

STATEMENT OF HERITAGE IMPACT

ANAMBAH HOUSE POOL AND PERGOLA 200 ANAMBAH ROAD ANAMBAH NSW 2320



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1. INTRODUCTION

EJE Heritage has been requested to provide a Heritage Assessment and subsequent Heritage Impact Statement for the proposed development of a Pool and Pergola at Anambah House, Anambah NSW, which involves the construction of a Pergola and installation of a pool approximately 60 meters from the primary residence.

The initial section of the report places the site within an historical context, and examines the physical condition and context of the current building. With the history and physical condition and context of the building understood, a heritage assessment of the site can be completed using the NSW Heritage Branch guidelines encompassing the Australia ICOMOS *Burra Charter 2013* heritage values: historical significance; aesthetic significance; scientific significance; and social significance.

The Statement of Heritage Impact that follows examines the proposed works, identifying any impacts which the proposal might have on the significance of the heritage items, and any measures which should be taken to mitigate any negative impacts, if these are in fact identified.

The Historical Context section of this report was prepared by Stephen Batey. This Statement of Heritage Impact was prepared by EJE Heritage. The project team consisted of:

- Barney Collins – (Director), Conservation Architect.
- Stephen Batey – Architect
- Georgia Collins – Architectural Assistant

Unless otherwise acknowledged, photographic images are by EJE Heritage.

1.1 METHODOLOGY

This report has been undertaken in accordance with the NSW Heritage Office publications, *Assessing Heritage Significance and Statements of Heritage Impact*, together with the Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*.¹

1.2 CONSTRAINTS AND LIMITATIONS

EJE is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only: he does not comment on the capacity, adequacy, or statutory compliance of any building services.

¹ Burwood: Australia ICOMOS, 2013.

1.3 HERITAGE LISTINGS

The site and building are listed as a Heritage Item of State significance in Maitland Local Environmental Plan 2011, Schedule 5 Part 1, as hereunder:

Suburb	Item	Address	Description	Significance	Item No.
Anambah	Anambah House	200 Anambah Road	Lot 70, DP 714785	State	I3

The site is also listed in the State Heritage Register as item no 275 with a curtilage of PART LOT 70 DP 714785.

The subject site is not within a Heritage Conservation Area.

The subject site is in proximity to further Heritage Items of Local significance, as hereunder:

Suburb	Item	Address	Description	Significance	Item No.
Melville	"Melville House"	202 Melville Ford Road	Lot 31, DP 1127983	Local	I186

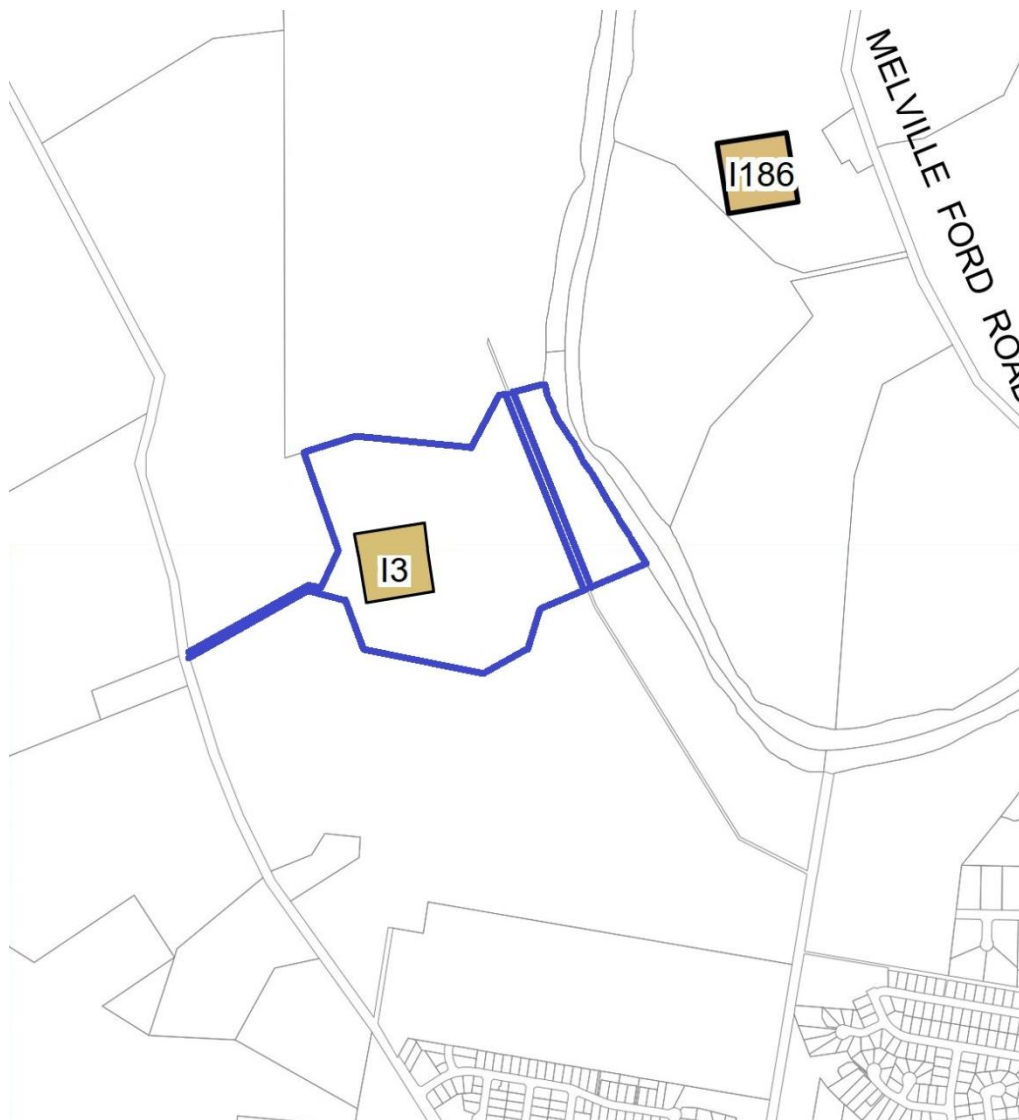


Figure 1: Extract from Maitland LEP 2011 Heritage Maps 5050_COM_HER_003_040_20140320 and 5050_COM_HER_004A_020_20140318. Subject site outlined in Blue. Note that the curtilage of the Item in the LEP does not match the lot boundaries. Similarly, the curtilage of Melville House on the north side of the river does a similar thing.

