

18 May 2023

Luke McNamara  
Development Manager  
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Dear Luke,

**RE: STATEMENT OF HERITAGE IMPACT FOR THE PROPOSED DEVELOPMENT AT 711 HUNTER STREET NEWCASTLE WEST - ORIGINAL FACADE ADDENDUM.**

The following response is in answer to the City Of Newcastle's two questions:

**A.** Further clarification is sought regarding the intended outcome of the proposed mitigation approach. For example, additional information should clarify the extent of the original façade to be retained and how it is to be supported. Further, it is unclear if this form part of the external appearance of the building and thus affects the streetscape presentation or is this intended to be an internal interpretive display.

Response:

The assessment of the facade in the SoHI refers to the facade as being extensively damaged however contained areas of detail plasterwork that were excellent examples of the plastering trade that has now almost disappeared in Australia. None of the original facade was recommended for retention however small examples of detailed plastering could be salvaged and placed in metal frames to hold them together given the facade is plaster on brickwork. It was discussed during the design development that available photographs of the building could form a large window display (on Hunter Street) and the plastering examples placed on the floor in front of the photos with perhaps a stringline showing where they were located on the facade photo. So, it would be an "internal" interpretive display, viewed from the street (near the Bus Stop).

**B.** It is noted that the site is graded as non-contributory in CN's Heritage Technical Manual, however the remnant façade dates from the key period of significance of the HCA and therefore has contributory qualities. CN has regard for precedent case law established in the NSW Land and Environment Court (Helou v Strathfield Municipal Council [2006] NSWLEC 66) when considering applications proposing demolition in an HCA. It is requested that the applicant provide a discussion in response to the six questions in the linked planning principle. This can be in the form of a brief addendum letter to the Statement of Heritage Impact.

Response:

The site was graded as NON-CONTRIBUTORY in the Council's Heritage Technical Manual (*clause 43 of the planning principle*) as it was covered over in the 1960s almost 60 years ago. It was however believed to possibly still exist but the extent of its remains was not uncovered until later in the investigation stage after completion of the Design Competition. The Clause 43 planning principle applies only to contributory items in a conservation area, not to listed heritage items. Once a few strategic sheets were removed based on earlier photographs, the full extent of damage was revealed and the SoHI expanded to include an assessment of the damage. This Facade Assessment in the SoHI addressed salient points in the L&EC precedent as to repair the building required extensive reconstruction of the facade and the missing windows and upper parapet imposing unreasonable costs.

The costs to rectify the damage to the facade including the reconstruction of missing windows, parapets. Cupola is based on over 75% of the buildings facade requiring work. This is in response to Item 5 of the L&EC precedent, noting that the most valuable of Newcastle's nineteenth and twentieth century buildings have a heritage listing.

Please let me know if you require any further information.

Yours faithfully,



John Carr  
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Heritage Consultant