

STATEMENT OF HERITAGE IMPACT

DOMA GROUP

PROPOSED HOTEL & RESIDENTIAL COMPLEX AT 42 HONEYSUCKLE DRIVE, NEWCASTLE.



Prepared by:

John Carr Heritage Design
Final Report Rev B
27 October, 2017

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Cover: View of the proposed building from Honeysuckle Drive. (Bates Smart Architects)

1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed mixed use development at 42 Honeysuckle Drive, Newcastle. Guidelines published by the NSW Office of Environment & Heritage have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by AMAC Group to prepare the SoHI as part of an archaeological study of the site on behalf of the DOMA Group. The architectural design for the overall project has been done by Bates Smart Architects.



Plate 1: Aerial view of the site outlined above in red. (Six Maps accessed 14/09/17)

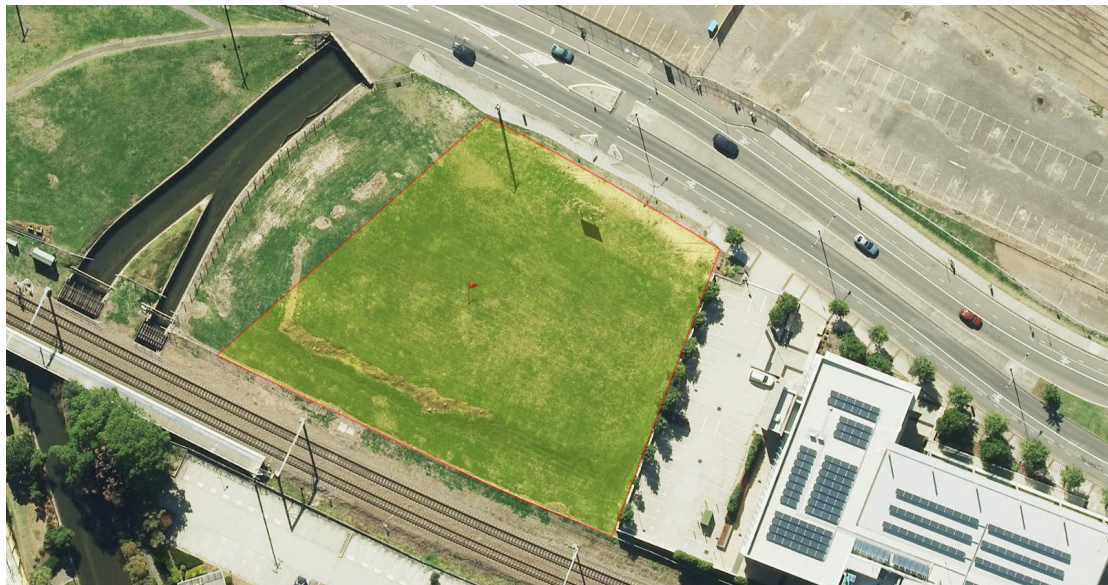


Plate 2: Detail view of the site outlined above in red. (Six Maps)

2.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

The development of a site next to a heritage conservation area of Local heritage significance and nearby to other heritage items.

Date:

This Report was completed on 27th October 2017.

Reference:

The Newcastle City Centre Heritage Conservation Area is listed in the LEP 2012 as having Local heritage significance (item C4).

Address & Property Description

The site is located at 42 Honeysuckle Drive, Newcastle NSW 2300.

The property description is currently:

- Lot 22, in DP 1072217,

Prepared by:

John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.

For:

The report has been prepared for AMAC Group on behalf of the DOMA Group.

Documentation:

This Statement of Heritage Impact assesses the impact of the proposed development at 42 Honeysuckle Drive, Newcastle. The Statement summarises the development proposal as described on the following Development Application drawings prepared by Bates Smart, Project No S 12109 dated 28/08/17:

A01-001 Rev A	A03-101 Rev A	A03-102 Rev A	A03-103 Rev A	A03-104 Rev A
A03-105 Rev A	A03-106 Rev A	A03-107 Rev A	A03-108 Rev A	A03-109 Rev A
A03-110 Rev A	A03-111 Rev A	A04-001 Rev A	A04-001 Rev A	A04-001 Rev A
A05-001 Rev A	A07-001 Rev A	A07-002 Rev A	A07-003 Rev A	A07-004 Rev A
A11-001 Rev A	A11-002 Rev A	A13-001 Rev A	A13-002 Rev A	

Limitations:

This SoHI has been prepared without the input from a specialist historian. Historical research undertaken by the AMAC Group in 2012 has been used.

