

21 June 2019

Mr Samuel Newman
Senior Town Planner
KDC Planning
Suite 2B, 125 Bull Street
NEWCASTLE WEST NSW 2302

Dear Sam,

RE: ASSESSMENT OF HERITAGE IMPACT OF THE PROPOSED CHANGE FROM RESIDENTIAL TO SERVICED APARTMENTS FOR THE TOP FOUR FLOORS AT 42 HONEYSUCKLE DRIVE, NEWCASTLE

The following review of the Statement of Heritage Impact (SoHI), October 2017, has been commissioned by KDC Planning due to the change of the upper four floors from residential apartments to serviced apartments.



Plate 1: Aerial view of the site outlined above in red. (Six Maps accessed 21/06/19)

Documentation:

This review assesses the impact of the original development at 42 Honeysuckle Drive, Newcastle incorporating residential apartments with the proposed revision to serviced apartments. This assessment has compared the development proposal as described on the following revised drawings prepared by Bates Smart, Project No S 12109 dated 30/05/19 with the original DA drawings:

AD.01.0001 Rev B	AD.03.1001 Rev B	AD.03.1002 Rev B	AD.03.1003 Rev B	AD.03.1004 Rev B
AD.03.1005 Rev B	AD.03.1006 Rev B	AD.03.1007 Rev B	AD.03.1008 Rev B	AD.03.1009 Rev B
AD.03.1010 Rev B	AD.03.1011 Rev B	AD.05.0001 Rev B	AD.09.0001 Rev B	AD.09.0002 Rev B
AD.09.0003 Rev B	AD.09.0004 Rev B	AD.09.0010 Rev A	AD.09.0011 Rev A	AD.09.0012 Rev A
AD.10.0001 Rev B	AD.10.0002 Rev A	AD.21.0001 Rev A	AD.21.0002 Rev A	

Review of Plans:

The general footprint of the building largely remains the same as does the height and finishes of the elevations. There is one small change to the layout in the south eastern corner of the building's upper floor levels that has an additional single bedroom apartment shown in Plate 3 below. This addition occurs at each of the four upper levels.

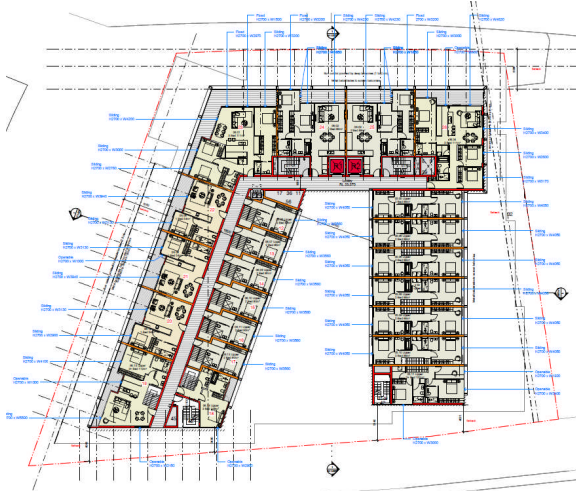


Plate 2: The Plan of Level 6 in 2017. (Bates Smart)

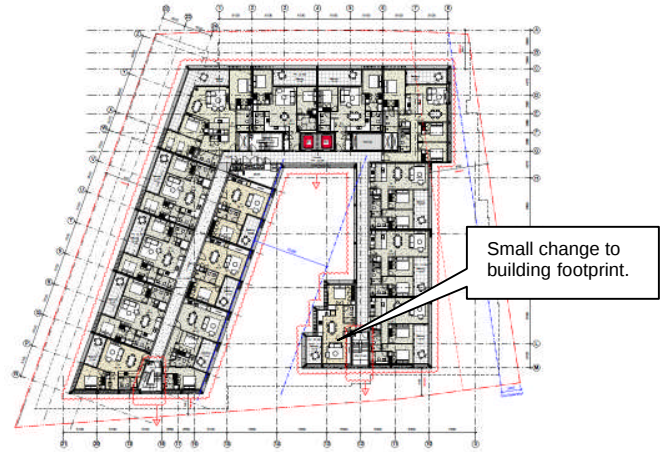


Plate 3: The Plan of Level 6 in 2019. (Bates Smart)

The comparison of floor plans above shows there is only a small variation to the buildings footprint at the four upper levels. The overall building aesthetics remain largely as initially lodged in the original DA as shown in the 2017 plans. This small difference will have little or no affect on the heritage impact of this proposed building on the heritage significance of the adjacent heritage conservation area or nearby heritage items.

