



86 Victoria Street, East Maitland

STATEMENT OF HERITAGE IMPACT
ALTERATIONS AND ADDITIONS

CONTEMPORARY HERITAGE

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TABLE OF CONTENTS

1.	INTRODUCTION	2
2.	HISTORICAL CONTEXT	3
2.1	Historical Context	3
2.5	Victoria Street Railway Station Group –State Heritage Listing Number 01277	13
3.	PLANNING AND HERITAGE CONTEXT	16
3.1	Maitland Local Environmental Plan 2011	16
3.2	Maitland Development Control Plan 2011	17
4.	STATEMENT OF SIGNIFICANCE	24
4.1	Statement of Significance: East Maitland Heritage Conservation Area	24
4.2	Statement of Significance: 86 Victoria Street, East Maitland	24
5.	PHYSICAL DESCRIPTION	25
5.1	Context	25
5.2	86 Victoria Street, East Maitland	25
5.3	Summary Condition and Fabric	26
6.	THE PROPOSAL	29
6.1	Introduction	29
6.2	Documents	29
7.	ASSESSMENT OF IMPACT	32
7.1	Identification of Impacts	32
7.2	Assessment of Impacts	32
7.3	Views and Settings	35
7.4	Materials and Colours	40
8.	RECOMMENDATIONS AND CONCLUSIONS	41
9.	REFERENCES AND BIBLIOGRAPHY	42

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1. INTRODUCTION

- a. Jason Penhall, Heritage Consultant for Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 86 Victoria Street, East Maitland, Lot/Section/Plan no: 2/-/DP703422.
- b. This report adopts the methodology outlined in the Guidelines for preparing a statement of heritage impact (prepared by Department of Planning and Environment, 2023.) It has been undertaken in accordance with the principles of the Burra Charter, 2013.
- c. The subject site is not located within a Heritage Conservation Area, but is listed as a Heritage Item of Local Significance, identified as "Two Storey Residence", item number I82 and is directly adjacent to another Heritage Item of Local Significance also identified as "Two Storey Residence" item number I83.
- d. This report was prepared by CONTEMPORARY HERITAGE.

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Figure 1 Site Location with Heritage Overlay
source: NSW Planning Portal - Subject site shown outlined in yellow

2. HISTORICAL CONTEXT

2.1 Historical Context

The original inhabitants of the area were the Wonnarua Nation (people of the mountains and plains). The Wonnarua people are members of the Mindaribba Local Aboriginal Land Council that covers the traditional lands of more than 2 thousand hectares including Maitland, Cessnock, Singleton, Dungog and Port Stephens.



Figure 2 1853 Frederick Terry (1827 – 1869)
View of East Maitland

source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/101078>

Maitland was first settled by Europeans as a convict settlement between 1818 and 1821 and was called “The Camp” as well as Molly Morgan Plains and Wallis Plains.

Eventually, due to flooding problems in West Maitland, a second town was founded on higher ground and Major Sir Thomas Livingstone Mitchell surveyed and laid out a plan for East Maitland in 1829.

It is located on high ground to the east of Wallis Creek.

Both townships were defined in 1835; East Maitland became a municipality in 1862 and West Maitland in 1863. The city was formed in 1944 by uniting eight towns.¹

¹ Britannica

In the early 1800s many historic buildings were built using local sandstone and cedar. Convict labour were cedar cutters and they built thatched huts in the brush. Maitland was originally covered by giant red cedars, fig trees, myrtle, softwood brush, gums and swamp oaks.