References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- Newcastle City Council LEP 2012
- Newcastle City Council DCP 2012
- AMAC Group - Archaeological Assessment - 42 Honeysuckle Drive Newcastle Feb 2012
- Turner & Sullivan - Photos of Old Newcastle
- Identifying Australian Architecture Apperly Irving Reynolds
- NSW Office of Environment & Heritage - Newcastle City Centre Heritage Conservation Area listing.
- Newcastle the Missing Years - G&S Ray
- Recovered Memories - G&S Ray
- Changing Places - G&S Ray

2.1 BRIEF HISTORICAL BACKGROUND:

This is covered in greater detail in the AMAC Archaeological Management Plan (in press) in relation to the early site establishment and use of the site.

Following withdrawal of the State Government Railways use of the Civic Railway Workshops and the creation of the Honeysuckle Development Corporation to manage the re-use of the large railway yards on the Newcastle Harbour waterfront, various commercial and residential developments have been undertaken.

The re-development of the area began with the removal of surplus buildings and railway tracks following extensive studies of the industrial archaeology remaining on the site together with the urban design framework to establish services and roads in preparation for the subdivision and sale of sites within the precinct.

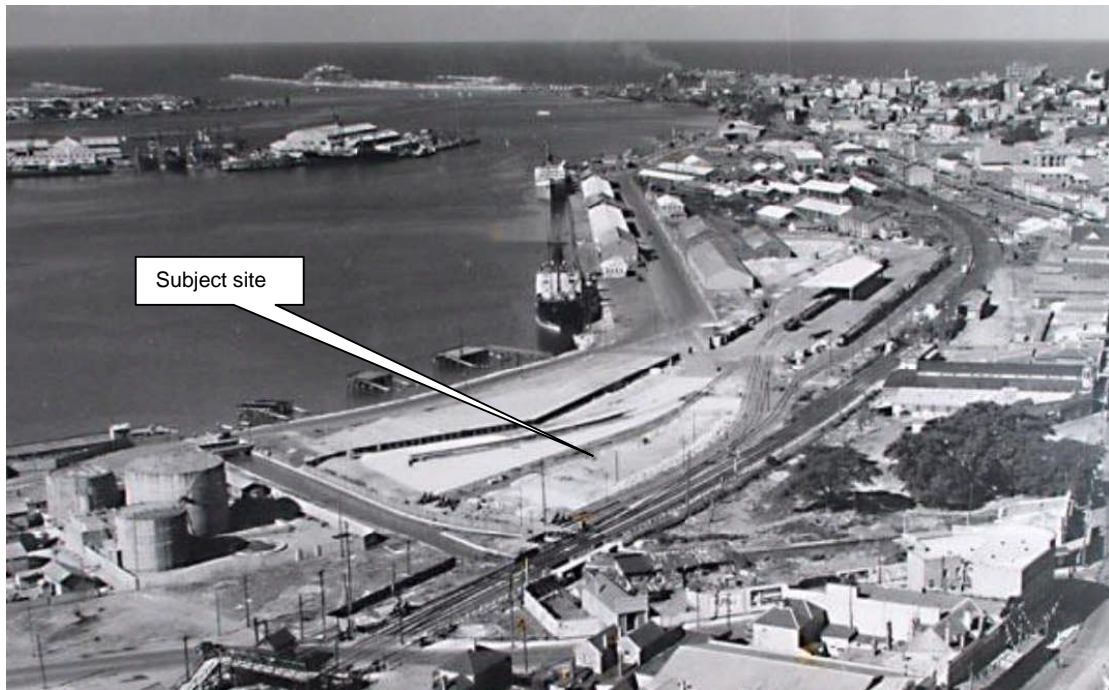
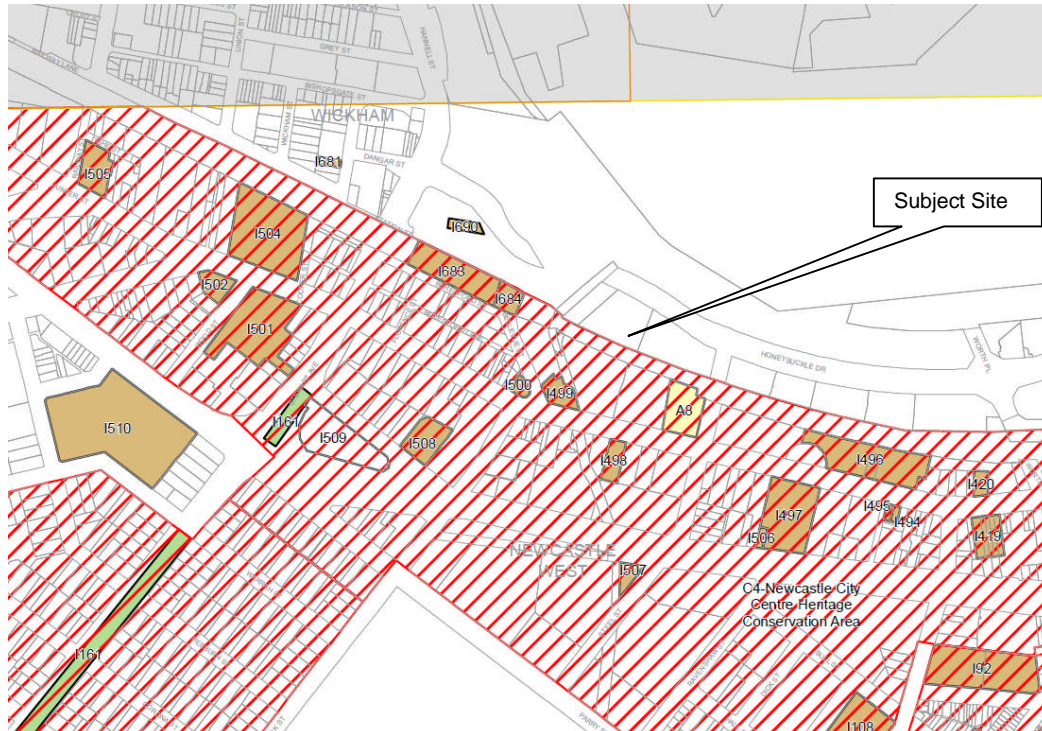


