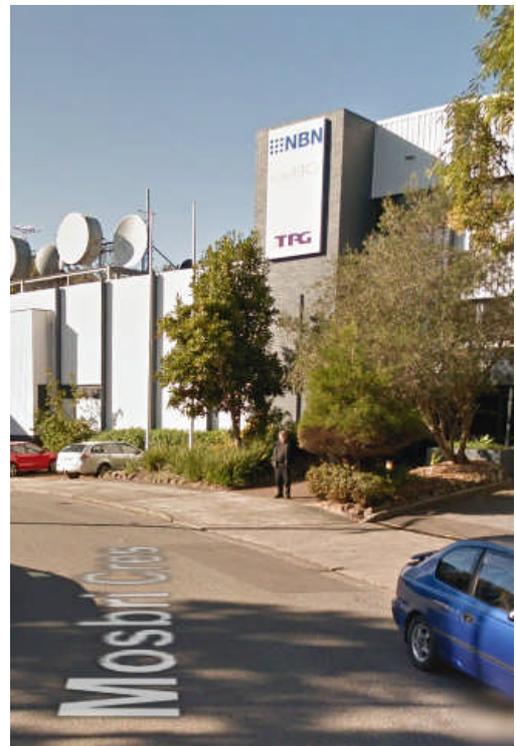


STATEMENT OF HERITAGE IMPACT

Crescent Newcastle Pty Ltd

RESIDENTIAL DEVELOPMENT AT 11-17 MOSBRI CRESCENT, THE HILL



Prepared by:

John Carr Heritage Design
Final Report Rev F
14 January, 2019

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1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed housing development at 11-17 Mosbri Crescent, The Hill. Guidelines published by the NSW Office of Environment & Heritage have been used to produce this Statement of Heritage Impact. John Carr Heritage Design has been engaged by the Stonach Property on behalf of Crescent Newcastle Pty Ltd to prepare the SoHI to accompany the submission of a Development Application for the project.



Plate 1: Aerial view of the subject site highlighted in yellow. (Six Maps accessed 12/10/18)

Marchese Partners has been engaged by Crescent Newcastle Pty Ltd to prepare a design for the residential development.

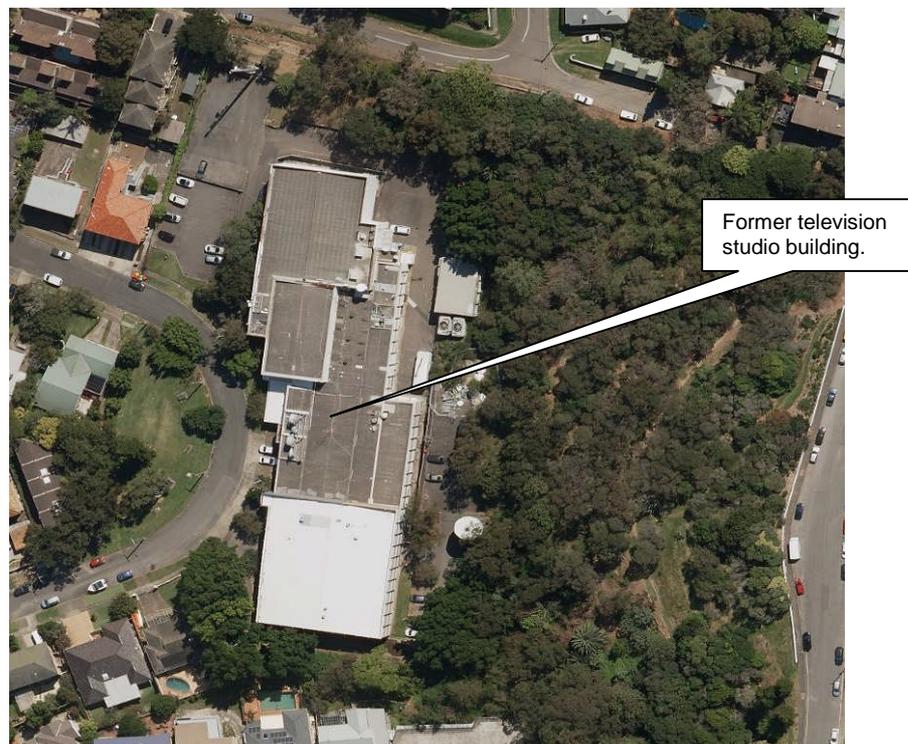


Plate 2: Detail of the current building on the site. (Six Maps)

2.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

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

Date:

This Report was completed on 14th January 2019.

Reference:

The site is near The Hill & Cooks Hill Heritage Conservation Areas as scheduled in Newcastle Council's LEP 2012 and some individually listed items.

Address & Property Description

The site is located at 11 - 17 Mosbri Crescent, The Hill NSW 2300.

The property description is currently:

- Lot 1, in DP 204077.

Prepared by:

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

For:

The report has been prepared for Stronach Property on behalf of Crescent Newcastle Pty Ltd.

Documentation:

This Statement of Heritage Impact assesses the impact of the proposed development at 11-17 Mosbri Crescent, The Hill, as described on the following Development Application drawings prepared by Marchese Partners, Job No 17114 dated 21/12/2018:

DA COVER	DA 1.02 Rev P1	DA 1.03 Rev P1	DA 2.01 Rev P1	DA 2.02 Rev P1	DA 2.03 Rev P1
DA 2.04 Rev P1	DA 2.05 Rev P1	DA 2.06 Rev P1	DA 2.07 Rev P1	DA 2.08 Rev P1	DA 2.09 Rev P1
DA 2.10 Rev P1	DA 2.11 Rev P1	DA 3.01 Rev P1	DA 3.02 Rev P1	DA 3.03 Rev P1	DA 3.04 Rev P1
DA 3.05 Rev P1	DA 3.06 Rev P1	DA 3.07 Rev P1	DA 5.21 Rev P1	DA 5.22 Rev P1	DA 5.33 Rev P1
DA 5.41 Rev P1	DA 5.61 Rev P1	DA 7.01 Rev P1	DA 7.01 Rev P1	DA 7.02 Rev P1	DA 7.20 Rev P1
DA 7.21 Rev P1	DA 7.23 Rev P1	DA 8.01 Rev P1	DA 8.02 Rev P1		

Authorship:

This report was written by John Carr of John Carr Heritage Design.

Limitations:

John Carr Heritage Design is not qualified to address issues to do with Aboriginal objects or places of Aboriginal heritage significance.

References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- Newcastle Council LEP 2012
- Newcastle Council DCP 2012
- Identifying Australian Architecture Apperly Irving Reynolds
- NSW Office of Environment & Heritage - Newcastle Inventory listings.
- Turner John - Photos of Old Newcastle
- Greg & Silvia Ray - Recovered Memories.
- Newcastle City Council - Symphony on a City.

2.1 HISTORICAL BACKGROUND:

Newcastle was officially discovered by Lieutenant Shortland in September 1797. There was an attempt to create a settlement at Newcastle in 1801 and substantial investigation of the surrounding area was undertaken. However, the settlement lasted only a matter of months.

In 1804, a group of convicts and soldiers were sent to settle the area and the town of Newcastle, originally named King's Town, was proclaimed. The settlement was intended for convicts sentenced for a further felony or misdemeanour committed while in the colony. However, it was also intended to exploit the resources of the region, principally coal, timber, salt and lime. The population consisted of about 100 people for the first few years and then, with rapid growth between 1815 and 1821, increased to a total of 1051 people.

The main street of the convict settlement was High or George Street (now Watt Street) which ran from the wharf to the commandant's house. The town was laid out in an irregular fashion around this. Most of the first structures were built of timber, though from 1816, there was some brick-making and stone-quarrying for the construction of government buildings. Until 1820, most of the convicts lived in huts built of timber and plaster with bark or shingle roofs.

