

5 March 2020

Horizon Newcastle Pty Ltd ATF
1/16 Bentham Street
YARRALUMLA ACT 2600

To whom it may concern,

**Re: Response to National Trust of Australia (New South Wales) Submission for the
Horizon at Lee 5 Mixed-Use Redevelopment at 45 Honeysuckle Drive, Newcastle**

This letter has been prepared in response to a submission received from the Hunter Regional Committee (HRC) of the National Trust regarding the proposed redevelopment of 45 Honeysuckle Drive, Newcastle.

The submission received from the HRC raised the following concerns/recommendations:

Wickham School of Arts Listing

- That the 'Wickham School of Arts' was not identified within the heritage assessment as being located in proximity to the proposed development, and that consequently visual impacts to this heritage item have not been considered.

Interpretation

- That consideration should be given to incorporating lengths of original flangeway rail line along the intended 10 metres wide public domain promenade and the proposed adjacent Cottage Creek and Steel Street floodway parks.
- That an interpretation plan be developed and implemented to articulate the storied layers of "*indigenous occupation, 19th century industrialisation, foreshore reclamation, and post-1941 portside wharfage, stevedoring and cargo transshipment.*"

The remainder of this letter provides responses to each of these three concerns/recommendations.

1.0 The 'Wickham School of Arts'

The 'Wickham School of Arts' is listed as a local heritage item on the Newcastle Local Environmental Plan (LEP) 2014 (Item ID I690). The mapped curtilage of the item places it approximately 200 metres to the west of the proposed redevelopment site.

The 'Wickham School of Arts' is therefore located in the vicinity of the proposed redevelopment site, and was inadvertently omitted from the *Heritage Impact Statement* (Umwelt 2019).

Photographs taken during the visual inspection of the proposed redevelopment site demonstrate that the 'Wickham School of Arts' is visible from the site, though its degree of visibility is minimal.

As the below photographs demonstrate, there is no readily discernible visual relationship between the 'Wickham School of Arts' and the current proposed redevelopment site. This is due to both the distance between the two, as well as the highly modified and developed context within which they are both located. Views to the 'Wickham School of Arts' that encompass the historic building are dominated by relatively recent commercial development of a significantly larger scale than the heritage item.

