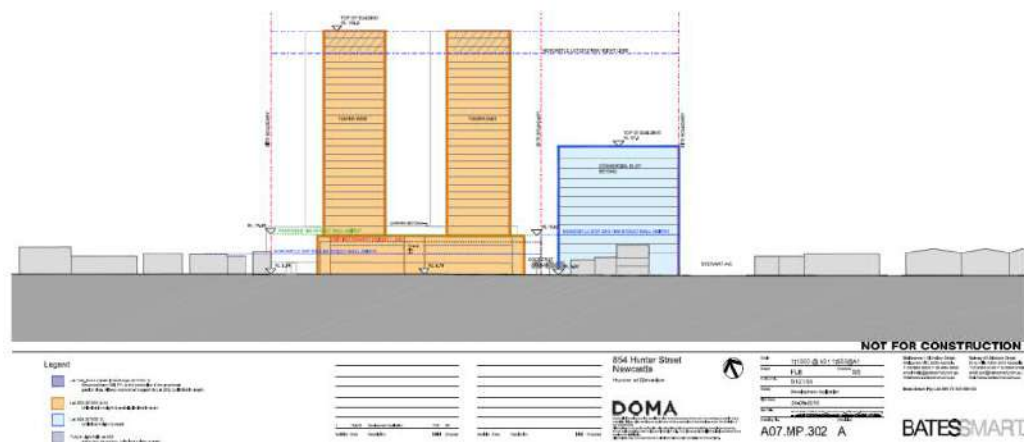


Figure 52. Indicative southern elevation for masterplanned site. Bates Smart

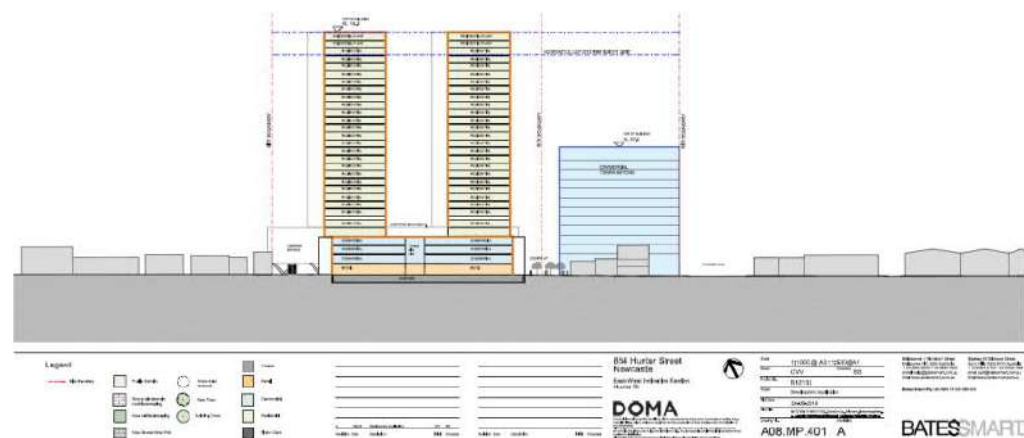


Figure 53. Indicative southern elevation for masterplanned site, showing cross-section of proposed towers. Bates Smart

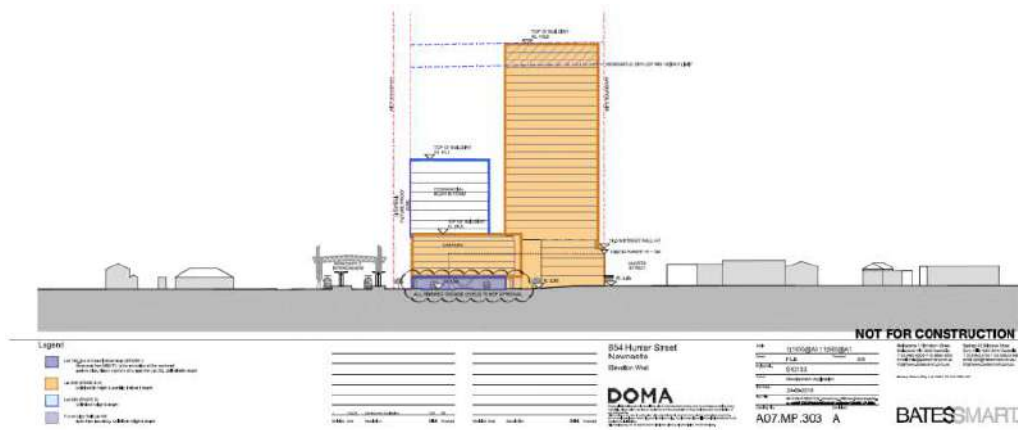


Figure 54. Indicative western elevation for masterplanned site. Bates Smart

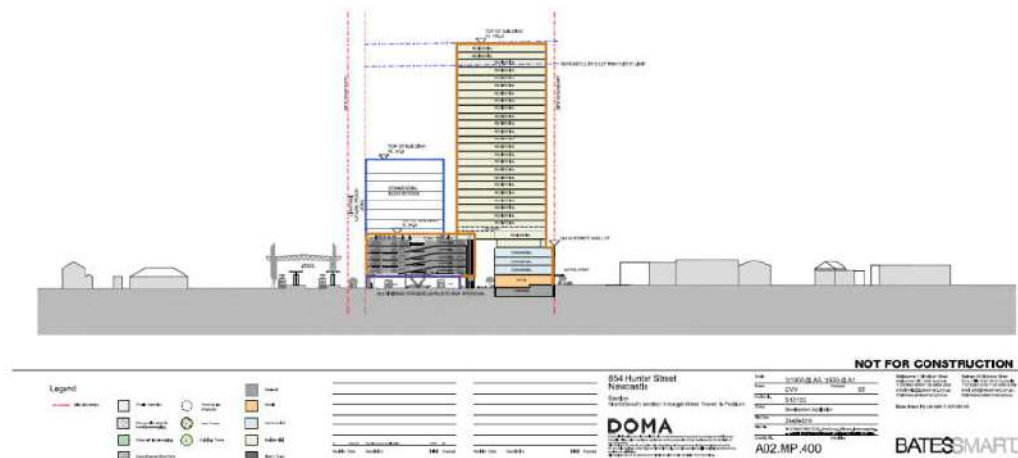
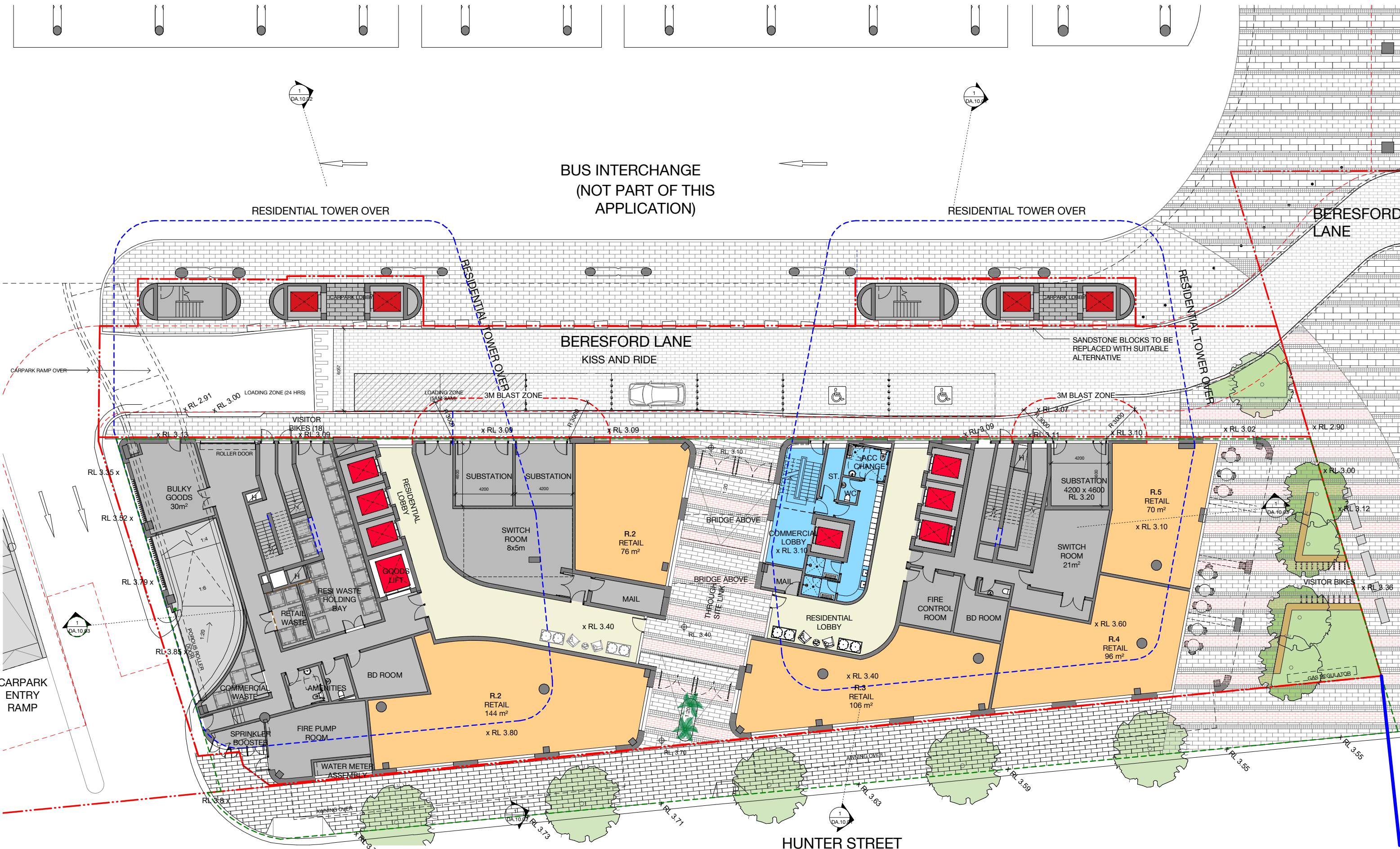


Figure 55. Indicative western elevation for masterplanned site, showing cross-section of proposed towers. Bates Smart

10. APPENDIX B: PROPOSED PLANS & ELEVATIONS



THE STORE
854 HUNTER STREET, NEWCASTLE

Level 00 Plan



Scale	As indicated	A1	1:250	@ A3
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Status	Development Application			
Plot Date	21/09/2021 7:28:39 PM			
BIM	RESIDENTIAL ARCH			
Drawing no.	DA.03.00		Revision	

