

1 INTRODUCTION	3
1.1 Background	3
1.2 Overview	3
1.3 Methodology	3
1.4 Limitations, Constraints, Notes	3
1.5 Development Proposal	4
2 HISTORICAL BACKGROUND	6
2.1 Maitland Early History	6
2.2 Colonial Settlement	6
2.3 Development of Maitland	7
2.4 Early Historical Context of East Maitland	10
2.5 First Purpose Built Church- The Old St Peter's: 1843-1890	10
2.6 St Peter's Church	11
3 EXISTING FABRIC	16
3.1 Context	16
3.2 Landscape	16
3.3 Archaeology	18
3.4 Indigenous Relics	18
3.5 Built Fabric	18
3.6 Slate Roof	21
4 HERITAGE CONTEXT	26
4.1 Existing Listings	26
4.2 Existing Listings in the Vicinity	26
5 SIGNIFICANCE	27
5.1 Existing Statement of Significance	27
5.2 Reaffirmed Statement of Significance	27
6 STATEMENT of HERITAGE IMPACT	28

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1.1 Background

This report represents an assessment of heritage impact for the proposed partial demolition and conservation works at St Peter's Anglican Church, 47 William Street, East Maitland NSW 2323, related specifically to slate roof replacement.

St. Peter's Anglican Church Group and Glebe Cemetery is identified as an item of State significance defined under the NSW State Heritage Register. The site is also listed (I87) within the Maitland Local Environmental Plan (LEP 2011) and falls within the boundary of the locally significant East Maitland Heritage Conservation Area (HCA). The Church and associated buildings are noted on the National Trust Register. To the knowledge of Heritas, no items within the study area are listed by any other statutory or non-statutory heritage bodies.

1.2 Overview¹

The Anglican Parish of East Maitland is one of the oldest parishes in Australia, dating back to 1834. However, before the foundation of the original parish the Church of England had already established a presence in the Maitland district known originally as Wallis Plains. What is today called East Maitland was established as a Government town, known simply as Maitland, in 1829. At the same time, a purpose-built school house was erected by the Church of England on the slopes above the settlement on what became known as Stockade Hill. The school house also served as the local chapel until the first St. Peter's Church was erected in the early 1840s. The original church stood within the curtilage of the present day St. Peter's churchyard until it was demolished in 1890. Its successor, the Blacket designed, Gothic styled church erected 1884-1886, is the dominant feature of the current St. Peter's Church Group which also includes the Rectory and the Parish hall. Of these three buildings the latter is the earliest, built in the early 1840s as a denominational school but having served most of its long history as the parish hall. Neither the architect nor the builder of the hall and the 1860 rectory are known.

1.3 Methodology

This report has been undertaken in accordance with the requirements of the Australia ICOMOS Burra Charter (2000), and more specifically the guidelines for Statements of Heritage Impact as issued by the NSW Heritage Office (1996 & 2001). These guidelines note that a Statement of Heritage Impact should address the following issues:

- Why the item is of heritage significance.
- What impact the proposed work will have on that significance.
- What measures are proposed to mitigate negative impacts.

All images captured by Heritas unless otherwise noted.

1.4 Limitations, Constraints, Notes

The documentation presented for assessment is conceptual only, and as such does not fully detail all of the proposed works.

Inspection of physical fabric was limited to the building exterior, with the condition assessment informed by reporting prepared by iScope Consultants.

This report assesses the European cultural heritage significance of the place only. An assessment of archaeological or aboriginal significance does not form part of this report.

¹ St Peter's Anglican Church Group, East Maitland Conservation Management Plan, Issue C December 2010 prepared by Heritas Architecture.

The history of the subject property has not been independently researched as part of this assessment. Information pertaining to the historical development of the site is limited to that contained within the existing Conservation Management Plan and which is summarised within this document.

For clarity, the William Street façade is referred to as east.

This SoHI does not comment on the roof plumbing design, i.e. the adequacy of water shedding under AS3500.3:2018 Stormwater Drainage.

1.5 Development Proposal

A recent hail storm resulted in damage to the slate roof of St Peter's Church. While individual spot repair has been considered, the age of the church and its original slates prompted consideration of a more ambitious repair and reconstruction - one that would be nearing requirement in any event.

The proposal is for removal of existing slate roof, re-slating of the roof, reconstruction of the roof plumbing elements (gutters, downpipes, and rainwater heads), and reconstruction of the roof dormer vents. The slate on the north aisle was replaced in c2010 and does not require renewing.

The proposal includes for the replacement of existing slates using Canadian Glendyne slate, and the replacement of gutters and downpipes using copper. All timber elements within the roof dormers and bellcote are proposed to be reconstructed in western red cedar with paint finish.

Reconstruction of the bellcote is proposed. Damage to the existing bellcote is documented in a 2019 report by horologist Tim Tracey (Tower Clock Services Australia).



Figure 1
Local context of St Peter's Anglican Church with site highlighted in red.
source: Google Maps adapted by Heritas, 2022.



Figure 2
Immediate context of St Peter's Anglican Church with the subject site outlined in red.
source: SIX Maps adapted by Heritas, 2022.

2 HISTORICAL BACKGROUND

2.1 Maitland Early History²

Maitland and the surrounding area has a long history and significance in Australia. The area's original inhabitants were the people of the Wonnarua Nation, 'people of the mountains and the plains'. Neighbouring clans included the Worimi, Darkinjung, Kamilaroi, Geawegal, Gringai, Awabakal and Wiradjuri communities. This tribe believed that the great spirit Baiame opened eyes that were steeped in chasms of eternity that created the great hills, valleys, forests and living beings in and around Maitland. This dreamtime story also acknowledged the establishment of the Hunter, Williams and Paterson rivers.



Figure 3
Wonnarua Tribe-traditional custodians of the Hunter Valley region, undated.
source: Hunter Valley Visitor Centre, Hunter Valley Aboriginal History and Culture.

2.2 Colonial Settlement³

Newcastle was officially discovered by Europeans when Lieutenant Shortland of the ship *Reliance* recorded its position as they sailed past the mouth of the Hunter River in September 1797. An in-depth survey of the area did not occur until 1801 which prompted the establishment of an outpost consisting of a non-commissioned officer, eight privates and twelve prisoners. This first attempt did not persist, and in February 1802 Governor King decided it would be withdrawn. In 1804, a second settlement was established and the town of Newcastle, originally named King's Town, was proclaimed. It was from this point that the systematic exploration and exploitation of the Hunter River region began.

As the colony of NSW expanded in the early nineteenth century, the fertile lands of the Hunter Valley region were soon discovered and a colonial outpost established. It was not for some time after Newcastle had been re-established in 1804 that the surrounding areas were populated by Europeans. By 1813 there were several settlers in Patterson's Plains, although, still none were recorded for the future site of Maitland. Governor Macquarie visited the area in 1818, giving the name Wallis Plains, after the commandant of Newcastle, Captain Wallis, to the land that is now Maitland. Settlement then began with nine convicts and two free men who occupied the land without legal title as "tenants at will". These select few were allowed approximately 30 acres of land each fronting the Hunter River.

Wallis Plains began here as an isolated settlement. It was accessible only by the Hunter River, which was at the time a tortuously meandering 112 kilometre journey taking twelve hours and dependent upon two favourable tides. Despite this, during the 1820s there was a gradual shift away from a high proportion of convicts in the area towards a population of mainly free settlers. The official change came about quickly, as the land bounding the Hunter River was opened for settlement in December of 1821. Immediately after, the government ceased using Newcastle as a penal settlement, moving operations north to the more remote Port Macquarie area between 1822 and 1823.

² Maitland City Council, Local History, 2018. www.maitland.nsw.gov.au

³ E.Williams, AMAC Archaeological, Historic Research East Maitland Mechanics Institute, May 2018, pg.5

Having opened the region, the possibility of growth in Maitland was then dependent on a continuing influx of settlers. Convict cedar cutters, their overseers and small farmsteads sparsely occupied the area, yet the population slowly swelled and created demand for infrastructure such as transport, stores and inns. Described as:

'being originally densely wooded, required great labour in clearing, a disadvantage, however, amply compensated by the amazing fertility of the soil which is alluvial, and still subject to being covered with water during high flood. The country back from the river consists of rising hills, inferior soil, with fertile flood vine bushes, watered by lagoons communicating with the river.' 1826 P. Cunningham⁴

A cutter packet named the *Lord Liverpool* began sailing the twelve hour journey between Sydney and Newcastle weekly sometime in the mid-1820s. By 1828 it is stated that two ships then made the journey regularly between Newcastle and Wallis Plains; one of these could have been the *Perseverance* which operated as early as 1824. Although there was a road from Richmond to Wallis Plains open to the public from the March 1823, there was not yet the need for a proper road bridging Newcastle to the area. An increase in people justified the establishment of a permanent store; the first in Maitland opened by Powditch and Boucher on High Street, close to the river at Wallis Plains. In 1826 Mrs Hunt, fondly known as Molly Morgan, built the Angel Inn, the first at Wallis Plains. In this year Mrs Hunt also made a considerable donation of £100 towards the construction of a school that was completed in 1829.