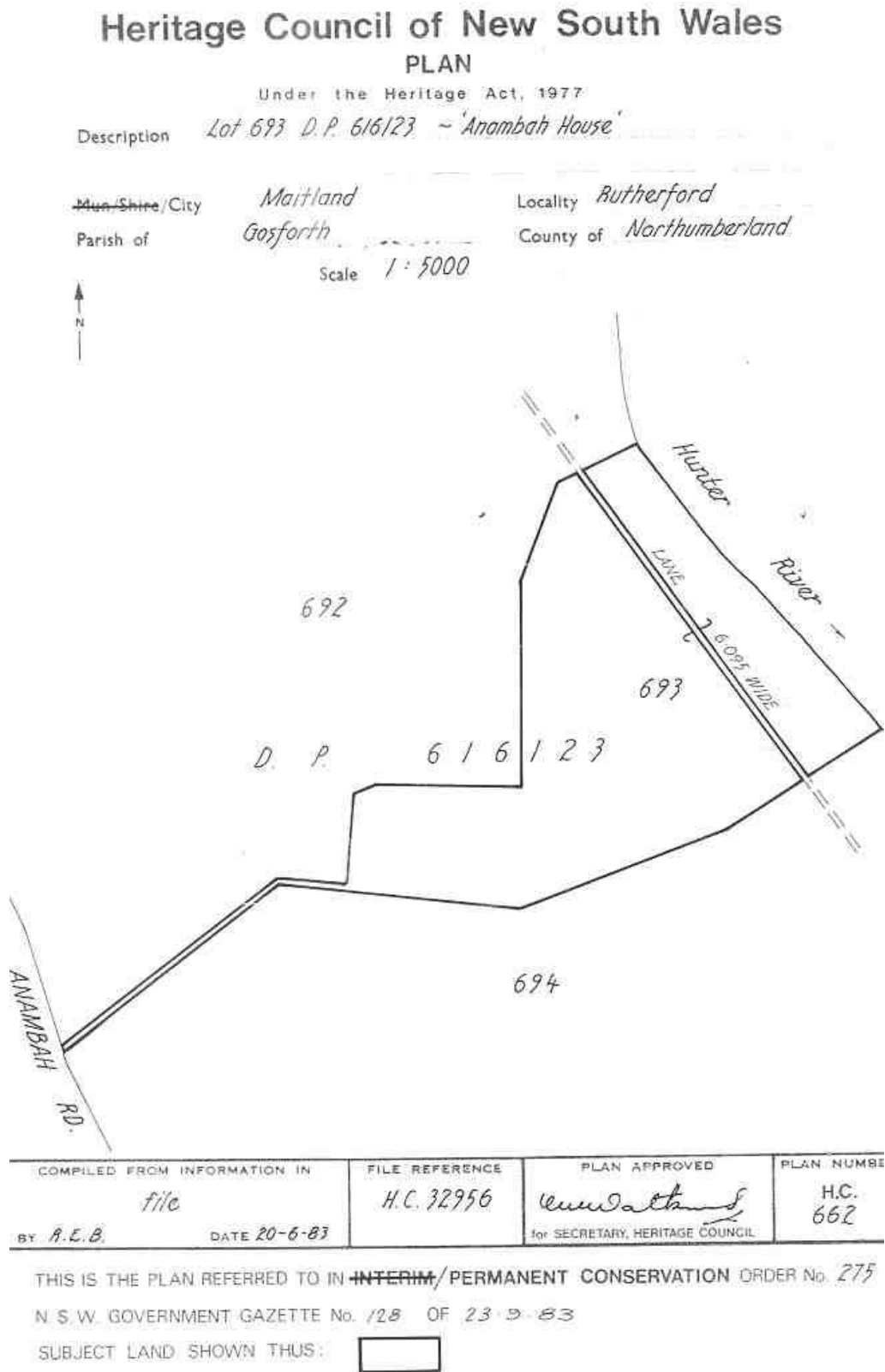


Figure 2: This is the outline of the curtilage acknowledged in the State Heritage Register downloaded in January 2019.

Heritage Council of New South Wales



**State Heritage Register - Proposed Amendment to SHR Curtilage
 Anambah House
 Anamba**

SHR No: 00275 Plan:662
 0 75 150 225 300 Meters
 Scale: 1:5,500 @ A4
 Datum/Projection: GCS GDA 1994
 Date: 9/02/2023



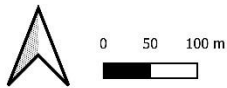
- Existing SHR Curtilage
- Proposed SHR Curtilage
- Lot/DP
- LGAs
- Suburbs

Figure 3.1: Proposed amendment to the SHR Curtilage of Anambah House, extended in accordance with section 33(1)(a) of the Heritage Act 1977 (NSW) to include the entire site. Advised by the Heritage Council of NSW, 28th February 2023.



State Heritage Register-SHR 00275
 Anambah House
 Anambah
 Plan:662

Map scale: 1:4000 @ A4
 Datum/projection: GCS GDA 94
 Original gazettal date: 2 April 1999
 Revised gazettal date: 18 August 2023



- SHR Curtilage
- Land Parcel
- SUBURB
- LGA
- Road

Figure 3.2: Approved amendment to the SHR Curtilage of Anambah House, extended in accordance with section 33(1)(a) of the Heritage Act 1977 (NSW) to include the entire site. Advised by the Heritage Council of NSW, 18th August 2023.

1.4 SITE IDENTIFICATION

The site is identified as 200 Anambah Road, Anambah, NSW, 2320; it is located within the Maitland Local Government Area. The current real property description is: Lot 721 DP 1191240. It is significant that the real property descriptions given in both the Maitland LEP 2011 and the State Heritage Register do not reflect the current real property description. The site is zoned RU2 – Rural Landscape.

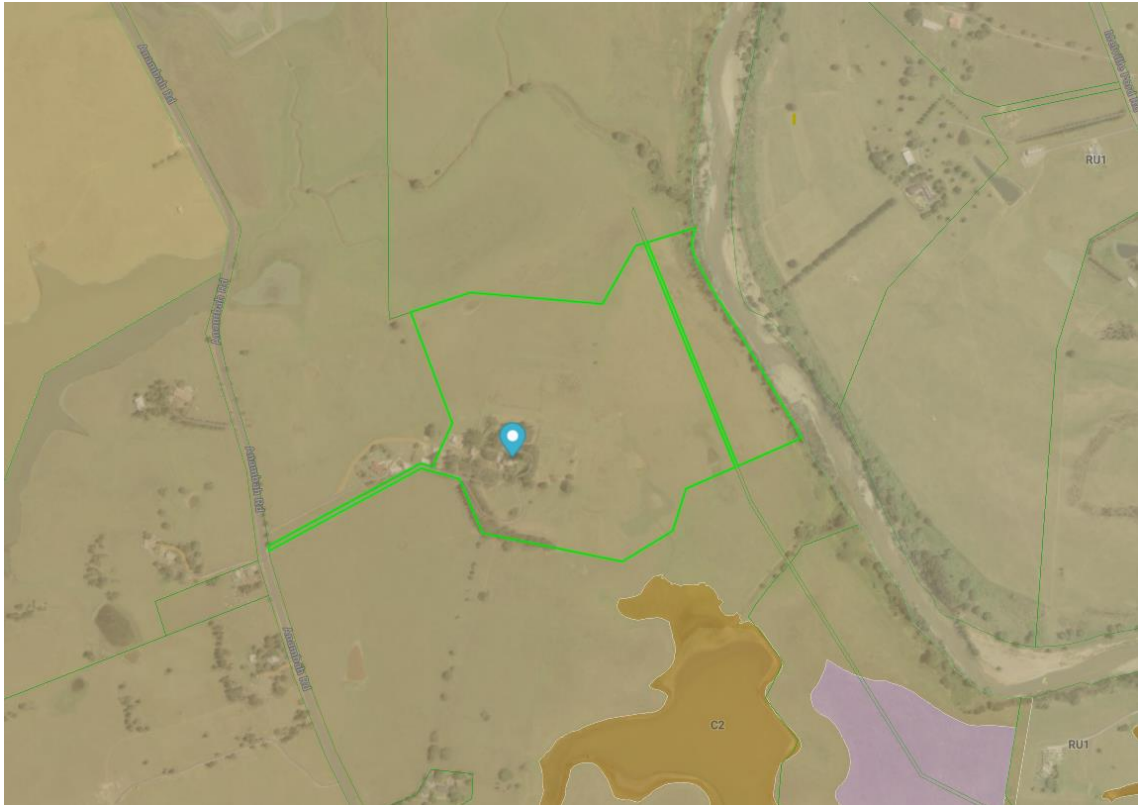


Figure 4: Current Land Zoning, RU2 – Rural Landscape. Obtained via Mecone Mosaic.