In the early 1820s, the decision was made to open the Hunter Valley to free settlers. As a result, in 1822, most of Newcastle's convicts were moved to Port Macquarie. It was intended that Newcastle would become a port for the surrounding settlers. In this period, Henry Dangar, the government surveyor, assessed Newcastle and laid the town out in a grid. Although Watt Street remained, there were substantial changes to the rest of the town and the new streets and allotments cut through many of the earlier buildings.

In the 1830s the Australian Agricultural Company had been granted 2000 acres to the west of Newcastle for coal mining. This grant restricted the growth of the town, until the early 1850s, to land east of Brown Street, while the town was bounded on the south by Church Street. From the late 1840s other companies opened coal mines around Newcastle. These mines began to ship coal through the port of Newcastle and the town became a centre for the smaller settlements around the mines. The following decades saw the expansion of the town with the opening of the Great Northern Railway Line and Newcastle Railway Station. In the 1850s, the Australian Agricultural Company began to subdivide and sell its land, which meant that the town could expand to the west. Plans from the 1850s indicate the extension of the streets and the gradual expansion of the town, primarily in a linear form along today's Hunter Street.



Plate 3: Circa 1830s plan of Newcastle showing the large portion of land owned by the AA Co.
(Subject site circled in red)

By the 1880s, according to historian John Turner, the residents of inner Newcastle were mainly people engaged in the service industries, along with their families, while the majority of miners lived in the surrounding mining townships. In 1885 the principal streets, including Church Street, had a few private residences, but Hunter and King and their cross streets were largely given over to retailing and commercial offices, often intermingled with speculative cottages constructed for rental income.

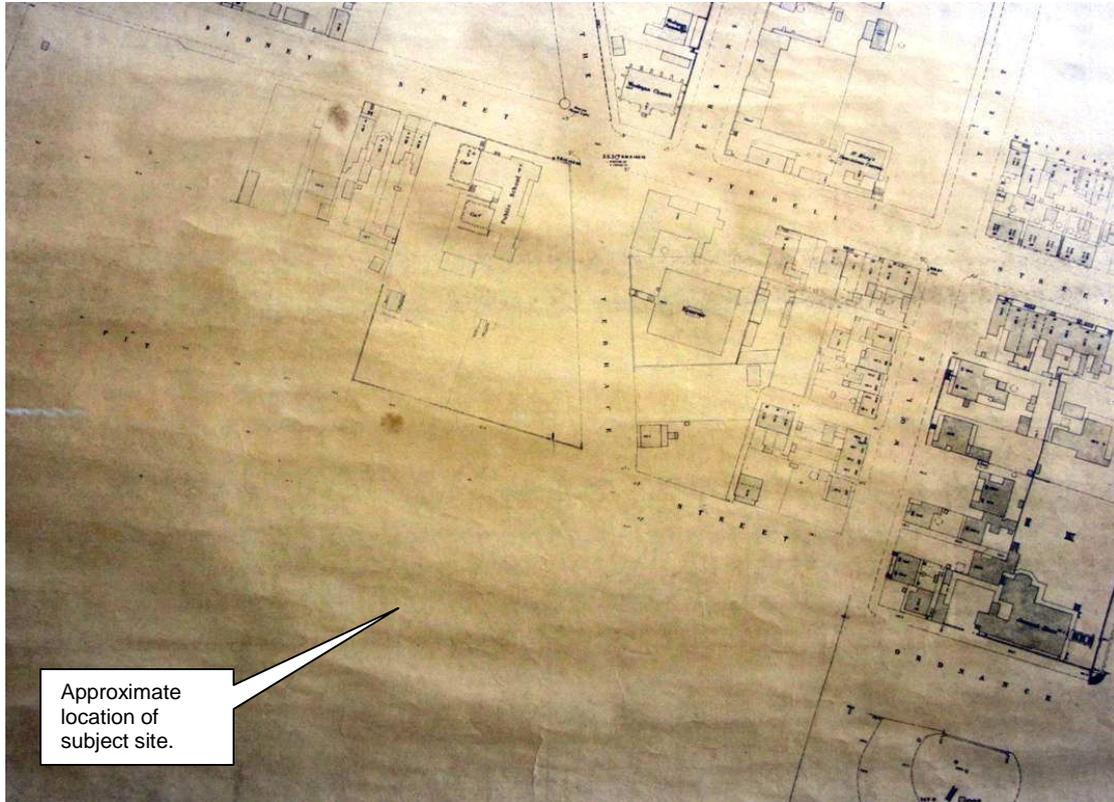


Plate 3: The 1896 survey plan of Newcastle showing the land west of the Obelisk undeveloped. (John Carr Collection)

In the first part of the twentieth century, the collieries of the inner-city were closed and moved outside further away; this caused the movement of the population away from Newcastle. The opening of the BHP steel works in about 1915 brought people back to the city however the character of the area had forever changed.

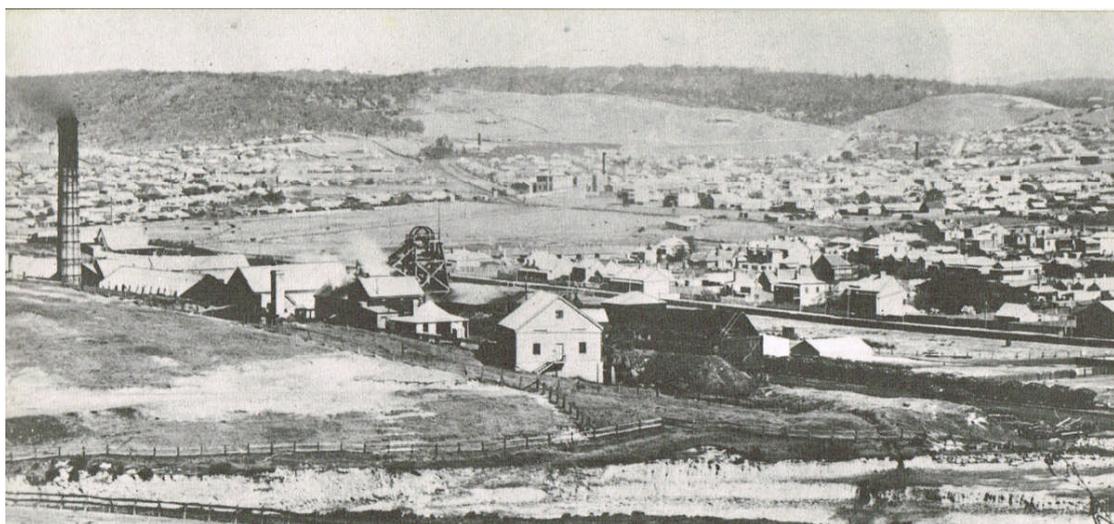


Plate 4: Looking west toward Darby Street from the Sea Pit Colliery before 1914. (Newcastle Library)

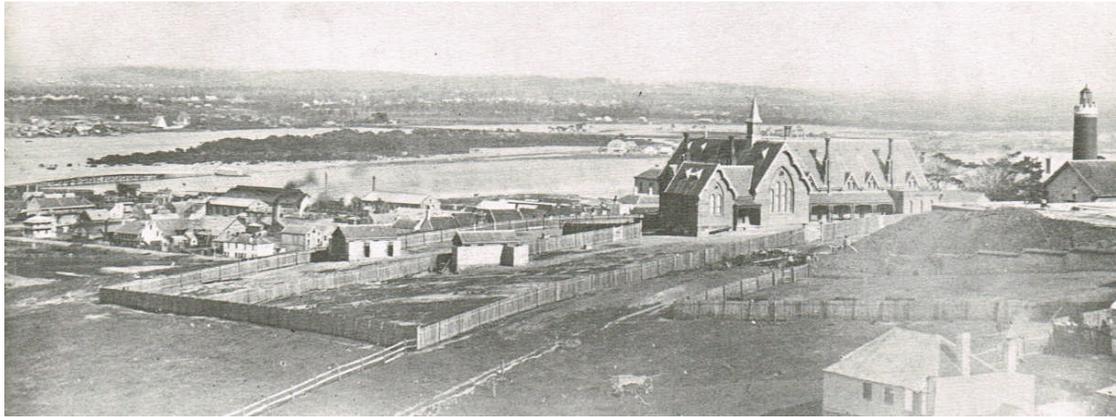


Plate 5: Circa 1915 view of Newcastle (now East) Public School and the reservoir under construction. (Newcastle library Collection)