2.3 Development of Maitland⁵

Even though the fertile plains of the Hunter River and the town at Wallis Plains proved popular amongst the settlers, it was not the first site of Maitland. The government surveyor, George Boyle White, was instructed in 1828 to survey the land that is currently East Maitland in order to lay out the official town.⁶ The area was chosen for its higher ground and was bestowed with wide streets and orderly, official buildings. Conversely Wallis Plains was a flood prone "raw and vigorous settlement", with a narrow winding High Street peopled with "mud-caked riders and teamsters... the road-weary, the restless, the resentful..."⁷ However, the advent of the steamship brought about a boom to the Hunter Valley as the ships could travel between Sydney and Morpeth in under twelve hours.⁸ Wallis Plains was fast becoming one of the most important towns outside of Sydney as a centre for commerce. The regular and swift steamships that moored at Morpeth meant that goods could be shipped more efficiently to the north via this hub as opposed to the route over the Blue Mountains. Furthermore, the rich alluvial river flats made Maitland the granary of New South Wales. The area produced most of its wheat locally until wheat rust broke out in the 1860s and the farming moved to drier parts.⁹



Figure 4
Artist's impression of West Maitland, 1837.
source: Robert Russell, National Library of Australia.

⁴ Helen Brayshaw, *Aboriginalities of the Hunter Valley*, 1986, *Descriptions of the Environment-Maitland*, pg. 23.

⁵ AMAC, *Historic Research, East Maitland Mechanics Institute*, May 2018.

⁶ Archer, C. and Walsh, B. (2007), p27.

⁷ Archer, C. and Walsh, B. (2007) *Maitland on the Hunter* Second Edition, CB Alexander Foundation, Tocal, 31 Kennedy, M. J. (1992) *Hauling the Loads: A History of Australia's Working Horses and Bullocks*. Melbourne University Press pg. 27.

⁸ Archer, C. and Walsh, B. (2007), p30.

⁹ Archer, C. (2003) *A Sense of Place in Maitland: Resource Kit for Schools*, New South Wales, p 2.

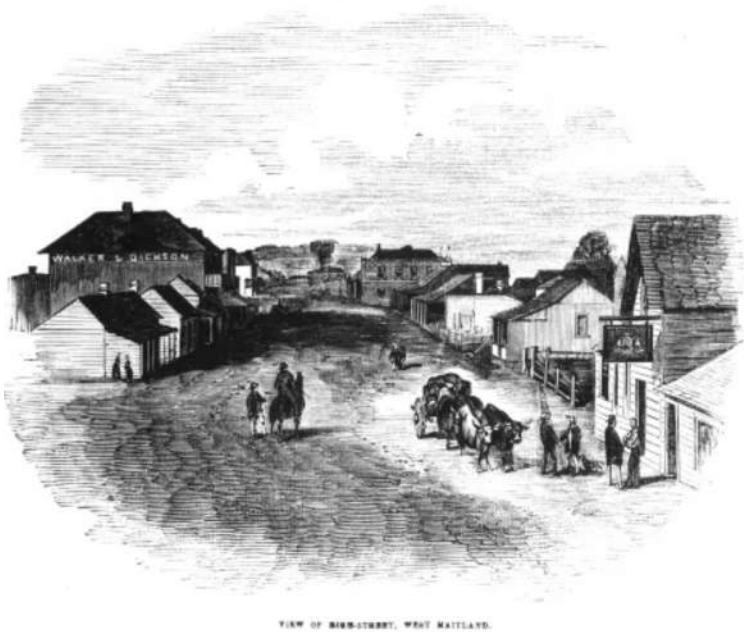


Figure 5
 Artist's depiction of High Street,
 West Maitland, 1855.
source: *Illustrated Sydney News*,
 31st March 1855, p.142.

The dichotomy that grew between the two Maitlands from their earliest days was still notable into the 1880s. The ornate buildings and grounds of East Maitland were at odds with the busy commercial side of West Maitland. Trade directories demonstrate the large scale of business in the area and in 1867 West Maitland was the site of over three hundred businesses, eighty-two tradesmen, twenty auctioneers and fifteen professionals.

The pre-eminence of the town began to decline during the 1860s as Maitland suffered through the wheat rust outbreak and Newcastle finally took on its role of regional centre. The situation was expedited by the siltation of the Hunter River that made river travel difficult, and in conjunction with the rise of northern rail transport with its terminus at Newcastle. Even though West Maitland was a part of the rail network by 1858, the 1864 extension to Singleton was cited as a contributing factor in their decline of progress. By the late 1870s it was thought that much of Maitland's trade was being lost to Singleton with the rail.

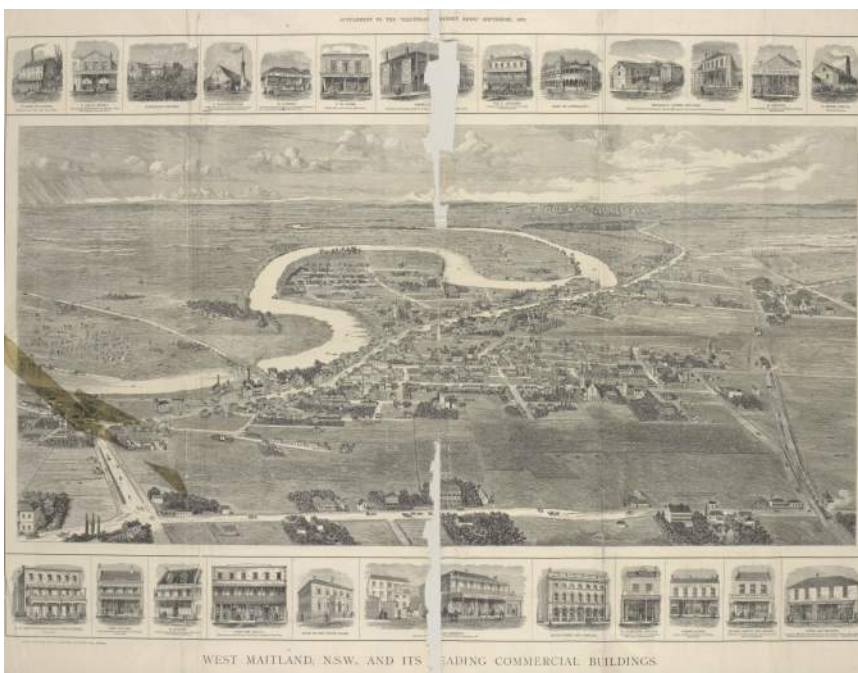


Figure 6
 West Maitland Commercial
 Buildings, September 1878.
source: *University of Newcastle*
Cultural Collections.

There have been numerous devastating floods witnessed in the Hunter Valley since European settlers took up residence there. It is notable that the community has persisted in their occupation of the flood prone area despite recurring damage to life and land. Whilst the waters brought alluvial sediment to the flood plains that enriched the agricultural soils, on many occasions the damages outweighed this benefit. The inundations were so strong as to twice flout the instalment of floodgates in the 1870s, and often changed the course of the river itself. Throughout the last two centuries, land owners would join forces, committees were formed and deals with the government made. Yet the river consistently overpowered the embankments, stone walls and gates. The most severe flood ever recorded for the region was in 1955 reaching 12.1 metres and in modern terms inflicted over two billion dollars in damages. The aftermath saw a fundamental shift in land use in the area. Heavy depositions of sand rendered up to twelve farm holdings infertile and encouraged the re-establishment of a natural flood plain at Bolwarra to redirect the water. Since then a series of levees, spillways, control banks and more floodgates were constructed which have so far successfully protected central Maitland and the expanding urban areas from minor to moderate flooding.

In order to persist living in the area the community required modern infrastructure. Gas services were the first available to the town, established by J. W. Tuck in 1860, and by 1878 Maitland's streets were lit with the first gas lamps. The town first requested funding to obtain a permanent fresh water supply in 1855, although land resumptions were not made until 1879 and the first section not completed until 1883. Finally, the entire scheme was complete in 1884. Electricity lagged far behind and was not present in Maitland until 1922.