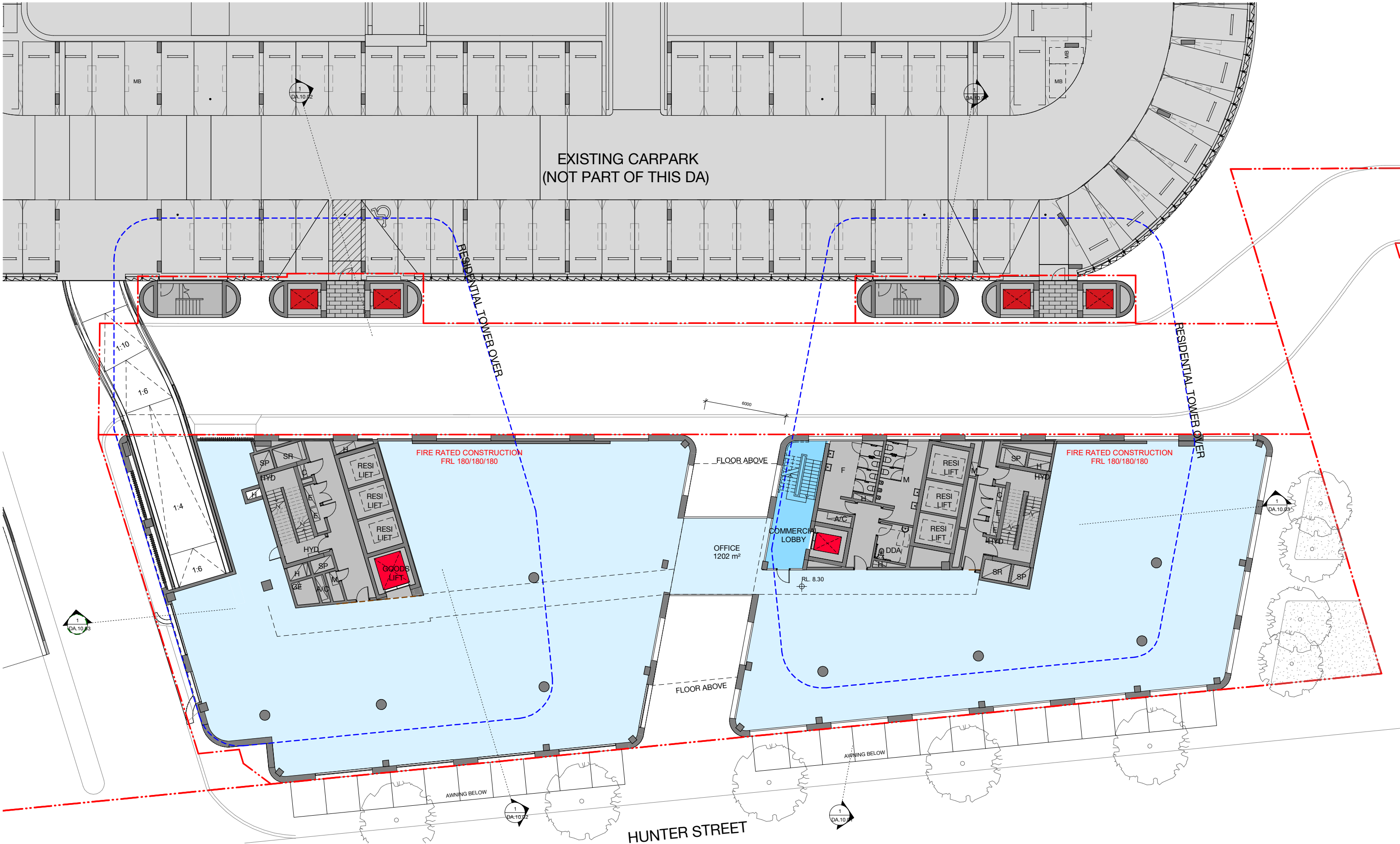
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3
2
1

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BATESSMART



THE STORE
854 HUNTER STREET, NEWCASTLE

Level 01 Plan



4	21.09.21	FOR COORDINATION	JW
3	09.07.21	FOR COORDINATION	MT
2	17.06.21	FOR COORDINATION	
1	04.06.21	FOR COORDINATION	

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

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Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:26:43 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.01	Revision

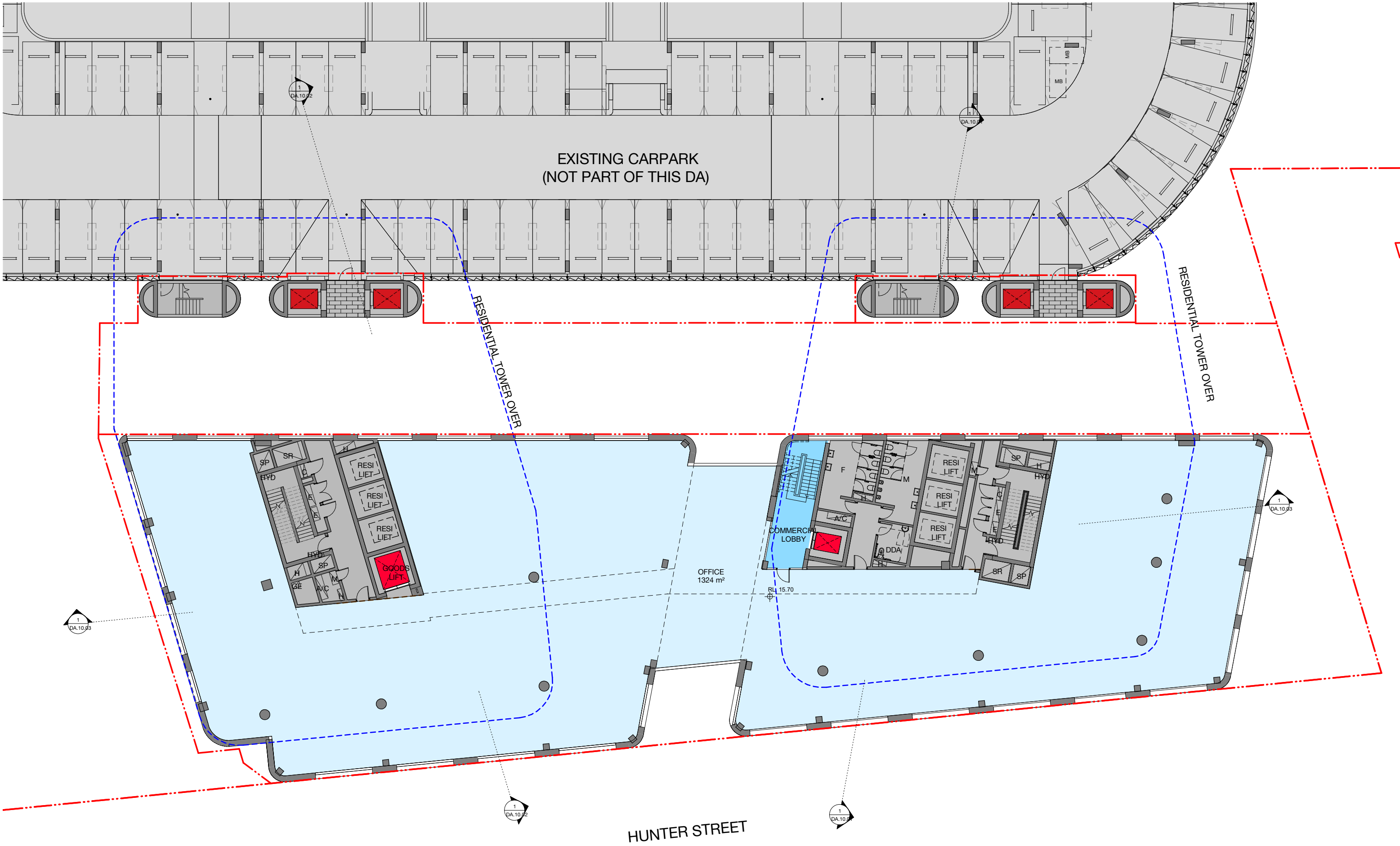
4

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THE STORE
854 HUNTER STREET, NEWCASTLE

Level 03 Plan



Revision	Date	Description	Initial	Checked
4	21.09.21	FOR COORDINATION	JW	
3	09.07.21	FOR COORDINATION	MT	
2	17.06.21	FOR COORDINATION		
1	04.06.21	FOR COORDINATION		

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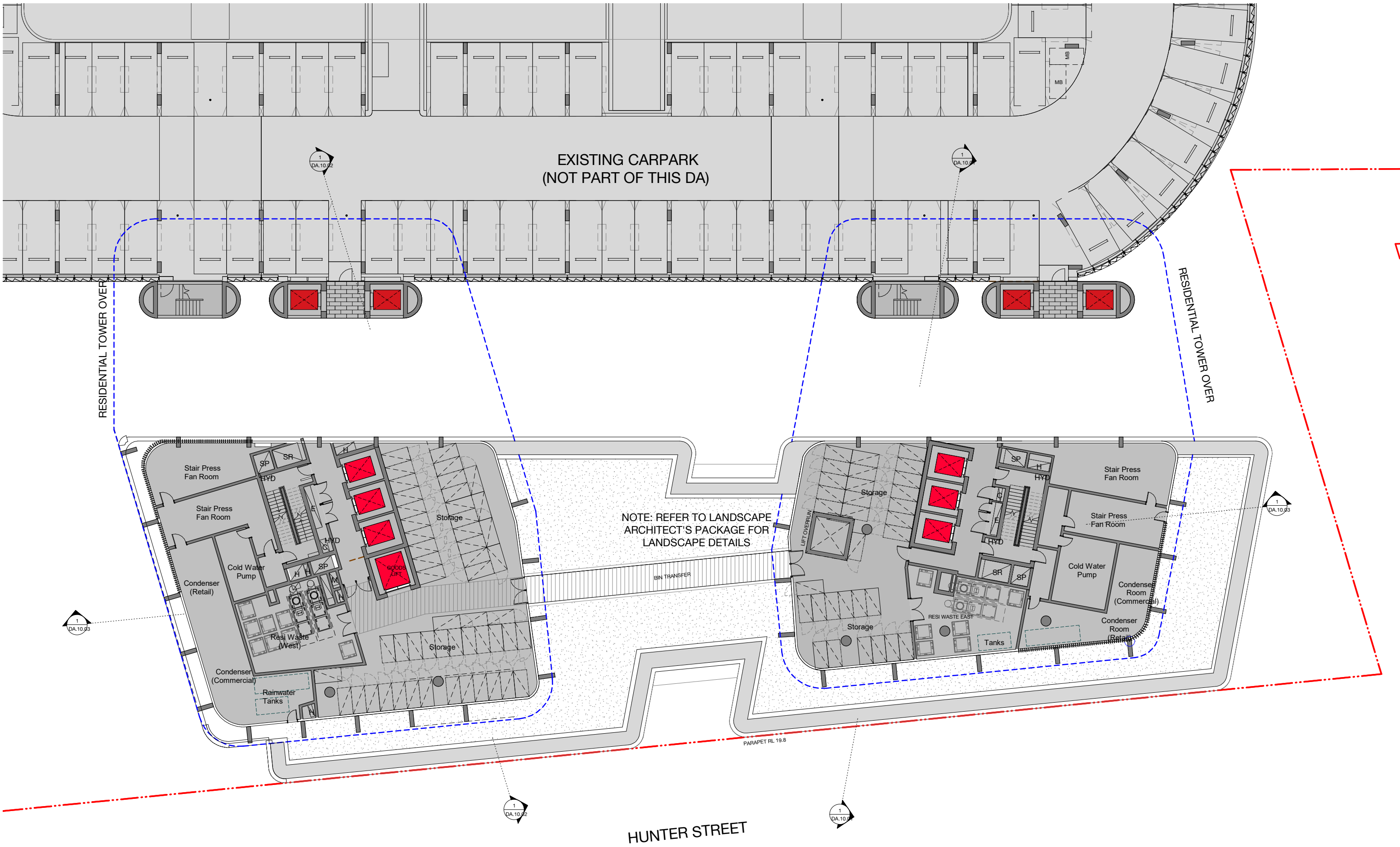
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Drawing no.	DA.03.03	Revision 4

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THE STORE
854 HUNTER STREET, NEWCASTLE

Level 04 Plan



Revision	Date	Description	Initial	Checked
4	21.09.21	FOR COORDINATION	JW	
3	09.07.21	FOR COORDINATION	MT	
2	17.06.21	FOR COORDINATION		
1	04.06.21	FOR COORDINATION		

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Scale	1 : 125 @ A1	1:250 @ A3
Drawn	MT	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:28:49 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.04	Revision