Plate 3: View of the site in 1950. (Hunter Photobank)

2.2 THE SETTING:

The site is nearby to a number of listed heritage items and the Newcastle City Centre Heritage Conservation Area.



Item name	Address	Property description	Significance	Item no
Former City Bank	553–557 Hunter Street	Lot 1, DP 1101230	Local	I494
Former CBC Bank	559 Hunter Street	SP 76614	Local	I495
Newcastle Technical College	590–608 Hunter Street	Lots 1 and 2, DP 852552	Local	I496
Hunter Water Board Building	599 Hunter Street	Lot 1, DP 595677	Local	I497
Theatre Royale	669 Hunter Street	Lot 111, DP 75158	State nominated	I498
Bellevue Hotel	738 Hunter Street	Lot 101, DP 1096718	Local	I499
Bank Corner (former Bank of NSW)	744 Hunter Street	Lot 1, DP 75008; Lot 1, DP 196241	Local	I500
Former Castlemaine Brewery	787 Hunter Street	Lot 21, DP 774313	State	I501
Cambridge Hotel	791 Hunter Street	Lot 47, DP 95273	Local	I502
Former Newcastle Co-operative Store	854 Hunter Street	Lot 1, DP 82517	Local	I504
Army Drill Hall	498 King Street	Lot 1, DP 222839	Local	I508
Birdwood Park	502 King Street		Local	I509
Hamilton College of TAFE	91 Parry Street	Lot 1, DP 584429	Local	I510
Residence	15 Charles Street	Lot 1, DP 195977	Local	I681
Wickham Railway Station	Hannels Street	Railway land	Local	I683
Wickham Signal Box	Hannels Street	Railway land	Local	I684
Former School of Arts	80 Honeysuckle Drive	Lot 1, DP 1009228	Local	I690

Plate 4: A portion of the heritage conservation area and nominated items surrounding the site. (NLEP 2012)

Recent works by the State Government have seen the demolition of the Wickham Railway Station (I 683) and the Wickham Signal Box (I 684). Item 504, the former Newcastle Co-operative Store is being considered for demolition by the government.

The former Bellevue Hotel (I 499):

This building is on the corner of Hunter and Bellevue Streets and faces southwest. Recent development of a residential apartment block behind the building now screens this item from direct view to the subject site.

Bank Corner (I 500):

This building was originally a Bank of NSW but is now marketed as commercial space. It is screened in a similar way from the subject site by two recent developments by has a view corridor to the building.

Theatre Royal (I498):

This theatre is in reasonable original condition and while the subject site may be seen from its upper levels, the building has few windows due to its function. It is not considered that the proposed development will affect the heritage significance of the theatre due to limited views north and the distance between the two sites.

Former Army Drill Hall (I 508):

The Drill Hall is a single storey building screened from the proposed site by distance and buildings. The development will not affect this building.

Birdwood Park (I 509):

This park is surrounded by roads, heritage buildings and contemporary buildings. The subject site is largely screened from the park by buildings and distance.