Coal mining became an important economic trend for Maitland during the turn of the century. Between 1903 and 1907 specifically, the extracts from South Maitland Coal Fields increased from providing 13% of the northern districts output to 31%. The mines at Greta, just north-west of Maitland, were producing half the state's coal output by 1914. By the late 1920s coal was even considered to equal or exceed the important role of agriculture in the economy. As the coal mining industry restructured throughout the 1950s and 1960s, thousands of miners were relieved of their jobs only to find work in the expanding smelting work force. The 1970s saw the economy of the region come to rely more firmly on the diversity of business activities and the industrial sector had retreated. This situation continued until the 1980s when the rising cost of oil and demand for steaming coal reignited the industry.

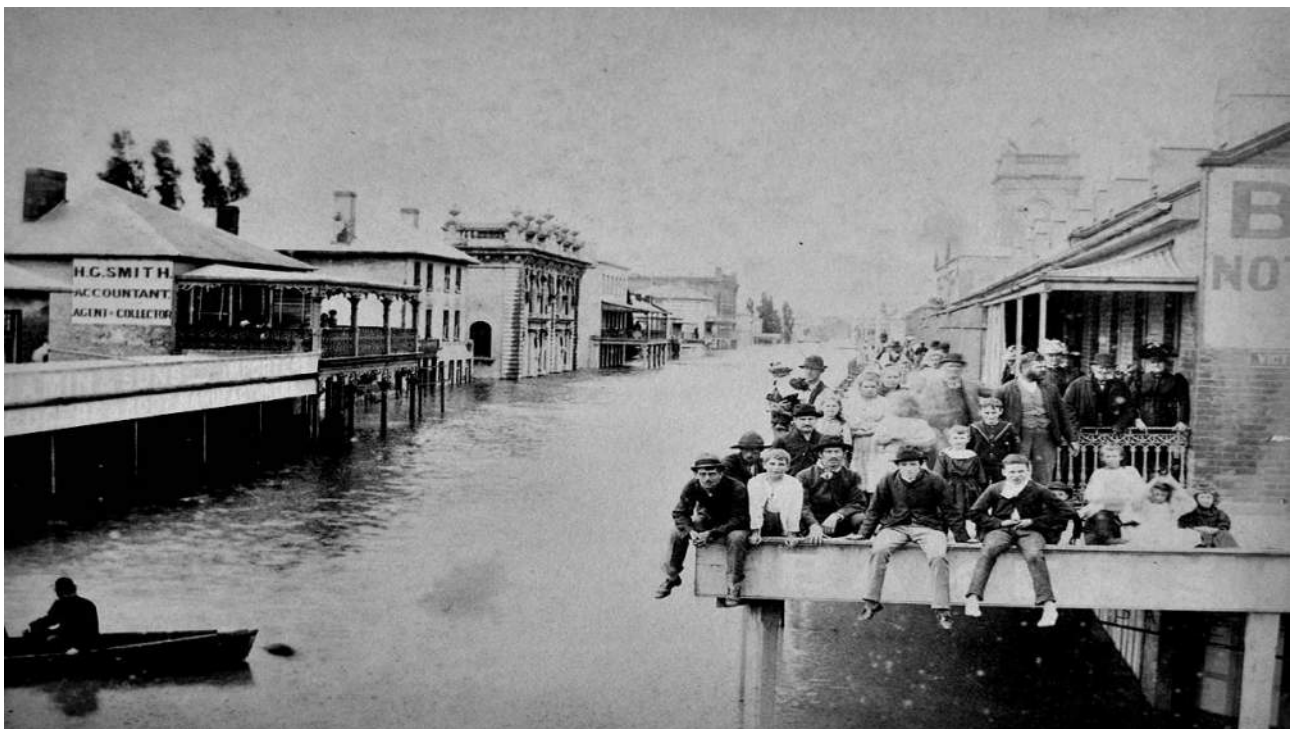


Figure 7
Maitland Flood, March 1893.
source: Maitland Mercury.

2.4 Early Historical Context of East Maitland

European settlement of the Hunter Valley was delayed by the presence of a penal settlement at Newcastle and the first land grants were not made until 1821. In the Wallis Plains district a township (present day Maitland) was already rising on the flood prone banks of the Hunter River to serve the commercial needs of the settlers when in 1829 the Governor of New South Wales decided to establish a Government town at what is now known as East Maitland. The town was to provide the usual Government services and administration as well as act as "a springboard for settlement of the northern reaches of the state."¹⁰ Originally named simply Maitland, it was close to the navigable head of the Hunter River and on high ground to avoid flooding. It was also the location of a Government cottage formerly used as a military outpost.¹¹

During the 1820s the religious needs of the early settlers at Wallis Plains were ministered to on visits from the Church of England Chaplain at Newcastle and the visiting catechist. In 1827 a small building at Wallis Plains owned by John Smith, which had previously been used as a public inn, was rented by the Church of England for use as a temporary schoolhouse. For the next two years the building also served as a place of worship. The first resident catechist, Lieutenant John Wood, serving Wallis Plains, Paterson's Plains and Patrick's Plains, was not appointed until 1829.¹²

2.5 First Purpose Built Church- The Old St Peter's: 1843-1890

While the population of the Government town was expanding, it was being rapidly outstripped by the far more popular, unplanned people's town at Wallis Plains which exceeded it in size and commercial importance. The settlers at Wallis Plains resented being governed by Maitland and in 1835 Governor Bourke gave instructions for the boundaries of the two areas to be surveyed and the township previously called Wallis Plains was to be called West Maitland and the Government town of Maitland was to be known as East Maitland. The latter remained the seat of administration for the region and the former the commercial hub.¹³

The Parish of Maitland had been established in 1834 with the Reverend George Rusden appointed as its first chaplain. This early parish covered a huge distance; the first subdivision occurred in 1837 with the formation of the Parish of Hinton followed by the Parish of West Maitland the following year. The inadequacy of the school house on Stockade Hill for church services was increasingly apparent by the mid 1830s when support was growing for a new church to be built. In 1835 the Governor authorised a portion of land facing Newcastle Road and bound by William and Bank Streets to be allotted as a site for a church. The grant of two and a half acres of land was officially approved in 1836.¹⁴

Tenders for building the church were called towards the end of 1837 but the foundation stone was not laid until 20 March, 1838. The architect was James Hume of Sydney, stone work was carried out by Ross Coulter and roofing and carpentry by Benjamin Cutler. Measuring 76 feet by 30 feet, the building was situated centrally on the reserved ground. Construction proceeded slowly and although ready for services by December 1840, St Peter's Church was not consecrated until St Peter's Day, 29 June 1843.¹⁵ The ceremony was performed by Bishop Broughton, the first Bishop of Australia, who noted in his journal at the time; "'The Church' is a stone edifice with square headed windows and flat ceiling, without tower, porch, chancel, or any external sign to denote the sacred purposes to which it is appropriate".¹⁶

¹⁰ Wendy Thorp and Brian McDonald & Associates, Maitland Heritage Survey Review, Thematic History for Maitland Council, July, 1994, p. 22.

¹¹ Ibid; Dr. J. W. Turner, The History of Maitland Correctional Centre, Revised Draft Report Prepared for the State Projects Heritage Group, December, 1997, p. 3.

¹² James Waddell, A History of St. Peter's Church East Maitland NSW, Townsville, 1996, pp. 2-11; A.P. Elkin, The Diocese of Newcastle: A History of the Diocese of Newcastle, NSW, Australia, Sydney, 1955, pp. 31-33.

¹³ MM, 27 June, 1985; H.F. Boyle, 'Emergence of Maitland to 1840', in Council of the City of Maitland, A New History of Maitland, 1983, pp. 15-16.

¹⁴ Elkin, The Diocese of Newcastle... , pp. 87, 91; Anglican Men's Club, Handbook of St. Peter's Anglican Church, 1965, n.p.; Waddell, A History of St. Peter's..., pp. 45-46

¹⁵ James Waddell, Centenary History of St. Peter's, East Maitland, New South Wales, 1984, p. 9; Waddell, A History of St. Peter's..., pp. 45-52; MM, 19 August, 1966.

¹⁶ Cited in Elkin, The Diocese of Newcastle..., pp. 112-113.



Figure 8
Undated photograph of
Old St Peter's Church.
source: *Waddell, A History of St.
Peter's...*, p.53.

