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Residential - Commercial - Industrial

Statement of Heritage Impact

Heritage Significance:
Hannan House (Local Significance)
and subject site located within
Central Maitland Heritage Conservation Area

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

Lot 1 DP 998690
(No. 14) Hannan Street
MAITLAND

Prepared For:
B & J Callum

AUGUST 2023

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1.0 INTRODUCTION

The subject site (known as Lot 1 DP 998690, (No. 14) Hannan Street, Maitland) has been identified as having European heritage significance. Hannan House located on the subject site has been classified as having local heritage significance. The subject site has been identified as being located within a Central Maitland Heritage Conservation Area. The following Heritage Impact Statement has been prepared to support the application for development.

The existing dwelling consists of five (5) bedrooms, lounge, dining, billiard room, kitchen and alfresco area. The proposed development intends to convert the dwelling into four (4) bedrooms, billiard room, media room, combined kitchen and dining room, alfresco area and terrace. The three-room building which is believed to have been the servants' quarters will be converted to a guest room with bath and kitchenette facilities.

A land-use survey has been carried out to determine the character of the area. The proposed development is to occur upon an irregular shaped block with a site area of 1975.33m². The proposed development will not interrupt the existing ambience of the subject site or the conservation area. As such, the proposed development of alterations and additions to an existing dwelling will not impact upon the character of the existing development.

The subject site has been identified as having Local heritage significance under MLEP2011 Schedule 5 Environmental Heritage Part 1 Hennan House, Local Significance Item I145 and Part 2 Central Maitland Conservation Area, Local Significance Item No. C2.

The proposed development has addressed a number of heritage conservation principles and Council guidelines. The proposed development has also been guided by the Heritage Branch's philosophy. That being:

"The objective in conserving a Heritage area is to sensitively accommodate change, not to prevent it. The area must be allowed to live and grow, not become frozen in a time warp."

1.1 SCOPE OF WORKS

The proposed development involves alterations and additions to Hannan House and construction of a detached double garage. The proposed works involves:

Ground Floor

- Conversion of north-easter rear room to become ensuite, walk in robe and powder room
- Reverse swing of existing door to allow better access to proposed powder room.
- Extend the existing kitchen bath under a skillion roof at the rear of the dwelling to the North, South past the edge of the existing building and wrap around to the west.
- Move existing verandah stairs to allow for extension.
- Reconfigure the existing kitchen/bathroom area to include a kitchen and laundry.
- Separate building Bedroom 6 – Reconfigure internal walls toilet door from guest wing and enlarge window to provide adequate natural light to bathroom.
- Relocate laundry to behind the kitchen area.
- Proposed skirting boards to be 530mm high.

First Floor

- Rear Verandah - Remove shower from the north end and reinstate balcony.
- Remove the toilet from the southern end & extend over the proposed kitchen area below to create a new bathroom, ensuite and linen cupboard.
- Remove the existing window in the east wall of Bedroom 2 and replace it with a door to access proposed ensuite.

- Enclose part of the rear balcony from hall with stud wall and glass where existing balustrade is, to enable covered access for the first-floor bedrooms to access new bathroom.
- Proposed skirting boards to be 280mm high.

Garage

The proposed detached garage is considered to be a modest structure built behind the building line of the existing 2 storey dwelling.

Outdoor Fire Area

An outdoor fire area is proposed to be constructed along a small portion of the southern boundary. It is proposed to construct a high wall along the boundary with a fireplace constructed within the wall. While the wall high may seem excessive Council is requested to consider the following justification for allowing the wall to be constructed:

- Lot 2 DP 1051969 contains an office building. The proposed wall is to screen the outdoor living area of the existing dwelling from the employees of the office building;
- The wall will only occupy a small portion of the southern (side) boundary. The existing wire fence will remain for the rest of the fence;
- As the adjoining Lot 2 is occupied by a commercial operation overshadowing is not deemed to be an issue.