The original grant incorporating the study site forms very small portion of 2000 acres selected by the Australian Agricultural Company in 1828. The initial proposal concerning the Newcastle land had been for the Company to lease and work the Government's coal mines around the town. However, by the late 1820s this proposal had changed, and the Company was allowed to choose 2000 acres of coal land in two parcels, the first of which comprised 500 acres and could include the existing Government coal mines if the Company chose. The Company chose not to include the Government mines in its grant. There were several conditions to the grant. Coal from the mines, to a total of one quarter of the average annual produce, was to be sold to the Government at what was estimated to be the cost price.

In 1847, the coal agreement between the Government and the Company was terminated. The coal grant at Newcastle was freed from all conditions, and all existing privileges were given up. This meant that the Company could sell the land. A grant was issued in this year.

As Newcastle's population grew, from the 1850s the Company subdivided its Newcastle property into housing and commercial allotments, at first in the inner-city area, and later in Hamilton and Hamilton South.

Previously undeveloped areas of land in Newcastle began to be sold and redeveloped with the better parcels selling quickly due to the population growth and demand for land.

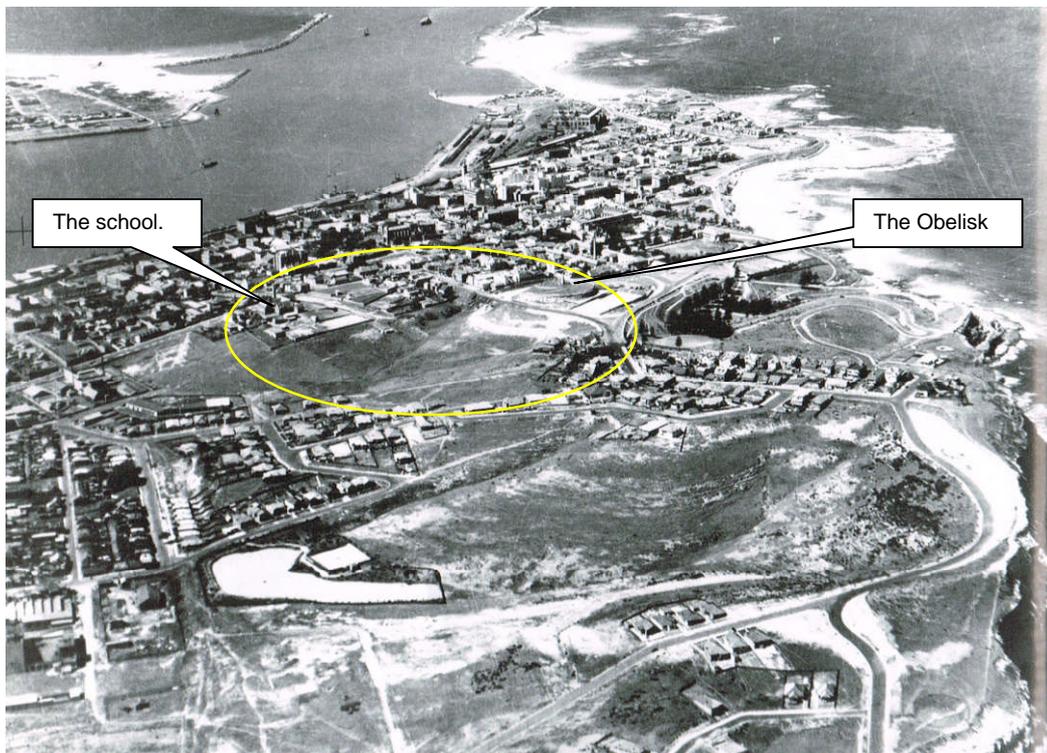


Plate 6: The area in the 1940s was still largely undeveloped land. (Recovered Memories)

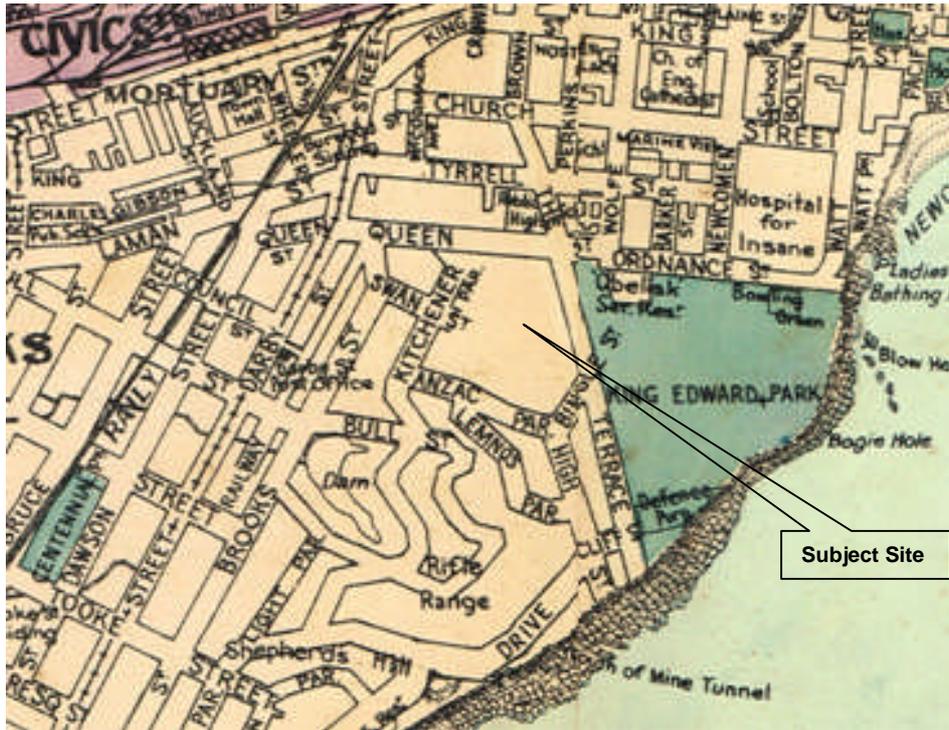


Plate 7: An early map of Newcastle before Bingle Street was extended. (Carr Collection)