By the early 1870s the congregation had outgrown the old St Peter's and plans were soon in motion for the erection of a new church. The old St Peter's stood derelict after 1886 and was finally demolished in 1890. In 1983 a weatherboard building from the former Greta migrant camp which had served as St. Mark's Church, Eastville, was relocated to the site that the old St Peter's had once occupied. It was dedicated as the St. Peter's Youth Centre on 29 May 1983.¹⁷

2.6 St Peter's Church

In 1873 a proposal was made to enlarge the old church by building a chancel onto its eastern end. Renowned Sydney ecclesiastical architect, Edmund Blacket, who had designed St Mary's Anglican Church at West Maitland, produced three alternative designs for a Gothic styled, stone chancel which he envisaged forming the first stage of an entirely new church. In 1876 he provided plans and a specification which allowed for an organ chamber on one side of the chancel and vestries on the other. In 1877 the plan to enlarge the old church was abandoned in favour of building a completely new one.¹⁸

Options for building a new church were limited because the boundary of the 1835 crown grant only went to the rear of the parsonage. An allotment several lots back had been gifted by a parishioner in 1867. It was therefore fortuitous that the two privately owned adjacent allotments were put up for auction in 1881 and acquired by the church. The newly purchased land contained a brick cottage and stone building which were subsequently demolished.¹⁹

Edmund Blacket died in 1883 and plans for the new St. Peter's were prepared by his son, Cyril. Cyril Blacket had commenced work in his father's practice aged 15 and later went to England for further training. In 1880 the firm changed its name to Blacket & Son and following his father's death Cyril was joined by his brother Arthur in the practice which was known as Blacket Brothers. Cyril later followed in his father's footsteps becoming Diocesan Architect for the Diocese of Sydney. He was also appointed president of the Institute of Architects in 1903.²⁰

The proposed design for St Peter's by Cyril Blacket was intended to be similar to that of All Saints', Woollahra designed by his father 10 years earlier. The same unidentified draughtsman who drew the plans for All Saints' is believed to have prepared the plans for St Peter's. Oliver Saunders was awarded the building contract and Alexander Sellar appointed Clerk of Works. Sellar was later placed in charge of all building operations when financial difficulties experienced by Saunders led to a breach of contract. A ceremony was held on 12 December 1884, to mark the laying of the foundation stone by the Lord Bishop of Sydney, the Right Reverend Alfred Barry, and a time capsule in the form of a bottle containing newspapers was placed in a cavity beneath the stone.²¹

¹⁷ Waddell, *A History of St. Peter's...*, pp. 54, 55, 116.

¹⁸ Council of the City of Maitland, *A New History ...*, pp. 26-27; Waddell, *A History of St. Peter's...*, p.54.

¹⁹ Waddell, *A History of St. Peter's...*, pp. 69-70.

²⁰ Parish of St. Peter's East Maitland, *Centenary Booklet 1834-1934*, West Maitland, 1934, p. 17; H.G. Woffenden, 'Blacket, Edmund Thomas (1817 - 1883)', *Australian Dictionary of Biography*, Online Version - <http://adbonline.anu.edu.au/biogs/A030165b.htm>; Waddell, *A History of St. Peter's...*, p. 77.

²¹ Waddell, *A History of St. Peter's...*, pp. 71-72.

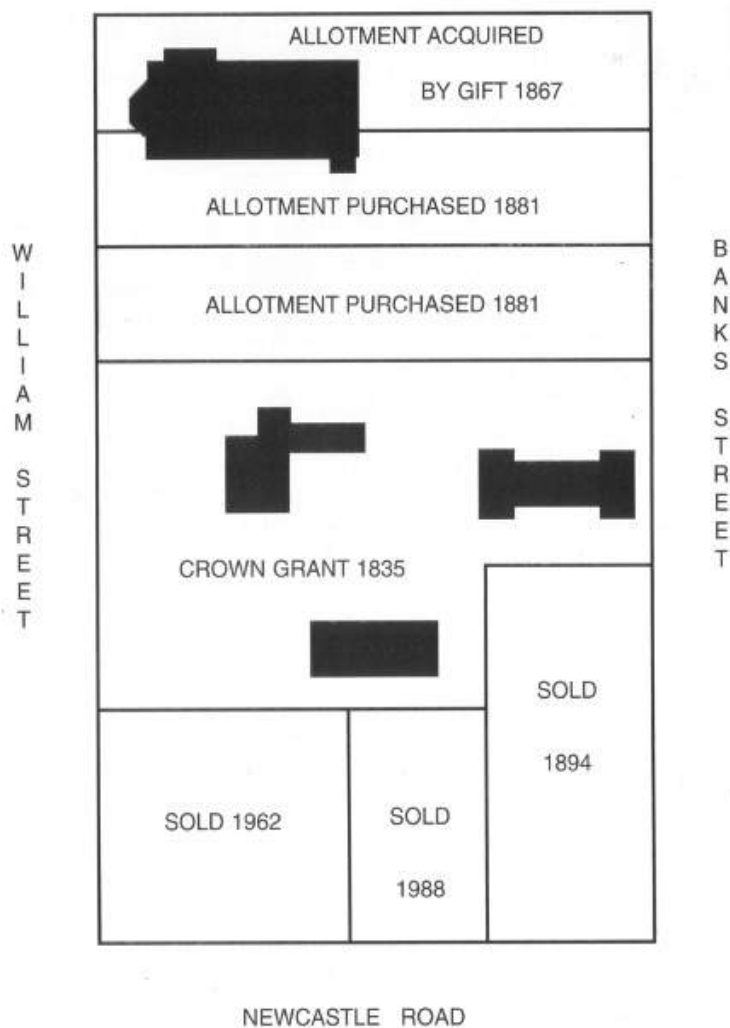


Figure 9
 Drawing by Waddell showing various stages of land acquisition and location of the present church (top), the rectory (middle left), the parish hall (middle right) and the old church (bottom).
 source: Waddell, A History of St. Peter's..., p.68.

Constructed from hand hewn stone procured locally from Two Mile Creek Quarry, the outer walls had been completed by July 1885 and the clerestory walls were advancing towards their full height. The tender of Henry Noad, an East Maitland builder, for £1,680 to construct the roof was awarded in May 1885. The roof was to be built entirely of Kauri pine from New Zealand and covered by Bangor slates. By May 1886 the church was nearing completion and in June, Henry Noad was again contracted to supply the Blacket Brothers designed fittings in Kauri pine throughout. At the same time, Messrs. Hannon and Lockyer were awarded the contract to supply the gas light fittings. The Willis and Son organ formerly accommodated in the Parish hall, had been installed by the end of July. The Blacket design had provided for an impressive tower and spire and although concrete foundations were constructed the building committee did not have funds to complete the work.²²

The new St Peter's was dedicated by the Bishop of Newcastle, the Right Reverend J.B. Pearson, on 29 September, 1886. A description was included in a report of the ceremony in the local press:

The church has been over two years building. The chief stone was laid by the Primate of Australia on December 12, 1884, when £660 were laid on it. The edifice occupies a commanding site on the slope of the Stockade Hill, and is a prominent object in the landscape of Maitland viewed on any side. The material is a cheerful cream-white stone, procured from a quarry at the back of East Maitland. In style the building is English decorated gothic, fourteenth century work. The full length of the church is 112 feet, its width 53 feet, the total height to apex of roof 50 feet. Accommodation is provided for 600 sitters, excluding the choir. The east end of the building is an apse, the semi-circular recess usually placed at the east end of the choir or chancel of a Romanesque, or what is commonly called in England, Anglo-Saxon or Anglo-Norman church. On the left hand side looking east is the

²² NMH, 13 December, 1973, 22 July, 1978; Waddell, A History of St. Peter's..., pp. 74-75.

vestry, 12 feet by 12 feet, which opens at one side into the chancel and at the other into the porch whence also entrance is obtained to the body of the church. Opposite the vestry and this porch is the organ chamber, a recess of behind the organ place forming a choir vestry. The main entrance is of course the west door, but there is also a porch in the north-western corner of the building. All the internal doors open outwards, an arrangement that will much help easy egress.