The proposed development seeks to maintain the ambience of the site by adopting design elements which do not detract from the heritage significance of the heritage item or conservation area. The proponent acknowledges that Hannan House and Central Maitland area is host to many buildings which feature heritage character, and therefore provide links to European heritage. The proponent has therefore sought to design the dwelling in such a way as to not be detrimental to the heritage character of the heritage item or the conservation area.

Photos 1 - 7 details the subject site and surrounding development.



Photo 1: Hannan House from Hannan Street



Photo 2: Rear of Hannan House where alterations and additions are proposed



Photo 3: Presumably former servants' quarters to be converted to guest room



Photo 4: Northern façade of Hannan House



Photo 5: Southern façade of Hannan House



Photo 6: Dwelling located to the north of the subject site



Photo 7: Dwelling located opposite subject site



Photo 8: Commercial building located to the south of the subject site



Photo 9: Residential and Commercial buildings located to the west of the subject site

1.2 ITEMS OF SIGNIFICANCE

There are a number of heritage significant items within approximately 200m of the subject site. These items are the Georgian House (MLEP Item Number I146), Police Station and Residence (MLEP Item Number I178), Maitland Court House (MLEP Item Number I177) and Hampton Court (MLEP Item Number I164). Figure 1 details the location of the heritage significant items in relation to the subject site. Photos 10-12 detail the heritage items described above.

Figure 1 details subject site and items of heritage significance.

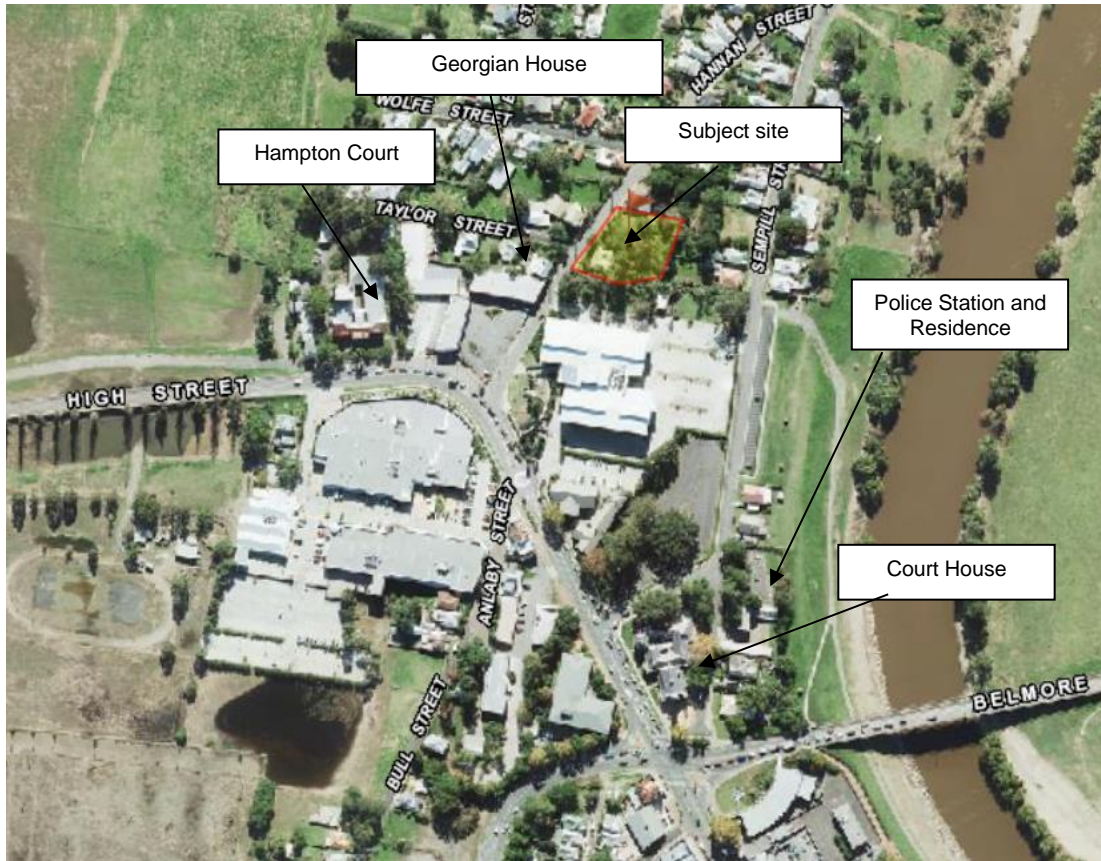


Figure 1: Proposed development site and items of heritage significance



Photo 10: Georgian House



Photo 11: Court House



Photo 12: Hampton Court

The proposed development is not expected to create a negative impact on any of the heritage item located within 200m of the subject site.