2. HISTORICAL CONTEXT

2.1 PRE-COLONIAL HISTORY

Prior to European exploration and settlement, the Hunter Valley hosted the nations of the Awabakal, Wonnarua and Worimi Aboriginal People. The 'Yimmang' (Paterson River) may have formed the border of the lands of the Wonnarua and Worimi lands, with the Wonnarua to the West and the Worimi to the East.² Colonial occupation in the 19th century drastically affected these people; conflict, dispossession of hunting grounds, and the introduction of diseases such as small pox drastically reducing Aboriginal populations in the area. By the late 1860's, it is reported that the Aboriginal tribes of the Paterson River area had combined, and that the group numbered only 12 people. The last Paterson River Tribe member 'Scrammy Billy' died in May 1894.³

'Mindaribba' is believed to be the local Aboriginal word for 'hunter',⁴ and was the name of a group within the Wonnarua. It is also the name taken by the Local Aboriginal Land Council operating in the area today. The Council is based in Metford and operates on the lands of the Wonnarua within parts of the local government areas of Maitland, Cessnock, Singleton, Dungog and Port Stephens.

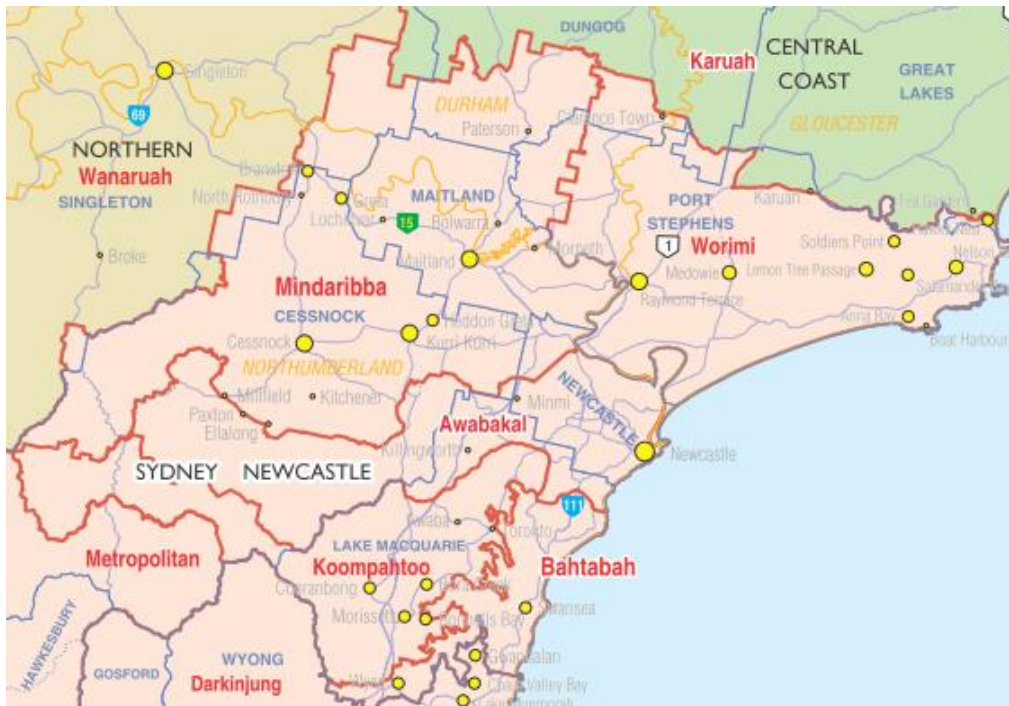


Figure 5. Mindaribba Aboriginal Land Council Area
NSW Aboriginal Land Councils

² Brian Walsh, *Patterson River History - Aboriginal History of the Paterson Valley*.

³ Harry Boyle OAM, *A Synopsis of the History of the Paterson River Valley*, p2.

⁴ Geographical Names Board of NSW.

2.2 THE COBB FAMILY

2100 acres of arable land were granted to George Cobb in Gosforth Parish on the 9th of October 1822. The land was bounded on its eastern and northern edges by the Hunter River. George's brothers, James and John, were granted 600 and 2000 acres respectively in the parish of Whittingham. These properties were known as Rusholme and Minimbah and lay adjacent to each other.⁵

Despite the equal holdings of 2000 acres under his own name, Mr John Cobb resided at George's property Anambah where he developed and worked the land as a farm. George had apparently returned to England in 1823.⁶ By 1828 a residence had been constructed on the land approx. 2 miles north of the present house.



Figure 6: Extract from the map of the Hunter River and its branches compiled by Henry Dangar in 1828. North, in this instance is to the right of the image. Note that the name of the property is recorded as 'Annambah' with a double 'n' though the name of the property even by this date is more commonly indicted with a single 'n'. The location of the buildings present in 1828 are shown to the right of the Annambah name whereas the current Annambah House is located close to the numeral 7 on the same property.

In 1829, seven years after being granted, a correspondent for the Australian Newspaper visited the Anambah property and spoke fondly of his experience there as a guest of Mr and Mrs (John) Cobb. His description begins with his first viewing of the property.

"A wide expanse of cultivated land formed the most prominent feature in the landscape, while in the distance the windings of the River dimly revealed through the dark umbrageous trees that ornament its banks, the beautiful forest scenery so much resembling an English park, bounding the view on all sides radiant with the golden light of the departing sun, formed a scene far more beautiful than I can well describe."⁷

⁵ Extensive details of the sizes and dates of land grants are recorded in 'Index and directory to map of the country bordering upon the River Hunter : the lands of the Australian Agricultural Company, with the ground plan and allotments of King's Town, New South Wales' written by Henry Dangar in 1828

⁶ Berry, Heather. 'Anambah – A Brief History 1823-2011' printed in the Bulletin of the Maitland and District Historical Society Inc. Volume 23. Number 2. May 2016

⁷ Article: 'A Tour of Hunter's River' The Australian 2nd September 1829 page 3

The chronicler, only identified with an H, then continued to describe the hospitality of his hosts and the extent of the improvements they had made to the property since receiving their grant.

*'Mr. C. accompanied me in a walk over the grounds, and I observed with much pleasure the numerous extensive and judicious improvements he had effected thereon. I should scarcely have conceived so much could have been done on a farm in so short a space of time, and heartily applauded mine host for the extraordinary diligence and perseverance he had evinced. An air of comfort and neatness pervaded all his arrangements so much so that in the wanderings of imagination, I fancied myself on some highly cultivated estate in Yorkshire, but the sudden appearance of a tribe of Aborigines stark naked, but most liberally bedaubed with a sort of red ochre, and furnished with all their implements of war, dispelled the momentary illusion.'*⁸

John Cobb died on the 7th of April 1840 after suffering for a month with a 'painful illness'⁹ He left behind his widow Maria and six children; Mary (b1827), followed by George (b1829), Adelaide (b1831), Alfred (b1833), John (b1835) and Joseph (b1837) all born at Anambah.¹⁰ Auction sales of much farm equipment and stock followed on the first of August that year presumably to settle debts with creditors.¹¹ The Whole estate of Anambah itself was advertised for sale on the 17th of August 1840.¹² The offer of sale must have been withdrawn because Maria and the children stayed on at Anambah with son George Cobb taking over the property sometime around 1850. Instead, John Cobb's own grant of Minimbah was offered in 1841 to be let for a period of seven years.¹³

2.3 THE MACKAY FAMILY

The Minimbah Estate was purchased by Duncan Forbes Mackay in 1871 and Minimbah House was constructed between the years of 1875-77.¹⁴ The Anambah property is then understood to have been purchased by John Kenneth Mackay (Duncan Forbes' nephew) also in the 1870s.¹⁵

It was approximately a decade later when John Kenneth Mackay approached West Maitland Architect J.W. Pender to design a Villa Residence. The architect was briefed that the house was intended for John Kenneth's son William Hooke Mackay.