The nave in the clear measures 80 feet by 54, the choir and chancel together are 31 by 26 feet, the organ chamber is 12 by 20 feet, and the choir vestry 12 by 7 feet. The roof is of slate, and is vaulted inside. From the western door the interior effect of the church is very fine: the arches that support the clerestory are supported on granite pillars, which have given the requisite strength without bulk, and the result is an appearance of delightful airiness and grace. The vaulted roof, from its height and the warm yellow hues of the wood, the chaste style of decoration employed and the heavy moulded cornice, has a very noble effect; the apse constitutes a deep chancel, draped at the rear with maroon curtains broken by two broad bands of old gold plush. On each side of the entrance to the chancel the choir stalls are placed; and all the new furniture is yellow varnished pine, the hue harmonisingly admirably with the creamy white of the walls. As it appears at present the church is too glaringly lighted in the day time, but the three windows in the apse are temporary and will presently be supplanted by stained glass gift windows, and other coloured windows are promised for the nave. These will materially temper the glare, and filter the light. Parishioners are also supplying a valuable pulpit, carved oak altar, eagle lectern, and books, so that the church will be in process of a short time handsomely furnished. Through the failure of the person who took the contract originally the church has been completed under the direct control of the architects, Messrs. Blacket Brothers, of Sydney. Mr. H. Noad, of East Maitland, supplied the furniture. About £10,000 have been expended so far, but the design includes a tower and spire, the estimated cost of which is £2,500, and the building will ever appear woefully incomplete at its western end till the tower is supplied.²³



Figure 10

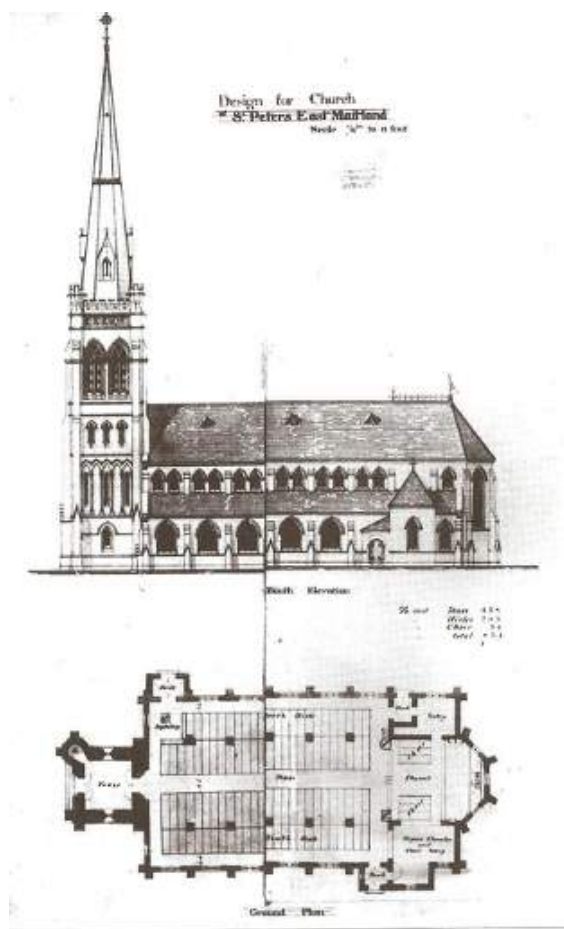
Photo c.late 1880s depicting newly erected St. Peter's in the foreground, the parsonage and old church below.

source: Waddell, A History of St. Peter's..., p.75.

²³ MM, October 1886 cited in Waddell, A History of St. Peter's..., pp.76-77.

Messrs. Burg Brothers were contracted to erect a palisade fence and entrance gates for the new churchyard in December 1886. The stained glass windows for the sanctuary, aisles and narthex were made in London by Messrs. Lavers and Westlake and installed as funds permitted between 1887 and 1893. Blacket Brothers prepared the original plans for the baptismal font and pulpit which resembled those in Goulburn Cathedral. The font was manufactured by the Roddes studio in Birmingham England and installed in August 1888. St Peter's marble and alabaster pulpit was donated by members of the Eckford family who were among the district's first white settlers. It too was made by the Roddis studio. Both the font and pulpit were installed by the local monumental masonry firm of Thomas Browne. The pulpit was dedicated on 9 July, 1893. In June of the following year, a marble and stone reredos was dedicated. A gift of the Clift family, it had been designed by West Maitland architect, A.C. Lee, and erected by Messrs. Gourlay and Hallam of Sydney.²⁴

Further interior beautification with furnishings and gifts from wealthy benefactors continued over the years including the massive oak sanctuary rails, nave seating, and tiling of the chancel. The baptistry was completed in 1906 as a memorial to Archdeacon Tyrrell and consisted of floor tiling around the font, a baptistry seat and brass tablet. The porch opposite the baptistry was also tiled. In 1908 the debt incurred to build St. Peter's was extinguished by which time the building and its furnishings had cost upwards of £16,000 while it was estimated another £6,000 would be required to erect the tower and spire.²⁵



Proposed design for St Peter's church.
Cyril Blacket, architect. (Blacket Plans, Mitchell Library PXD 202-204)

Figure 11
Floor plan and elevation of original Blacket design.
source: Mitchel Library PXD 202-204, from Waddell.

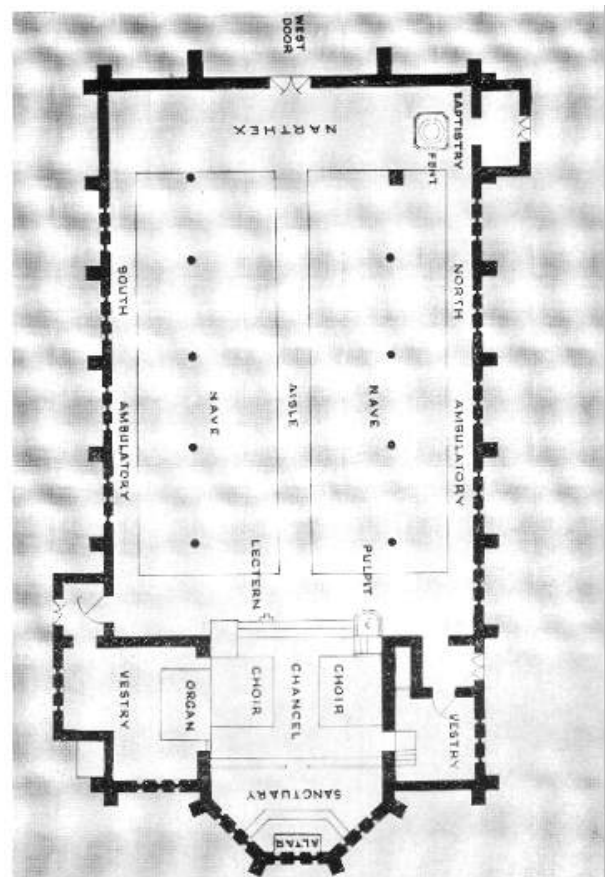


Figure 12
Floor plan of St. Peter's Church in 1965.
source: Anglican Men's Club, Handbook of St. Peter's Anglican Church, 1965

²⁴ Waddell, Centenary History..., pp.31-38; Parish of St. Peter's East Maitland, Centenary Booklet..., 19-21; Waddell, A History of St. Peter's..., pp.77, 80-82.

²⁵ Waddell, A History of St. Peter's..., pp. 86-88.

A number of stained-glass clerestory windows were designed and installed during the 1920s together with other memorial gifts. Electric lighting was implemented in 1926.

Part of the nave had been originally filled with old pews relocated from the old church but in 1959 they were finally removed and replaced with new timber seating matching those made by Noad when the new church was first erected. Extensive roofing repairs were undertaken in 1968. Repairs to the stonework were commenced in 1974 and between 1975 and 1977 sand blasting and pointing work together with damp course sealing and drainage works were carried out. Lack of funds had prevented the erection of the tower and spire and although interest had been reignited in the 1950s and 1960s the building work did not proceed. A further push to have the west end of the church completed at a cost of approximately \$150,000 was made in the early 1970s but it too was abandoned.²⁶

In 1947 a fence costing approximately £654 was erected on the churchyard boundary along Banks Street with stone from a demolished local residence. The old palisade fencing along William Street was replaced with a stone fence in 1956, the official dedication taking place on 7 December, 1958. A brick columbarium was constructed in the churchyard in 1963. Due to the deteriorating state of the old burial ground adjoining the Glebe, in 1967 it was decided to exhume the remains of Canon G.K. Rusden from his family vault and transfer them to a monument erected in St. Peter's grounds. A memorial garden erected in the vicinity of the churchyard columbarium was dedicated on 5 November 1995.²⁷