4

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HUNTER STREET

THE STORE
854 HUNTER STREET, NEWCASTLE

Level 05 Plan



4	21.09.21	FOR COORDINATION	JW
3	09.07.21	FOR COORDINATION	MT
2	17.06.21	FOR COORDINATION	
1	04.06.21	FOR COORDINATION	

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Drawn	MT	Checked BD
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Plot Date	21/09/2021 7:26:52 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.05	Revision

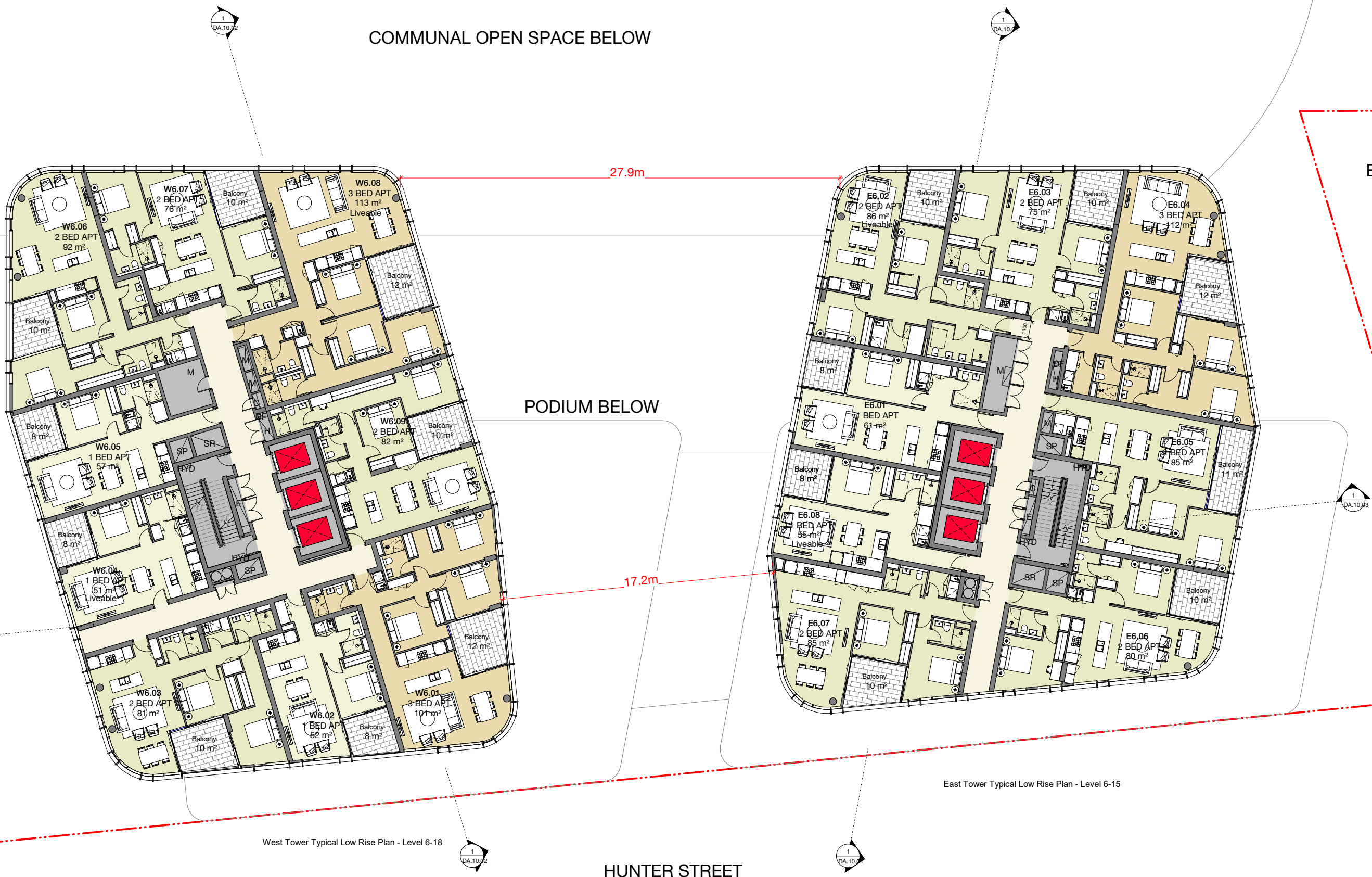
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Typical Low Rise Plan



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Revision	Date	Description	Initial	Checked
3	21.08.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		

Scale	1 : 125 @ A1	1:250 @ A3
Drawn	MT	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:28:56 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.06	Revision 3

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COMMUNAL OPEN SPACE BELOW

BERESFORD LANE

PODIUM BELOW

HUNTER STREET

West Tower Typical High Rise Plan - Level 19-22

East Tower Typical High Rise Plan - Level 16-24

THE STORE
854 HUNTER STREET, NEWCASTLE

Typical High Rise Plan



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Revision	Date	Description	Initial	Checked
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2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		

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Drawn	MT	Checked BD
Project no.	S12133	
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Plot Date	21/09/2021 7:27:02 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.19	Revision 3

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Level 23 Plan



3	21.09.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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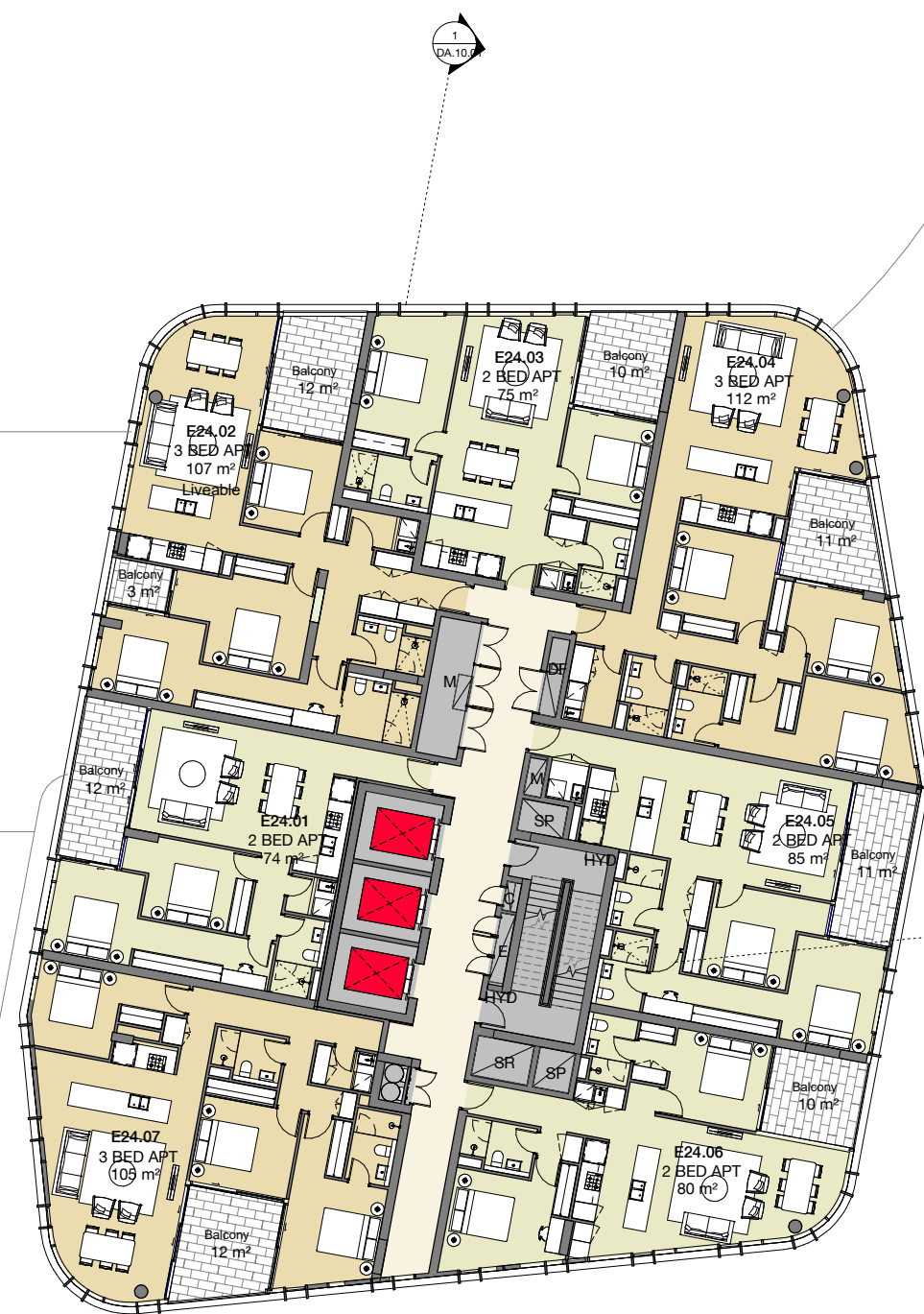
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Project no.	S12133	
Status	Development Application	
Plot Date	21/08/2021 7:27:08 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.23	Revision 3

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HUNTER STREET

BERESFORD LANE

THE STORE 854 HUNTER STREET, NEWCASTLE

Level 24 Plan



3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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Scale	1 : 125 @ A1	1 : 250 @ A3
Drawn	MT	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/08/2021 7:27:13 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.24	Revision 3

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Level 25 Plan



3	21.08.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:27:18 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.25	Revision 3

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Level 26 Plan



3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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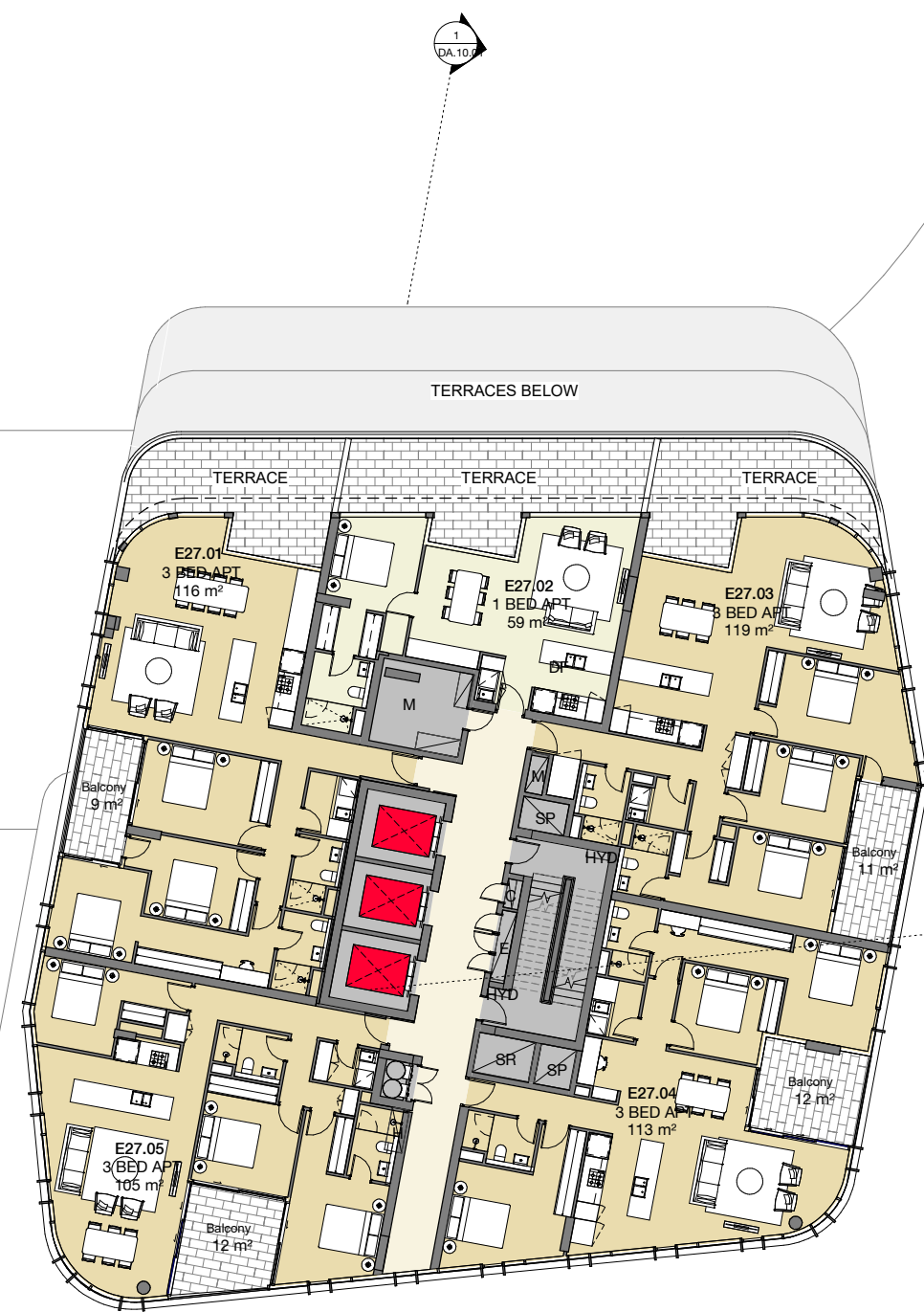
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Drawn	MT	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/08/2021 7:27:23 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.26	Revision 3