J.W. Pender had just taken on Thomas Silk as a partner in the practice and the resultant Anambah House was one of 'Pender and Silk's first commissions.¹⁶ Tenders were invited in mid October with the closing date of the Tender period set for Noon on the 11th of November later extended to the 18th.¹⁷ The successful contractor was J Frogley and Frederick Revett of West Maitland is known to have manufactured the cast iron lacework.¹⁸

⁸ Article: 'A Tour of Hunter's River' The Australian 2nd September 1829 page 3

⁹ Notice: 'Death' Sydney Herald 13th April 1840 page 2

¹⁰ https://www.jenwillets.com/george_cobb.htm

¹¹ Advertisements: 'Country Sales' Sydney Herald 20th July 1840 p5 & 27th July 1840 p7

¹² Advertisement: 'Anambah' Sydney Herald 17th August 1840 p6

¹³ Advertisements 'Farm of Six Thousand Acres' The Australian 28th Jan 1841 page 1 & The Sydney Herald 30th January 1841 page 1

¹⁴ https://www.jenwillets.com/john_cobb.htm

¹⁵ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045641>

¹⁶ Hunter, Cynthia. Hearths and Homes: Maitland Architecture. Page 27

¹⁷ Advertisements, Maitland Mercury e.g. 19th October 1889

¹⁸ Hunter, Cynthia. Hearths and Homes: Maitland Architecture. Page 27

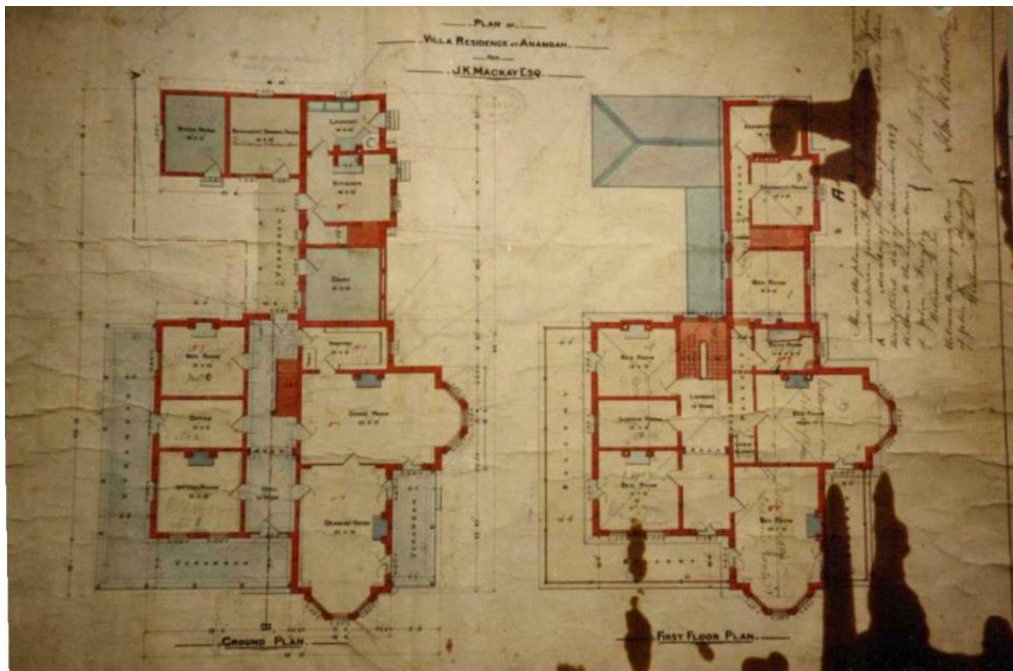


Figure 7: J.W. Pender's plan drawings for Anambah House held in the Pender Archive. This image reproduced from the Bulletin of the Maitland and District Historical Society Inc. Volume 23, Number 2 May 2016

Drawings for the stable building, also designed by J.W. Pender, were prepared in 1890 and are expected to have been acted on without delay again by J Frogley. The Mackays had an interest in horse racing, and it is understood that some of the Mackay's prize winning race horses were bred at the Anambah property – no doubt stabled in this building.

The Mackay family continued to consult the ongoing practice of J.W. Pender for advice regarding the house. The Pender Index, chronicled by Barry Maitland, records that J.K Mackay had Pender and Silk design picture rods for the home in 1890. W.H Mackay had J.W Pender design the Billiard Room addition in 1908, and Walter Harold Pender design the entrance gates to the property in 1917. W.H. Mackay also consulted the Pender practice for advice for painting and updating Anambah House in 1901, 1916, 1923 and 1926.¹⁹

The barn is stated in the as being constructed circa the 1880s by the 'Hunter Estates Comparative Heritage Study' written by the Heritage Council of Australia but this date cannot currently be confirmed. There is no apparent record in the Pender Index involving the barn.

William Hooke Mackay, at the age of approximately sixty seven, moved from Anambah to his Sydney residence of Redleaf in Double Bay where he could indulge some more of his passion for horse racing. He resided in Sydney until his death in 1939.

The Anambah house and property were left in the charge of William's son Ken Mackay. Ken had been affected by gas weaponry during the war. After taking charge of the property, it was not long before he suffered an illness which sent him in search of treatment. He was in Wentworth Falls in April 1928 'in quest of health' when he passed away.²⁰

A Mr Griffith was appointed as administrator and caretaker of the property where he and his family lived until the 1940s.²¹

¹⁹ Maitland, Barry: The Pender Index, A Guide to the Architectural Work of the Pender Practice of Maitland NSW 1863-1988.

²⁰ Article: 'Death of Mr Ken Mackay – West Maitland Grazier'. Sydney Morning Herald 2nd May 1928 page 16.

²¹ Berry, Heather. 'Anambah – A Brief History 1823-2011' printed in the Bulletin of the Maitland and District Historical Society Inc. Volume 23. Number 2. May 2016