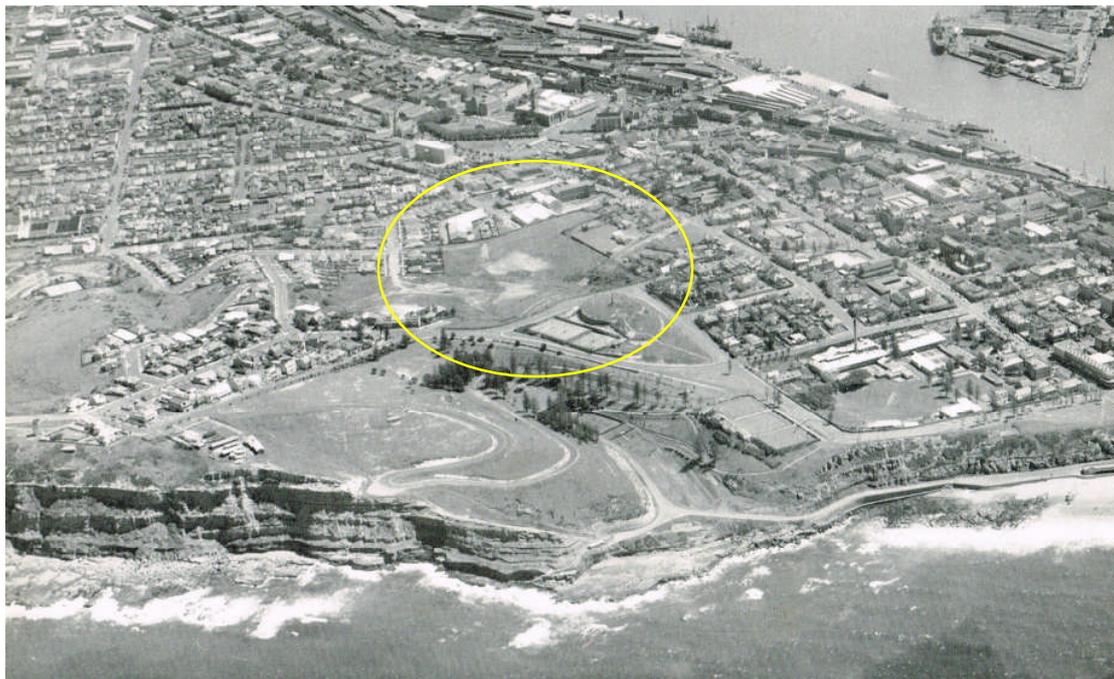


Plate 8: An aerial of Newcastle in the mid 1950s shows the site. (Symphony on a City)

It appears from the documentary evidence that the subject site was not developed until the former NBN Channel 3 Television Studios were constructed. The likelihood of historical archaeology being found on this site appears to be low.

NBN Television is an Australian television station based in Newcastle, Australia. The station's call sign, NBN, is an acronym for Newcastle Broadcasting New South Wales.

The station was inaugurated on 4 March 1962 as the first regional commercial television station in New South Wales, and has since expanded to 39 transmitters throughout the northern half of New South Wales and parts of South East Queensland, including Tamworth, Tweed Heads, Lismore, Coffs Harbour, Hunter Region, Central Coast and the Gold Coast. It is owned and operated by the Nine Network.

NBN's original owner, the Newcastle Broadcasting and Television Corporation (NBTC) was founded in May 1958 to begin preparations for the upcoming television license allocations. The main shareholders in NBTC were United Broadcasting Company (owned by the Lamb family, owners of radio station 2KO), Airsales Broadcasting Company (owners of local radio station 2HD), and the Newcastle Morning Herald and Miners Advocate (to be bought out by John Fairfax and Sons Ltd.). In accordance with the Australian Broadcasting Control Board regulations, at least 50% of the company had to be locally owned. 750,000 shares were made available by the NBTC (at 10 shillings, equivalent to \$1 each). Approximately 2000 people bought shares.

Construction began in November 1961, supervised by engineers from RCA in the United States. It was a step backwards for RCA, building a new station transmitting in black and white while colour television was fast becoming the norm in the United States. Ninety per cent of the original equipment was imported from the United States, and held in bond until they were due to be installed. Equipment was purchased with colour production and transmission in mind, so that only 20% modification would be required when colour came to NBN. Studios were to be built on a 3-acre (1.2 ha) block at Mosbri Crescent, near the city centre.

Test transmissions took place in early 1962, and could be seen as far away as Muswellbrook, Avalon, Katoomba, Lithgow, Gloucester and around Port Kembla. NBN Television commenced transmission on 4 March 1962.

On 22 November 1979 the Newcastle Broadcasting and Television Corporation officially became NBN Limited, after the station itself rebranded from Channel 3 to NBN Television around 1977. By the late 1970s, NBN was producing 20 hours a week of local and networked programming from its studios, which in turn led the station to purchase a Bell Jet Ranger helicopter for news coverage purposes.¹

The Newcastle Herald reported that the Nine Network had sold the television studio site to Crescent Newcastle Pty Ltd, in July 2018. Prior to this, the NSW Department of Planning rezoned the site and adjoining land in Mosbri Crescent and Kitchener Parade to medium density in April 2018.²

¹ https://en.wikipedia.org/wiki/NBN_Television

² Newcastle Herald 17 July 2018

2.2 THE EXISTING BUILDING:

The existing building is approximately equivalent in height to a three to four storey building however as a studio for television production its bulk and scale on the site is reasonably dominant compared to the surrounding residential area.



Plate 9: An aerial view of the existing building from the north. (Google Maps)

The demolition of this building and the construction of the proposed building will have a greater setback off Mosbri Crescent for the larger buildings and a nominal five metre setback off the Mosbri Crescent boundary for the eleven 2 storey units addressing the street.



Plate 10: The existing building leaves a major impression on the street. (Google Maps)



Plate 11: The street impression of the existing building from the south. (Google Maps)

Removal of the existing building will benefit the Mosbri Crescent streetscape by the introduction of two storey units fronting the street.

2.3 THE SETTING:

The subject site is located at 11-17 Mosbri Crescent, The Hill and is nearby to The Hill & Cooks Hill Heritage Conservation Areas and individual listed heritage items.



Item name	Address	Property description	Significance	Item no
Newcastle East Public School	48 Brown Street	Lots 1-3, DP 794850	Local	I557
Newcastle Reservoirs Site	51 Brown Street	Lots 346 and 347, DP 758769; Lots 1-5, DP 1141417	State	I558
King Edward Park Group (includes public reserve, drinking fountain and rotunda)	3 Ordnance Street	Lot 7004, DP 1077043	State nominated	I580
Obelisk	5A Ordnance Street	Lot 1238, DP 1096744	Local	I581
Beacon Tower (landmark)	Corner Brown and Tyrrell Streets		Local	I607

Plate 12: The Hill Heritage Map & Schedule 5 list. (Newcastle LEP - HER 004 G)



Plate 13: A distant aerial view of the subject site in Mosbri Crescent. (Google Maps)

The eastern boundary of the site is Arcadia Park which is defined by the extension of Brown Street across the valley to meet The Terrace.

The majority of listed heritage items in the vicinity of the subject site are well screened from the development by existing trees, the topography and distance.



Plate 14: Aerial view of the subject site from the east. (Google Maps)



Plate 15: The Old Reservoir. (Google Maps)

Item 558 Newcastle Reservoir: This building is a State listed heritage item but is largely underground. Its significance relates to the supply of water to the town, hence its location on The Hill for gravity feed supply. The location of the proposed development is to its south with distance and street trees filtering direct views to the grassed mound covering the reservoir. The contribution this item makes to the area will be unaffected by the proposed development.

The basis of this assessment is centred on the heritage significance of the item which is:

The Newcastle Reservoirs Site is of state heritage significance for its historical associations with the Walka and Chichester water supply schemes, respectively the first and second water supply schemes for the Hunter district. The Walka scheme was the first in Australia to incorporate both filtration at source and fully enclosed water distribution and storage, and led to the formation of the Hunter District Water Supply and Sewerage Board, a State entity important in the social and economic development of New South Wales. The Newcastle Reservoirs Site is of state heritage significance in demonstrating the transition from ad-hoc local water sources to centralised reticulated water supply systems characterised by reliability and freedom from contamination. It is of state heritage significance for its association with several persons important in the history of NSW civil and hydraulic engineering. These include William Clark; Edward Orpren Moriarty; Cecil West Darley; and Robert Rowan Purdon Hickson.