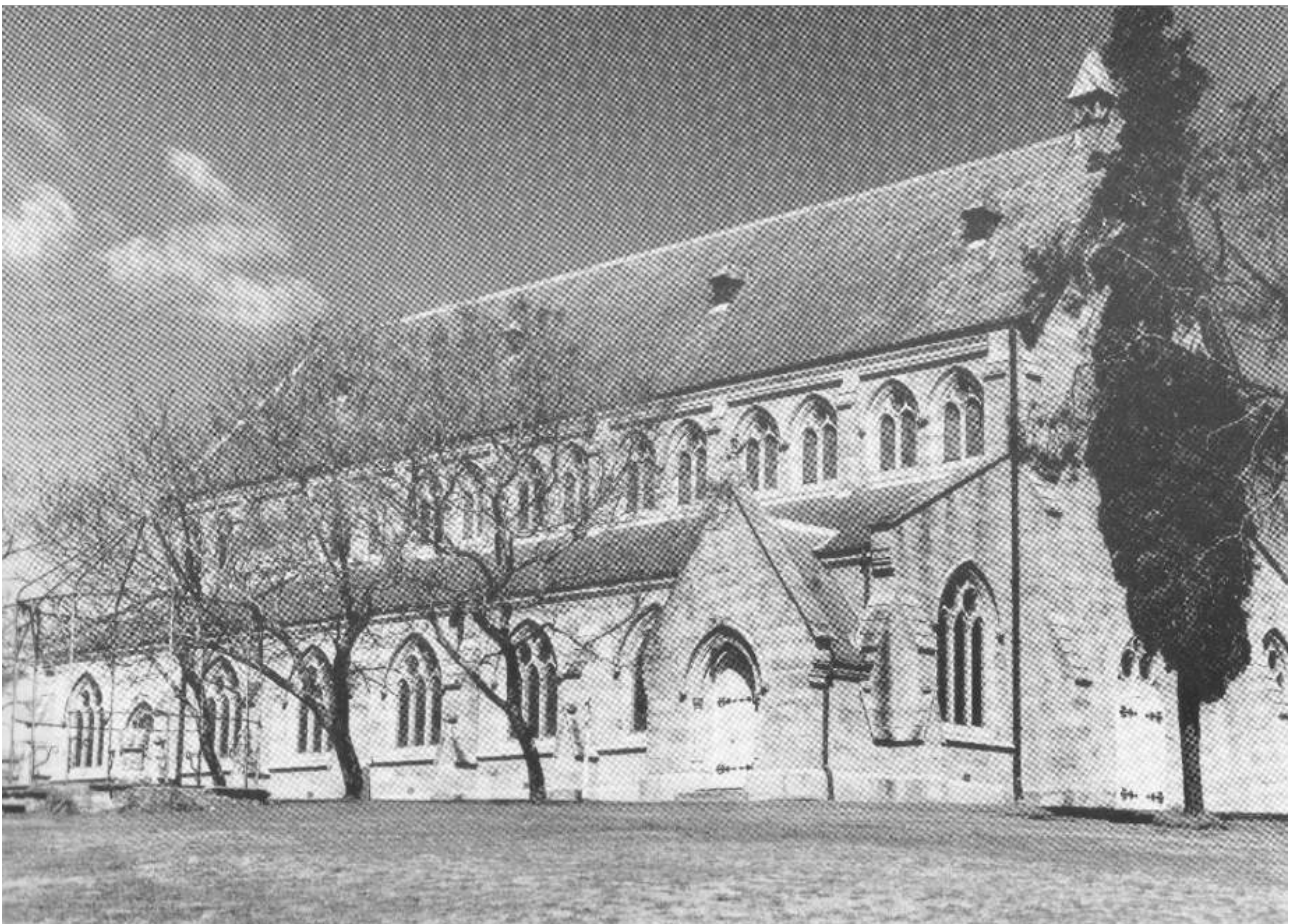


Figure 13

St. Peter's Church c.1983.

source: Council of the City of Maitland, A New History of Maitland, p.27.

²⁶ MM, 15 February, 1968, 18 November, 1969, 26 February, 1970, 19 January, 1974; Waddell, A History of St. Peter's..., pp. 98-99, 108-110.

²⁷ Waddell, A History of St. Peter's..., pp. 110-111, 117.

3.1 Context

The context of St Peter's Anglican Church is predominantly residential with a collective of historic single level masonry and weatherboard cottages defining the character of the precinct. There is also evidence of contemporary infill development with recent double storey dwellings and mid-century unit complexes scattered throughout.

The collective character of East Maitland has been maintained through ongoing preservation of many significant commercial and community buildings. These include structures such as St Peter's Church Group, Red Lion Inn and the former Lands Office. Ongoing conservation of the single storey cottages also contributes to the historic residential character of the area. At present Banks and Grant Streets remain popular mixed use zones.



Figure 14

Immediate context of St Peter's Church within context of East Maitland.
source: Google Maps adapted by Heritas, 2022.

3.2 Landscape

The Church Group is bounded by William Street, Banks Street, 47 William Street, 55 William Street and 60 Banks Street. The William Street visual axis includes the length and breadth of William Street between the New England Highway (also called Newcastle Street) and western side of Brisbane Street.²⁸ The Church Group is on ground rising from near Newcastle Street (New England Highway) up to St. Peter's Church which stands on the commanding eminence of Stockade Hill, East Maitland. It is thus situated at the western end of William Street, the principal axis of colonial East Maitland. This broad avenue still connects St Peter's visually and spatially to the Courthouse and the Gaol at the eastern end, providing a powerful reminder of the interplay between church and state in colonial NSW. The site, which has a double street frontage to Banks Street and William Street, slopes away to the north-west.²⁹

Vehicular access is provided via both the north-western and south-eastern boundaries with a winding bitumen driveway that dissects the grounds. The perimeter of the site is defined by stepped stone capped masonry fencing with decorative wrought iron swing gates. A memorial garden and columbarium is positioned to the north western corner of the lot screened by established trees. The landscape of the site is predominantly turf with both formal and informal mature planting areas.

²⁸ NSW Government, State Heritage Inventory, St. Peter's Anglican Church Group and Glebe Cemetery, *Boundary Description*.

²⁹ NSW Government, State Heritage Inventory, St. Peter's Anglican Church Group and Glebe Cemetery, *Physical Description*.



Figure 15
View of church from William Street with vehicle access provided.
source: Heritas, 2022.



Figure 16
Detailed view of stone fencing.
source: Heritas, 2022.



Figure 17
View looking north towards Banks Street from driveway. Established trees at right with Columbarium and Memorial Garden at left.
source: Heritas, 2022.



Figure 18
View of church grounds looking towards rectory.
source: Heritas, 2022.



Figure 19
Stone fencing to Banks Street boundary with established tree plantings beyond. The church is largely obscured from this viewpoint.
source: Heritas, 2022.



Figure 20
Mass planting beds to adjacent to southern end of church.
source: Heritas, 2022.

3.3 Archaeology

An archaeological assessment of the place was not undertaken as part of this study. However, archaeological consultancy was undertaken concurrent with proposed drainage works in 2009. This work conducted by Umwelt Pty Ltd, coupled with the known history of the place, allows some basic understanding of potential archaeological sites around the church, and to some extent the greater site. Umwelt summarised the historical archaeological potential of the site as:

'There is unlikely to be any archaeological resource remaining in the southeast portion of the site where the present church is located, with the exception of the concrete foundations of the tower located beneath the existing concrete slab at the northern side of the church. The ground around the church was likely excavated to the natural bedrock prior to the laying of the foundations of the church. The high levels of the adjacent property (55 William Street) and the records from the Building Committee confirm that the ground around the church was excavated to some depth before construction. The 1857 Survey of East Maitland indicates a building was present in the northern portion of the site, fronting Banks Street. Although the entire site is likely to have experienced extensive disturbance during the construction of the church, the St Peter's New Church Building Committee records indicate that the earlier building was likely demolished in 1886 towards the end of the construction of the church (the construction of the church commenced in 1884). The dates of the minutes suggest that the building was likely only demolished shortly before the completion and dedication of the church in September 1886. The potential for any subsurface remains of the pre 1880s buildings would depend on the level and extent of their demolition and later disturbances. Subsequent episodes of cut and fill, landscaping and the mature trees present in the northern part of the site are likely to have disturbed and truncated any potential remains.'

*'As such, although there is potential for an archaeological resource associated with the former pre 1880s building to be present, any remains are likely to have been subject to a certain degree of disturbance.'*³⁰

3.4 Indigenous Relics

The potential for Indigenous relics on the site is unknown.

3.5 Built Fabric³¹

The grand sandstone edifice of the church building dominates the immediate landscape of the south western end of the William Street civic axis. Although the entirety of the design by Blacket Bros was never realised, even without its tower and spire the church remains a powerful anchor to the rise of Stockade Hill. The sandstone is believed to have been quarried at a site only two miles southeast of the church.

The sandstone continues through to the interior spaces, and extends to the lancet windows. The plan form of the church is that of an aisled nave, with an eastern polygonal apse and two small porches. The aisled sections of the church have a lower roof, and all external walls are supported by sandstone buttresses. Windows are stained glass within stone tracery. The internal columns are of granite with column caps of Melbourne bluestone basalt. The floor of the nave is tiled, variously with tessellated, encaustic and mosaic styles. Timber pews are raised on ventilated timber platforms. The sanctuary space and vestry are also tessellated tiles, while the choir vestry is timber. The ceilings are boarded timber, behind exposed trusses. The north and south aisles are formed by stone columns, supporting an arcade of pointed equilateral stone arches, each with stone hood mould and ornamental label stops. A stone baptismal font, also designed by Blacket Bros, sits in the Baptistry in the northern corner of the building.