Hamilton TAFE (I 510)

The main heritage item on this site is the former Castlemaine Brewery building which incorporated a high tower. The subject site is at a distance considered to be of little consequence to this building given the group of contemporary buildings adjacent to the subject site. Views from the upper levels of this heritage item are broad and general. Views from the subject site back towards the TAFE from the upper levels of the new building will clearly see the dominance of the brewery on the area. It is not considered that the development will affect the heritage significance of the former brewery due to distance.

Former Castlemaine Brewery (I 501):

This is a State listed item and like the Hamilton TAFE is tall and dominant in the area. The subject site is at a distance considered to be of little consequence to this building given the group of contemporary buildings adjacent to the subject site. Views from the upper levels of this heritage item are broad and general. Views from the subject site back towards the TAFE from the upper levels of the new building will clearly see the dominance of the brewery on the area. It is not considered that the development will affect the heritage significance of the former brewery due to distance. This site is partially protected by the ornate facade of The Store from views to and from the north.

The Cambridge Hotel (I 502):

This two storey locally listed hotel is protected by distance and buildings from a direct view of the proposed development. It is not considered that the development will affect the heritage significance of this site.

Former Wickham School of Arts (I 690)

This is one of a group of small buildings surviving from the early days of the Wickham Municipality. They are presently on open ground and as such are within direct view of the subject site. The surrounding land will undoubtedly be subject to some type of future development, possibly including extensive landscaping and some buildings. This small group of buildings compliment each other and are a link to the bulk and scale of the old backstreets of Wickham such as Bishopsgate Street located nearby. Other multistorey mixed use and apartment developments are currently being constructed in Wickham so the relationship of these building to the subject site will be similar to the backdrop of new developments they presently blend into. The heritage significance of the former Wickham School of Arts relates to Henry Lawson's early self education while he lived and worked in Wickham as a young man.

Residence (I 681):

This is an example of an early house in Wickham built as a single storey with a steeply pitched roof containing bedroom accommodation within the roof cavity. Distance and screening from other buildings will protect its heritage significance.

Newcastle Technical College (I 498):

The Newcastle Technical College is linked to the Hamilton TAFE and backs onto the former railway corridor and the general area of the Honeysuckle redevelopment area. The proposed development is separated from the site by distance and when viewed from the TAFE site is incorporated in a row of buildings. It is not considered that the development will affect the heritage significance of the TAFE building for those reasons.

Other individual items are considered to be a too great a distance to be affected by this development, such as the former Newcastle Co-operative Store.

2.3 THE PROPOSED DEVELOPMENT:

It has been decided the development will be constructed above the ground for geotechnical and moisture reasons based on the historical evidence of the site originally being tidal and filled, but not built on previously except for railway transport purposes.



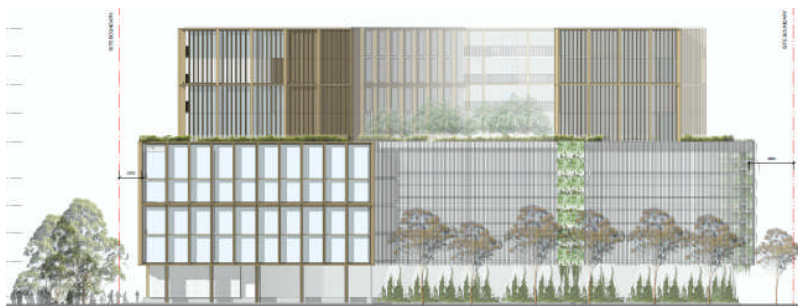
Plate 5: Detail from a photomontage of the area showing the proposed building. (Bates Smart)



Plate 6: Detail from Plate 5 of the building and surrounds. (Bates Smart)

The general redevelopment of the west end of Newcastle has introduced a number of medium and tall buildings with a number of others being prepared for DA approval. As the above photomontage shows, the various view corridors through the building matrix on the Honeysuckle foreshore from Hunter Street, has created an atmosphere of absorption of the various individual buildings into the overall building landscape

The development clearly addresses the range of views across Newcastle as well as up and down Hunter Street, but concentrates the bulk of the design facing north to the harbour. The proposed parking is spread over five levels and located more to the centre and southern portion of the building, allowing the north east and western elevations to be modelled for the hotel accommodation and the upper areas of residential apartment accommodation.



The southern elevation has been modelled to hide the naturally ventilated parking levels as well as the hotel area wrapping around from the western side. The upper floor is formed in a U shape around a podium courtyard.