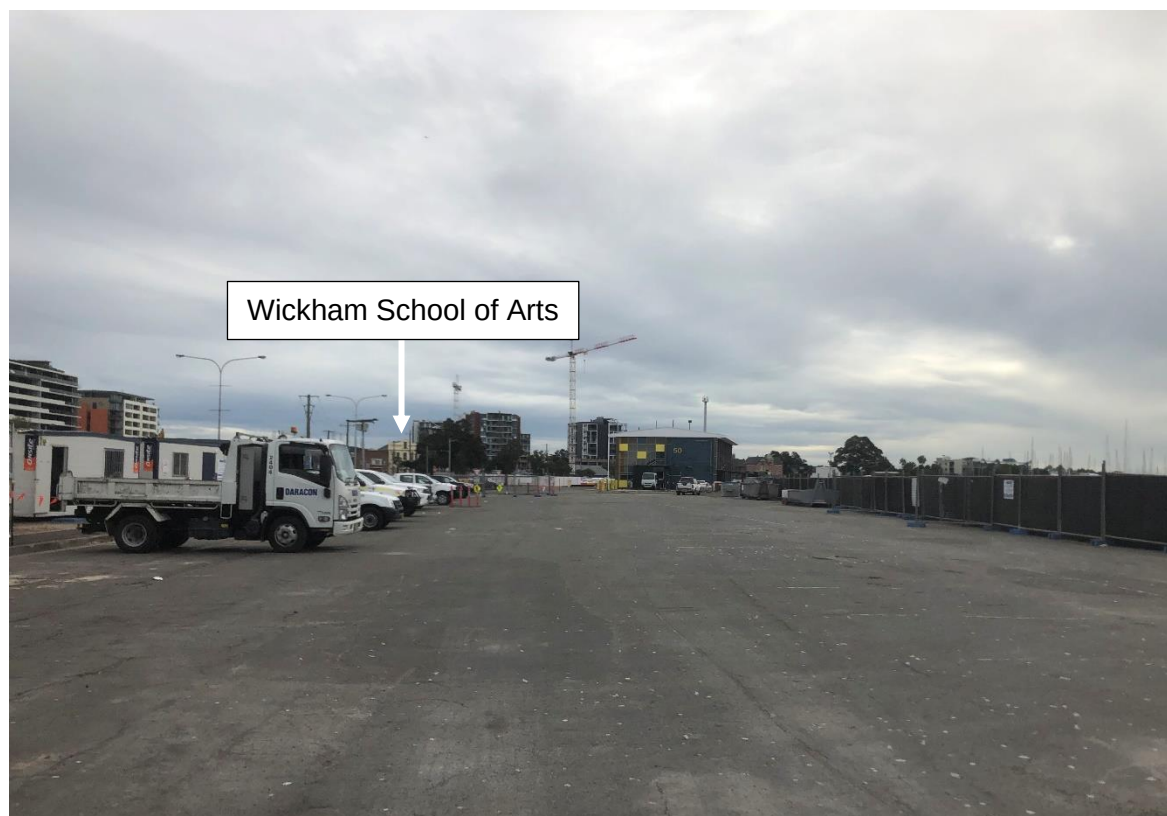


Plate 1.1 Visibility of the 'Wickham School of Arts' (indicated) from within the proposed redevelopment site
© Umwelt, 2019

As shown in **Plate 1.3**, views from the 'Wickham School of Arts' are similarly characterised by larger scale commercial development. Although the heritage item is not as clearly 'screened' by recent commercial development as other heritage items in the vicinity are, its setting and context has become increasingly defined by the visual dominance of the more recent buildings that have been constructed in the vicinity.

In addition to these more recent changes, a review of historical mapping demonstrates that the setting and context of the 'Wickham School of Arts' has been characterised by larger-scale commercial and industrial development since the late 1800s onwards. Given that the 'Wickham School of Arts' was opened in 1882, this larger-scale industrial and commercial development has formed part of the heritage item's context and setting from very early on in its history, and has continued to do so into the 20th and 21st centuries.

This is demonstrated in the historical mapping and aerials provided below.



Plate 1.2 Visibility of the ‘Wickham School of Arts’ (indicated) from the Honeysuckle Drive streetscape immediately adjacent to the proposed redevelopment site

© Umwelt, 2019



Plate 1.3 Visibility of the proposed redevelopment site (indicated) from the ‘Wickham School of Arts’ demonstrating the surrounding context