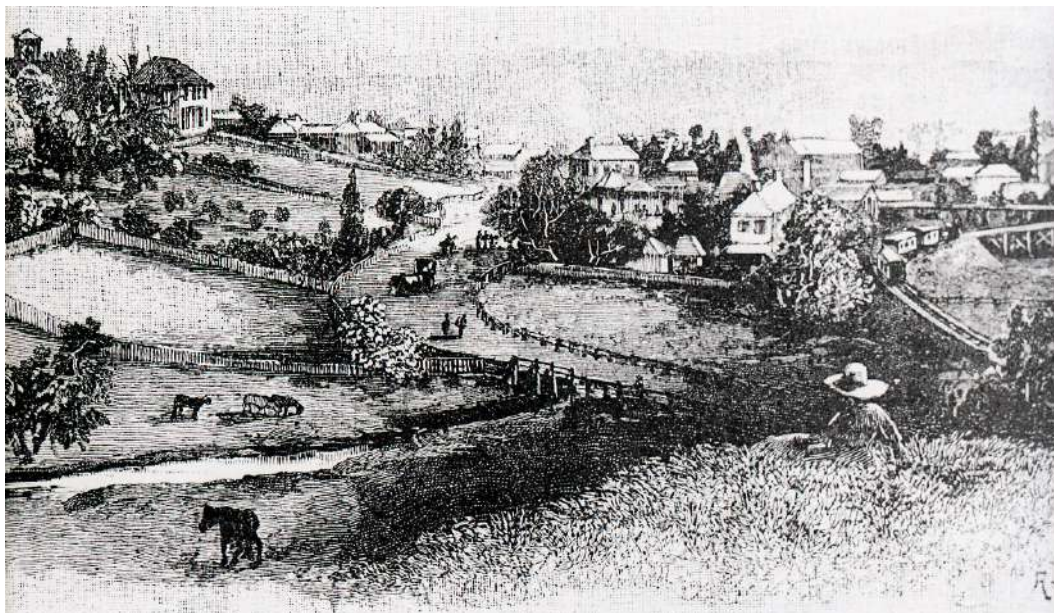


Figure 3 East Maitland in the 1850s, A H Fulwood, from Maitland 1863-1963
source: University of Newcastle Living Histories
<https://livinghistories.newcastle.edu.au/nodes/view/102654>

Maitland, built on the Hunter River, is one of the oldest regional centres in Australia and East Maitland is a suburb of the City of Maitland.

The full description can be found in the NSW Government Gazette but it was formed as follows using portions of:

- Simeon Lord's grant of 2,000 acres
- Geo. Brook's 2,000 acres
- John Hill Garvan's 640-acre grant
- John Callaghan's grants (two) of 640 acres
- to the north-east corner of James Weston's grant of 640 acres
- John Terry Hughes' grants (two) of 610 acres each
- A. W. Scott's 598 acres, parish of Hexham
- W. C. Wentworth's 1,070 acres, by a western boundary of W. C. Wentworth's 830 acres
- A. Sparke's grant of 300 acres,
- Edward Sparke's 2,000 acres,
- John Terry Hughes' grant of 300 acres;²