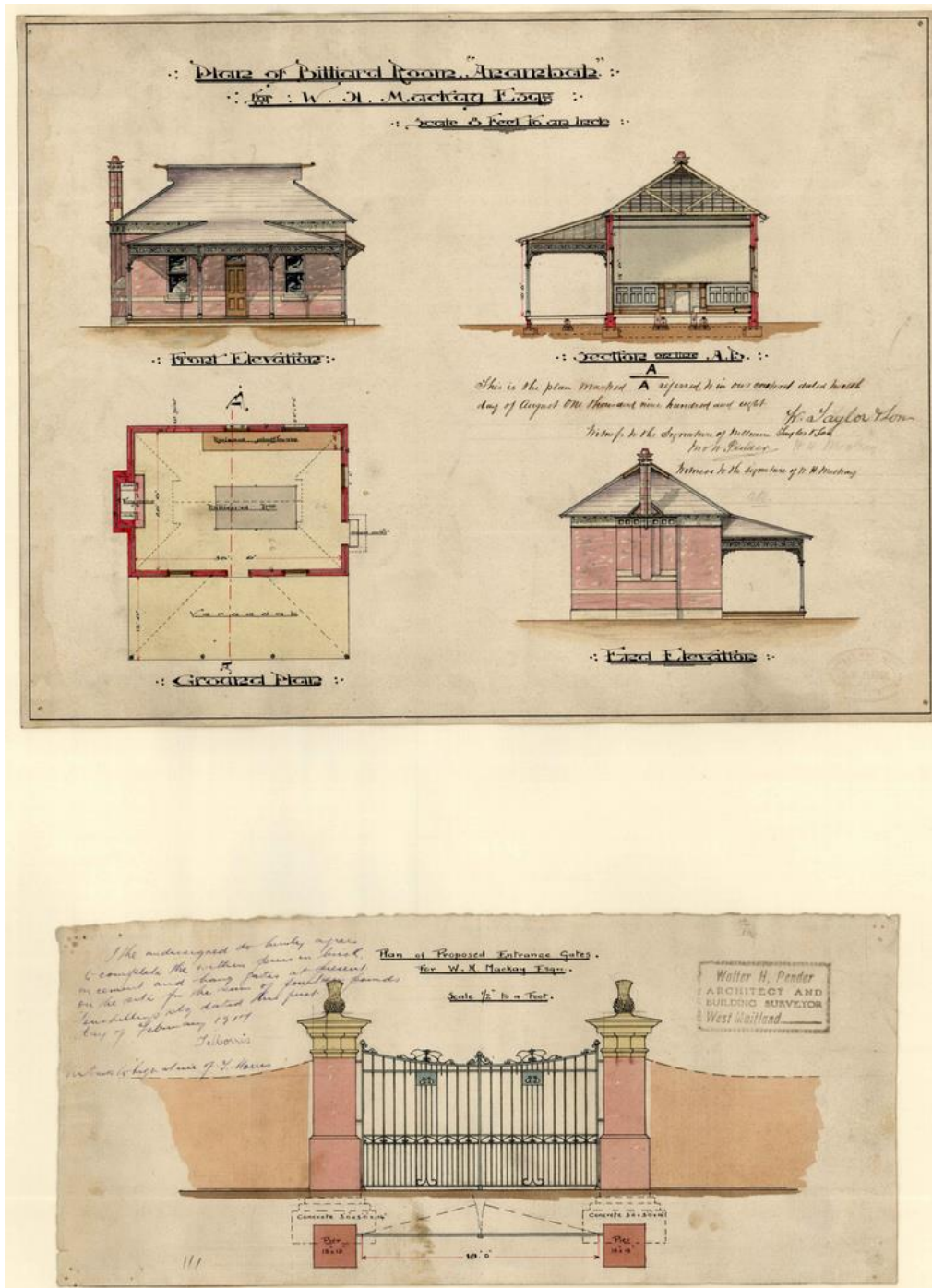


Figure 8: Drawings for the Billiard Room additions and the Entrance Gates. University of Newcastle Cultural Collections.

The Mackays, along with their business interests were described as 'taking a keen interest in public affairs'.²² Their movements in social circles meant that people were not only interested in reading about the Mackays but were interested in visiting them too. A number of prominent people were entertained by the Mackays at Anambah House though the most notable of these would be the famed Opera Singer Dame Nellie Melba who visited the property in 1909, and stayed as a guest while she was performing at the Maitland Town Hall. The whole visit was reported in many words and some photographs particularly in the Maitland Mercury.

²² Article: 'Mr W.H.Mackay's Death.' Sydney Morning Herald 20th December 1939 page 15

During the Second World War, the property at Anambah became a training ground for the Australian Military where they ran exercises. The Military were responsible for the connection of the property to the town water supply as it had previously been supplied solely on rainwater collected on site.²³

2.4 POST-WAR OCCUPATION

Following the War, Molly Mackay, the widow of Ken Mackay moved back to the Anambah property with her new husband, Hal Lashwood. Hal was a radio personality who later in 1973 became a commissioner of the ABC.²⁴ Also moving in social and entertainment circles, Mr Lashwood also played host to media personalities at the Anambah property such as his comedian friend Roy (Mo) Rene who starred in the very popular Colgate Palmolive Show.

It was around 1981 that the Berry family purchased the Anambah Property. It is believed to be through their instigation that the property received a permanent conservation order in 1983 and that restoration works commenced in earnest.

It was also during their tenure that the Anambah property was used for the set of the Australian movie 'Country Life' starring Sam Neill, Greta Scacchi, Googie Withers and John Hargraves. The restoration works which had been applied were greatly appreciated for the authenticity of the set. The house for a time accommodated sixty people in the cast and crew while the scenes were recorded.

2.5 THE ZAPPACOSTA FAMILY

The Zappacosta family purchased Anambah House from its previous owner in 2011 with the firm intention to continue the conservation of the property. When the Zappacosta's purchased the property, it did not contain the barn structure. The land containing the barn had been subdivided off the larger property and sold at some time in the past. The barn itself was in a precarious and dilapidated state. The owner at that time was intending to demolish the whole structure before it collapsed by itself. The Zappacosta's intervened and purchased the property containing the barn and an adjoining paddock in order to bring them back into the Anambah House property. They also had the full intention to rescue the barn structure from imminent destruction. Further additions and restorations to the property's structures and landscaping have been carried out by the Zappacosta's, including the proposed development of a new pool and pergola to be discussed in this document.

The proposed amendment to the SHR curtilage is intended to include the barn which has been refurbished and is now able to be used for functions. As such it provides great opportunities for interpretation. The Zappacosta family have continued their devotion to the conservation of the property and its grounds.

²³ Berry, Heather. 'Anambah – A Brief History 1823-2011' printed in the Bulletin of the Maitland and District Historical Society Inc. Volume 23. Number 2. May 2016

²⁴ <https://trove.nla.gov.au/work/195069999?q=hal+lashwood&c=article&versionId=213602748>

3. PHYSICAL CONDITION AND CONTEXT

3.1 THE SITE

The site covers an area of just over 23 hectares of predominantly flat land adjacent to the Hunter River Northwest of Maitland. The site contains dams and paddocks which have historically been cleared of trees and are suitable for livestock.

3.2 THE BUILDING(S)

The site consists of five main existing buildings; the barn, dairy, stables, the Billiards room and the Anambah House itself. Multiple other less prominent structures are also located on site including sheds, outhouses and pergolas. Each building tells a narrative of the history of the site, with almost all original attributes still intact. The proposed development explored in this document is a new structure with no alterations to existing buildings required.



Figure 9: Eastern façade and main entrance of Anambah House



Figure 10: Anambah House gated entrance



Figure 11: Outouses located on the northern side of the property



Figure 12: Western façade of the stables



Figure 13: Northern elevation of Anambah house and outhouses

3.3 CURRENT USE

The Zappacosta Family bought Anambah House from Heather and Stephen Berry in 2011 and have continued their work in maintaining and conserving the original house buildings and grounds. The barn on the property at Anambah House is refurbished and can host approximately 20 weddings/functions per year. The two formal rooms and staircase of the house and billiard room are sometimes used during events for photos of the bridal party.

The grounds, vineyard and orchard of Anambah House are carefully maintained and are also used during events for photography and wedding ceremonies. The lawns and paddock surrounding the Barn includes a fire pit and affords space and panoramic views to the north over the paddocks towards the mountains.

