

HMS Application ID: 6728

Elle Durrant  
Newcastle City Council  
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NEWCASTLE, 2300 NSW  
**Email:** edurrant@ncc.nsw.gov.au

Dear Ms Durrant

## DEVELOPMENT APPLICATION REFERRAL HERITAGE NSW COMMENT

**Address:** 121 Hunter Street, NEWCASTLE NSW 2300  
**Development** CNR-70345 - A-85303 - RE2024/00002  
**Application no:**

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I refer to your submission received by Heritage NSW on 4 July 2024 referring the above-named development application (DA) for comment.

The proposed modification seeks amendments to the building envelopes for Stages 3 and 4 of the Staged Concept DA (DA2017/00701) which was approved by the Joint Regional Planning Panel on 21 December 2017.

The Stages 3 and 4 proposal is for a mixed-use residential and retail development within Blocks 3 and 4 at 105, 109, 111 and 121 Hunter Street, 3 Morgan Street, 22 Newcomen Street and 66-74 King Street, Newcastle.

The following key documents provided in the application were subject to review:

- *Concept DA – DA2017/00701 Section 4.55(2) Modification: Stage 3 and 4 East End*, prepared by Urbis, dated May 2024
- *Addendum to View Impact and View Sharing – East End, Stages 3 and 4*, prepared by Urbis, no date.
- *Heritage Impact Statement: Newcastle East End, Blocks 3 & 4 (Demolition & Development DAs), Newcomen, Hunter, Thorn, Laing and King Streets*, prepared by City Plan, dated April 2023

Other documents considered:

- *Statement of Environmental Effects: Stage 3 and 4 East End Detailed DA*, prepared by Urbis, dated May 2023

## Environmental heritage

The following comments are provided under delegation from the Heritage Council of NSW in relation to the proposal.

- The Approvals Committee of the Heritage Council of NSW (Approvals Committee) considered an earlier concept approval for the Newcastle East End Project under DA2015/10182 and provided detailed comments on built heritage and archaeology in a letter dated 18 February 2016 (DOC15/470474).
- Heritage NSW provided built heritage and archaeology comments on DA2023/00419 for Stages 3 and 4 of the Staged Concept DA2017/00701 on 17 August 2023 (HMS 3258). This included comments on the proposed amendments to the building envelopes, which are the subject of the current proposed modification. These comments still apply and are reiterated below:
  - None of the properties within the Stages 3 and 4 (subject) site are listed on the State Heritage Register (SHR). However, the Christ Church Cathedral listed on the SHR (No. 01858) is located immediately to the south of the subject site, across King Street. The SHR listing of the Cathedral states that the Cathedral's aesthetic significance is demonstrated by:

*"its landmark qualities, having dominated and defined the Newcastle skyline for many years. The form, scale, colour, texture and materials of the fabric combine to present a piece of extraordinary architecture in a most dramatic setting."* (Source: SHR Listing)
  - The Statement of Environmental Effects for the Stages 3 and 4 DA acknowledges that the proposal includes building bulk that falls outside of the building envelopes approved under the Concept DA. The current modification therefore proposes to amend the approved building envelopes, to reflect the *"re-distribution of the massing out of the central view corridor towards other parts of Stage 3 and Stage 4, and the Christ Church Cathedral."* It is asserted that this will accommodate a view corridor from the Harbour to the Cathedral.
  - It is further stated in the Heritage Impact Statement for the Stages 3 and 4 DA that:

*"The proposed works will improve some key view corridors while also ensuring no or minimal adverse impact on surrounding important views, including to the Cathedral and city skyline."*

However, the Visual Impact Assessment included as part of the exhibited documents indicates that an increase in the building envelopes from the approved Concept DA building envelopes causes additional view loss. It is particularly concerning that, contrary to the comments provided to Newcastle City Council on the Concept DA by the Approvals Committee in 2016, the building envelopes have been increased such that views from the Market Place and Queens Wharf Promenade to the Cathedral will be diminished. In addition, increment in the building envelopes further encroaches on the views from the Cathedral Park towards north and northeast, such that the views to the water are significantly lost.

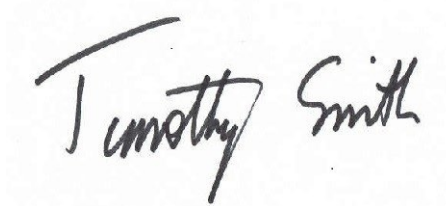
- It is also noted that a number of public submissions include concerns that the proposed increase in building heights will result in adverse impacts on views to and from Christ Church Cathedral and the river foreshore.
- Heritage NSW strongly recommends that the significant views to and from the SHR listed cathedral are maintained such that the landmark qualities and extraordinary setting of the cathedral is retained. One of the comments provided by Approvals Committee on the Concept DA in 2016 is reiterated below for your reference:

*“Reduction in heights in the proposed master plan to preserve the historic views to and from the state heritage listed cathedral site and foreshore is supported. It is strongly recommended that the reduced heights be secured by a revised LEP.”*

- It is highlighted that very similar comments were made by Heritage NSW in response to Stage 2 of the Staged Concept DA (DA2017/00701) on 16 July 2018 (DOC18/404940).

If you have any questions about this correspondence, please contact Sam Gibbins, Senior Assessments Officer - Historical Archaeology at Heritage NSW on (02) 9873 8500 or [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

Yours sincerely



Tim Smith OAM  
 Director Assessments  
 Heritage NSW  
 Department of Climate Change, Energy, the Environment and Water  
Environmental Heritage comments made as delegate of the Heritage Council of NSW  
 23 July 2024