² NSW Government Gazette – Friday 29 December 1893, Pg 9765

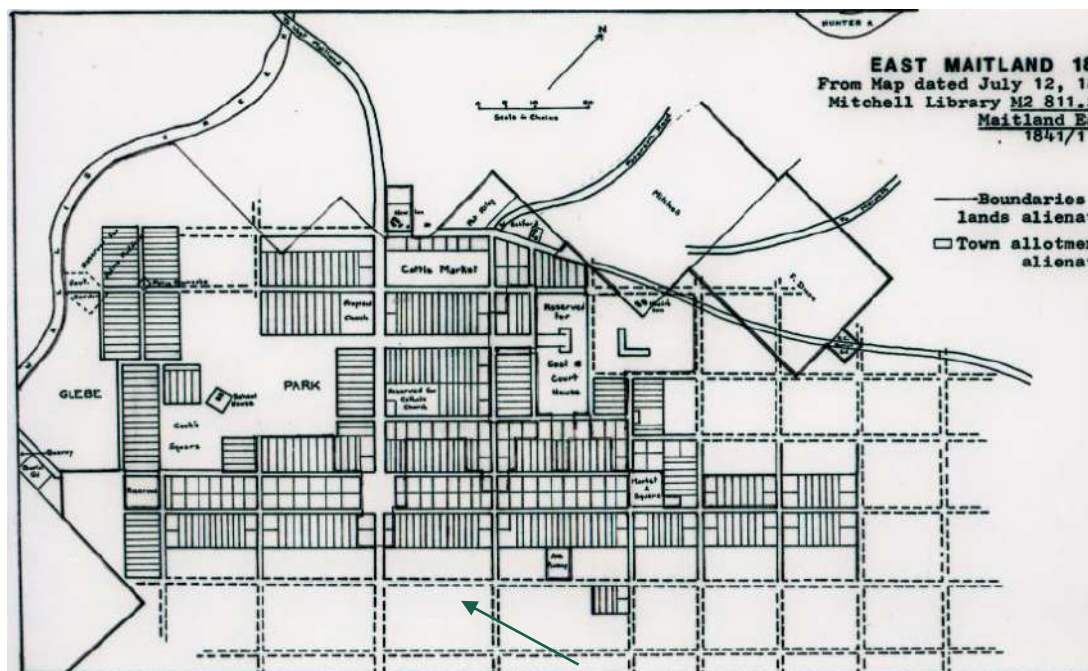


Figure 4 East Maitland East Maitland 1841 (Green arrow approximates 86 Victoria Street)

Mitchell Library M2 811.259/Maitland East/1841/1

redrawn D Bairstow MA Thesis, University of Sydney, 1980

source: University of Newcastle Living Histories – John Turner Collection
<https://livinghistories.newcastle.edu.au/nodes/view/101340>

The above image includes:

- Cattle market
- Reserved for Catholic Church
- Reserved for Gaol & Court House
- Market & Square
- Glebe Park
- Cook's Square
- School House
- RC Burial ground
- Police Barracks
- Government Gardens
- Quarry
- Land owned by:
 - James Pawboy
 - Mitchell
 - F. Dixon
 - Pat Riley
 - Eckford

2.2 Victoria Street

The following shows a Historic map of the Parish of Maitland, dated 1912 the map offers reference to Victoria Street Station However the subject property falls just short of being shown on the map.