1.3 Central Maitland Heritage Conservation Area

The subject site has been identified as being located within a Central Maitland Heritage Conservation Area.

The proposed development seeks to maintain the ambience of the site by adopting design elements which do not detract from the heritage significance of the area. The proponent acknowledges that the Central Maitland area is host to many buildings which feature heritage character, and therefore provide links to European heritage. The proponent has therefore sought to design the dwelling in such a way as to not be detrimental to the heritage character of Maitland.

The subject site has been identified as having Local heritage significance under MLEP2011 Schedule 5 Environmental Heritage Part 2 Central Maitland Conservation Area, Local Significance Item No. C2.



Figure 2: Central Maitland Conservation Area

The exterior of the existing building on the subject site will remain basically the front of the building. At the rear of the building a new kitchen, verandah and creation of a guest room (within the former servants' quarters) is proposed. There will be minor internal works. The proposed works are not expected to create a negative impact upon the heritage significance of the building.

The proposed development will not create a negative impact upon the "Central Maitland Conservation Area".

2.0 HERITAGE OF BUILDING

Robert Campbell built the two-storey residence in 1869 and called it “Moncrieff”. The building was designed by J W Pender. The building is described as being probably the finest example of Victorian Filigree large scale house in Maitland.

Robert Campbell, from Scotland, came to Maitland in 1856 and was employed with Peter Logan in his groceries, soap and candle departments at the east end of the Long Bridge. Ten (10) years later in 1866 Campbell opened his own business as a produce merchant and storekeeper. Originally the business operated from a brick site on the west side of the *Sportsmans Arms* High Street. That same year Campbell built a 60 feet by 30 feet wooden building in Hannan Street for storage of agricultural produce. He continued to run this side of his business for nearly 50 years near the time of his death in 1916.

Campbell lived at “Moncrieff” until his death in 1916. The house was left to his daughter Elizabeth Campbell who passed away at Moncrieff in 1932. The house and Elizabeth’s personal effects were auctioned in 1932.

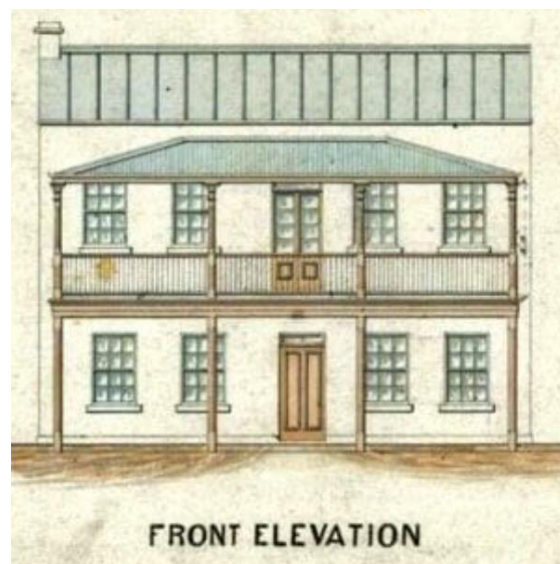


Figure 3: Design for Robert Campbell’s house in Hannan Street.
Design by J W Pender



Photo 10: Hannan House during the 1955 floods

2.1 Physical Description

Style: Victorian Filigree. Exterior: Brick. Five bay two storey house - iron roof and bullnose verandah. Cast iron lace columns, balustrade and valances. French doors to verandahs. Lush garden setting.

2.2 Integrity/Intactness

While some modifications have occurred over the lifespan of Hannan House the building has retained its integrity value.

