



Hunter Regional Committee  
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Department of Planning, Industry & Environment

**STATE SIGNIFICANT DEVELOPMENT 9827 – HORIZON AT LEE 5, MIXED-USE DEVELOPMENT, 45 HONEYSUCKLE DRIVE, NEWCASTLE**

The Hunter Regional Committee of the National Trust has reviewed the *Heritage Assessment* (Umwelt, May 2019) for the proposed mixed-use, 8-storey State Significant Development [SSD-9827] at 45 Honeysuckle Drive.

We note that the table of SEARs (Table 2.1 'General Heritage'), requires the EIS to identify if there are any listed or potential heritage items within the project area or **its vicinity**. Further, if any listed or potential items are likely to be affected, a HIS must be prepared in accordance with Heritage Council guidelines.

Table 3.2 identifies several non-aboriginal heritage-listed items **within 400m** of the Lee 5 project area. The National Trust is disappointed that this table fails to identify the **Wickham School of Arts** and its contributory companion buildings – a 19<sup>th</sup> century terrace and the inter-war Mullens Cordial Company office and residence, abutting the School of Arts.

The Wickham School of Arts, 80 Honeysuckle Drive, Lot 1, DP 1009228 is listed in NLEP 2012, Schedule 5 as **heritage item 1690**. In our estimates, the School of Arts lies 190m westward of the south-west corner of the project area. Seemingly, almost every map and image in the *Heritage Assessment* is cropped to exclude the western visual curtilage of the project area. This is possibly because Umwelt have confined their assessment to the defined 'Honeysuckle' precinct which they state is bounded in the west by Cottage Creek. We note that the **EIS** includes a map which shows a straightened Honeysuckle Drive passing directly through the School of Arts site – indicating an earlier intent to demolish this listed heritage item.

Unlike other heritage-listed items identified at Table 3.2, the School of Arts is not screened by recent Honeysuckle developments. Our concern is for the preservation of context – the setting and sightlines to and from the harbour. The School of Arts was erected on the natural, pre-reclamation Hunter River foreshore at the mouth of Cottage Creek and performs an interpretive function in this regard.

Table 3.3–Archaeological Management Plans, records that the foreshore reclamation for the construction of Lee Wharf is of **State significance**. While we acknowledge that railway lines across the project site are considered 'works' rather than 'relics', these rail lines are emblematic of the post-war portside transshipment activity at Lee 5 wharf. We understand that the Lee Wharf inlaid dock railway lines with a *flangeway* and *check rail* profile are rare or uncommon in NSW. Consideration should be given to incorporating lengths of original flangeway rail line along the intended 10m-wide public domain promenade and the proposed adjacent Cottage Creek and Steel Street floodway parks.

For the inter-generational benefit of the community and *Horizon* residents alike, we recommend the development and implementation of an interpretation plan to articulate the storied layers of: indigenous occupation, 19<sup>th</sup> century industrialisation, foreshore reclamation, and post-1941 portside wharfage, stevedoring and cargo transshipment.

Yours faithfully,

Mark Metrikas  
Co-Chair  
Hunter Regional Committee