

# STATEMENT OF HERITAGE IMPACT

## LEE WHARF 'C' – ADDENDUM ACOUSTIC SCREEN 9 HONEYSUCKLE DRIVE, NEWCASTLE, NSW



**AERIAL VIEW  
FROM NORTH EAST**

Source: EJE Architecture

## TABLE OF CONTENTS

1.	INTRODUCTION.....	2
1.1	METHODOLOGY .....	2
1.2	HERITAGE LISTINGS.....	2
1.3	SITE IDENTIFICATION .....	2
1.4	CONSTRAINTS AND LIMITATIONS.....	3
1.5	EXISTING STATEMENT OF SIGNIFICANCE .....	3
2.	PROPOSED WORKS .....	4
3.	STATEMENT OF HERITAGE IMPACT .....	7
4.	CONCLUSION .....	8

## 1. INTRODUCTION

This Addendum forms an addition to the previously issued Statement of Heritage Impact for Lee Wharf C. This Addendum provides a Statement of Heritage Impact for the proposed Acoustic Screening on the east and west elevations of Lee Wharf C.

This report was prepared by EJE Heritage. The project team consisted of:

- ❑ Barney Collins – (Director), Conservation Architect
- ❑ Jody Blake – Heritage Assistant

### 1.1 METHODOLOGY

This report has been undertaken in accordance with the guidelines for preparing Statements of Heritage Impact as issued by the NSW Heritage Branch.

### 1.2 HERITAGE LISTINGS

The building is listed on the State Heritage Register within the Civic Railways Group. The building is also listed as a heritage item of STATE significance (along with Lee Wharf A) on the Newcastle City Centre Local Environmental Plan 2008.

The Lee Wharf C building is sited entirely within the Newcastle City Centre Heritage Conservation Area.

### 1.3 SITE IDENTIFICATION

The site is identified as 9 Honeysuckle Drive, Newcastle. The subject site is located within the Newcastle City Council Local Government Area. The real property description is: Lot 31 DP 1136556. The site is zoned RE1; Public Recreation Zone.

The area covered by this Statement of Heritage Impact comprises the site in which Lee Wharf C resides. The subject site is currently flat and is bounded on the north by the Harbour, to the south by Honeysuckle Drive and the former Civic Railway Workshops beyond.



**Figure 1: Site location circled red.**

Source - NSW Department of Lands SIX Viewer © [six.nsw.gov.au](http://six.nsw.gov.au), edited by Author, 2009.

#### 1.4 CONSTRAINTS AND LIMITATIONS

EJE Heritage are not qualified to offer structural opinions and this report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it be construed as doing so in any way. Similarly, the author's observations were limited to the fabric only and he does not comment on the capacity, adequacy, or statutory compliance of any building services.

#### 1.5 EXISTING STATEMENT OF SIGNIFICANCE

The Lee Wharf Building C, is an important element of Newcastle Harbour. Under Schedule 5 Environmental Heritage of the Newcastle City Centre Local Environmental Plan 2008 this building is considered to have STATE significance and must be considered a reference or benchmark building of its type in Newcastle. This significance derives from several factors. The remaining Lee Wharf Sheds are a cohesive pair of structures typical of a working industrial harbour. As a pair they create a visual link between the maritime industrial activities that once existed at the Port of Newcastle and the subsequent commercial development of the Central Business District that initially developed because of the importance of the port and its industries. The character, design and style of the building are reflective of changes in style and materials used in industrial buildings over half a century. The building has a significant proportion of its original material and design still intact and is one of the last remaining examples of the extensive cargo/commercial wharf facilities that once existed along the foreshore adjacent to the Newcastle Central Business District.