Modifications have occurred to ensure the viability of the building and to keep with modern times. Some of the modifications include:

- Cast-iron lace on front floor verandah replaced wood baluster.
- Cast-iron lace posts replaced wooden posts to front and rear facades
- Front fence is not original
- Cast-iron lace to rear façade
- Addition of kitchen to rear of dwelling

3.0 ASSESSEMENT OF SIGNIFICANCE

The particular level of significance is determined by the application of the standard Evaluation Criteria established by the NSW Heritage Branch. The Evaluation Criteria include the considerations Historic Significance, Historical Association, Aesthetic Significance, Social, Cultural and Spiritual, Research Potential, Rare and Representative Significance.

The Evaluation Criteria can be used to ensure the integrity of the physical qualities of the area.

The subject site does contain an item of heritage significance. The importance of items located within close proximity of the subject site must be considered in relation to the overall integrity of the conservation area as well as the heritage significance item location upon the subject site. The proposed development is the re-use of an existing heritage significant building. The proposed development is within a building and conservation area of heritage significance and will not detract from the contributory significance or archaeological value of heritage items within the area.

3.1 Assessing Significance

There are seven (7) criteria used in NSW to establish heritage significance. These criteria are:

- a. Historic significance
- b. Historical association
- c. Aesthetic
- d. Social, cultural and spiritual
- e. Research potential
- f. Rare
- g. Representative

Hannan House meets the following criteria in relation to cultural significance:

3.1.1 Historic Significance

Hannan House assumes heritage significance as it contributes to recording urban growth in the late 1800s. The building's prestige details the importance of Maitland as a major centre in NSW during this time.

3.1.2 Aesthetic Significance

Probably the finest Victorian Filigree large scale house in Maitland. House and grounds make strong contribution to townscape quality of northern residential precinct.

3.1.3 Representative Assessment

This house has representative value. The building represents an era of wealth and prosperity for Maitland. In the 1800s Central Maitland provided a sense of vitality and diversity, incorporating commercial and residential developments of grandeur. Hannan House contributes to the heritage of these times.

4.0 HERITAGE IMPACT STATEMENT

The Heritage Impact Statement is based upon information gathered from land-use survey of the site; site inspection and a review of the pertinent legislation.

Hannan House has been identified as having heritage values and forms part of an area which accommodates a number of heritage significance items. This report provides the necessary information for the consent authority to make an assessment of the proposal on heritage grounds.

The proposed development does involve construction work. The proposed works will ensure that the heritage integrity of the item is retained and continues to be a viable dwelling for the future.

4.1 Assessment of Heritage Significance

The heritage significance of an item includes all the values that make it special to past, present and future generations. (No. 14) Hannan Street Maitland "Hannan House" contributes to the heritage significance of Maitland.

The proposed development will retain the majority of the heritage significance of the building. The proposed works are minor in nature and will allow the building to be retained a heritage significance item.

The proposed restoration of the building will comply with statement of significance by the Office of Heritage NSW which states:

"Hannan House assumes heritage significance as it contributes to recording urban growth in the late 1800s. The building's prestige details the importance of Maitland as a major centre in NSW during this time".

The proposed development will NOT contribute to the loss of the integrity or condition of the item.

The proposed works aim to ensure that the heritage significance of the building is not lost because of deterioration by allow the building to be used to it full potential.

The proposed development will NOT diminish its heritage significance.

The proposed development will retain elements of the building to ensure the heritage significance of the building is not diminished.

The proposed development will NOT alter the building so much that it fails to meet the relevant assessment criterion?

The proposed development does not propose to alter the elements of the building which enables it to be heritage significant.

(No. 14) is NOT a movable item and as such heritage significance will not be affected.

The condition of the item will NOT be negatively affected by the proposed development.

The condition of the item will be improved, ensuring its future viability and functionality.