© Umwelt, 2019

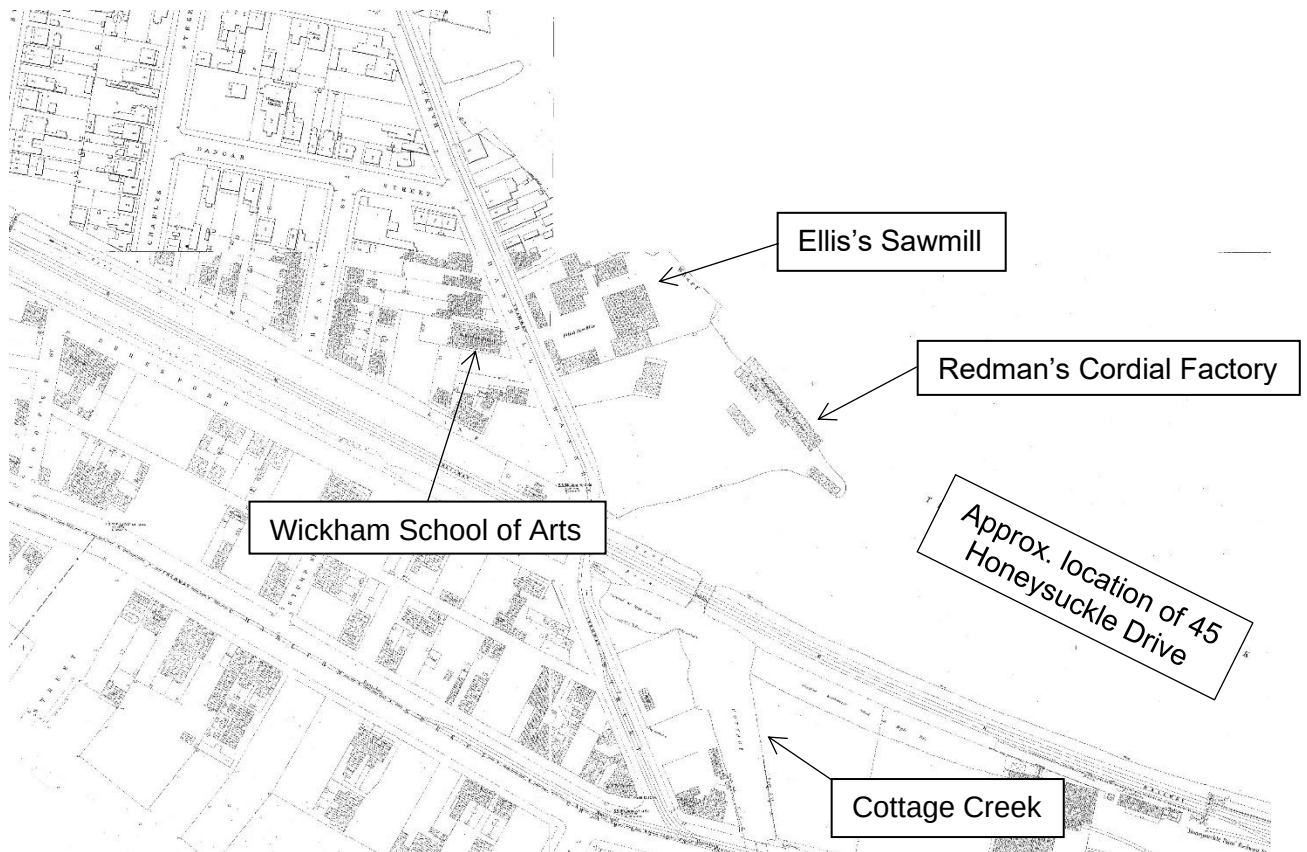


Plate 1.4 1890s Hunter District Water Board Plan

Plan shows early industrial development in relation to the 'Wickham School of Arts'

© Hunter Living Histories, University of Newcastle

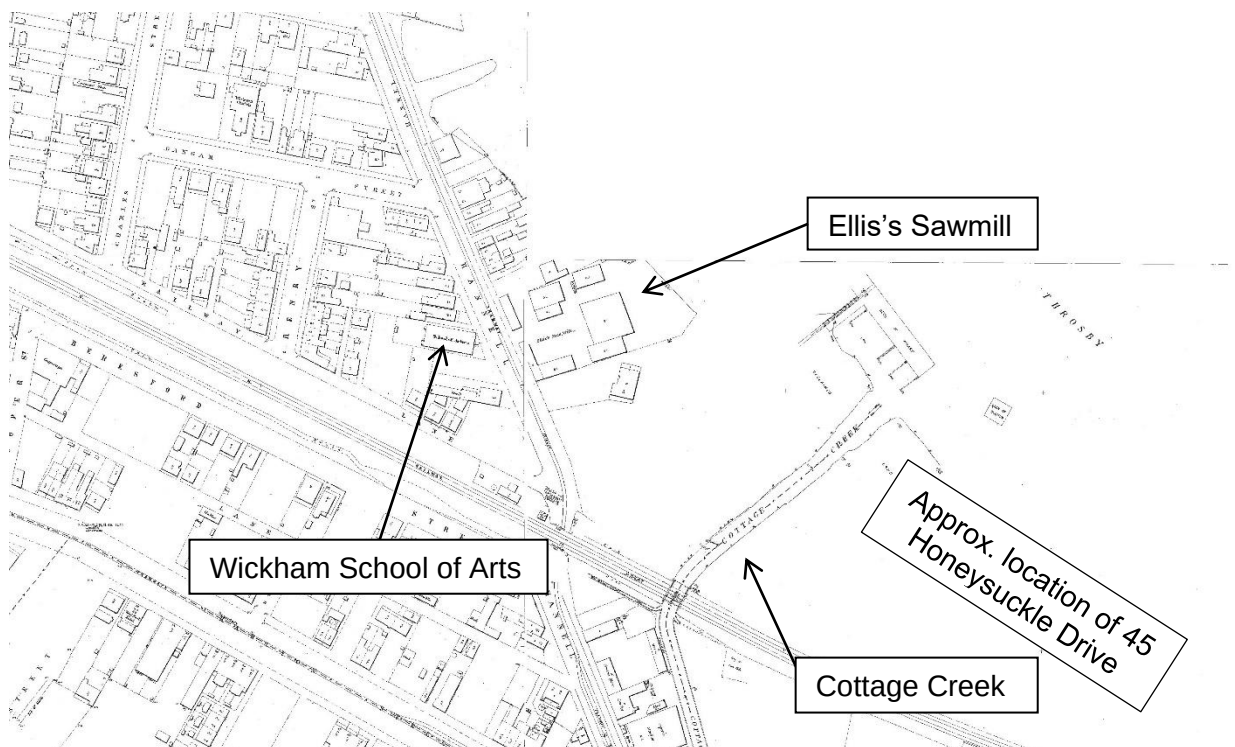


Plate 1.5 1890s Hunter District Water Board Plan – revised

Plan shows early industrial development in relation to the 'Wickham School of Arts'