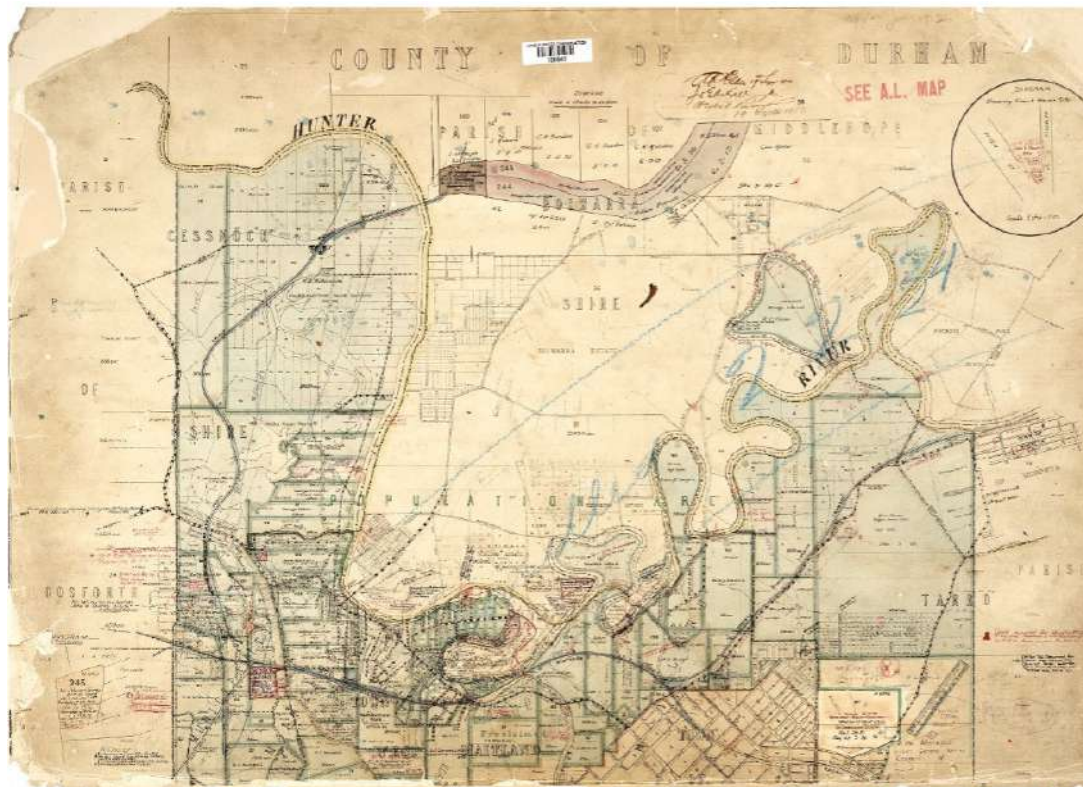


Figure 5 Historic Parish Maps, County of Northumberland 1912.
source: Historical Land Record Viewer

The following shows a Historic map of Victoria Street from 1958. In contrast to the previous image this map shows East Maitland and the southern end of Victoria Street.



Figure 6 Historic Parish Maps, County of Northumberland 1892
source: Historical Land Record Viewer



Figure 7 Historic Parish Maps, County of Northumberland 1912
source: Historical Land Record Viewer



Figure 8 Historic Parish Maps, County of Northumberland 1956
source: Historical Land Record Viewer

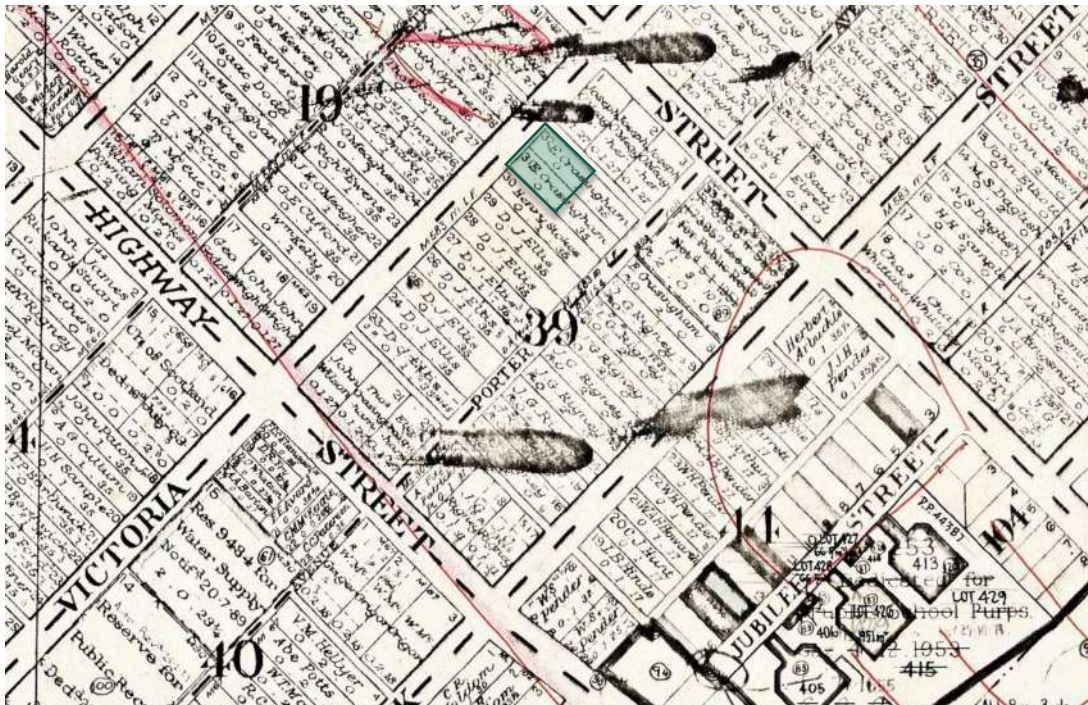


Figure 9 Extract from Historic Parish Maps, County of Northumberland 1956
Subject property identified by the green rectangle
source: Historical Land Record Viewer