4.2 Environment & Heritage Guidelines

This statement is required to address the queries raised in the Heritage Branch of the NSW Office of Environment & Heritage guidelines for the preparation of Statement of Heritage Impact. The proposed development refers to minor partial demolition (including internal elements) of a heritage item. Given this fact this statement will address the following:

Minor Partial Demolition

- ***Is the demolition essential for the heritage item to function?***

Yes. The following modifications are required to enable the heritage item to function:

- Move existing verandah stairs to allow for extension.
- Remove shower from the north end and reinstate balcony.
- Remove the toilet from the southern end & extend over the proposed kitchen area below to create a new bathroom, ensuite and linen cupboard.
- Remove the existing window in the east wall of Bedroom 2 and replace it with a door to access proposed ensuite.

- ***Are important features of the item affected by the demolition (eg fireplaces in buildings)?***

No. All significant features of the item are to be retained and restored to ensure their longevity. The proposed works as previously outlined in the Statement will not impact on the significance of the building.

- ***Is the resolution to partially demolish sympathetic to the heritage significance of the item?***

Yes. The proposed demolition will ensure the effective use of the building. Every effort is to be made to restore important elements to be sympathetic to the heritage significance of the item.

- ***If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?***

N/A.

Heritage Conservation Areas

- ***How is the impact of the new development on the heritage significance of the item or area to be minimised?***

The proposed development will not create a negative impact on the environmental heritage of the "Central Maitland Heritage Conservation Area" or items of heritage significance within close proximity to the proposed development. Through design style and colour selection the proposed development will conserve the heritage significance of heritage items and the significance of the heritage conservation area in which it is to be located.

The proposed development will ensure the cultural significance of the surrounding area by its design and colouring. The existing structure of the building on site is consistent with the heritage aspects of the local area. The proposed colour for the exterior of the dwelling will be sympathetic to items of heritage and other developments located on surrounding lots.

- ***How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?***

The retention of the heritage listed dwelling will create a positive environment of the curtilage of the heritage significant items and the heritage conservation area.

The proposed detached garage will not create a negative impact upon the streetscape.

It is suggested that the proposal does not involve any changes to the heritage item's curtilage which could create a negative impact.

- ***How does the new development affect view to, and from, the heritage item? What has been done to minimise negative effects?***

The proposed development is to occur within an existing building with the alterations occurring within the existing building and to the rear of the existing dwelling. The proposed development will not affect view to, and from, heritage items that is currently in place.

The proposed detached garage is considered to be a modest structure built behind the building line of the existing 2 storey dwelling. The detached garage will not create a negative affect to views to and from the heritage item.

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

It is understood that the subject site is not known for its significant archaeological deposit. It is beyond the scope this report to consider known or potentially significant archaeology.

- ***Is the development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?***

As mentioned previously the proposed development has been designed to be sympathetic to the heritage item and conservation area.

- ***Will the additions visually dominate the heritage item? How has this been minimised?***

The proposed additions will not visually dominate the heritage item. The additions are to be located to the rear of the heritage item and will not be detrimental to the heritage significance of the item.

The proposed detached garage is considered to be a modest structure built behind the building line of the existing 2 storey dwelling

- ***Will the public, and users of the item, still be able to view and appreciate its significance?***

Yes. The public and users of the item, will still be able to view and appreciate the significance of the heritage items as there are only minor alterations to the heritage item, or its immediate surroundings, as part of this proposed development.

As part of this assessment the Heritage Branch of NSW Office of Environment & Heritage encourages applicants to address the following questions:

- ***What aspects of the proposal respect or enhance the heritage significance of the item or conservation area?***

The design and colour scheme of the proposed development is respectful to the heritage significance of the area.

- ***What aspects of the proposal could detrimentally impact on the heritage significance of the item or conservations area?***

The proposed development has been well designed to ensure that the alterations and additions and proposed detached garage will not create a detrimental impact upon the heritage significant item or the conservation area.

5.0 RESTORATION OF BUILDING

Every effort is being made to retain the heritage character of the building. The building has high heritage integrity. Many of these elements are detailed throughout this Statement. It is proposed that these features will be retained and reused in their original form as much as possible.

The design plans for the alterations have been prepared with advice from the Heritage Consultant. Every effort has been made to ensure the heritage integrity of the building is not compromised.