3.4 CONDITION

The site and its existing structures are kept in extraordinary condition in order to maintain all heritage attributes and atmosphere. Both the interior and exterior of the Anambah House are in excellent condition with many of its heritage elements still in original form and place. All carpets are original with general wear and tear from the years gone by, similar to the exterior with all of the original cast iron detailing still intact.

3.5 SURROUNDING CONTEXT

North of the proposed pool and pergola site are extensive paddocks stretching to the banks of the river. Views to the north still reflect the historical pastoral use of the locality, though suburban subdivisions continue to creep closer from the northern side of Rutherford.

East of the subject site are established gardens, concealing a federation style pergola built alongside a tennis court for use in the film "Country Life". The court is now used as a well-maintained lawn framed by hedges. Further east are orchards and vineyards.



Figure 14: image of the tennis court pergola, taken on 9/06/2023

To the south of the proposed pool and pergola are three original outhouses, fitted with fully functioning toilets that resemble the original drop pits. Beyond these structures is the Anambah house itself, with manicured gardens framing views directly to the north of the property. The proposed development will be visible from the northern side of Anambah House, though thoroughly concealed with existing bamboo and plantation. It will not obstruct views towards the paddocks.

Directly west of the proposed site is a well-established clump of large and healthy bamboo. This bamboo will be slightly altered to help shield the proposed pergola from blocking northern views from Anambah House. Beyond the bamboo is the newly refurbished barn and fire pit. West of Anambah house and south-west of the site is the existing brick stable building. The pergola and pool will be slightly visible from the stables, though the large building and surrounding plantation will conceal views between the barn and pool.

4. HERITAGE SIGNIFICANCE

The NSW heritage assessment criteria encompass four generic values in the Australian ICOMOS *Burra Charter 2013*: historical significance; aesthetic significance; scientific significance; and social significance.

These criteria will be used in assessing heritage significance of the place.

The basis of assessment used in this report is the methodology and terminology of the *Burra Charter 2013*; James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*;²⁵ and the criteria promulgated by the Heritage Branch of the NSW Office of Environment and Heritage. The *Burra Charter 2013*, Article 26, 26.1, states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

Places and items of significance are those which permit an understanding of the past and enrich the present, allowing heritage values to be interpreted and re-interpreted by current and future generations.

The significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence presented in the previous sections of this document. An understanding of significance allows decisions to be made about the future management of the place. It is important that such decisions do not endanger its cultural significance.

The *NSW Heritage Manual*, prepared by the former NSW Heritage Branch and Department of Urban Affairs and Planning, outlines the four broad criteria and processes for assessing the nature of heritage significance, along with two added criteria for assessing comparative significance of an item.

Heritage Significance Criteria

The NSW assessment criteria listed below encompass the following four values of significance:

- Historical significance
- Aesthetic significance
- Research/technical significance
- Social significance

²⁵ (7thed). Burwood: Australia ICOMOS, 2013.

Listed below are the relevant Heritage Assessment Criteria identified in the Heritage Act:

- Criterion (a)** An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Criterion (b)** An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

- Criterion (c)** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- Criterion (d)** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- Criterion (e)** An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Criterion (f)** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Criterion (g)** An item is important in demonstrating the principle characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

LOCAL	Of significance to the local government area.
STATE	Of significance to the people of NSW.
NATIONAL	Exhibiting a high degree of significance, interpretability to the people of Australia.

4.1 ANALYSIS OF SIGNIFICANCE

Historical Significance

Criterion (a) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Anambah House – the property which has borne the Anambah Name for nearly two centuries is important historically for being one of the early grants to settlers within the Hunter Valley. Interpretation of the original size and shape of the grant has been severely degraded due to subdivision over the ensuing years and all remnants of the original grant and owner(s) excepting the property name have also been lost. The property was purchased by the Mackay family approximately fifty years after its first granting and the house was not built until at least a decade after that. The Anambah property was not known to be a major producer of livestock. Oral histories suggest that cattle drives from Queensland terminated at the Anambah Property before continuing to the Sydney markets. During the Second World War, the Australian Military used the Anambah Property as one of their training locations and were instrumental in the supply of town water to the property at this time. In 1993, the property was utilised as a location set for the movie 'Country Life' starring Sam Neill, Greta Scacchi, Googie Withers and John Hargraves. Balancing the progressive historical events with the degradation of the original property boundaries through subdivision, Anambah House and the property it occupies may demonstrate moderate significance under this criterion.

Criterion (b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

Anambah House – has many associations with notable and important persons in history:

The Cobb family, original land owners and occupiers who held substantial tracts of land in the Hunter Valley, were significant producers at the time and married into other influential families.

The Mackay family; wealthy graziers and primary producers but also of note socially in the Hunter Valley, Newcastle and Sydney.

The Pender family, particularly but not exclusively J.W. Pender, who were important architects in the Hunter region and whose practice spanned over a century.

Hal Lashwood, Australian comedian and entertainer, was appointed as a Commissioner of the ABC in 1973, resided at Anambah House after the Second World War.

Dame Nellie Melba, important Australian Opera Singer stayed at Anambah House and reportedly performed a personal recital on the stairs.

Roy Rene (AKA Mo) Australian comedian and television star also visited Anambah House.

Aesthetic And Technical Significance

Criterion (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Anambah House – has high aesthetic importance in a local context, not only in its elaborate Victorian design, but also because it is a major work by J.W. Pender an important architect in the Hunter Valley. This importance is further enhanced by the existence of additional buildings on the property also by the office of J.W. Pender including the Billiard Room, the Stable Block and the Gateposts.

Social Significance

Criterion (d) *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

Anambah House – though particularly the Anambah property dating back to George Cobb in 1822 is important for the residents of the locality of Anambah by which it draws its name. Though the level of importance is not viewed as meeting the threshold for protection of the property under this criterion. Anambah House therefore is considered to demonstrate only little significance under this criterion.

Research Significance

Criterion (e) *An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Anambah House – though particularly the Anambah property has links to the earliest grants of land for rural development in the Hunter Valley which is increasingly being overtaken by mining operations. While this information is no doubt available elsewhere, the continuous maintenance of Anambah as rural land means that the property has the potential to yield a strong and accurate record of pastoral pursuits in the Hunter Valley dating back to 1822. It is considered to have moderate to high significance under this criterion.

Rarity Significance

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Anambah House – though particularly the Anambah property provides evidence of pastoral pursuits in the Hunter Valley dating back to the earliest land grants and this has the potential to provide an unusually accurate record should that be explored. The property is considered to demonstrate high significance at a local and regional level under this criterion.

Representative Significance

Criterion (g) *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).*

Anambah House – inclusive of all of its ancillary structures and landscaped garden is an intact and fine example of a prosperous late 19th century grazier's homestead. It is considered to demonstrate high significance in a local and broader context.

4.2 STATEMENT OF SIGNIFICANCE

Anambah House - Anambah House with its house, billiard room, stables and gardens form a complete and intact example of a prosperous late 19th century graziers homestead. It is an important relic of the great agricultural heritage of the lower Hunter, now passing into history with the onset of the resources boom. The house is also significant as a major example of the work of J.W.Pender an important architect of the Hunter region.²⁶

The Statement of Significance for Anambah House above is reproduced from the State Heritage Register. It is worth noting that the barn structure and the other outbuildings (not associated with the Penders) are not singled out in the Statement of Significance. In the Physical Description section of the listing a 'Garage & Dairy' are mentioned as being 'important only as part of the homestead group whereas the barn, perhaps because it was not situated on the property, is minimally described as 'A typical rude timber farm building of the period, with slab sides & iron roof.' To the above Statement of Significance, EJE would add historical associations to The Cobb family, The Mackay family and Hal Lashwood, all who owned and resided at the property, but also Dame Nellie Melba and Roy Rene (AKA Mo) entertainers who both visited and were entertained at the property.