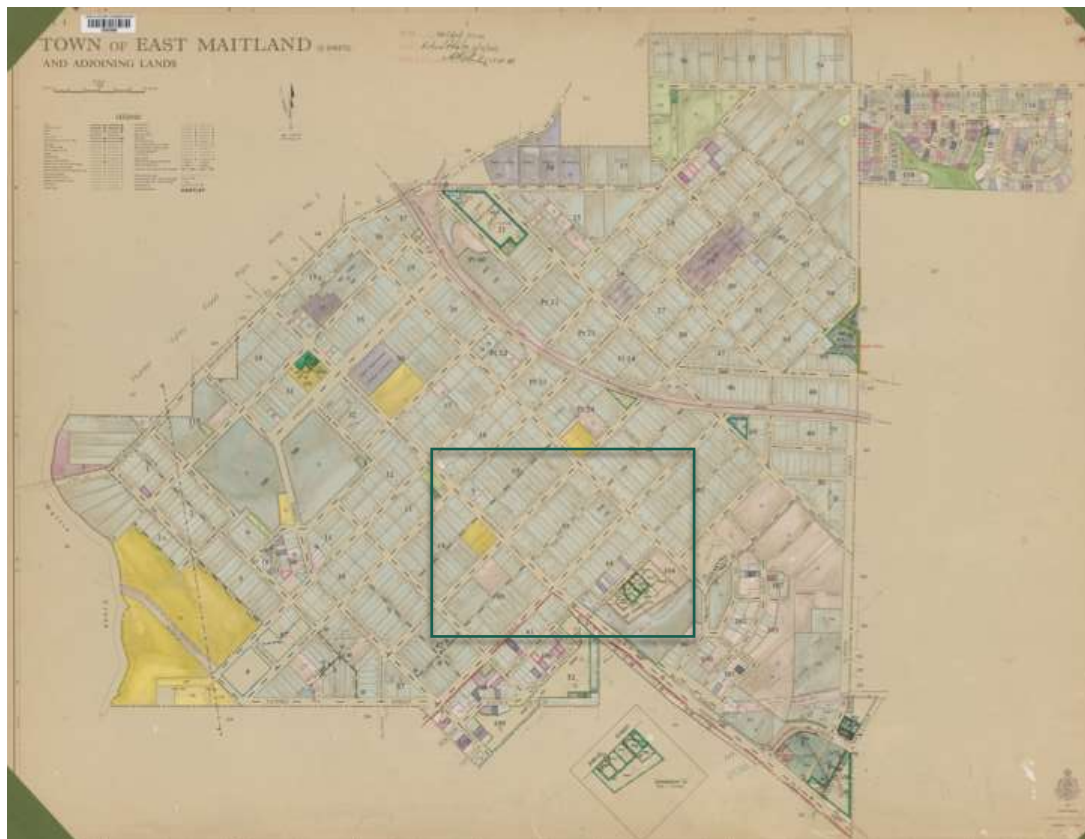


Figure 10 Historic Parish Maps, County of Northumberland 1883
source: Historical Land Record Viewer