6.0 VISUAL IMPACT ASSESSMENT

The proposed development involves minimum construction works to the exterior of the heritage significant portion of the building the development is not expected to create a negative impact on the heritage significance of the area.

From the streetscape the proposed alterations and additions will not create a negative impact. The alterations and additions to the rear of the dwelling will not create a negative impact to the heritage item or conservation area.

The proposed detached garage is considered to be a modest structure built behind the building line of the existing 2 storey dwelling.

7.0 STATUTORY CONTEXT

7.1 Heritage Act 1977 (NSW)

The site has been assessed as NOT having State Significance. The site is not listed on the State Heritage Register.

7.2 Maitland Local Environmental Plan 2011

Under Schedule 5 Environmental Heritage Part 1 Heritage items the site has been identified as having local significance. The item is identified as Hannan House. It has Local significance and is known as I147 under MLEP2011.

Under Schedule 5 Environmental Heritage Part 2 Heritage conservation areas the site has been identified. The conservation area is identified as the "Central Maitland Heritage Conservation Area".

Under Schedule 5 Environmental Heritage Part 3 Aboriginal places of heritage significance the site has NOT been identified.

This Heritage Impact Statement has been prepared under the provisions of MLEP2011 Part 5.10 (2) Requirement for consent.

7.3 Maitland Development Control Plan

Maitland Development Control Plan Part C.4 – Heritage Conservation provides the following objectives:

- To assist owners and developers who are contemplating carrying out development that may impact on a heritage listed property or conservation area.
- To promote an attractive living and working environment for the community of Maitland, which builds on its particular identity.

The following table outlines general controls applying to all development occurring within a heritage conservation area and alterations and additions to a heritage item within Maitland LGA.

DCP GUIDELINES	COMPLIES	RESPONSE
3. General Requirements for Alterations and Additions		
3.1 Sympathetic Design		
a. An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context.	Y	Through careful consideration during the design stage the alterations and additions will sit comfortably in the existing characteristics of the existing building.
b. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.	Y	The new work to the rear of the heritage item will be recognizable as new work with the use of a skillion roof for the extension over the proposed kitchen area below.
c. 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'.	Y	Mock historical details have not been implied to the new works.
d. Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials.	Y	The proposed alterations and additions blend and harmonise with the existing building in terms of scale, proportion and materials.
e. Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables.	Y	Elements such as chimneys, windows and gables have not been affected as a result of the proposed development. These heritage significant elements have been retained.
3.2 Siting, Setback & Orientation		
a. Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building which contributes to the heritage character of the Conservation Area.	Y	The proposed alterations and additions are to be located to the rear of the existing dwelling.
b. Side additions should not compromise the ability for	N/A	

driveway access to the rear of the block.		
c. No new structures should be built forward of an established building line.	Y	The proposed detached garage is to be located to the side of the heritage item. The garage will be build behind the existing building line.
d. An adequate area around the building including landscaping, fencing, and any significant trees should be retained.	Y	The subject site contains a number of significant trees. These trees are to be retained.
e. Larger additions can be successful when treated as a separate entity to retain the character of the original building in its own right.	N/A	
f. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.	Y	
g. The orientation pattern of buildings existing in the area should be maintained.	Y	
h. Rear additions are generally best stepped back from side building lines.	N	The proposed extension above the proposed kitchen is in keeping with the existing building line on the ground floor.
i. Where the wall of an existing residential building in a Conservation Area is located less than 900mm from a side boundary, additions may be permitted to be constructed at the same setback as the principal building only where: i. they are small in scale and no greater than 20% of the existing building floor area; ii. there is no overhang of any part of the addition over the adjoining property; iii. there are no significant impacts on solar access to the adjoining property; iv. access for maintenance of the side wall of the addition can be provided wholly within the property boundaries.	N/A	The existing and proposed setbacks are greater than 900mm.
3.3 Size and Scale		
a. An alteration or addition should not be of a size or scale which overwhelms or dominates the existing building, substantially changes or destroys its identity or changes its contribution and importance in its surrounds.	Y	The proposed alterations and additions are considered to be modest compared to the size and scale of the existing heritage item.
b. New uses should be chosen which suit the size of the building, not requiring overwhelming changes.	Y	The proposed development is not overwhelming on the existing dwelling.
c. Unless it can be demonstrated that greater scale would be	N/A	