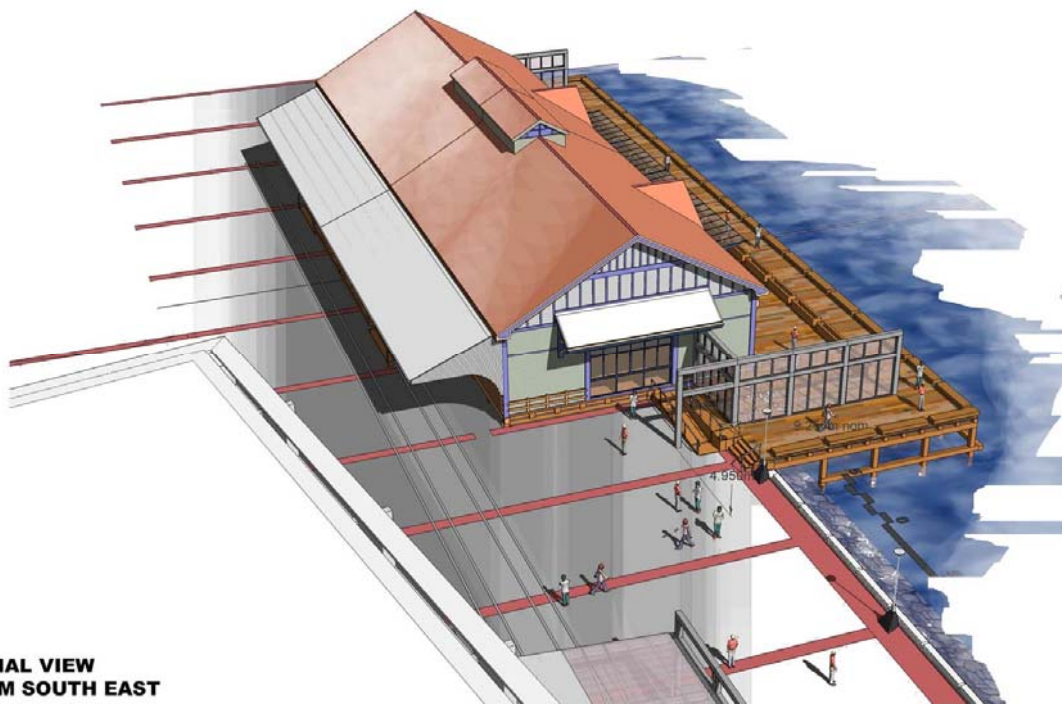
## 2. PROPOSED WORKS

This Statement of Heritage Impact Addendum assesses the impacts the proposed acoustic screens to the wharf on the eastern and western elevations of Lee Wharf C (see architectural drawings) will have on the significance of the site. The proposed framing material is recycled wharf timbers with an infill of metal framed glazing and heritage interpretation of the site etched into the glass.



**AERIAL VIEW  
FROM NORTH EAST**

Source: EJE Architecture



**AERIAL VIEW  
FROM SOUTH EAST**

Source: EJE Architecture



**VIEW FROM CONCOURSE**

Source: EJE Architecture



**VIEW ALONG CONCOURSE**  
SHOWING THE EXISTING PORTAL FRAMES TO THE  
HOGS BREATH BAR AND GRILL DINING ENCLOSURE AT LEFT

Source: EJE Architecture



**NORTH ELEVATION**  
FROM HARBOUR

Source: EJE Architecture



**SOUTH ELEVATION**  
FROM CONCOURSE AND HONEYSUCKLE DRIVE

Source: EJE Architecture



**SOUTH ELEVATION**  
( PART ELEVATION. MIRRORED AT WESTERN END )

Source: EJE Architecture

### 3. STATEMENT OF HERITAGE IMPACT

**This is the Statement of Heritage Impact for:** Lee Wharf C – Acoustic Screens

**Date:** This statement was updated on the 17<sup>th</sup> June 2009

**Address and Property Description:** 9 Honeysuckle Drive, Newcastle NSW

**Prepared by:** EJE Heritage

**Prepared for:** Lee Wharf Developments

**The following aspects of the design will respect or enhance the heritage significance of the item or area for the following reasons:**

- ☐ The proposed acoustic screen will not impact the Civic Railway Group or the Newcastle City Centre Heritage Conservation Area. The character of the building will remain essentially unchanged, as the proposed acoustic screens are designed in a manner that is consistent with the existing adjacent Hogs Breath Tavern & Grill dining enclosure to the south-east of the site (as seen in Section 2 images).
- ☐ The proposed acoustic screen will not alter the interpretability of Lee Wharf A and C as being seen as a pair of structures, in fact the interpretation on the screening will enhance the interpretation of the two buildings.
- ☐ The proposal retains and preserves the unique character inherent within the Lee Wharf buildings and will assist in the long-term care and maintenance of the currently redundant building by providing public access and site interpretation.
- ☐ Interpretation information relating to the Lee Wharf buildings will be etched into the glass of the proposed acoustic screen, allowing an enhanced understanding of the previous uses of the site and its relationship to the adjacent heritage items and wharf buildings. This information will be visible and accessible to the public.
- ☐ The acoustic screen has been designed to be separate from the original structure so that the contemporary and original are recognisable whilst drawing inspiration from the existing heritage context. The screen is also separate from the original building to avoid irreversible damage to the building fabric.
- ☐ The proposed acoustic screens are reversible if considered necessary in the future without causing significant damage to the Lee Wharf C fabric.

**The following aspects of the design could detrimentally impact on the heritage significance of the item or area for the following reasons:**

- ☐ None noted.

**The following sympathetic design solutions were considered and discounted for the following reasons:**

- ☐ None noted.



The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item or area:

- ❑ It is recommended that the interpretation (etching) on the glass panels focus on the historic themes and significance of the Lee Wharf buildings and Civic Workshops Group.

#### 4. CONCLUSION

After considering the impacts of the proposed acoustic screen on the heritage significance of the building it is considered that the screen will have a minimal impact on the heritage significance of the site. Indeed this proposal has a positive impact upon the heritage of the site by opening up public access and providing site interpretation of a heritage item of state significance.

Accordingly, this report concludes that there will be minimal impact arising from the proposed development and sufficient consideration of the heritage significance of this building has been taken into consideration by protecting and enhancing the historic significance of Lee Wharf 'C' through appropriate and sympathetic design as outlined in this report.