Newcastle Reservoir No. 1 is of state heritage significance in demonstrating the importance of aesthetic treatment in nineteenth century NSW water supply infrastructure, and as one of only two NSW water reservoirs known to feature tied brick arches as developed by William Clark. Newcastle Reservoir No. 2 is of state significance as an early application in NSW of reinforced concrete construction to a water reservoir on an urban site with design treatment dictated by the surrounding streetscape. Reservoir No. 1 is of state heritage significance in demonstrating the manner in which nineteenth century NSW water supply infrastructure was influenced not only by UK practice but also by that of British India. Reservoir No. 2 is of state heritage significance in demonstrating the use of contemporary design treatments in the introduction of reinforced concrete construction to the NSW urban environment. Both Newcastle Reservoir No. 1 and Newcastle Reservoir No. 2 are of state

significance for the intactness of their fabric, and are of local heritage significance because of the esteem in which they are held by past and present employees of the Hunter District Water Board and its successor entities.³

The No. 1 Reservoir which is closest to the proposed development has the following description for its aesthetic importance:

Newcastle Reservoir No. 1 is of state heritage significance as a principal element of the Walka water supply scheme, the first in Australia to include both full at-source water filtration and fully enclosed distribution and storage by way of iron pipes and masonry reservoirs. This decreased district mortality rates and facilitating the coalescence of scattered colliery townships into the city of Newcastle, and represented world's best practice for the time, demonstrating technological transfer between the UK, British India and NSW. The reservoir, and the Walka scheme with which it was associated, provided complete protection of the supply from external contamination from source to domicile, a sophistication to this day unavailable to many NSW centres. The reservoir, and particularly its stepped retaining walls and Tuscan-Doric style entry portico, is also be of state heritage significance in demonstrating the importance of aesthetic treatment in nineteenth century NSW water supply infrastructure.

The entry gate and portico as well as the Pump House all are designed facing Brown Street which was not formed at the time of its construction, however the now Newcastle East Public School, constructed in 1874 to replace the older 1860s school on the reservoir site was being used, so it would appear that the design of the above ground portion of the reservoir focused on facing the school building. The best view of the reservoir is from the school site and therefore the location of the proposed development looks onto the battered bank of the reservoir and is partially screened by existing trees.

Reservoir No. 2 is of state significance as an integral element of the Chichester water supply scheme, upon which depended much of the expansion of NSW heavy industry in the 1920s. It is also of state significance as an early application in NSW of reinforced concrete construction to a water reservoir on an urban site with design treatment dictated by the surrounding streetscape.

The 1918 Reservoir No. 2 is a continuation of what the original water supply scheme began and is a direct result of industrial expansion of Newcastle. The reservoir is more important for its technical achievement using reinforced concrete in its construction. The proposed site development does not affect the aesthetic significance of this portion of the site due to distance separation and screening from street trees.



Plate 16: Newcastle Reservoir site from the proposed development site at Kitchener Pde. (Google Maps)

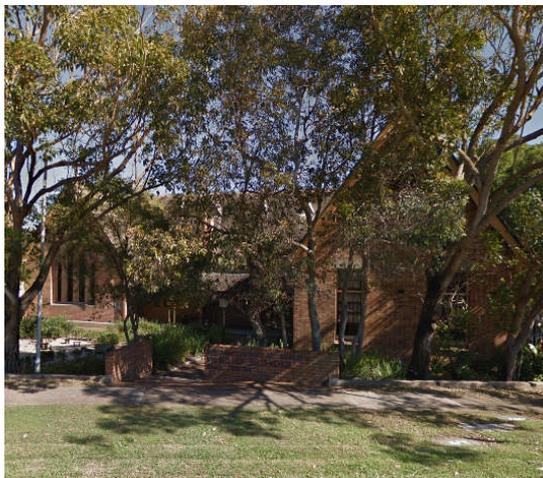


Plate 17: Newcastle East Public School (Google Maps)

Item 557 Newcastle East Public School: this school was constructed in 1874 as a replacement for an earlier 1860s public school located opposite when the government decided to locate the town's reservoir on the site.

The proposed development is sited to the south of the school site and well below it in topography. Recent development of contemporary school buildings will screen the proposed development form this site together with existing trees and natural topography.

³ OEH data sheet - Newcastle Reservoirs Site - Statement of significance



Plate 18: The Obelisk (Google Maps)

Item 581 The Obelisk: This site consists an Obelisk to mark the site of Newcastle's first windmill constructed for the town in the early days of settlement. The site also contains a reservoir and the original obelisk structure made of sandstone has been rebuilt and rendered during the twentieth century.

The development is below the ridgeline of Wolf Street however the top of the item may still be seen from the upper residential units.

It is not considered that the development will affect the heritage significance of the Obelisk.

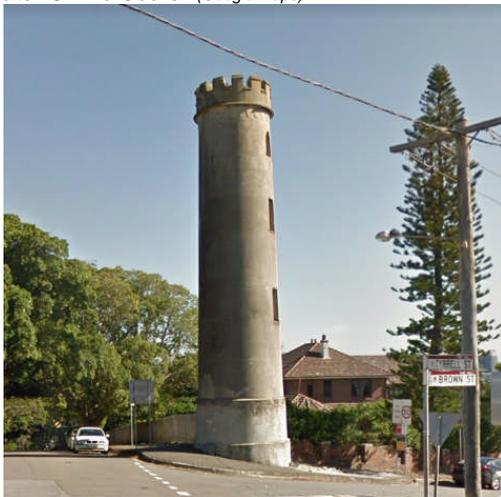


Plate 19: The Beacon Tower (Google Maps)

Item 607 The Beacon Tower: This is the only surviving one of two navigation towers used by shipping entering the Port of Newcastle. A beacon lamp was located at the top of each tower, the other one located further down Brown Street near the Star of the Sea Catholic Church.

The proposed development is largely below the ridgeline of Wolf Street however the top of the development may still be seen from Tyrrell Street.

It is not considered that the development will affect the heritage significance of the Beacon Tower.

The Hill Heritage Conservation Area:

Originally known as Church Hill and Prospect Hill, this area is the historic heart of Newcastle and the site of the first town design laid out by Henry Dangar in the 1820's. The Hill is dominated by the Newcastle Cathedral, which provides an important landmark in a precinct dominated by steep topography.

The higher social status of The Hill has prevailed since the second half of the 19th century, when high coal prices brought great prosperity. It was here that the affluent built fine houses, many architect – designed, in a wide range of styles.

One of the notable characteristics of The Hill is its landform, which is effectively enhanced by the presence of landmark buildings as well as by other designed forms such as tree planting. Distant views towards the dominating eminence of the Cathedral site from all directions express this value and of course must be maintained. Views of the City and the Harbour from The Hill are also significant.

The great diversity of architecture in all its aspects has made it desirable in this report to consider the character of The Hill in several identifiable precincts. Each of these precincts has its own values, which ought to be protected.