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HUNTER STREET

BERESFORD LANE

THE STORE
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Level 27 Plan



3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial Checked

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Drawn	MT	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:27:28 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.27	Revision 3

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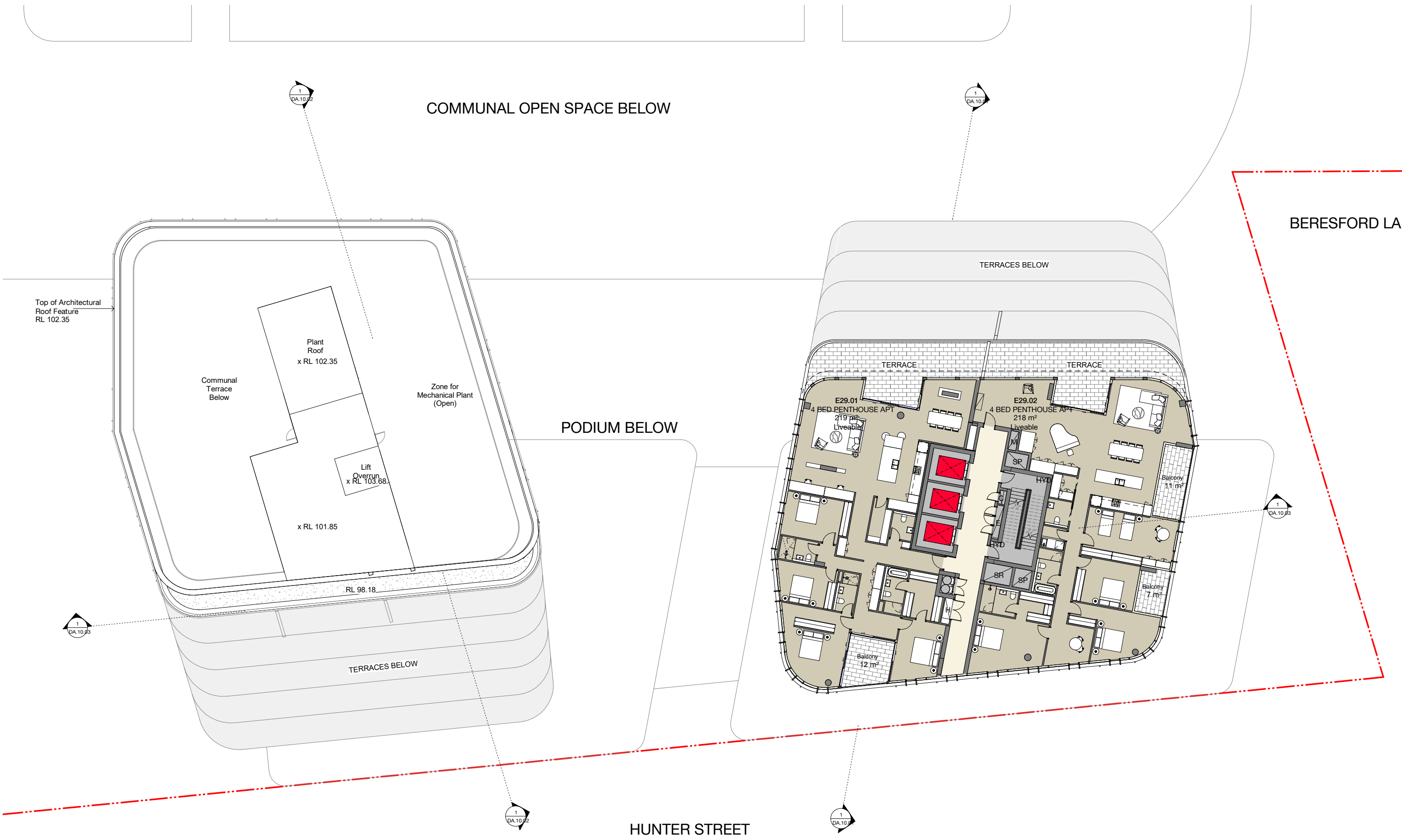
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DA.10.0



3	21.09.21	FOR COORDINATION		JW
2	08.07.21	FOR COORDINATION		MT
1	04.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

Scale	1 : 125	@ A1	1:250	@ A3
Drawn	MT		Checked	BD
Project no.	S12133			
Status	Development Application			
Plot Date	21/09/2021 9:27:32 PM			
BIM	RESIDENTIAL ARCH			
Drawing no.	DA.03.28		Revision	3

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THE STORE
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Level 29 Plan



3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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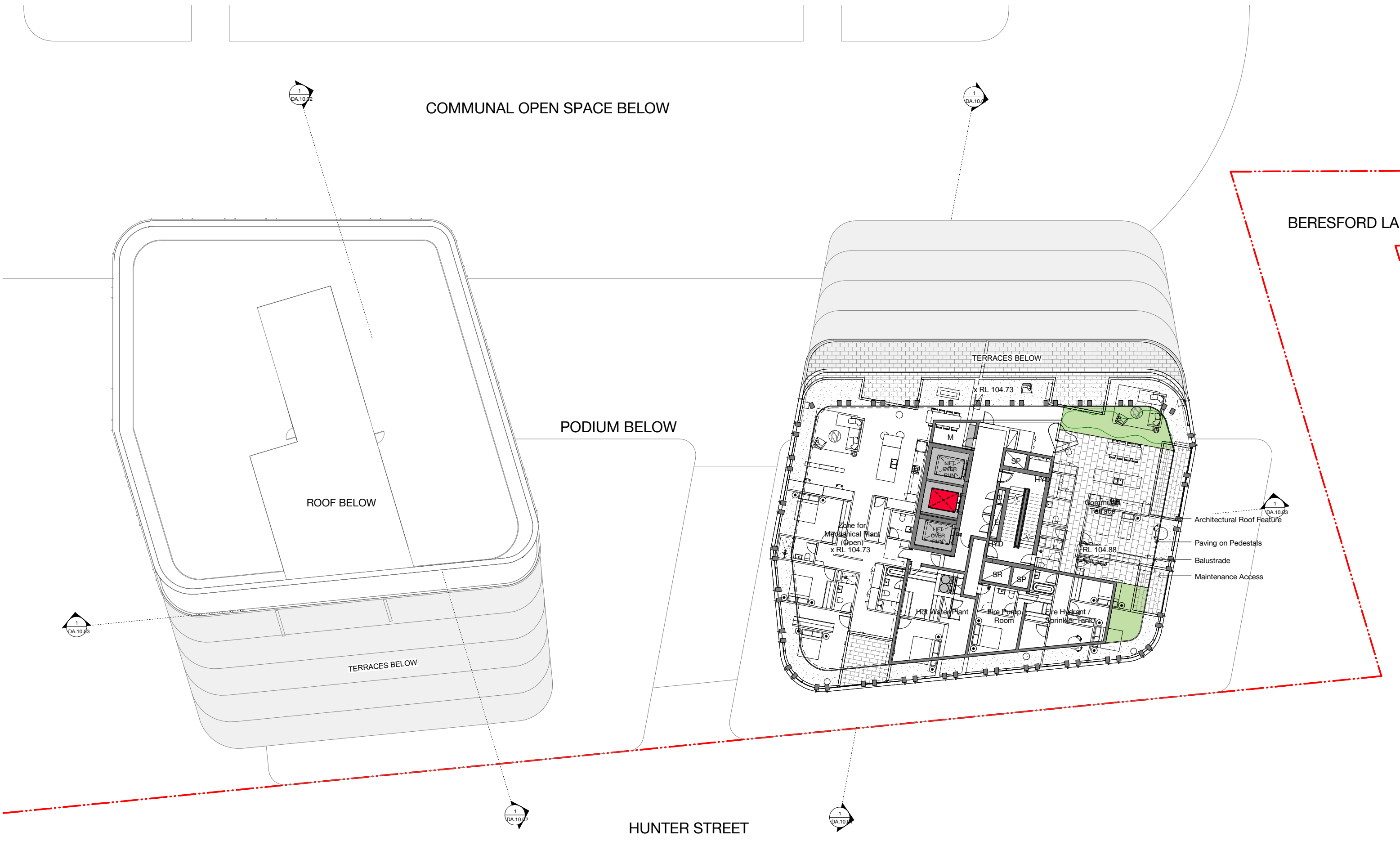
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Drawn	MT	Checked	BD	
Project no.	S12133			
Status	Development Application			
Plot Date	21/09/2021 7:27:36 PM			
BIM	RESIDENTIAL ARCH			
Drawing no.	DA.03.29	Revision	3	

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THE STORE
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Level 30 Plan