© Hunter Living Histories, University of Newcastle

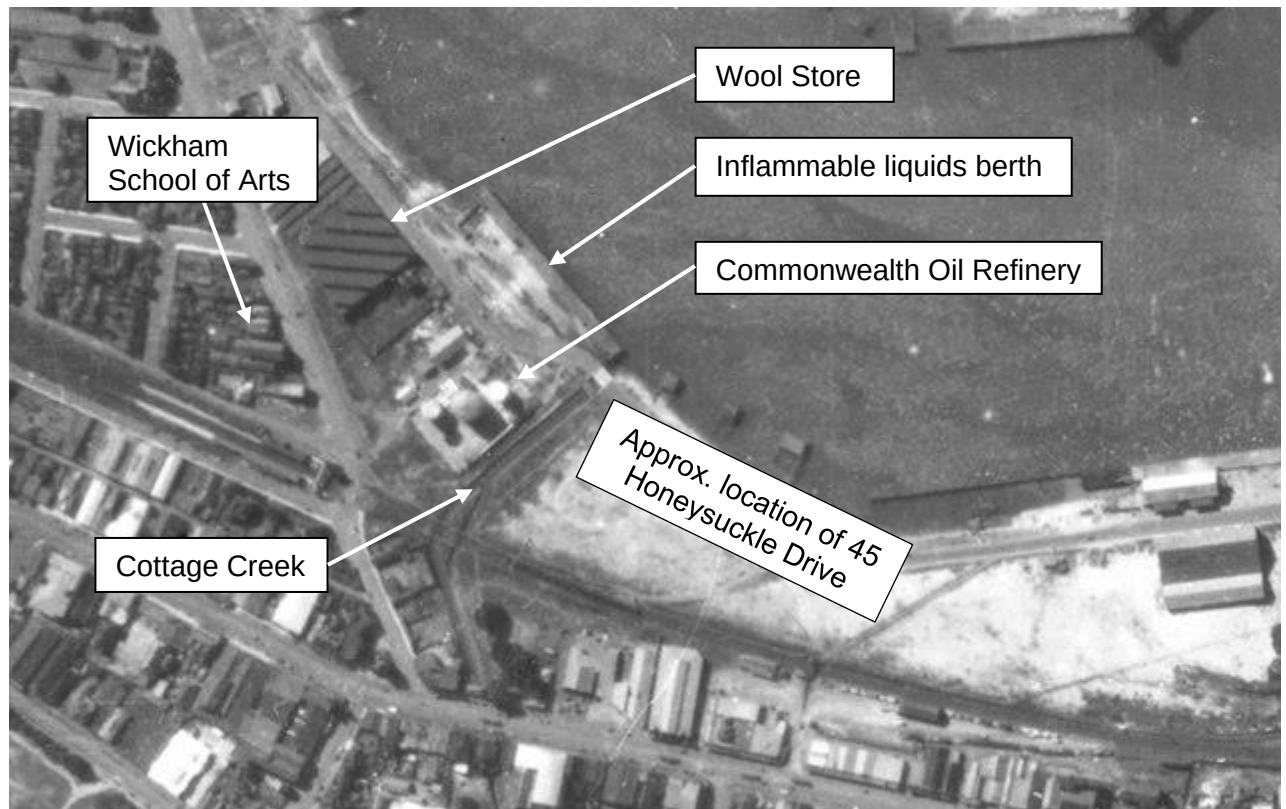


Plate 1.6 Detail of 1938 aerial photograph

Plan shows industrial development in relation to the 'Wickham School of Arts'