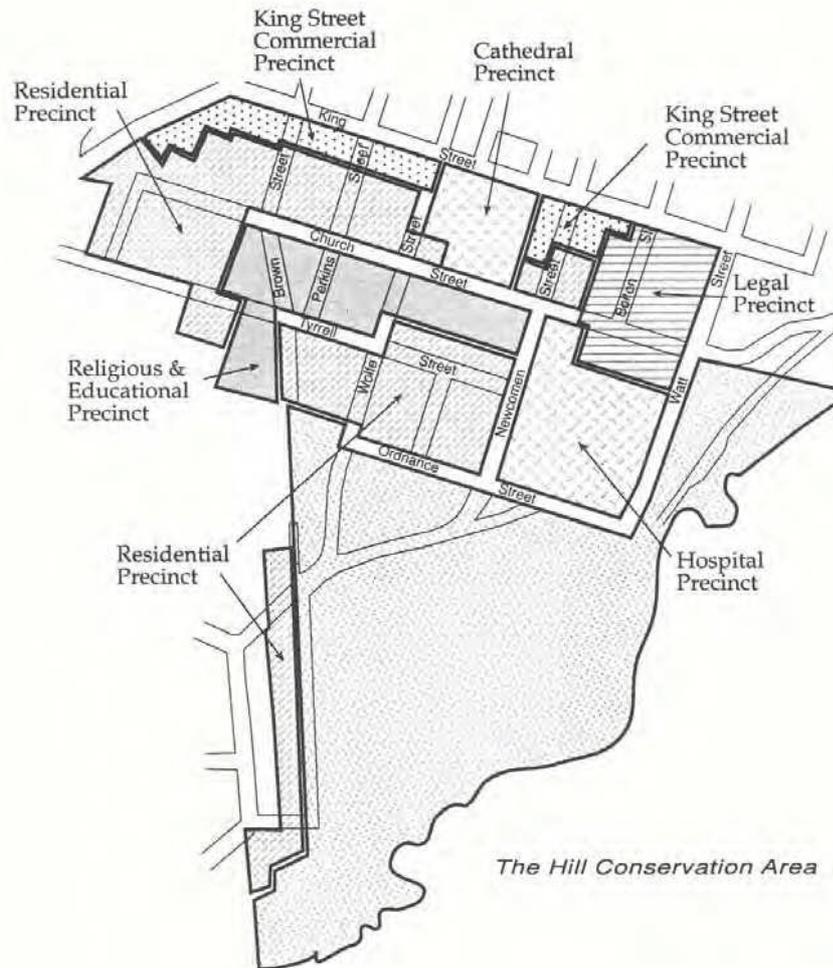


Plate 20: Map of The Hill Heritage Conservation Area. (NDPC 2012)

The Residential Precinct:

This is really four areas which, though separated by areas of non-residential uses, and indeed sprinkled with non-domestic buildings, are here considered together. The most 'separate' is the enclave of The Terrace, which is unlike most other urban housing because it faces King Edward Park.

By comparison with the other conservation areas The Hill is more open and expansive. This is because of its elevation, the availability of long views over the harbour and the parkland and along streets, and the less intensive nature of development. There are larger houses and public buildings and they are generally surrounded by their individual landscaped space.

The prevailing character is one which expresses Victorian achievement though some significant 20th century buildings are also interspersed. A number of singular late 19th century mansions, villas and terrace rows remain relatively intact and, together with houses of more modest architectural pretensions give the residential precinct good streetscape qualities.

Several houses designed by prominent Newcastle architects are located here, with surviving original detail such as iron palisade fences, iron filigree and cement decorative embellishments.

The Parkland;

Called 'the lungs of Newcastle', the open space of King Edward Park was developed by Newcastle Borough Council from the 1860s and named for the "British Monarch of Australia" Federation period.

Review of the Heritage Technical Manual:

The Heritage Technical Manual was reviewed in November 2015 to update information on the city's conservation areas. The map below shows the additions to the conservation area but doesn't indicate that the subject site, previously included as a Contributory to the conservation area, has now been removed.

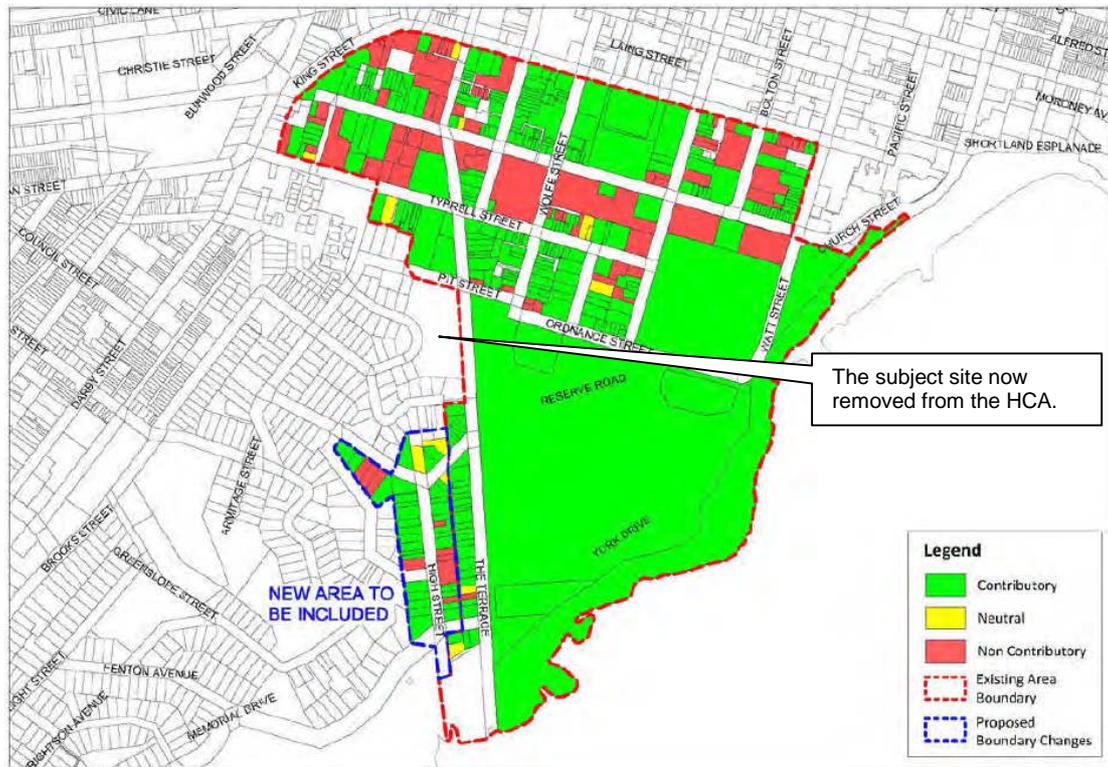


Plate 21: Map of The Hill Heritage Conservation Area with boundary changes. (Tech Manual 2015)

The removal of the subject site from the HCA is likely due to the site not falling into the various categories of heritage significance outlined for the greater portion of The Hill area. This is probably due to the overall topography of the area and the fact that the site is well hidden from the city to the north due to the ridge formed by Wolf Street and Tyrrell Street. This is supported by the photographic evidence in this section on The Setting as well as the section on Historical Background.

2.4 THE PROPOSED DEVELOPMENT:

The proposed development provides for underground parking and an initial eleven 2 storey residential unit row on the Mosbri Crescent boundary of the site. Behind this row of units the ground level steps up to create a major landscaped courtyard that has a main nine storey residential unit building on the northern side off Kitchener Parade. The central building is a seven storey residential unit building backing onto the Arcadia Park bushland reserve and the southern building is a five storey residential unit building also backing onto the reserve.

