



File No: SF19/84906  
Ref No: DOC19/667220

Mr James Groundwater  
Senior Environmental Assessment Officer  
Key Sites Assessments  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY 2001

By email: [james.groundwater@planning.nsw.gov.au](mailto:james.groundwater@planning.nsw.gov.au)

Dear Mr Groundwater

**RE: UON Honeysuckle City Campus Revised Concept Plan (SSD 9262)**

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I refer to the Department's request for an advice on the amended proposal for the abovementioned development. The proposed development site is bounded by Honeysuckle Drive to the north, Settlement Lane to the east, Civic Lane to the south, Worth Place to the west and future Civic Link to the east. The amended site includes Wright Lane - a private lot with Right of Access / Right of Carriageway.

The Heritage Council of NSW previously provided comments on the earlier version of the proposal in a letter dated 27 August 2018. It is understood that the proposal has undergone following amendments since then:

- increased gross floor area (GFA) from 62,573m<sup>2</sup> to 62,658m<sup>2</sup>, including redistribution of GFA between proposed building envelopes
- increased maximum building height of Lot F from approximately 18 metres to 30 metres (four storeys to part five/part seven storeys)
- inclusion of Wright Lane within the site, increasing total site area from 20,412m<sup>2</sup> to 22,069m<sup>2</sup>
- introduction of 3m podium setbacks along Honeysuckle Drive to Lots A2 and C
- introduction of 3m podium setbacks along Wright Lane to Lots A2, C, B, D, E and F
- increased separation between Lots B and D, and between Lots E and F to 15 metres

The proposed Honeysuckle City Campus Development (HCCD) comprises Site 1, Site 2 and Site 3. Parts of the proposed Site 2 and 3 include the former rail corridor. A part of the proposed development site, Site 3 is included within the curtilage of the State Heritage Register listed 'Civic Railway Workshops' (SHR No. 00956). There are several items of local and state significance near the subject site, including 'Newcastle City Hall and Civic Theatre' (SHR no. 01883) to the south of the proposed Site 3. The proposed Site 3 is located directly to the south of the 'Boiler House and Machine Shop' and the 'Divisional Engineer's Office' associated with the 'Civic Railway Workshops'.

The following documents have been reviewed for this assessment:

- Response to Submissions prepared by Ethos Urban (19 July 2019)
- University of Newcastle Honeysuckle City Campus Development, Volume 1 - Concept Plan (February 2019)



- Heritage Impact Statement (HIS) for University of Newcastle, Honeysuckle City Campus Development—Concept Plan prepared by Curio Projects (May 2019)

It is noted that the amended concept plan proposes a maximum seven storey building envelope within the curtilage of the Civic Railway Workshops. Whilst the Heritage Council's recommended conditions relating to archaeology and external finishing and materiality of the proposed development have been noted by the applicant, concerns regarding the adverse impact of the proposed development due to its intrusion into the SHR curtilage of the 'Civic Railway Workshops' remain unaddressed.

The 'Civic Railway Workshops' is significant as one of the 'outstanding industrial workshop sites in the State' and proposed development within the curtilage of the heritage item will have adverse heritage impact on the setting and character of the heritage item and on the views, as advised earlier. Therefore, the recommendation previously provided and listed below, remains valid and needs to be addressed before the proposal has irreversible damage to the setting of this State Heritage listed item:

1. *It is recommended that the concept plan be revised to remove the proposed intrusion into the SHR curtilage to avoid the visual impact and impact on the setting of the Civic Railway Workshops.*

If you have any questions regarding the above matter please contact Vibha Upadhyay, Senior Heritage Assessment Officer, at Heritage, Community Engagement, Department of Premier and Cabinet on 9873 8587 or at [vibha.upadhyay@environment.nsw.gov.au](mailto:vibha.upadhyay@environment.nsw.gov.au).

Yours sincerely

**Cheryl Brown**  
Manager, Northern Region  
Heritage, Community Engagement  
Department of Premier and Cabinet  
**As Delegate of the NSW Heritage Council**  
**29 August 2019**