© Hunter Living Histories, University of Newcastle

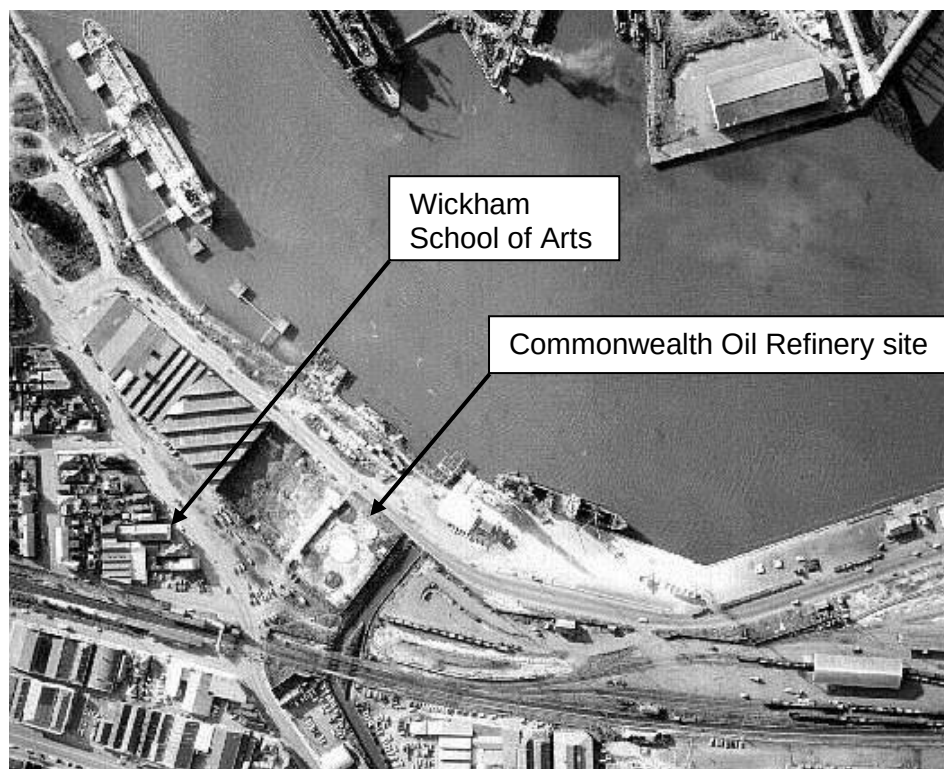


Plate 1.7 Detail of 1963 aerial photograph showing continued industrial/commercial development in the vicinity of the 'Wickham School of Arts'

© Hunter Photobank 00300683



Plate 1.8 Detail of 1994 Aerial Photograph

Note Hannell Street has not yet been realigned

© University of Newcastle Cultural Collections

The above contextual information demonstrates that the proposed redevelopment of 45 Honeysuckle Drive will occur within a context that has been consistently defined by large scale commercial and industrial development from the late 1800s onwards. Further, the proposed new mixed-use development at 45 Honeysuckle Drive will be of a design and scale that is consistent with other recent development in the area.

Similarly, the setting and context of the 'Wickham School of Arts' has historically been strongly defined by commercial and industrial development; particularly, views to and from the School have been dominated by development of this nature since the 1890s onwards.

Although the heritage item would have originally been located within a considerably less developed context (being the 'natural, pre-reclamation Hunter River foreshore at the mouth of Cottage Creek'), this context was relatively short-lived, with commercial/industrial development being present within this setting (and therefore within views to and from the School) from the 1890s onwards. The School's sightlines to and from the harbour would have been obscured from this time.

Views to and from the harbour and the original harbour setting of the School have been irrevocably eroded, and no longer have strong contributory value to the School or its setting. Irrespective of this, the proposed redevelopment of 45 Honeysuckle Drive will form part of existing wider views from the School towards the harbour, but will not directly obscure these views. Views of the harbour facing north-east (rather than east) from the School will remain observable.

It is reiterated that the proposed redevelopment of 45 Honeysuckle Drive will occur, at its closest point, 200 metres to the east of the School. The immediate setting of the School, which has experienced considerably less disturbance over time than its wider setting, will not be directly impacted by the current proposal. The curtilage and immediate setting of the School, as defined by its legal boundaries, will remain unchanged by the current proposal.

2.0 Interpretation

It is understood that any interpretation that will be undertaken in this area outside of the redevelopment footprint for 45 Honeysuckle Drive will form part of the Hunter & Central Coast Development Corporation's *Honeysuckle Foreshore Public Domain Plan*.

We understand that the Domain Plan includes provision for the recognition of the area's history, including Aboriginal cultural heritage.

We trust this information meets with your current requirements. Please do not hesitate to contact the undersigned on 1300 793 267 should you require clarification or further information.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Karyn Virgin', with a stylized, flowing script.

Karyn Virgin
Senior Consultant