appropriate in the individual circumstances, additions should be of the same scale as surrounding development.		
3.4 Roof Form and Shapes		
a. Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height.	Y	The roofs of the extensions proposed extensions include hip and skillion designs.
b. Additional rooms can be added to heritage buildings appropriately where roof forms have been carefully integrated into the existing.	Y	Additional rooms are to be constructed to accommodate kitchen, laundry (ground floor) and bathroom (upper floor). The use of hip roofs on the ground floor and skillion roof on upper floor have been carefully integrated into the existing.
c. If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side. Roof pitch, ridge height, height of parapet and eaves on additions should relate to those of the original building.	Y	Refer to plans for further details
d. Providing the roof space is large enough, attic rooms should be contained in roof forms for non- – habitable uses such as a study or a library. The volume required for habitable uses such as bedrooms may mean unacceptable alteration to roof form.	N/A	
e. New roof elements such as dormer windows and skylights should not be located where they are visually prominent.	N/A	
f. Chimneys should be retained.	Y	All existing chimneys are to be retained
g. Service utilities such as water heaters, air conditioning units, antennae, satellite dishes must not be located on the principle elevations of buildings.	Y	
h. Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area.	Y	The existing heritage building has slate tile roofing. The proposed extensions will use colorbond sheet metal. Sheet metal roofing is typically used in the conservation area.
3.5 Materials and Colours		
To ensure that materials and colours used in alterations and additions respect the significance and character of the existing building and surrounding area.	Y	Refer to plans for further information.
3.5.1 General	Y	

3.5.2 Doors and Windows	Y	The existing timber windows will be retained. New doors and windows will be wide style aluminum with dimensions similar to existing.
3.5.2 Roofing	Y	Main roof has slate tile roofing. The proposed alterations and additions will utilise corrugated iron roofing. This colorbond roofing is to be located at the rear of the building and will not be detrimental to the heritage significance item.
3.5.4 Brickwork	Y	The alterations and additions will involve weatherboard cladding. T
3.5.5 Imitation Cladding	N/A	
3.5.6 Colour Schemes	Y	Refer to plans for further information.
3.5.7 Paving and Driveways	Y	The driveway is to be a plain earth coloured concrete driveway is proposed. Refer to plans for further details.
3.10 Landscaping	Y	Refer to landscape plan for further information
3.11 Fences	Y	The existing front fence, including sandstone pillars, is to remain.
3.12 Garages, Carport & Sheds	Y	
a. Garages and carports should preferably be detached and located at the rear or set well back at the side of a building behind the rear building line.	Y	The proposed development includes a detached double garage to be constructed to the side of the existing dwelling. The proposed garage is to be located behind the rear building line. To relocate the garage further to the rear could result in loss of existing vegetation.
b. Garages should be set back a minimum of 500mm from the side and the rear boundary.	Y	The proposed garage is to be located in excess of 500mm from the side and rear boundary. The proposed location of the shed complies with Council's DCP requirements.
c. Garages and carports should make reference to any established historic patterns in the street.	N/A	There is not an established historic pattern in the street for garages and carports as most dwellings in the street do not have them. However, the subject site is larger than most lots within Hannan Street. There is ample room to accommodate a double garage and not create a negative impact on the streetscape.
d. The use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site.	Y	
e. If connected to the main dwelling, garages should be	N/A	

positioned well behind the principle building line (ie 5m) or be positioned behind the dwelling.		
f. Colours and materials should blend into the surrounding landscape. Custom orb iron roof profile and timber board profile cladding wall are common materials used.	Y	Refer to plans for further details.
g. Garages should have simple hipped, gable or skillion roofs depending on the design of the existing main building.	Y	The proposed garage has a simple gable roof.
h. Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form.	Y	The proposed garage has a simple gable roof.
i. Existing outbuildings should be maintained and reused wherever possible.	Y	An outbuilding is located to the rear of the existing building. The outbuilding is assumed to be the former servants' quarters. This building is to be converted to a guest room, mud room and storage facility.
j. Simple open light construction carports are preferable to solid heavily detailed buildings.	N/A	
k. Tennis courts should not be sited so as to intrude on the setting of the main building. They will almost always be best located to the rear of the main building.	N/A	
l. The pitch of a garage or carport roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25° – 30°.	Y	The proposed garage will have a roof pitch of 25°.