²⁶ Anambah House: listing State Heritage Register updated September 2011.

5. PROPOSED WORKS

5.1 DESCRIPTION OF WORKS

The Zappacosta family wish to construct a Pool and Pergola in the open space directly north of the Anambah House. The proposed work will accommodate approximately 270m² of landscape and lies 60 metres from the existing residential structure.

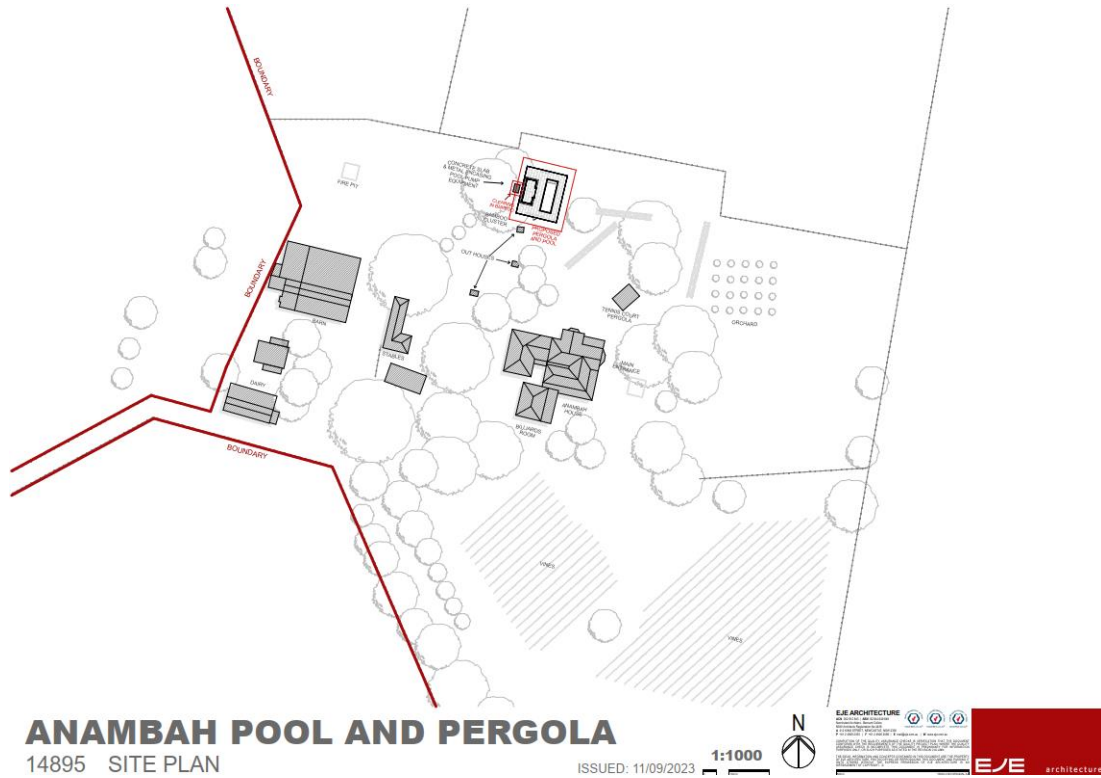


Figure 15: Proposed site plan

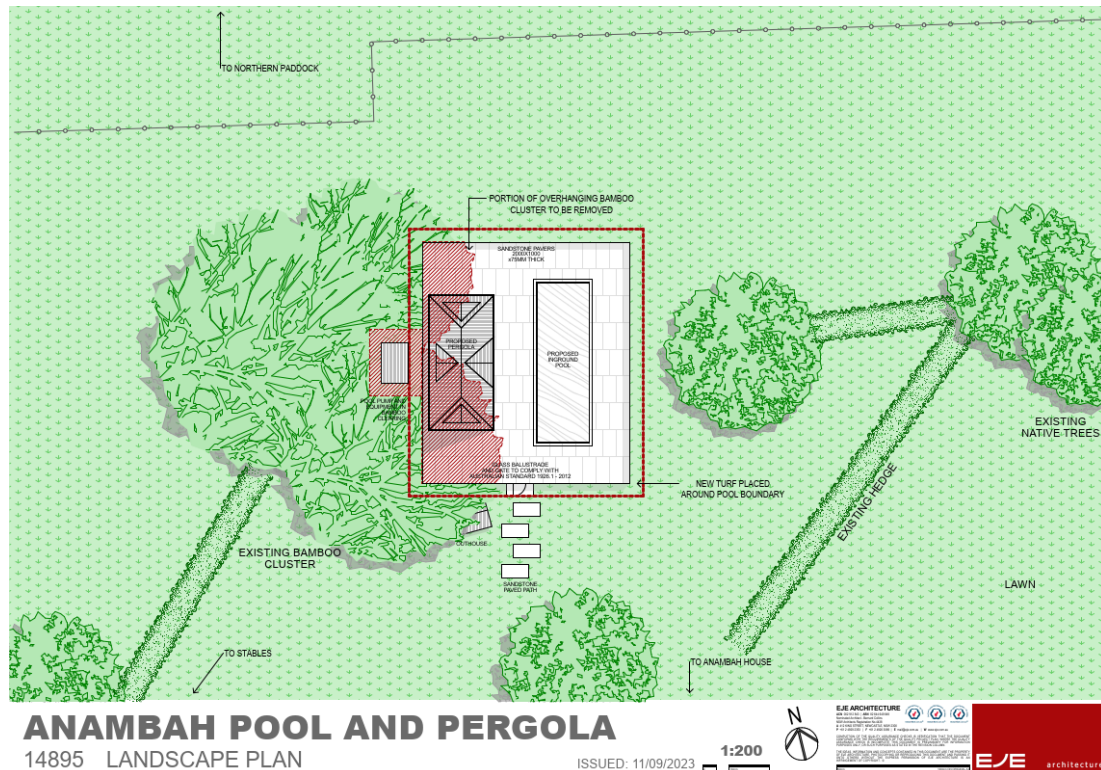


Figure 16: Proposed Landscape plan

A concrete slab finished with sandstone pavers will surround a 4m x 12m x 2m deep in ground pool. A Pergola structure reminiscent of the existing tennis court pergola façade, constructed for the film “Country Life”, will provide a space for shelter and entertainment by the pool. It is to reflect the heritage aspects of the Victorian style Anambah homestead while still remaining identifiable as a new structure on site.

In order to impose minimal impact on views from the existing residence and surrounding structures, the pergola is to be concealed among the large clump of bamboo that lies to the north of Anambah House. A portion of the bamboo is required to be removed to properly conceal the structure. Natural material choices and colour pallet similar to those used in the refurbishment of the barn will reflect the surrounding context, further aiding in the low impact design proposal. All pool equipment is to be housed along side the pergola and concealed among the bamboo.

The pool area is to be secured by a low reflectivity, glass partitioned pool fence. This will allow for little obstruction to northern views from the Anambah house balcony while still meeting required safety measures.

5.2 VIEW ANALYSIS



Figure 17: Proposed development draft render



Figure 18: Proposed context perspective 1. The north façade of Anambah House is visible in the background.