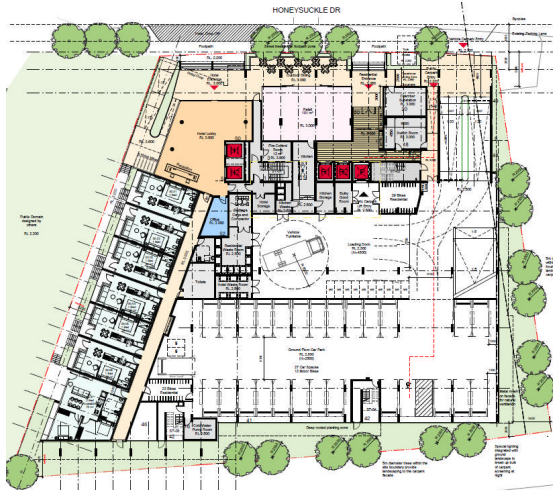


Plate 4: The Plan of the Ground Level in 2017. (Bates Smart)

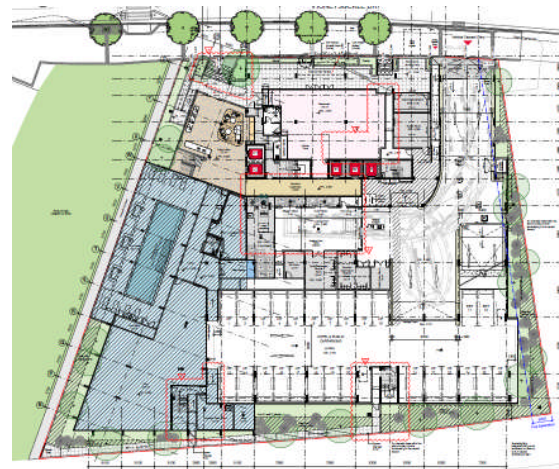


Plate 5: The Plan of the Ground Level in 2017. (Bates Smart)

There is a change to the Ground Floor plan involving the replacement of seven apartments with a Swimming Pool and Gymnasium area. This small variation to the ground floor area is not considered to affect the area from a heritage aspect as it faces the public domain of the Cottage Creek reserve that will be subject of future landscaping. There is only a very minor change to the overall western elevation as a result of this change.

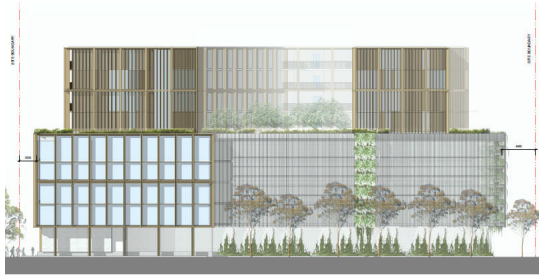


Plate 4: The Southern Elevation in 2017. (Bates Smart)

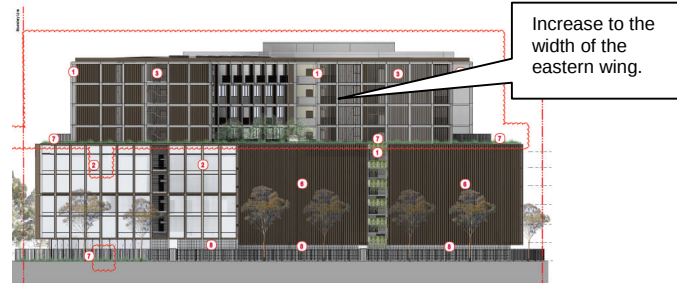


Plate 5: The Southern Elevation in 2019. (Bates Smart)

The comparison of the southern elevations shows minor changes to the aesthetic finishes to the building and the affect of the increase in width of the eastern wing. These changes are considered minor from a heritage point of view with little or no affect on the original assessed impact on heritage significance in the SoHI prepared in 2017.

REVISED STATEMENT OF HERITAGE IMPACT:

The proposed new hotel and serviced 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 sits 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.

Conclusion:

The proposed change to the upper four levels of this development from residential apartments to serviced apartments 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 change to the upper four floor levels from residential to serviced apartments including the minor changes to the external envelope of the building is found to have little difference to the original statement of heritage impact.

Yours faithfully,

John Carr
Heritage Architect
B. Sc. (Arch), B. Arch.
(Registered Architect
NSW ARB 4128)

21 June 2019	B	For Development Approval
21 June 2019	A	Draft for comment
Date	Rev	Description

(End of Report)