



**Australian
Institute of
Architects**

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30th September 2026

Minister Penny Sharpe
Minister for Climate Change, Minister for Energy
Minister for the Environment, Minister for Heritage
Leader of the Government in the Legislative Council

Dear Minister Sharpe,

The NSW Chapter of the Royal Australian Institute of Architects (RAIA) would like to ensure that you have awareness of the proposed demolition of Historical Fabric at 711 Hunter Street, Newcastle West 2302

Application Number: DA 2025/01348 , DA 2025/00576

Property Address: 711 Hunter Street, Newcastle West 2302

It has come to our attention that an historic façade, recently revealed by the removal of cladding at 711 Hunter Street, Newcastle West is at risk of imminent demolition.

We request that an Interim Heritage Order (IHO) is made over the remaining historic building fabric until it can be properly assessed and recorded and options for its inclusion into the new development be explored. It appears that due to the installation of the later cladding, the heritage significance of the surviving building fabric has not been adequately established prior to its approval for demolition. The cladding has hidden the buildings contribution to the heritage streetscape from public view which has allowed the building to be overlooked as a potential locally significant heritage item.

The removal of this cladding has now revealed the surviving historic building right at the point that it is facing permanent demolition. This adds urgency to our request.

We understand that an Historical Archaeological Assessment was undertaken by Archaeological Management and Consulting Group (AMAC) in December 2024 as part of the Development Application submission. The assessment provides a detailed historical account of the site and its development, including the former Marcus Clark & Co building. The report does not however include an assessment of the current structures on the site.

The archaeological assessment does discuss the existing building, including its historical development and subsequent alterations but the assessment of the site is fundamentally undertaken from an archaeological perspective, with the focus being on subsurface archaeological potential and deposits. The heritage significance of the surviving building as a piece of heritage fabric does not appear to have been assessed. The site sits within the Newcastle City Centre Heritage Conservation Area, as outlined by the Newcastle City

Council Local Environmental Plan (LEP) 2012, and forms part of an important historic group of buildings within the Hunter Street streetscape.

There are only a finite number of historic buildings remaining within Newcastle's city centre and once fabric is demolished, it cannot be recovered. The loss of this building would therefore be a permanent loss to the historic character and architectural record of Newcastle.

The Institute does not oppose to the redevelopment of 711 Hunter Street, nor to the principle of the proposed mixed-use development but rather believe that the redevelopment should be reconsidered in light of the historic fabric that has recently been revealed remaining on the site.

We therefore request that Newcastle City Council as a matter of urgency:

- Consider whether an Interim Heritage Order should be made over the remaining historic building fabric at 711 Hunter Street, given the immediate threat of irreversible demolition;
- Undertake or commission an independent built heritage assessment of the surviving historic building fabric, including consideration of its significance against the NSW heritage assessment criteria;
- Reconsider whether the former Marcus Clark & Co building warrants recognition as a locally significant heritage item, particularly in the context of the Newcastle City Centre Heritage Conservation Area and the surrounding locally significant buildings;
- Take all available steps to prevent further irreversible loss of potentially significant historic fabric while this matter is considered;
- Investigate the retention and adaptive incorporation of the historic Hunter Street façade and/or other significant surviving fabric into the proposed redevelopment. Outline a strategy to reinstate the heritage detailing and features to the Hunter Street and National Park Street facades.

Yours sincerely,



Elizabeth Carpenter

NSW Chapter President



Tammy Dickson

Executive Leader, NSW



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