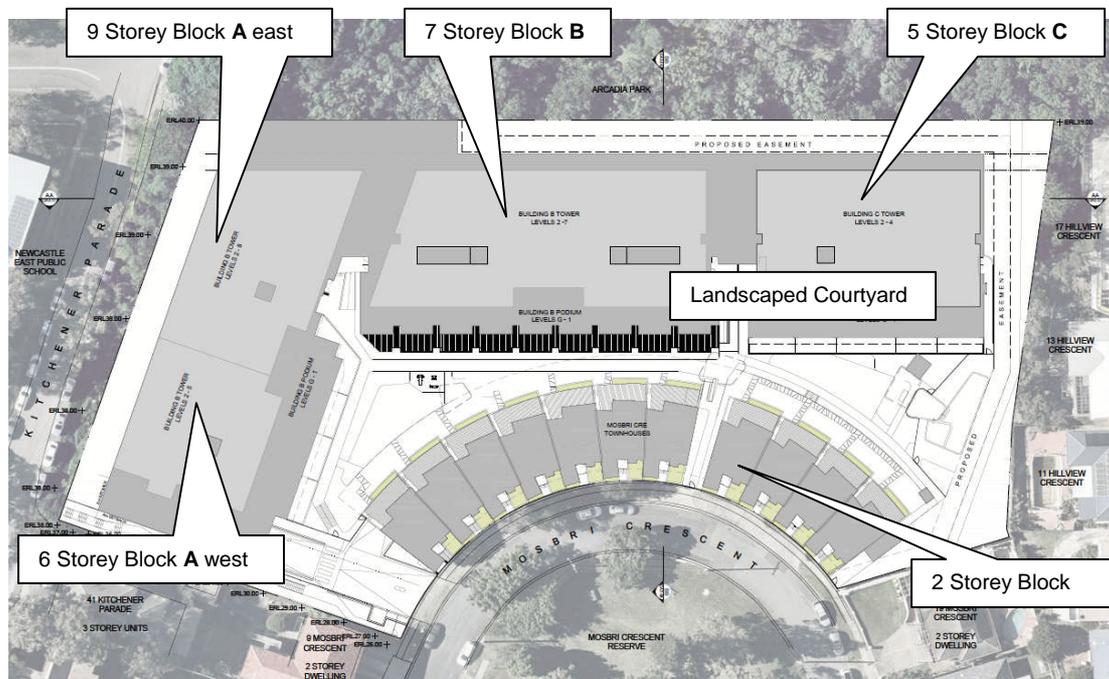


Plate 22: Diagram of site and unit block layout. (Marchese Partners)

Each building has a minimum pitched "flat" roof with the central building having a rooftop pool and the northern building a major Plant Room.

The Development Application (DA) seeks approval for:

- Demolition of all existing structures;
- Earthworks;
- Construction of residential accommodation comprising 172 dwellings, being:
 - Eleven (11) two storey townhouse style dwellings fronting Mosbri Crescent, located above a basement car park containing 34 visitor spaces and 11 resident spaces;
 - Three (3) residential flat buildings (Buildings A, B, and C) containing 161 dwellings, ranging from one to three bedrooms; being
 - Building A including a nine (9) storey east wing and six (6) storey west wing;
 - Building B comprising seven (7) storeys and a roof top communal open space, with (9) town house style dwellings facing the internal courtyard;
 - Building C comprising five (5) levels;
- Interconnected car parking for Building A, B & C located on the ground floor and first level, contains 1 visitor space and 196 resident spaces;
- Pedestrian path, providing connection from Mosbri Crescent to Kitchener Parade; and
- Associated landscaping, communal open space, services and site infrastructure.

Materials & colours:

The materials chosen compliment the surrounding area with its use of red/brown brickwork, glazing suits with dark frames, dark metal balustrades and fences, dark grey matt metal cladding, light grey finish to concrete areas, light to medium grey finish to slab edges and exposed columns and charcoal coloured perforated metal sun/privacy screens. It is recommended that the roof mounted wall finishes to the Plant Rooms be a dark cladding or if a lighter cladding is selected, it should not be "Colorbond Surfsmist" (white).

The selected colours and materials present a neutral tone to the dominant green surrounds of Park and trees in the residential precinct.



Plate 23: The north elevation & boundary context. (Marchese Partners)

The above northern elevation has the actual level Kitchener Parade outlined in red as it rises up to meet Brown Street, which then continues to rise up to the site of the heritage listed school building. While at Kitchener Pde there are six storeys above road level, it is estimated only three to four levels would be seen from the Tyrrell & Brown Streets intersection.

The existing trees to be retained on the street boundary are also plotted on the elevation based on the survey information. These trees assist in screening the proposed building from the school site and Hunter Water site and help blend the buildings into the areas existing background panorama.

Views from The Terrace, the Obelisk and other locations across the valley towards the school building and reservoir are currently affected by the existing trees and buildings requiring the observer to position themselves for the best view towards the heritage items. The Obelisk is the best site to observe the surrounding area and the proposed development will have little intrusion on sight lines from the observation point.

2.5 THE DEVELOPMENT CONTROL PLAN 2012:

NDCP 2012 Requirements:

The subject site will need to satisfy the following heritage clause from the DCP:

Section 5.05 of the Newcastle Development Control Plan 2012 sets out guidelines for development near listed items of heritage significance. The objective is to ensure development in the vicinity of heritage items is designed and located in such a way that the heritage significance of the heritage item is conserved.

The affected heritage items are:

- The Newcastle East Public School (item **557**)
- The former Reservoir (item **558**)
- The Obelisk (item **581**)

There are two categories of **Controls** to satisfy:

1. New development and alterations and additions in the vicinity of heritage items respects and enhances the setting and significance of the heritage item with regard to the following elements:

(a) residential structure envelope	The proposed development has been designed to height guidelines allowable on this particular site that previously housed a large industrial/commercial style building as NBN Channel 3. The overall development has dug into the hillside to provide underground parking with multi-storey residential units over. These unit blocks vary in height with two storey units on the Mosbri Crescent boundary, stepping up to five, seven and eight storey residential unit blocks.
(b) proportions	The location of the site in a small valley surrounded by trees and residential development has allowed for the break-up of the site development into four groups of residential blocks.
(c) setbacks	The setbacks have been determined as the minimum required by council to allow for a large internal communal landscaped courtyard for the development.
(d) material and colours.	The materials and colours have been selected from the vast range of buildings within the field of view in the immediate area. The use of light and dark grey together with red/brown face brick and light grey concrete provide an acceptable colour range for the adjacent heritage conservation areas

2. Development in the vicinity of heritage items respects the heritage item by:

(a) retaining adequate space around the heritage item to enable its interpretation.	557 - The separation includes the width of Kitchener Pde and the length of the school playground. There are 2 new buildings between the heritage school building and the subject site. 558 - The reservoir is largely underground and the subject site the length of Tyrrell St to Kitchener Pde away. 581 - The Obelisk is separated by Park and a section of King Edward park from the subject site.
(b) conserving significant landscaping including horticultural features, trees, and outbuildings.	park is on the site's eastern boundary and will remain untouched. The trees to be removed from the site were planted after the development of the site in the 1960s as shown previously in <i>Plate 8</i> . Existing trees on the Kitchener Pde boundary are being kept as part of the development.
(c) enabling archaeological sites to be conserved in accordance with relevant approvals.	The subject site is not shown on the 1997/98 Newcastle Archaeological map.
(d) retaining significant views and lines of sight to the heritage item.	The development does not constrain existing significant views and lines of sight to the heritage items. The development doesn't interfere with views from the Obelisk to the surrounding area.



Plate 24: An aerial view of the site at left, the Obelisk at right and the school and reservoir above.
(Google Maps)

2.6 ASSESSMENT OF HERITAGE IMPACT:

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

The development has been designed to remain below the ridgeline of Brown Street and a line extended to The Terrace. The majority of the northern block will be seen from Brown St and Kitchener Pde however the use of earth tone colours have reduced the visual impact of the eight storey building. The view to the site from the surrounding conservation area is broken up by existing street and garden trees as well as large residential buildings.

The use of two storey units on Mosbri Cres blends the site into the nearby residences and small park area opposite the site. These units provide an effective screen to the larger building located behind towards the rear of the site.

The three individually listed heritage items are located at a distance acceptable to mitigate the impact from a new building, particularly when combined with the screening properties of trees and recent and forecast buildings on the Newcastle East Public School site.

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

The topography of the site assists in reducing any restrictions of views to and from the conservation area of the individually listed heritage items nearby and those further away. The use of underground car parking has maintained the height of the development to a level complying with the LEP 2012, as amended.

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

The site is not known to have potential archaeological deposits based on the lack of development on the site until the early 1960's with construction of the television studio building. The site is not highlighted in the Newcastle Archaeological Management Plan 1997/98.