3	21.08.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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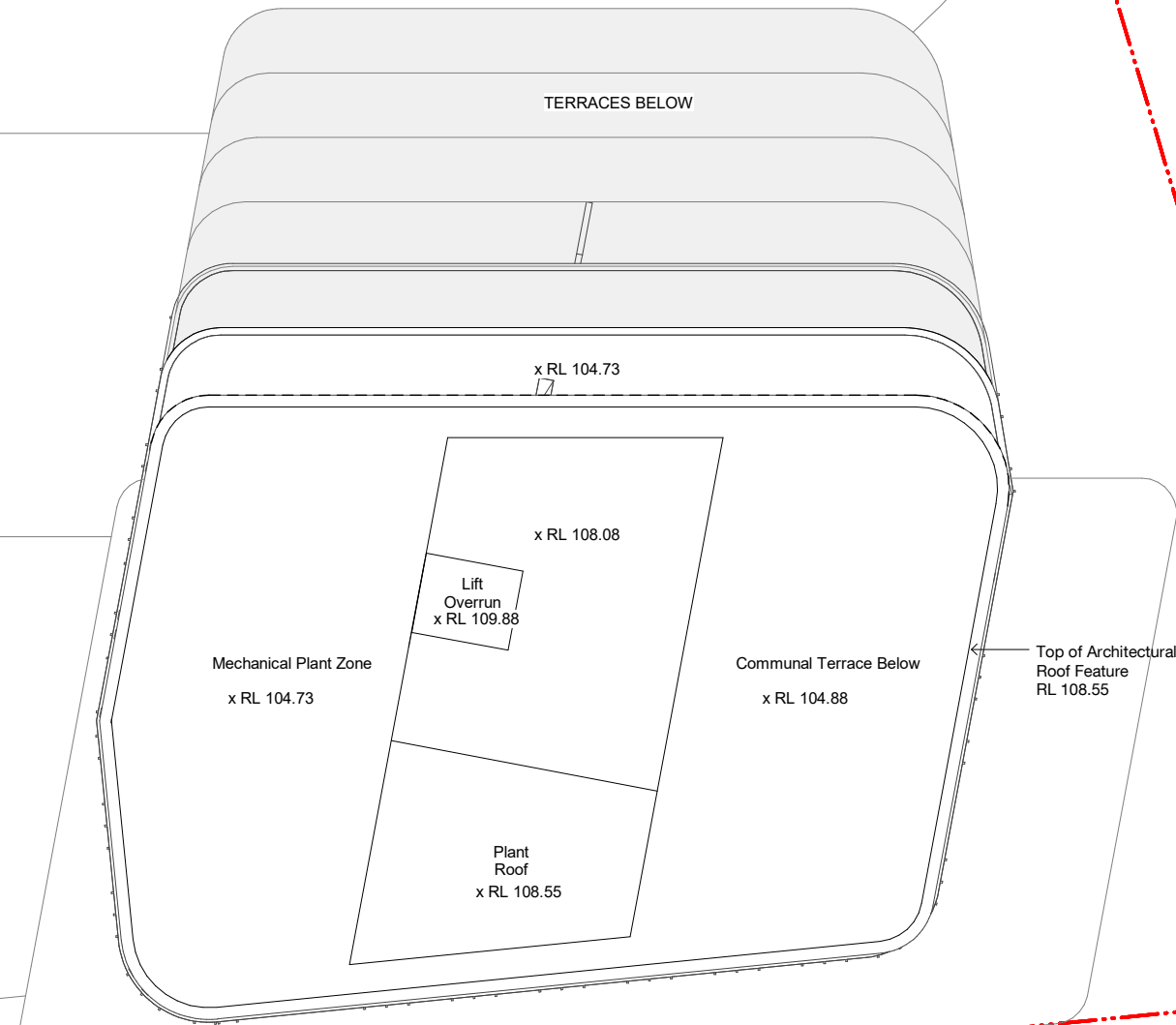
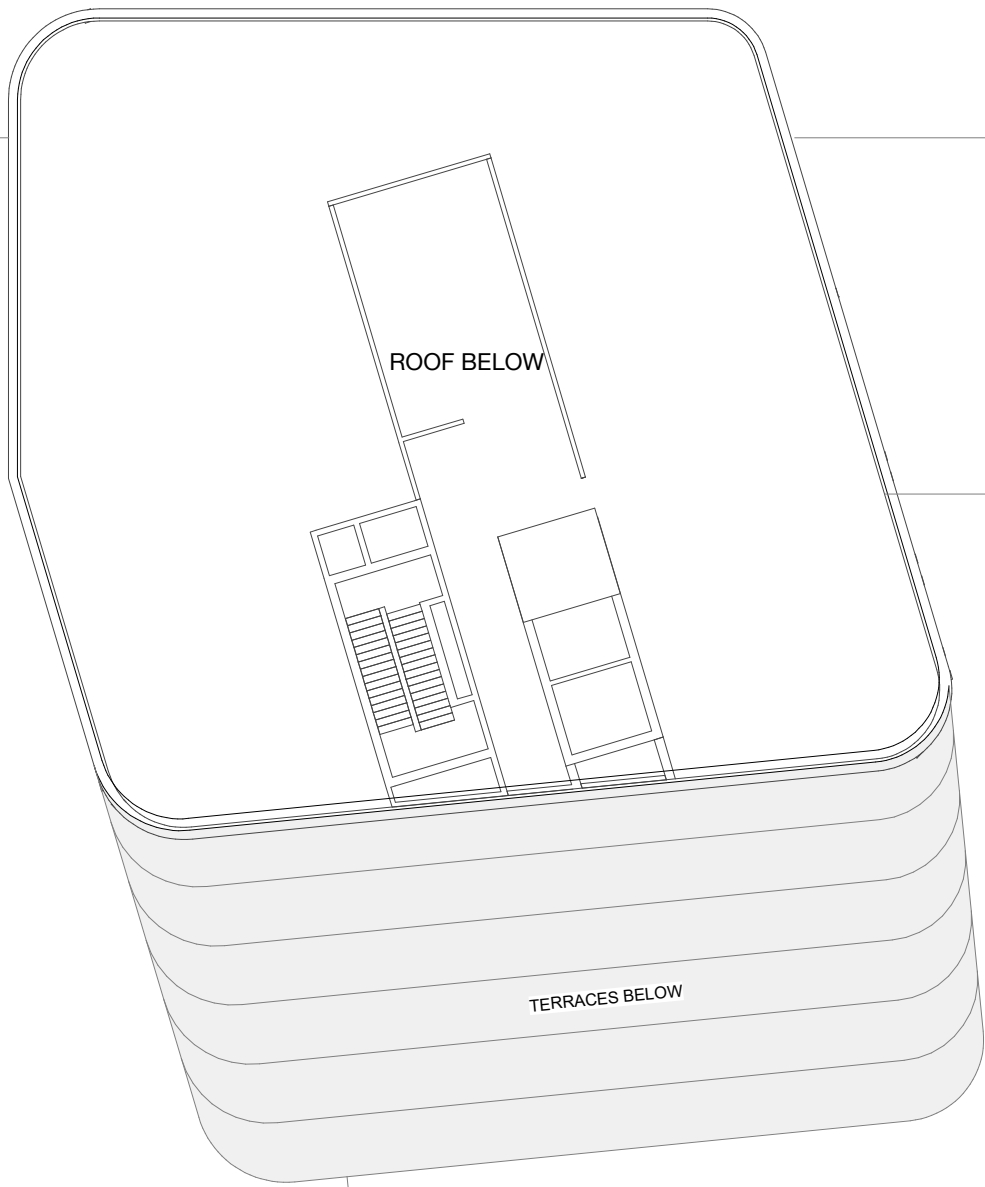
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Drawn	MT	Checked	BD	
Project no.	S12133			
Status	Development Application			
Plot Date	21/09/2021 7:27:39 PM			
BIM	RESIDENTIAL ARCH			
Drawing no.	DA.03.30	Revision	3	

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THE STORE
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Roof Plan



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Plot Date	21/09/2021 7:27:42 PM	
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Drawing no.	DA.03.31	Revision 1

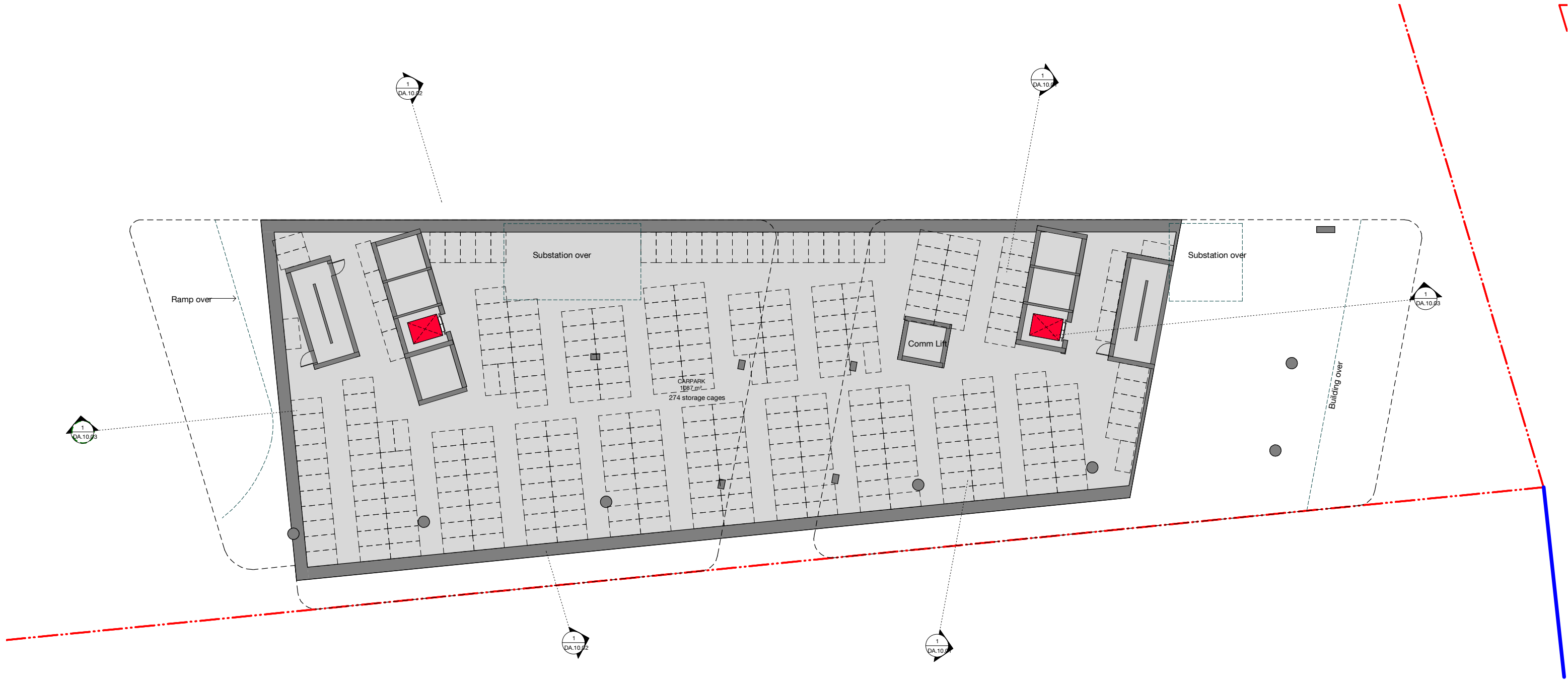
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1	06.07.21	FOR COORDINATION	MT
Revision	Date	Description	Initial



THE STORE
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Level B1 Plan



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Revision	Date	Description	Initial	Checked
1	21.08.21	FOR COORDINATION	JW	

Scale	1 : 125 @ A1	1:250 @ A3
Drawn	Author	Checked
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Status	Development Application	
Plot Date	21/08/2021 7:27:44 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.03.B1	Revision