The style of the church can be classified as Victorian Academic Gothic - a style that architect Edmund Blackett was well known for - and incorporates the following notable elements of that style:

- landmark tower & spire (which was never realised)
- steeply pitched roof
- parapeted gable
- stone masonry

³⁰ Umwelt Pty Ltd, correspondence to NSW Dept of Planning, Heritage Branch, October 2009.

³¹ Heritas, St. Peter's Anglican Church Group, Conservation Management Plan, 3.3 Built Form and Fabric, 2010, p.26.

- nave/aisles/clerestory/chancel/porch
- wall buttresses marking structural bays
- hood moulds
- gabled coping
- hipped roof vents
- tracery

Gothic architecture was perceived as an expression of religious, and therefore moral, values. Its revival was thus seen as virtuous and equated with a moral revival. For this reason, an ecclesiastical character was predominant.' The Gothic Revival style in Australia was given momentum with the arrival in Edmund Blacket in Sydney in 1842 – and his sons Cyril and Arthur appear to also have been directly influenced by his style.



Figure 21
Northern façade of church.
source: Heritas, 2022.



Figure 22
Detailed view of northern façade of church.
source: Heritas, 2022.



Figure 23
View of southern end of church from William Street.
source: Heritas, 2022.



Figure 24
View of church looking from William Street driveway.
source: Heritas, 2022.



Figure 25
Detailed view of slate roof with timber dormers and bellcote.
source: Heritas, 2022.



Figure 26
View of western façade and main entrance to church.
source: Heritas, 2022.

3.6 Slate Roof³²

The large roof is covered in slate, and has a small bellcote at the north-west end of the nave. This small lead-covered bellcote against the large blank façade of the north western façade confirms The Maitland Mercury's report of October 1886, which observed that 'the building will ever appear woefully incomplete at its western end till the tower is supplied.' This rather bland façade is in contrast to the decorative remaining façades, of local ashlar sandstone dressed smooth at reveals, edges and corbels, with hood moulds, organic-themed labels stops, sandstone tracery, hipped roof vents that break up the steep slate-covered roof, and the clustered moulding of the pointed arch door reveals.



Figure 27
Aerial view of slate roof to church.
source: iScope Consultants, March 2021.



Figure 28
Aerial view of slate roof to church. Slate replaced to north aisle. Note difference in condition of slate.
source: iScope Consultants, March 2021.

³² Heritas, St. Peter's Anglican Church Group, Conservation Management Plan, 3.3 Built Form and Fabric, 2010, p.26.

Metal roof cladding to all roof dormers and guttering on the western roof plane have been impacted by hail damage. Many of the louvres to the roof ventilators have become dislodged, with protective mesh screening also in a state of disrepair. A selection of the slate roof tiles present in poor condition with recent breakages evident warranting replacement. This collective destruction has caused for water ingress and subsequent damage to the internal masonry walls.



Figure 29
Aerial view of metal ridge capping impacted by hail damage. Note also the condition of the dormer cladding.
source: iScope Consultants, March 2021.



Figure 30
Aerial view of metal ridge capping and guttering impacted by hail damage.
source: iScope Consultants, March 2021.

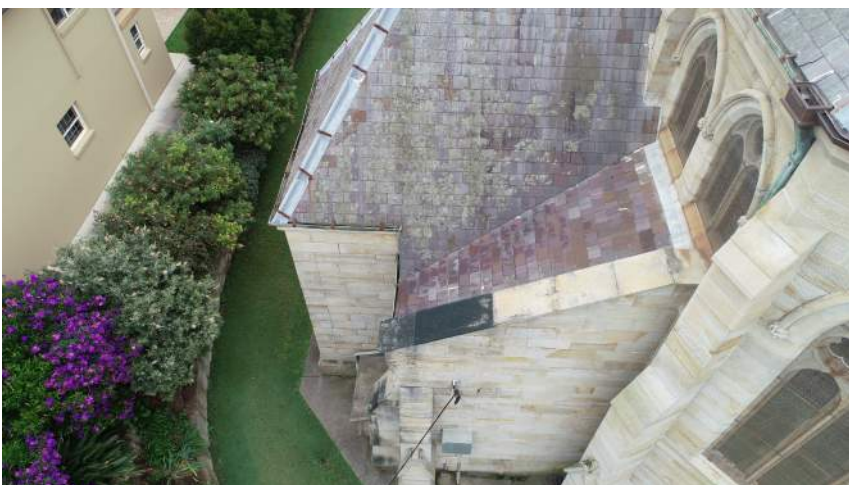


Figure 31
Aerial view of south-west roof corner with evidence of replaced slate tiles.
source: iScope Consultants, March 2021.



Figure 32
View of damaged dormer with metal cladding, metal louvres and flashing in poor condition.
source: iScope Consultants, March 2021.



Figure 33
View of metal gutter in poor condition with new slate tile repairs evident to lower roof plane.
source: iScope Consultants, March 2021.



Figure 34
View of bellcote to west end of roof apex. Masonry plinth with metal flashing and painted timber framing. Rolled lead roof sheeting.
source: iScope Consultants, March 2021.



Figure 35
Aerial view of bellcote to western apex with rolled lead sheeting and copper lightning rod.
source: iScope Consultants, March 2021.



Figure 36
View of timber framed dormer with copper roof cladding and flashing. Copper louvres in poor condition.
source: iScope Consultants, March 2021.



Figure 37
Detailed view of copper rainwater heads and metal guttering in poor condition.
source: iScope Consultants, March 2021.



Figure 38
New rectangular metal downpipe with painted PVC outlet.
source: Heritas, 2022.

4.1 Existing Listings

St. Peter's Anglican Church Group and Glebe Cemetery is identified as an item of State significance defined under the NSW State Heritage Register. The site is also listed (I87) within the Maitland Local Environmental Plan (LEP 2011), Schedule 5, and falls within the boundary of the locally significant East Maitland Heritage Conservation Area (HCA). The church and associated buildings are noted on the National Trust Register. To the knowledge of Heritas, no items within the study area are listed by any other statutory or non-statutory heritage bodies.

4.2 Existing Listings in the Vicinity

The following local heritage items are located in the immediate context, and defined under the Maitland LEP (2011).

I24 Matthew Talbot Hostel (Local)

36 Banks Street, East Maitland

I25 Red Lion Inn (Local)

38 Banks Street, East Maitland

I26 Residential Row (Local)

53 Banks Street, East Maitland

I27 Georgian House (Local)

67 Banks Street, East Maitland

I79 Lands Office (Local)

141 Newcastle Street, East Maitland

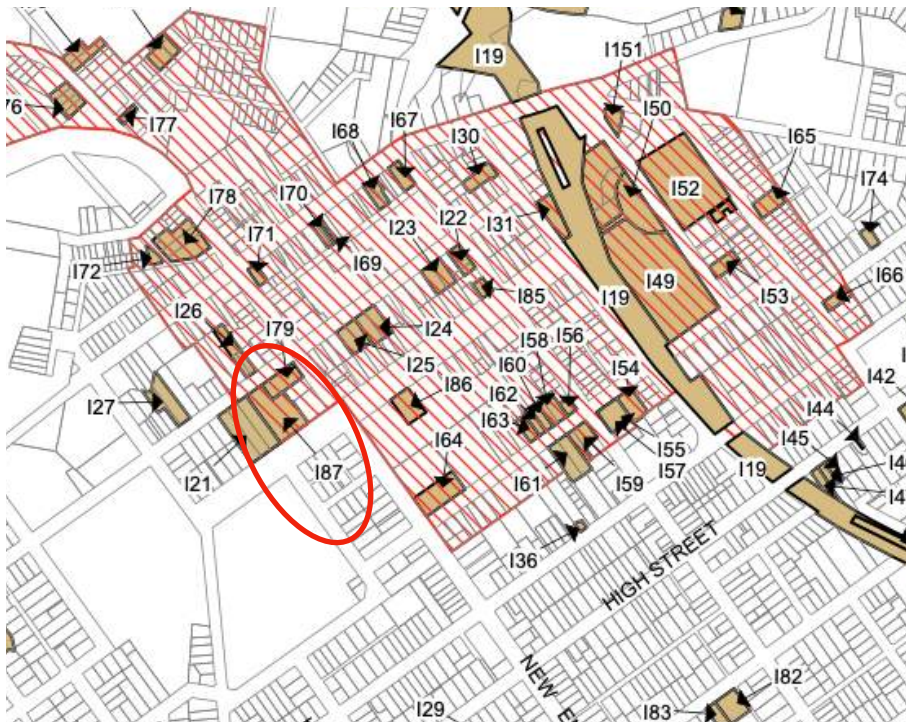


Figure 39
Heritage Map.
source: Maitland
Local Environmental
Plan, 2011

5.1 Existing Statement of Significance

The Statement of Significance for St Peter's Anglican Church Group and Glebe Cemetery is currently defined by its listing on the NSW Heritage Inventory and is reproduced below.