Outdoor Fire Area

An outdoor fire area is proposed to be constructed along a small portion of the southern boundary. It is proposed to construct a high wall along the boundary with a fireplace constructed within the wall. While the wall high may seem excessive Council is requested to consider the following justification for allowing the wall to be constructed:

- Lot 2 DP 1051969 contains an office building. The proposed wall is to screen the outdoor living area of the existing dwelling from the employees of the office building;
- The wall will only occupy a small portion of the southern (side) boundary. The existing wire fence will remain for the rest of the fence;
- As the adjoining Lot 2 is occupied by a commercial operation overshadowing is not deemed to be an issue.

8.0 HERITAGE CONSERVATION

This Heritage Impact Statement has been prepared in accordance with the provision of MLEP 2011 Clause 5.10 Heritage Conservation.

Under Part 5.10 Heritage Conservation the objectives of this clause are:

- (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,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposed development will honour the objectives of Clause 5.10 Heritage Conservation. Justification of this is noted below:

- The subject site does contain a heritage item:
- The scale and siting of additions to the existing building will not detracting from the scale, form, unity and character of the surrounding area;
- The subject site is within a heritage conservation area
- The proposed development respects the character of surrounding area through appropriate design; and
- Section 6.0 of this Statement, Visual Impact Assessment, provides evidence that the proposed development will not have a negative impact on the heritage significance of the site.

9.0 BURRA CHARTER 2013

The Burra Charter 2013 states *“New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.”*

Through the design phase and colour selection careful consideration was taken to respect the heritage significance of the heritage item and Central Maitland Heritage Conservation Area.

It is believed that the proposed development is in keeping with the aims and objectives of the Burra Charter 2013.

10.0 CONCLUSION

From the information contained herewith it is concluded that the conclusion and recommendation as outlined in the initial Heritage Impact Statement should be adopted and are as follows:

The proposed development seeks to maintain the ambience of the site by adopting design elements which do not detract from the heritage significance of the heritage item or conservation area. The proponent acknowledges that the Central Maitland Heritage Conservation Area is host to many buildings which feature heritage character, and therefore provide links to European heritage. The proponent has therefore sought to design the development in such a way as to not be detrimental to the heritage character of the area or the heritage item.

A land-use survey has been carried out to determine the character of the area. The development exhibits sympathy to the surrounding area through choosing design elements and materials that are consistent with the existing developments within close proximity of the subject site. As such, the proposed development will not impact negatively upon the character of the existing development within the conservation area.

It is suggested that the design of the proposed development would not offend the heritage culture of the Central Maitland Heritage Conservation Area or the heritage significant item.

The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The scale and siting of the proposed development will not detract from the scale, form, unity and character of the surrounding area;
- The proposed development respects the character of surrounding area through appropriate design;
- Buildings of similar materials have been constructed on neighbouring properties
- The proposed development will not disturb existing items of heritage significance within the area;
- The proposed development will not disturb existing items of heritage significance within the conservation area;
- The proposed development is consistent with the objectives of Maitland Local Environmental Plan 2011 and the provisions for land within Zone RU1 Primary Production;
- The proposed development is consistent with the amenity of the immediate area;
- The proposed development does not compromise the principals of the Burra Charter in relation to the cultural significance of the conservation area;
- The proposed development respects Council's heritage policy;
- The proposal does not include any changes to the heritage items or its curtilage; and
- The works will not disturb existing items of heritage significance, and the works will not affect the setting of any nearby heritage items.

11.0 RECOMMENDATION

Considering the information contained within this Statement of Heritage Impact regarding the proposed development should be supported.

12.0 BIBLIOGRAPHY

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