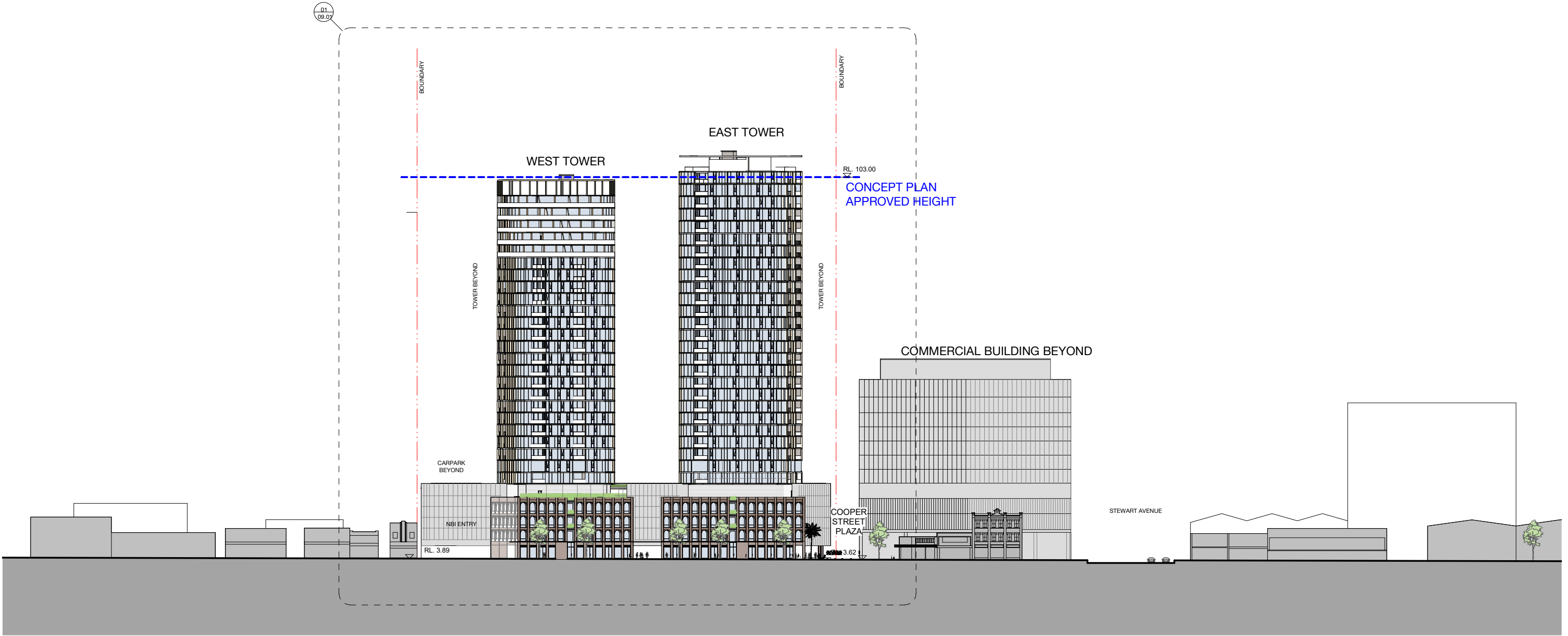
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1 Hunter Street Elevation
Elevation 1 : 500

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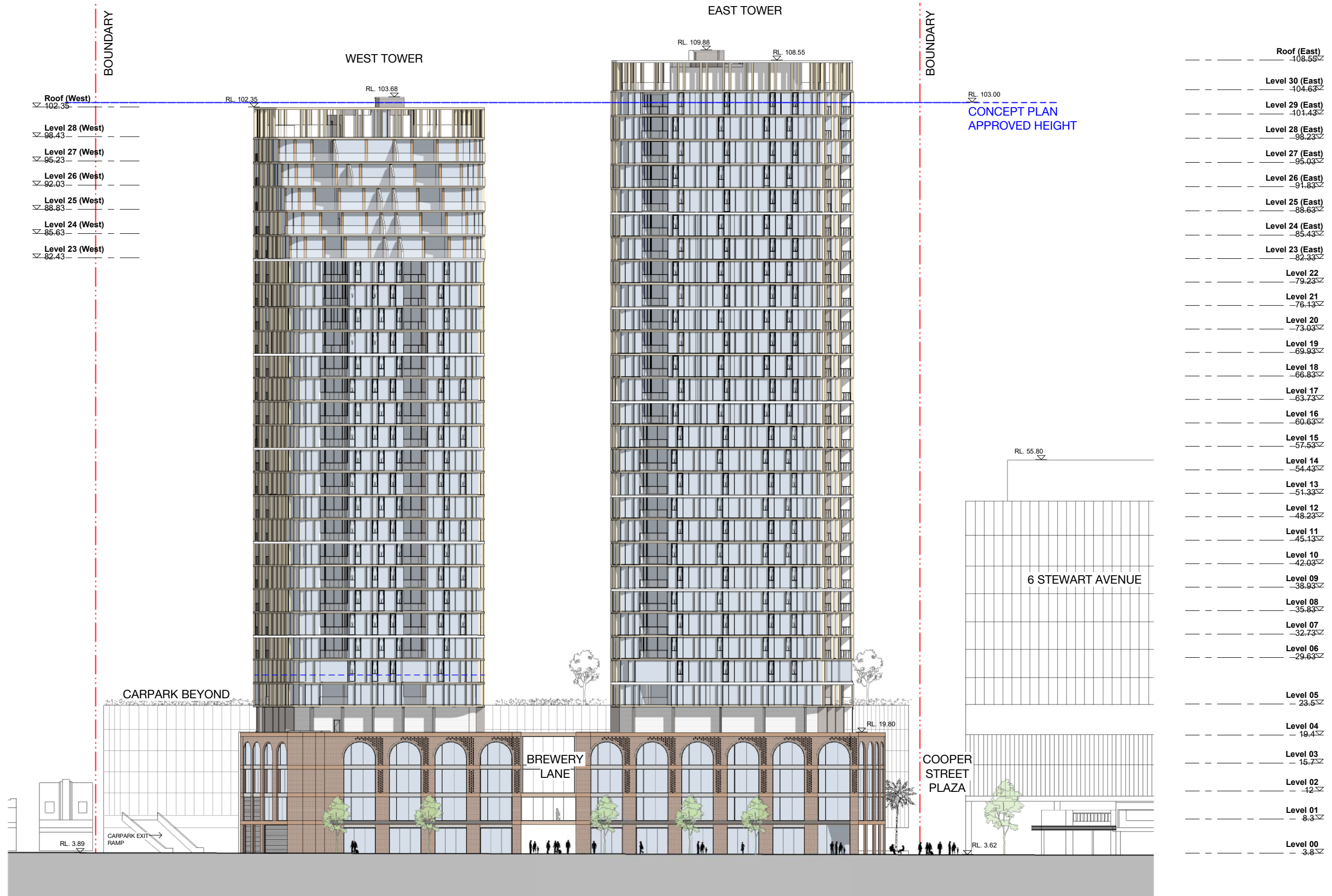
Hunter Street Context Elevation

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Scale	1 : 500 @ A1	1:250 @ A3
Drawn	ZP	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:27:50 PM	
Drawing no.	DA.09.00	Revision 2

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1 Hunter Street Elevation
Elevation 1 : 250

THE STORE 854 HUNTER STREET, NEWCASTLE

Hunter Street Elevation

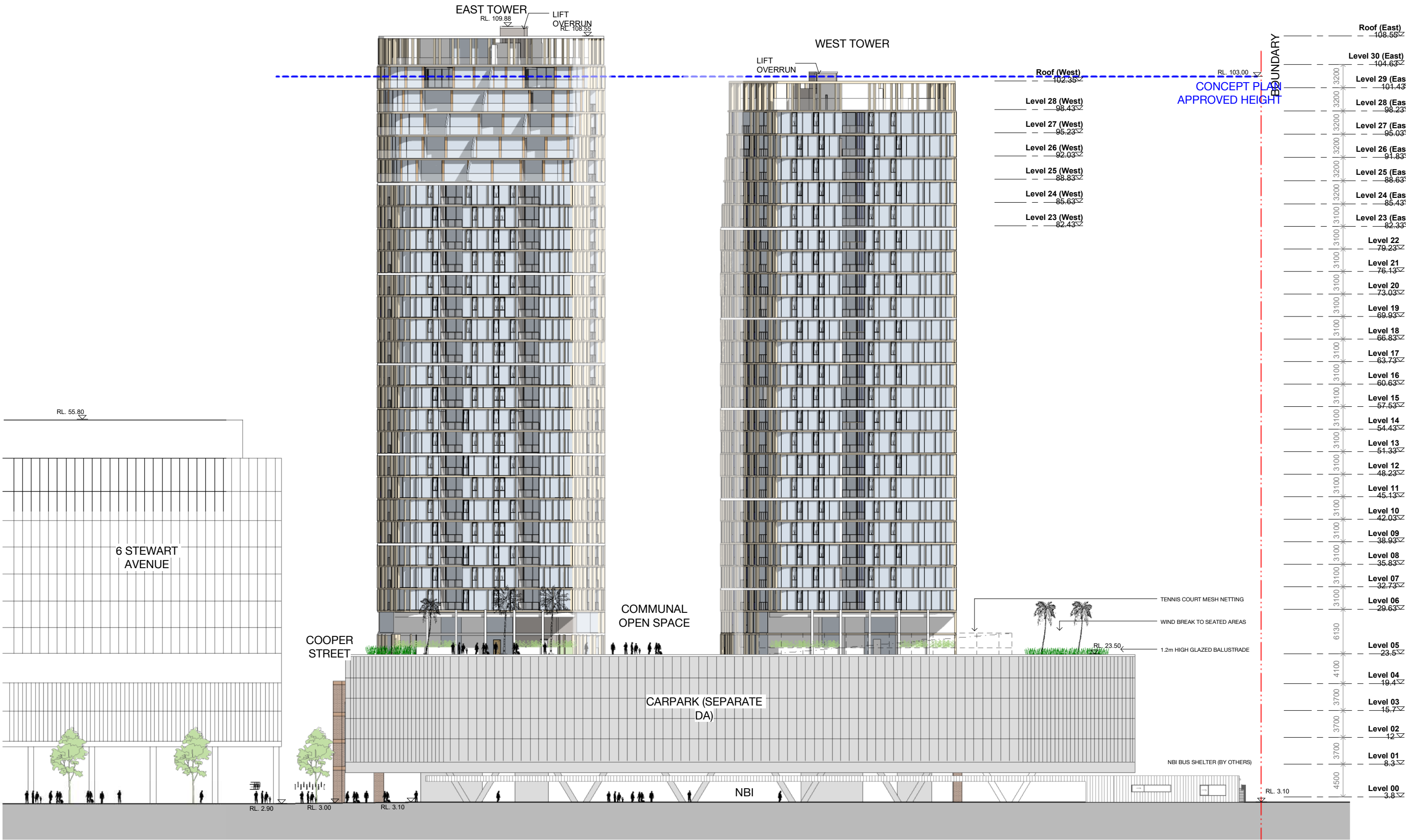
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2	06.07.21	FOR COORDINATION	MT	
1	24.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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Scale	1 : 250 @ A1	1:250 @ A3
Drawn	SJ	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:28:13 PM	
Drawing no.	DA.09.01	Revision 3

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1 Northern Elevation
Elevation 1 : 250

THE STORE
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Northern Elevation