Figure 19: Proposed context perspective 2. The pergola settles into the foliage to the left of the image while the low-reflectivity glass pool fence allows views to continue across the site of the proposed works to the paddocks beyond.



Figure 20: View towards subject site from Anambah Road. The proposed development is nestled behind the bamboo copse, unaltering any view of the heritage house from the north.



Figure 21: View of Anambah House from Anambah Road, (zoomed in from figure 19) further indicating the proposed developments minimal impact on the view of the site.



Figure 22: The main entrance of the Anambah house, seen from the east. The proposed pool and pergola are not visible from the primary façade of the house.

5.3 COMPLIANCE WITH MAITLAND LEP 2011

In this and the following sections, the wording from the legislation is presented in italics and EJE's response follows in normal type.

Clause 5.10 Heritage conservation

(1) *Objectives* The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Maitland,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

The proposed works do not directly affect Anambah House as none of the work will be applied directly to the house. Due to the location of garden beds and the substantial amount of bamboo, the proposed works will barely be visible from the house unless one is sitting on the northern veranda. The heritage significance of the listed Anambah House will be unaffected, inclusive of significant fabric and settings, though views to the north will have very minor changes.

(5) *Heritage assessment*

The consent authority may, before granting consent to any development:

- (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

The proposed works will be undertaken upon the land on which a heritage item is located and so this report has been supplied to assess the extent to which the carrying out of the proposed works would affect the heritage significance of the item concerned; i.e. Anambah House.

5.4 COMPLIANCE WITH MAITLAND DCP 2011

The proposed works do not involve alterations or additions to Anambah house, rather a development on the land in which the house resides. The proposed development falls within the vicinity of heritage items and will come under the revised curtilage for the site.

4.1 Sympathetic Design (Alterations and Additions)

a) Aims: To ensure that new alterations and additions

- *respect the architectural character and style of the building and area concerned.*
- *To maintain and enhance the existing character of the street and the surrounding locality.*
- *To enhance the public appreciation of the area.*

The proposed works respect the existing character and style of the existing buildings and will allow large groups of people to further appreciate the character of the area when it is utilised for wedding event hire. The pergola will reflect the style of other structures on the property while still being recognisable as a new building.

b) Requirements:

- *An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context.*
- *New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.*
- *Mock historical details should not be applied as they will not be of any heritage value themselves, and can confuse our understanding between the 'new' and the 'old'.*
- *Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials.*
- *Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.*

The proposed works draw upon the characteristics of the existing tennis court pergola and the balcony details on Anambah house. The adaptive reuse of cast iron columns and frieze will allow the proposed development to blend seamlessly into its surrounds without precisely mimicking the design of the existing buildings. Scale, proportion and materials will not only blend with the existing structures on the property but with the rural landscape and established gardens. No destruction of important elements on site will be required for the pool and pergola addition.

5.11 New Development in the Vicinity of Heritage Items

In addition to the matters raised previously, the following principles should be given particular attention when considering new development in the vicinity of heritage items.

a) Aim:

- *To ensure that new buildings provide a setting for the adjoining heritage item so that its historical context and heritage significance are maintained.*

b) Requirements:

- *Development in the vicinity of listed heritage items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.*
- *New development should have regard to the established siting patterns of the locality.*
- *New development should generally be set back from the building line of the adjoining or adjacent heritage item.*
- *The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.*

- *Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.*
- *Development in the vicinity of a heritage item may be contemporary in design.*

The proposed development creates a setting within the landscape surrounding the heritage item that ensures the maintenance of its historical context and heritage significance. The pergola and pool will compliment the character of its surrounding structures in its scale, setback, siting, materials and finishes. Colour and materiality have been carefully selected to compliment the surrounding landscape and coincide with the form of the pre-existing tennis court pergola. The development will be concealed from view from majority of vantage points on site, only visible from the northern gardens and slightly from the veranda of Anambah House. It has been purposely set back approximately 60 metres from the main residence to ensure it does not impact any vistas of the gardens and beyond horizon. The height and scale of proposed works will blend with the surrounding outhouses while also being concealed among the grove of bamboo.

6. STATEMENT OF HERITAGE IMPACT

This is the Statement of Heritage Impact for:	Pool and Pergola, Anambah House
Date:	This statement was completed in June 2023
Address and Property Description:	200 Anambah Road; Anambah NSW Lot 721 DP 1191240
Prepared by:	EJE Group
Prepared for:	Jann & Maurizio Zappacosta

The following aspects of the proposal respect or enhance the heritage significance of the item or area for the following reasons:

The proposal will not impact Historic, Associative, Social, Research, Rarity or Representative significance. No historic built fabric will be disturbed. The important portions of the landscaped grounds; namely the carriage circle, the vineyard and the orchard will be unaffected.

The proposal will be in a portion of the yard associated with the tennis court - thus the recreational part of the grounds, coinciding with its purpose. The proposal has been designed to be sympathetic to the character and appearance of the house and its ancillary structures but will still be recognisably new / non-original.

The proposal is located away from the main frontage (eastern facade) of the house and will not be visible in views to or from the east. Only glimpses of the proposal will be visible from the northern-side rooms, veranda and balcony. The proposal will be largely concealed by established trees and hedges. The proposal will be visible in views toward Anambah House from the north. These will only be long-distance views across the paddocks. The impact of the proposal on these views is minimised by the use of an open sided structure, subdued colour, and glazed pool fence using low reflectivity glass.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

No aspects detrimentally impact the significance of Anambah House. No impacts will be more than negligible.

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

There were no sympathetic design solutions discounted. All works proposed have been designed to be sympathetic to the significance of the item and the character of the residence.

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item or area:

There are no recommended actions to minimise disturbance.

7. CONCLUSION

Since their purchase of the property, the Zappacosta's have made a conscious effort to restore and maintain the heritage aspects of Anambah House and all its extant structures. An event space has been created alongside the residence to honour the rich history of the site. The slight adaptation of the landscape to construct a pool and pergola will have positive impact on the wedding venue's ability to offer a beautiful heritage space that caters to all seasons.

In order to respect the heritage of the site, the pergola and pool will be placed at a far distance from the Anambah house. It is to be concealed by the existing bamboo so that it does not impede on the vast northern views from the residence's balcony and living areas. The conscious decision to include a low reflectivity glass security fencing has been made to further preserve the views towards the paddocks and from the north.

The proposed works have been designed to be sympathetic to, and harmonise with the existing tennis court pergola. Material choices of cast iron columns and corrugated roof sheeting with deep colour tones will allow the proposed development to blend into the landscape and existing structures seamlessly, whilst still remaining noticeable that it is not an original form.

The works will have no more than negligible impact, typically nil, on the neighbouring heritage items and contributory buildings.

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Newspapers

- The Australian*
- The Daily Advertiser*
- The Dungog Chronicle*
- The Glen Innes Examiner*
- The Maitland Daily Mercury*
- The Maitland Mercury*
- The Newcastle Morning Herald*
- The Singleton Argus*
- The Sydney Gazette*
- The Sydney Herald*
- The Sydney Morning Herald*

Online Resources

Google Earth

Google Maps - <https://www.google.com.au/maps>

Jen Willetts 'Free Settler or Felon' - <https://www.jenwilletts.com>

University of Newcastle: *Cultural Collections* - <https://www.flickr.com/photos/uon/>

NSW Office of Environment and Heritage - <https://www.environment.nsw.gov.au>

NSW LPI: *NSW Globe* - <http://globe.six.nsw.gov.au/>

NSW LPI: *Spatial Information Exchange* - <http://maps.six.nsw.gov.au/>

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