“St Peter's Anglican Church Group and the Glebe Cemetery are state significant elements of the colonial heritage of the Hunter Valley. Together, they exemplify the evolution of religious practice, architectural achievement and social life in the community from 1829 to the present day.

St Peter's Church Group site, in continuous use for religious purposes since 1829, encompasses St Peter's Church (1886), Church Hall (1840s), Rectory (1860) and other built and archaeological items. The broad avenue of William Street, principal axis of colonial East Maitland, connects St Peter's visually and spatially to the Courthouse and the Gaol, providing a powerful reminder of the interplay between church and state in colonial NSW. The Church is one of the finest examples in New South Wales of a sandstone church in the Victorian Academic Gothic style as interpreted by a leading architectural practice of the time. The Church Hall is one of the earliest substantially intact large brick school buildings still extant in New South Wales.

The Glebe Cemetery was marked out, cleared and fenced in 1829, although earlier, unmarked, graves are probably present. Its monuments form a record of the early families of the district, reputedly including the unmarked burial of Colonial Architect Francis Greenway. The adjacent quarry, established by 1835, provided stone for St Peter's Church, the Catholic Chapel, private dwellings and headstones for the cemetery.”³³

5.2 Reaffirmed Statement of Significance³⁴

St Peter's Anglican Church, Rectory and Parish hall, along with additional site structures of the Youth Centre and former Curate's Cottage, and the nearby Glebe Gully Burial Ground, form an ecclesiastical group that is significant on a local and State level. The church was designed in 1883 by Cyril Blacket, architect son of renowned ecclesiastical architect Edmund Blacket. Located at the southern end of the East Maitland town axis laid out by Surveyor General Sir Thomas Mitchell in 1829, the church visually anchors the top of the rise that terminates in Cooks Park and Stockade Hill. Although without the planned tower and steeple, the building remains a grand edifice of locally quarried sandstone and is a landmark in the local area. Its association with historically notable clergy and local identities, and its collection of movable heritage items, support its exceptional local historical, aesthetic, technical and social significance.

The rectory was completed in 1860 to the plans of an unknown designer and builder. The now sprawling single storey brick cottage, set in large grounds, has undergone numerous additions and alterations over its lifetime yet remains as a contributory element with high interpretive value within the group. The extant fabric demonstrates the growing East Maitland Parish through many decades, and is of high local significance for its historical, aesthetic, technical and social values

What is now used as the parish hall was originally built as the denominational school in c1842. The form and fabric of this building, although added to and somewhat internally adapted for use as a hall, is significant for its historical and aesthetic value, and for its remaining ability to demonstrate early 19th century educational structures in regional areas. The bell that is now housed within a small brick bellcote is believed to have been relocated from the earlier 1829 school, which adds to the high local significance of the place. The place retains the ability to demonstrate an early nineteenth century school house with attached living quarters for the head master.

The St Peter's group, including the old St Peter's (Glebe Gully) Burial Ground, is connected with the foundation years of one of Australia's oldest Anglican parishes, and demonstrates a continuity spanning 170 years of religious, educational, and social life within the local Anglican and wider community. Its remaining association with the Glebe Gully Burial Ground, a short distance to the south east of the study site, strengthens the significance of the group, and together provides a tangible link to the earliest settlement of Maitland. For these reasons, the group (including the Glebe Gully Burial Ground) is considered to be of significance at a State level for its historical, aesthetic and social values.

³³ www.heritage.nsw.gov.au, St Peter's Anglican Church Group and Glebe Cemetery, accessed 13 July 2022.

³⁴ Heritas, St. Peter's Anglican Church Group, Conservation Management Plan, 7.0 Statement of Significance, 2010, p.56.

6 STATEMENT of HERITAGE IMPACT

This is a statement of heritage impact for:

Partial demolition and conservation works to the existing roof and bellcote to St Peter's Anglican Church located at 47 William Street, East Maitland NSW 2323, with property description Lot 7 Section 33 DP 758374.

Date:

July 2022; amended August 2022; amended February 2023

Reference:

The material upon which this assessment has been based is the following documentation.

Sorenson Design + Planning	2203243 Proposed Repairs to Existing Structure at 47 William Street, East Maitland
DRAWING NO.	TITLE
1	Site Plan
2	Roof Plan
3	North Elevation
4	East Elevation
5	West Elevation
6	South Elevation
7	Street Elevation
8	Details
9	Schedule
Tower Clock Services Australia	23 August 2019 Correspondence, assessing existing condition of bell tower

Prepared by:

Heritas Architecture (Linda Babic, B.A., B.Arch., M.Herit.Cons.)
Suite 1, 19 Grainger Street, Lambton NSW
0412 993 813

Prepared for:

Advanced Buildings
Unit 6, 34 Alliance Avenue, Morisset NSW
1300 878 687

The following aspects of the proposal respect or enhance the heritage significance of the item and conservation area through consideration of the following:

- The proposal satisfies the objectives of the Maitland DCP 2011 Part C, Section 4 by reconstructing existing details and reproducing existing colours.
- The proposal meets the objectives of the Maitland DCP 2011 Part E3, Section 3 by not removing or reducing the relevance of the town planning layout, street plantings, landscape setting, subdivision pattern, or kerb and guttering.
- The replacement of the roof covering is proposed in slate. This will retain the original materiality of the church, and its original character.
- The roof slate proposed for replacement is estimated to be over 130 years old and is no longer performing effectively. The slates are at the end of their useful lifespan.
- Re-roofing will allow for the protection of internal fabric.
- The proposed materials for reconstruction are based on existing details, including guttering and rainwater heads. This will ensure the character of the original church is maintained. There are two different profiles existing on the church, confirming previous works at some stage. One of these profiles is ogee. The original gutter profile is not known however, ogee, half-round and quadrant profiles were in use by the late 1800s. It is considered acceptable therefore to use an ogee profile for the replacement gutter.
- The Canadian Glendyne slate tile emulates the existing Welsh slate tile in texture, material and colour, and will not have a detrimental impact on the significance of the church. The north aisle slate was replaced in c2010 using Canadian Glendyne slate therefore the current proposal will match this.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item and/or conservation area:

- Although the document set indicates the gutters and downpipes will be replaced with copper, the client has verbally indicated their desire to use Colorbond due to the threat of theft. The use of copper at height, and Colorbond at lower levels, is discounted due to incompatibility. While the use of copper is preferred from a historical perspective, it must be acknowledged that protecting gutters and downpipes at lower levels of the church in areas that are readily accessible by the public is significantly challenging. As an alternative option, Colorbond roof plumbing can be considered acceptable where cross-section profiles match the original and the colour is sympathetic. It should be noted that Colorbond may be subject to accelerated corrosion due to the use of copper for slate nails and dormer cladding.

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

- Use of Welsh slate tiles was considered but discounted due to lack of availability, and cost. Glendyne slate has been used extensively for heritage conservation projects across Australia, such as on State listed residence "Hermitage" (SHR 00777) located in Denistone, NSW (completed 2010). Other notable applications of Glendyne slate include State listed Station Master's Cottage (SHR 01078) in Bathurst, NSW (completed 2014), and Maitland Lodge of Unity Masonic Hall (SHR 001937) in Maitland, NSW of local heritage significance. It should be noted that Glendyne slate is also approved for use in conservation projects in Snowdonia National Park, Wales – the heart of the Welsh slate industry – and where the Slate Landscape of Northwest Wales is on the World Heritage List.

The following are not confirmed in the plans but should be considered for clarification and inclusion in the developed design works:

- Size of existing slates against the size of the proposed slates.
- The detail of the gutter as it sits on the stone ledge at the top of the stone walls.
- The connection of the downpipes to the existing stormwater system. In addition, confirmation that the existing downpipe network is sufficient for stormwater shedding related to the size of the roof area. Additional downpipes may be required.
- The ridge capping.
- The gutter brackets.
- The restoration of the existing lightning spigot on the top of the bellcote roof is not confirmed in the document set. The existing rod should be restored in the new work.