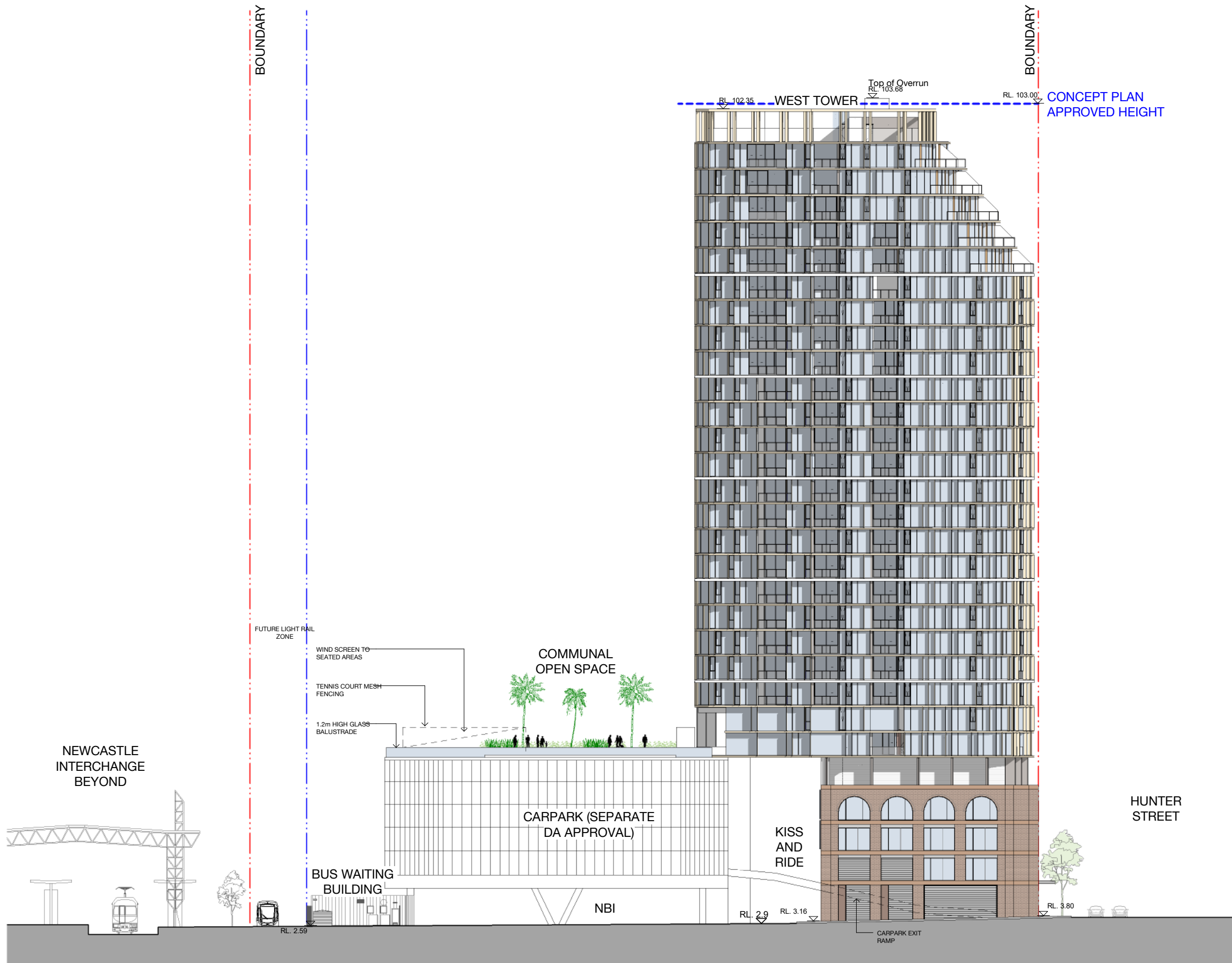
3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	24.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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Scale	1 : 250 @ A1	1:250 @ A3
Drawn	SJ	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/08/2021 7:29:00 PM	
Drawing no.	DA.09.03	Revision 3

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1 Western Elevation
Elevation 1 : 250

		Roof (West)	-102.35
3920		Level 28 (West)	-98.43
3200		Level 27 (West)	-95.23
3200		Level 26 (West)	-92.03
3200		Level 25 (West)	-88.83
3200		Level 24 (West)	-85.63
3200		Level 23 (West)	-82.43
3200		Level 22	-79.23
3100		Level 21	-76.43
3100		Level 20	-73.03
3100		Level 19	-69.93
3100		Level 18	-66.83
3100		Level 17	-63.73
3100		Level 16	-60.63
3100		Level 15	-57.53
3100		Level 14	-54.43
3100		Level 13	-51.33
3100		Level 12	-48.23
3100		Level 11	-45.13
3100		Level 10	-42.03
3100		Level 09	-38.93
3100		Level 08	-35.83
3100		Level 07	-32.73
3100		Level 06	-29.63
6130		Level 05	-23.5
4100		Level 04	-19.4
3700		Level 03	-15.7
3700		Level 02	-12
3700		Level 01	-8.3
4500		Level 00	-3.8

THE STORE 854 HUNTER STREET, NEWCASTLE

Western Elevation - West Tower

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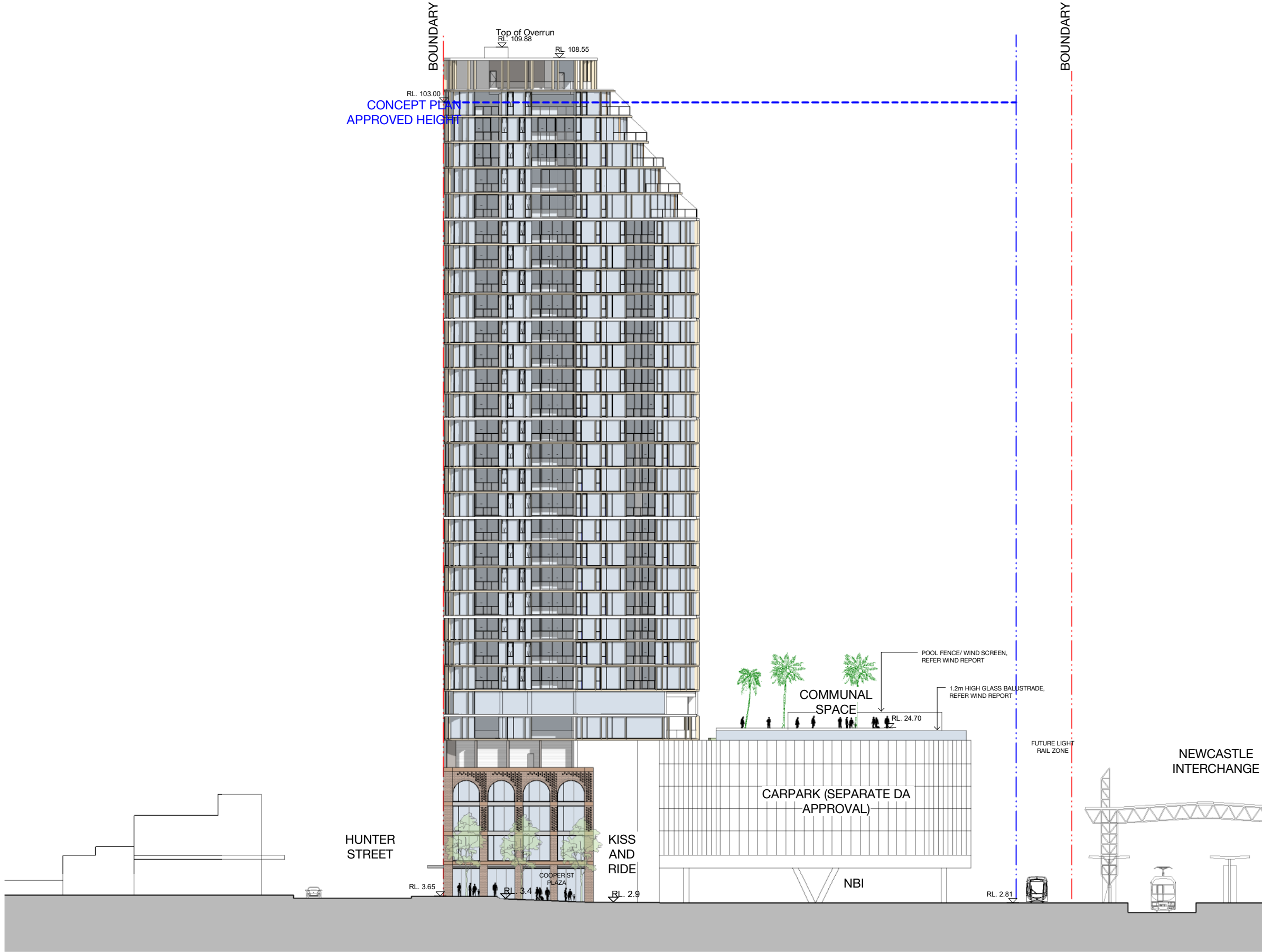
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Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:29:08 PM	
Revision	RESIDENTIAL ARCH	

Drawing no. DA.09.04
Revision 3

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3	21.09.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	24.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked



	Roof (East)	108.55
	Level 30 (East)	104.63
	Level 29 (East)	101.43
	Level 28 (East)	98.23
	Level 27 (East)	95.03
	Level 26 (East)	91.83
	Level 25 (East)	88.63
	Level 24 (East)	85.43
	Level 23 (East)	82.33
	Level 22	79.23
	Level 21	76.13
	Level 20	73.03
	Level 19	69.93
	Level 18	66.83
	Level 17	63.73
	Level 16	60.63
	Level 15	57.53
	Level 14	54.43
	Level 13	51.33
	Level 12	48.23
	Level 11	45.13
	Level 10	42.03
	Level 09	38.93
	Level 08	35.83
	Level 07	32.73
	Level 06	29.63
	Level 05	23.5
	Level 04	19.4
	Level 03	15.7
	Level 02	12
	Level 01	8.3
	Level 00	3.8

2 Elevation West
Elevation 1 : 250

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Eastern Elevation - East Tower

3	21.08.21	FOR COORDINATION	JW	
2	06.07.21	FOR COORDINATION	MT	
1	24.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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Scale	1 : 250 @ A1	1:250 @ A3
Drawn	SJ	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:29:16 PM	
Drawing no.	DA.09.05	Revision 3
of	RESIDENTIAL ARCH	

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Level 29 (East)	101.43
Level 28 (East)	98.23
Level 27 (East)	95.03
Level 26 (East)	91.83
Level 25 (East)	88.63
Level 24 (East)	85.43
Level 23 (East)	82.33
Level 22	79.23
Level 21	76.13
Level 20	73.03
Level 19	69.93
Level 18	66.83
Level 17	63.73
Level 16	60.63
Level 15	57.53
Level 14	54.43
Level 13	51.33
Level 12	48.23
Level 11	45.13
Level 10	42.03
Level 09	38.93
Level 08	35.83
Level 07	32.73
Level 06	29.63
Level 05	23.5
Level 04	19.4
Level 03	15.7
Level 02	12
Level 01	8.3
Level 00	3.8