Plate 7: The Southern Elevation. (Bates Smart sheet A07-003)

2.4 ASSESSMENT OF HERITAGE IMPACT:

- **How is the impact of the proposed development on the heritage significance of the adjacent conservation area & nearby items to be minimised:**

The site is located in an area of commercial development for the Honeysuckle area of Newcastle which is currently experiencing major change as a result of revisions to the LEP in regard to zoning and height changes in the area and government interest in the revitalisation of Newcastle. The change to the Newcastle railway corridor for trams will undoubtedly encourage various changes to this once light industrial area. The proposed mixed use development minimises its impact on the adjacent conservation area by conforming to the 2012 LEP heights and density guidelines. The development has been designed within the proposed ground floor level having a reasonable boundary setback supporting a unique design of five levels of hotel accommodation and parking with and four residential apartment levels to provide a U shaped building surrounding a small landscaped courtyard on level 5.

The development generally backs onto the former rail corridor but has been modelled to provide an interesting facade to each side with a mixture of colour and materials.

The location of the subject site and the design of the proposed building blend into the current surrounding development while being distinctly individual in appearance. The distance between the proposed building and the individual listed heritage items nearby is such that most are screened from view, or where a view corridor exists to the proposed building, the buildings lining the view corridor help screen and blend the building into the backdrop.

No individually listed heritage item has had its heritage significance compromised by the design of the proposed building on this site.

- **How does the proposed development affect views to and from the adjacent conservation area and nearby heritage items? What has been done to minimise negative affects:**

The proposed development follows the layout of other recent developments within the Honeysuckle Precinct in terms of bulk and scale and provision of view corridors and pedestrian walkways through the area. The precinct is not regarded as having a negative affect on Newcastle or Hunter Street West as planned and allowed for in the LEP. The break-up and modelling of the facades has created an interesting building with no negative affects on the surrounding area.

- **Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative solutions been considered? Why were they rejected?**

Refer to the specialist archaeological section of this overall report.

- **Is the new development sympathetic to the conservation area & heritage items? In what way (eg form, siting, proportions, design)?**

The development is considered to be sympathetic to the adjacent conservation area due maintaining the overall height of the building with that of its neighbouring recent developments on Honeysuckle Drive. The development is comparative to other developments in the precinct which is separated by distance from the conservation area and forms a backdrop of contemporary buildings when viewed from Hunter Street.

- **Will the public still be able to view and appreciate the conservation area and nearby listed heritage item's significance?**

The development within the Honeysuckle Precinct does not interfere with views within the conservation area as the subject site lies outside the designated area.

STATEMENT OF HERITAGE IMPACT:

The proposed new hotel and residential apartment development at 42 Honeysuckle Drive, Newcastle will have minimal impact on the heritage significance of the adjacent heritage conservation area and nearby individually listed heritage items due to the development being largely separated from the conservation area by the former railway corridor and other recent developments within the conservation area. The new building is proportioned to address the adjacent commercial streetscape and their bulk and scale together with facade modelling sited comfortably as a backdrop to the conservation area complimenting both the period architecture and other infill contemporary designs when viewed from Hunter Street as well as the items. The proposed development can be glimpsed through retained view corridors set by the requirements of the LEP 2012.



Plate 8: View on Honeysuckle Drive with the Cottage Creek view corridor on the right. (Bates Smart)



Plate 8: Perspective on Honeysuckle Dr showing the separation of buildings east of the development. (Bates Smart)

3.0 CONCLUSION:

The gradual reclamation of tidal flats associated with Cottage & Throsby Creeks and the development of wharves, railway land and industry, kept the foreshore of Newcastle at what is now Honeysuckle relatively undeveloped since the early nineteenth century until the mid 1990s when the railway land and goods yards were placed under the control of the Honeysuckle Development Corporation.

The proposed development is on land subdivided for sale and development as part of the overall revitalisation of Newcastle and its harbour front lands. Seven large buildings between Worth Place and the subject site have already been constructed over the preceding few decades with this project making up the eighth building in a row of commercial and mixed use developments facing the harbour.

The overall design has been detailed to compliment the proposed landscaping, and the use of mid range colours such as bronze cladding and dark metal balustrades allows the building to express its detail while blending into the overall built landscape.

The proposed development was found to have minimal affect on the heritage significance of the adjacent heritage conservation area and the nearby individual heritage items due largely to compliance with the existing planning controls and the retention of view and pedestrian corridors through the development linking the public streets to the waterfront. The individual listed items were examined with none found to have their heritage significance compromised in any way by the proposed building generally due to urban screening by buildings and landscaping.

Yours faithfully,



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(Registered Architect
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27 October 2017	B	Issue for DA lodgement
20 October 2017	A	Draft for comment
Date	Rev	Description

(End of Report)