

**Item name:** Hamilton Business Centre Heritage Conservation Area

**Location:** Newcastle

**Address:**

**Planning:** Hunter & Central Coast

**Suburb/nearest town:** Hamilton 2303

**Local govt area:** Newcastle

**Parish:**

**State:** NSW

**County:**

**Other/former names:**

**Area/group/complex:**

**Group ID:**

**Aboriginal area:**

**Curtilage/boundary:** Shown by red hatching and labelled "C2—Hamilton Business Centre"

**Item type:** Built

**Group:** Urban Area

**Category:** Streetscape

**Owner:** Multiple Owners

**Admin codes:**

**Code 2:**

**Code 3:**

**Current use:**

**Former uses:**

**Assessed significance:** Local

**Endorsed significance:** Local

**Statement of significance:** Hamilton Business Centre Heritage Conservation Area is of heritage significance for its role in the economic and social life of the local Hamilton community. It contains many examples of two storey shops and commercial premises that serve to reflect the various periods of economic growth and social history. The area is representative of the waves of immigration during the 20th century and the eastern European immigrants who came to Newcastle established businesses in the street. Newcastle's earliest examples of Italian and Greek eateries opened on Beaumont Street during the 1950s. The Newcastle Earthquake of 28 December 1989 dramatically changed Beaumont Street. There was widespread damage and loss of life and major social dislocation. However, in terms of the buildings that survived, they were revitalised and many of the two storey shopfronts were saved by judicious planning and urban design. Beaumont Street is now a thriving urban centre with a cosmopolitan character. Many of the buildings have been compromised by unsympathetic signage however, the two storey scale is important in defining the character of the street.

- Key Period of Significance - circa 1870 to 1940

**Historical notes of provenance:** The Hamilton Business Centre HCA is situated on land that was owned by the Australian Agricultural Company (AA Company). The land was part of the AA Company's 2000 acre coal bearing land acquired from the colonial government in 1829. Most of the area known now as the suburb of Hamilton was the Company's coal field, opened up to mine the lucrative borehole seam The D Pit was located in Hamilton and a small township sprang up around it. It would be the genesis of the modern suburb of Hamilton.

The area in which Beaumont Street is situated was released by the Australian Agricultural Company for commercial and residential purposes between 1900-1910. Hence, many of the buildings along the Beaumont Street corridor were built after 1910. Most were built between 1910 and 1930. The residential area to the immediate east of Beaumont Street was released earlier, with Pit Town occurring in 1870 and sections including a section called 'Woodville' subdivided in 1885, other sections following 1886 and 1888. The housing stock is a reflection of these dates of urban release and is typically of the late Victorian and early Federation era.

**Themes:** **National theme**

3. Economy

4. Settlement

8. Culture

**State theme**

Commerce

Towns, suburbs and villages

Domestic life

**Local theme**

commerce

living in the suburbs

(none)

**Designer:**

**Builder:**

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**Year started:**

**Year completed:**

**Circa:** No

**Physical description:** There are a number of physical elements in Hamilton Business Centre HCA that date from the midlate 19th centuries and give the area a distinctly commercial character of a human scale of between one and three stories. These elements represent the commercial growth of the area after its establishment as Pit Town in the years following the opening of the Australian Agricultural Hamilton pits from 1848.

Today Beaumont Street is a north - south spine where the building stock is built to the street frontage. Side boundaries are generally based on zero lot lines with shared party walls, reflecting the commercial nature of the precinct. Many of the shops were planned around a ground floor commercial space, with residential accommodation at the first floor level accessed from a flight of stairs at the back of the shops. The majority of the building stock on Beaumont Street is derived from the period between 1890-1930, or is post-Earthquake infill.

The side streets off Beaumont Street are predominantly residential in character, and of a single storey scale, typified by detached dwellings. This establishes a sense of common uniform to many of these streets.

**Physical condition level:**

**Physical condition: Archaeological potential level:**

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:**

<b>Management:</b>	<b>Management category</b>	<b>Management name</b>
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**Further comments:**

**Criteria a): [Historical significance]** Hamilton Business Centre HCA is historically significant for its associations with the AA Company, during the mid-to late 19 century and its development is reflective of the coal mining that dominated inner Newcastle. The economic shift from coal mining to steel making around the turn of the century is also reflected in the way Beaumont Street changed over time. The area is important in the course of Newcastle's history as a settlement that originated as a satellite village to a coal mine, to become a densely populated commercial and residential precinct.

The extent to which the HCA represents this pattern of development is compromised by later changes and the removal of the earlier original building stock. Alterations and additions have reduced the integrity of the HCA as an area of early 20th century development.

**Criteria b): [Historical association significance]** Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.

**Criteria c): [Aesthetic/ Technical significance]** Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.

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**Criteria d):** Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.  
[Social/Cultural significance]

**Criteria e):** The Hamilton Business Centre HCA may over time have potential to yield information about the process of re-building and reconstruction, in both a physical and economic sense following a major natural disaster.  
[Research significance]

**Criteria f):** The area does not demonstrate this criterion to any notable degree.  
[Rarity]

**Criteria g):** The area does not demonstrate this criterion to any notable degree.  
[Representative]

**Intactness/Integrity:**

References:	Author	Title	Year
	Newcastle City Council	Development Control Plan Beaumont Street Hamilton Commer	1991

Studies:	Author	Title	Number	Year
	Newcastle City Council	Review of Heritage Conservation Areas Report	Chapter 4	2016

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
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**Latitude:** **Longitude:**

**Location validity:** **Spatial accuracy:**

**Map name:** **Map scale:**

**AMG zone:** **Easting:** **Northing:**

Listing:	Name	Title	Number	ListingDate
	Newcastle Local Environmental Pl	Local Environmental Plan Within a conservation area on an LEP Heritage study	C2	15/06/2012

**Data entry:** Data first entered: 11/09/2003      Data updated: 02/07/2019      Status: Completed

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Newcastle

**Image:**



**Caption:** Hamilton Business Centre Heritage Conservation Area

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**Image number:**

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**Image:**

**Item name:** Hamilton Business Centre Heritage Conservation Area

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**Caption:** Hamilton Business Centre Heritage Conservation Area - Sydney Junction Hotel

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**Image:**

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**Caption:** Hamilton Business Centre Heritage Conservation Area - Wesley Church

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**Image:**

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**Caption:** Hamilton Business Centre Heritage Conservation Area, former Masonic Hall

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**Image:**

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**Caption:** Hamilton Business Centre Heritage Conservation Area - Beaumont Exchange Hotel

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