1 Internal Elevation West
Elevation 1 : 250

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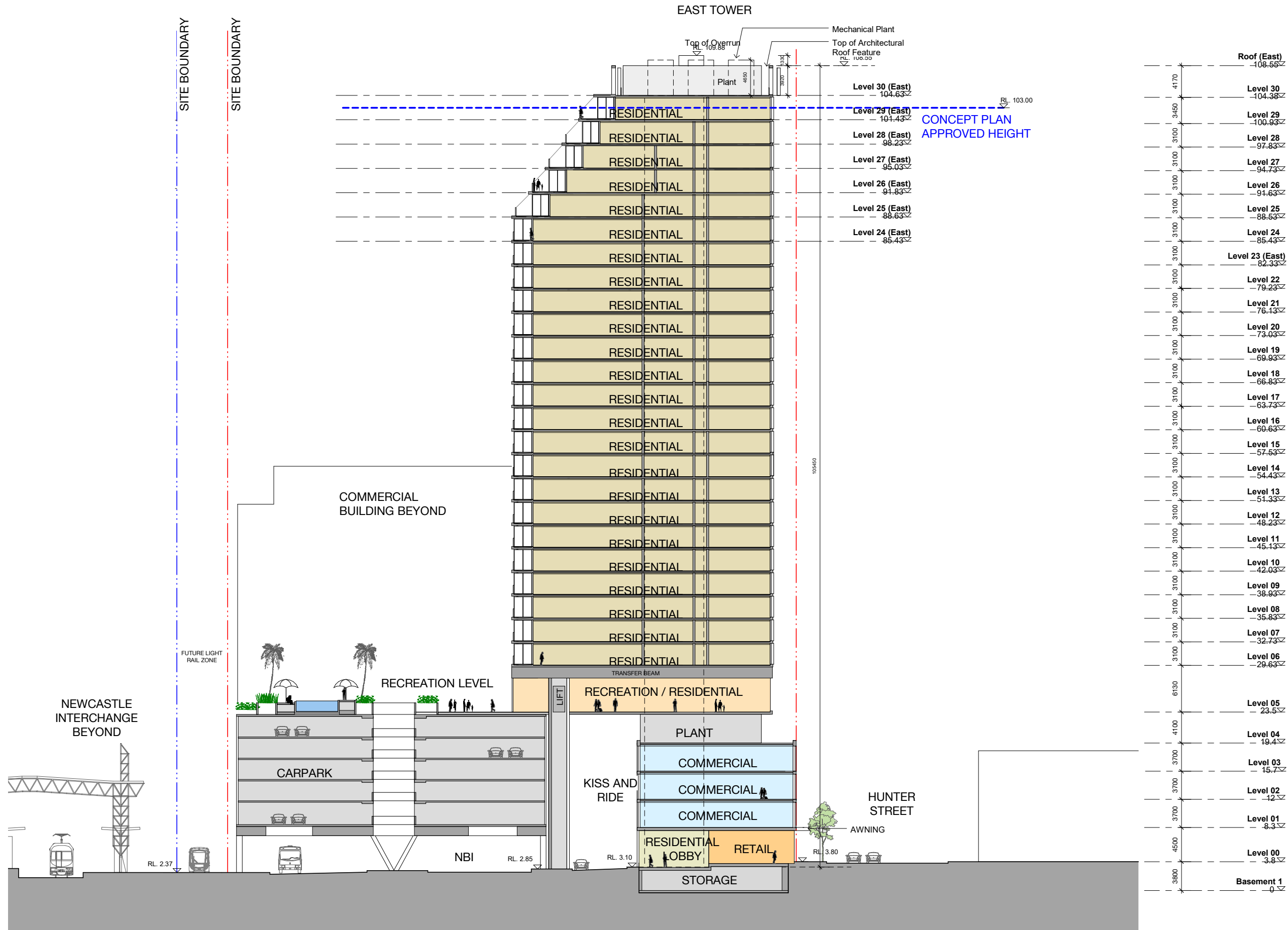
Eastern Elevation- West Tower

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Scale	1 : 250 @ A1	1:250 @ A3
Drawn	SJ	Checked BD
Project no.	S12133	
Status	Development Application	
Plot Date	21/09/2021 7:29:39 PM	
Revision	RESIDENTIAL ARCH	
Drawing no.	DA.09.07	Revision 2

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Section AA

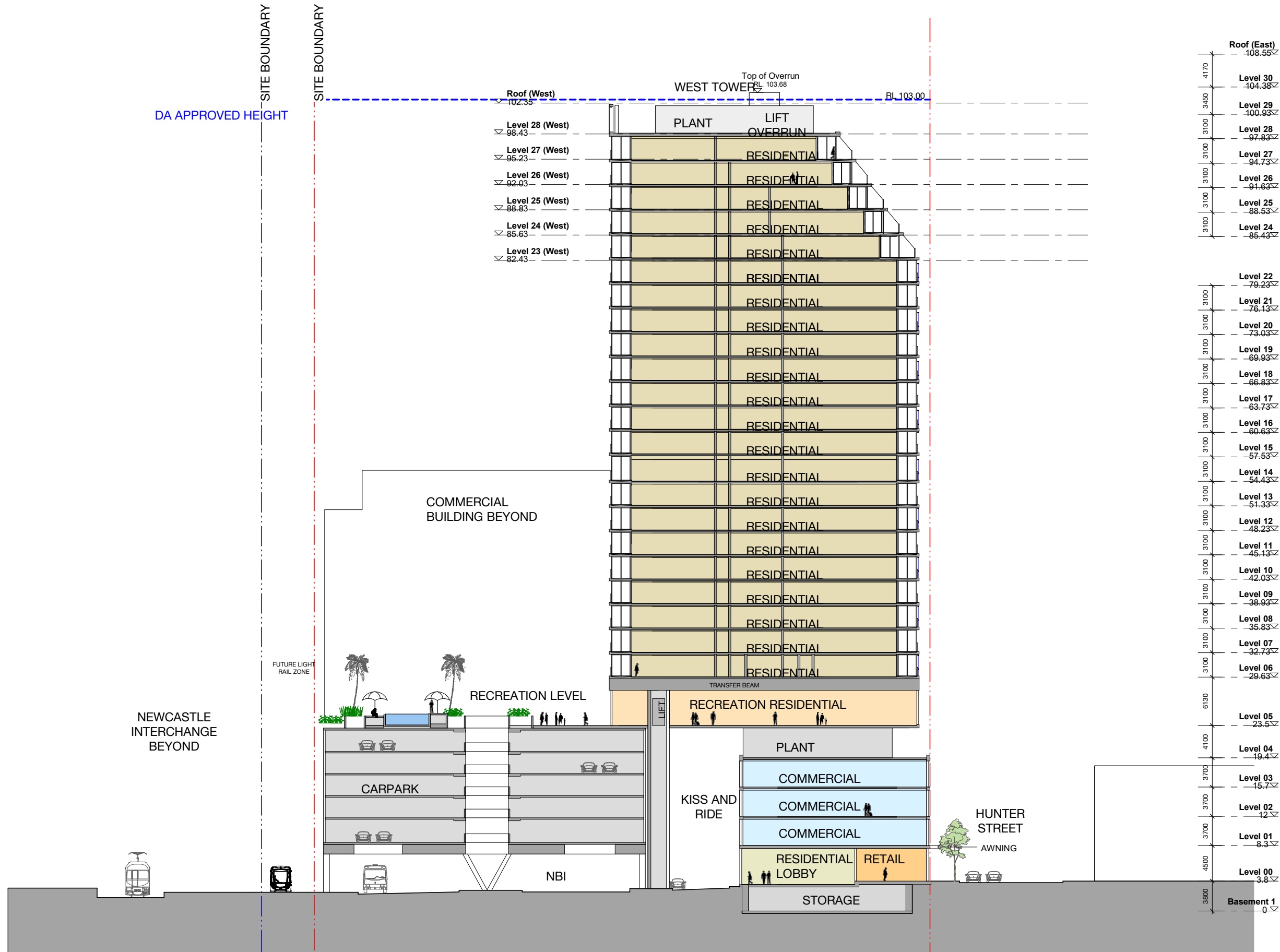
3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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Scale	1 : 250 @ A1	1 : 500 @ A3
Drawn	Author	Checked
Project no.	S12133	
Status	Development Application	
Plot Date	21/08/2021 7:29:40 PM	
Drawing no.	DA.10.01	Revision

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Section BB

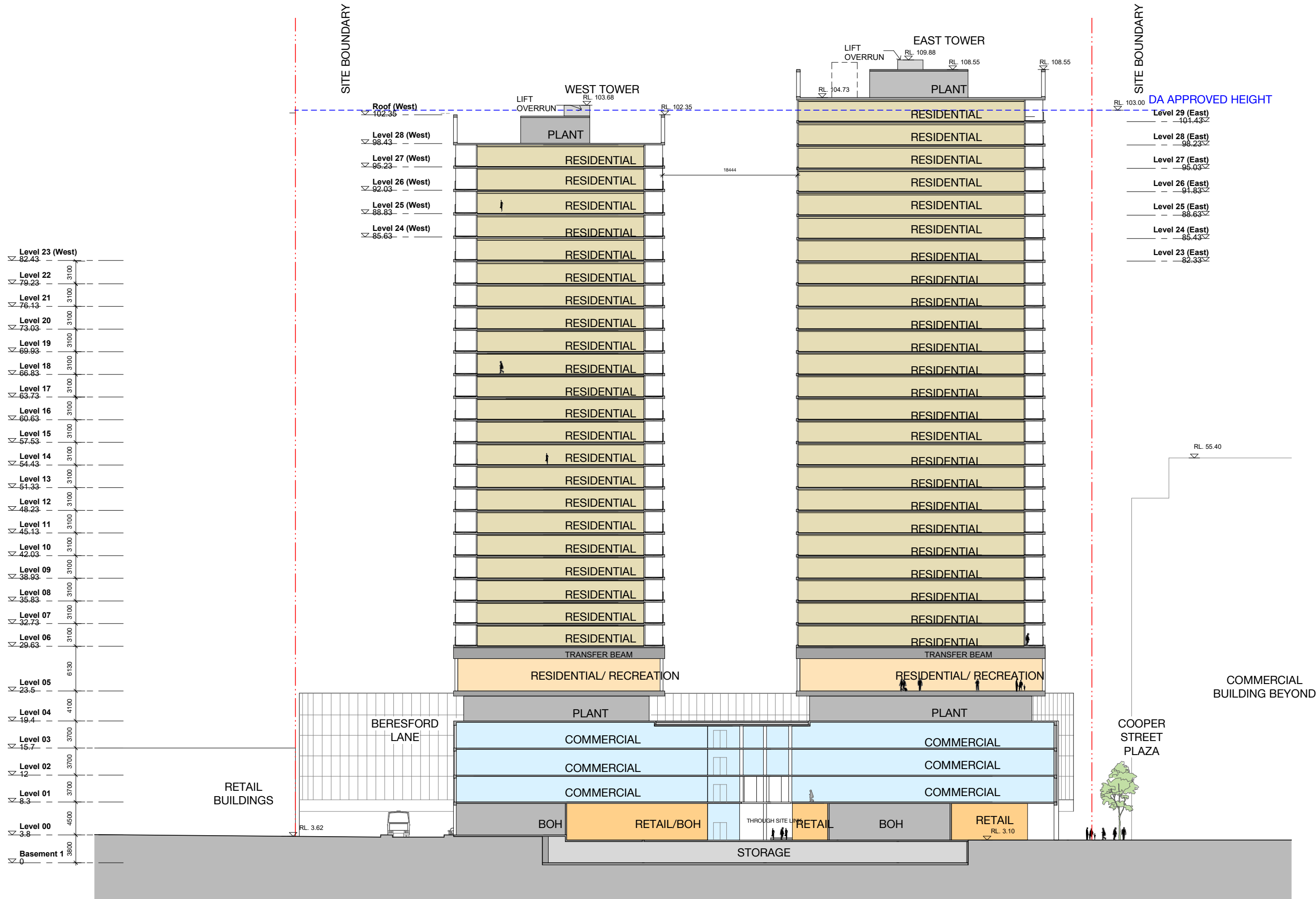
3	21.08.21	FOR COORDINATION	JW
2	06.07.21	FOR COORDINATION	MT
1	04.06.21	FOR COORDINATION	
Revision	Date	Description	Initial

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Scale	1 : 250	@ A1	1:250	@ A3
Drawn	Author	Checked	Checker	
Project no.	S12133			
Status	Development Application			
Plot Date	21/08/2021 7:29:41 PM			
Drawing no.	DA.10.02	Revision	3	

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2	06.07.21	FOR COORDINATION	MT	
1	04.06.21	FOR COORDINATION		
Revision	Date	Description	Initial	Checked

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Scale	1 : 250 @ A1	1 : 500 @ A3
Drawn	Author	Checked
Project no.	S12133	Checker
Status	Development Application	
Plot Date	21/09/2021 7:29:41 PM	
BIM	RESIDENTIAL ARCH	
Drawing no.	DA.10.03	Revision

3

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