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

The development is of a contemporary form for the style of multi-storey residential development allowed on this site. The use of earthy colours assist in blending the buildings into the developed surrounding landscape to avoid drawing undue attention to the building and preventing its dominance over the surrounds.

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

The proposed development will not restrict views to the surrounding heritage conservation area or the individual heritage items largely due to its location with a small valley in this area of the city, surrounded by higher ridges. Views to distant locations and heritage item are best from the Obelisk.

STATEMENT OF HERITAGE IMPACT:

The proposed residential development at 11-17 Mosbri Crescent, The Hill, will have minimal impact on the heritage significance of the surrounding heritage conservation areas or the nearby individually listed heritage items because:

- the development is a "non-competing" flat roof contemporary design;
- the materials and colours do not dominate or draw attention;
- the development makes full use of the topography of the valley site;
- the surrounding area already has existing multi-storey residential unit developments;
- the existing treed landscaping in the nearby surrounds screens the site from the heritage conservation areas;
- the existing nearby heritage items are physically screened from the subject site;
- The use of earth tones in the materials selection blends the development into the existing surrounds.

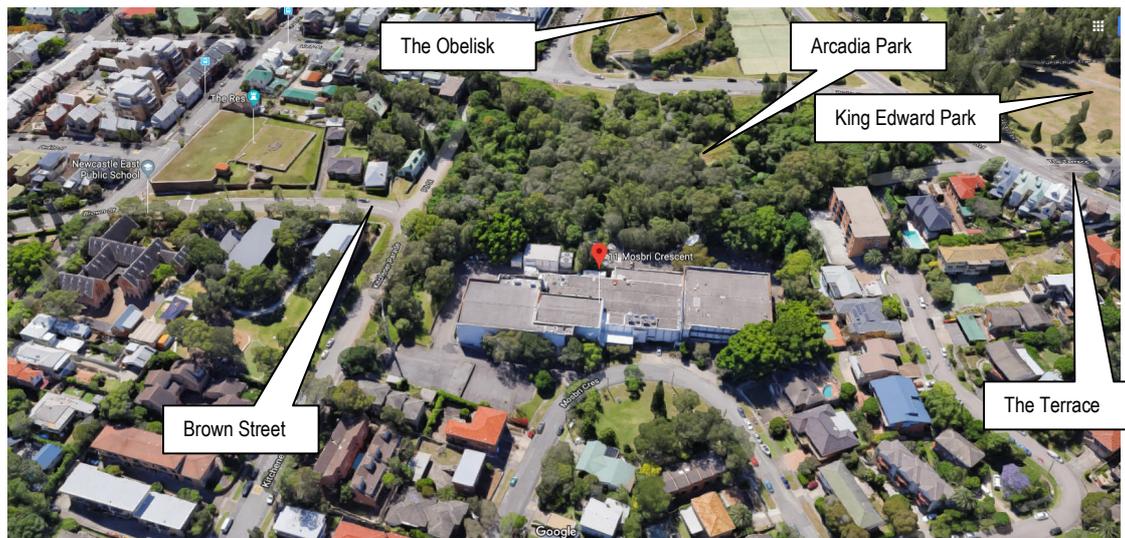


Plate 25: Aerial view of the site showing existing surrounding development. (Google Maps)

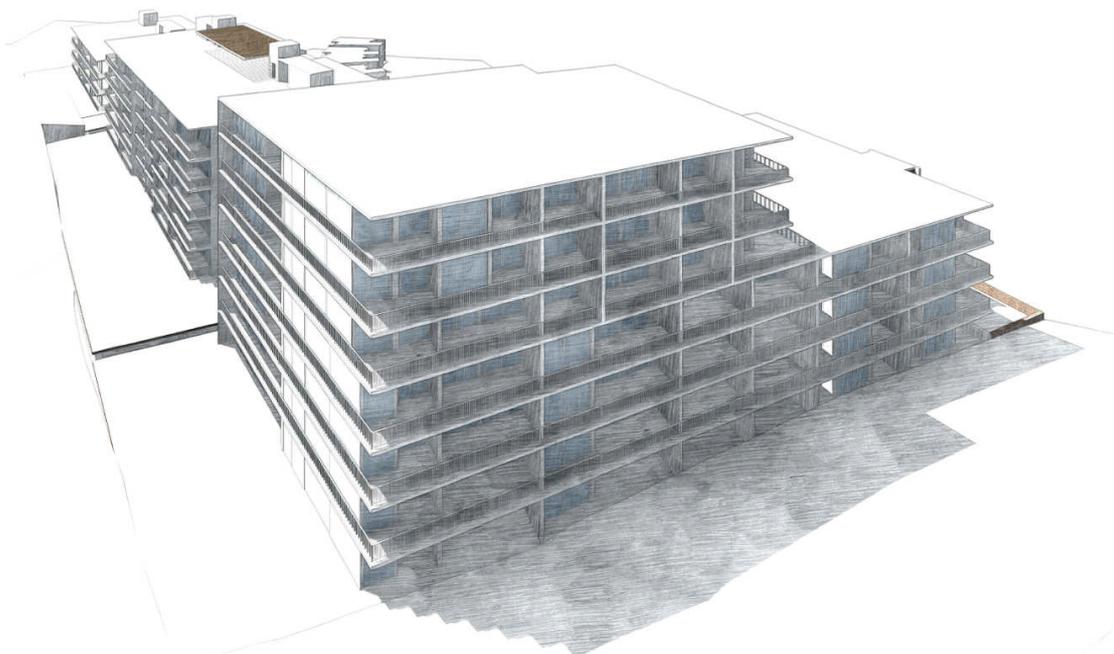


Plate 26: Aerial perspective of Block A on Kitchener Pde. (Marchese Partners)

3.0 CONCLUSION & RECOMMENDATIONS

The site of the former NBN Channel 3 has been occupied by the television station for the last 56 years, the site having never been developed before the early 1960s. The site was recently re-zoned to Medium Density Housing by the NSW Department of Planning in April 2018.

The plans were prepared using the height parameters set for the site as part of the re-zoning study. The grouping of buildings resulting from the variation in height has helped reduce their impact on the nearby heritage items and the adjacent heritage conservation areas.

The design of the Mosbri Crescent low level apartments also assists to blend the development into the surrounds by using the lower building to screen the higher development behind.

The use of varying colours and materials helps the larger blocks by breaking up the facades into a series of small elements.

The impact of the development on nearby individual heritage items has been assessed as minimal due primarily to screening by existing and approved buildings for development between the subject site and the Newcastle East Public School. Other items are screened by topography or distance from the site. The exception is the former Reservoir opposite the school. This however is largely an underground heritage item with its above ground architecture designed facing the school building opposite and the proposed development is considered to have little impact on the heritage significance of this exposed heritage site.

Recommendations:

The following recommendations should be considered for this project:

- Colour the white slab edges and columns off white or light cream, not "bright white". *Reason - to reduce the visual impact of the building on the adjacent heritage conservation areas.*
- Use a coloured cladding other than 'white' on the plant room enclosures to the roof of the residential blocks. *Reason - to reduce the visual impact of the building on the adjacent heritage conservation areas.*
- Non essential roof top structures and gardens/recreational areas to Building A (both east and west blocks), not be constructed. *Reason - to reduce the visual impact on adjacent heritage conservation areas and items.*

Yours faithfully,



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14 January 2019	F	Adjusted car numbers
11 January 2019	E	Issue for DA lodgement
21 December 2018	D	Adjusted Report issue
20 December 2018	C	Final Draft for comment
26 November 2018	B	Draft for comment
15 October 2018	A	Prelim Draft for coordination
Date	Rev	Description

(End of Report)