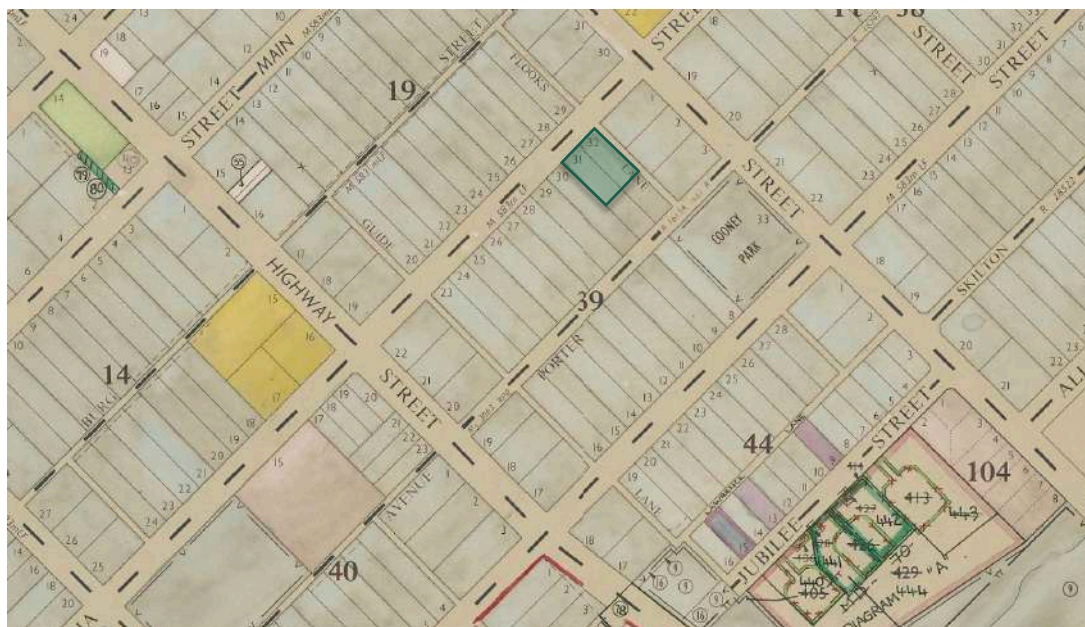


Figure 11 Extract from Historic Parish Maps, County of Northumberland 1883
Subject property identified by the green rectangle
source: Historical Land Record Viewer

2.3 Two Storey Residence. 86 Victoria Street. Item no I82



Figure 12 86 Victoria Street.
source: State Heritage Inventory.

Constructed in 1886 the residence is a Victorian Filigree style building of Flemish bond brick, with a projecting gable and two level bay windows. The roof is corrugated iron.

Verandah with cast iron columns and lace balustrade and frieze on two sides. Simple pane window sashes with horns.³

Statement of Significance

Historic: Records historic growth of town and development of large mansions in this locality in late C19th. Aesthetic: Good example of late C19th filigree style. Landmark value derived from scale of house set in larger allotment.⁴

The following arial views are dated 1944 and 2020. A comparison of the two arial views of the property show that the property has not undergone any major changes to the existing footprint since 1944. Access to and from the property has also remained unchanged with pedestrian access from Victoria Street, and vehicle access from Flocks Lane.

The property occupies two early lots within the subdivision, the house itself occupies the western lot whilst the eastern lot adjacent Flocks Lane has remained vacant, as garden area for the main house until the construction of the garage building as is visible on the 2020 image.

³ State Heritage Inventory, (2023). Two Storey Residence. 86 Victoria Street.

⁴ State Heritage Inventory, (2023). Two Storey Residence. 86 Victoria Street.



Figure 13 86 Victoria Street. 1944.
source: Historic Imagery.



Figure 14 86 Victoria Street. 2020.
source: Historic Imagery.

2.4 Two Storey Residence. 88 Victoria Street. Item no I83

Description

Victorian Filigree. Exterior: Brick. Two storey brick with double height projecting bay windows, slate roof, verandah on two sides with cast iron columns and cast iron lace frieze.⁵

Statement of Significance

Historic: Records historic growth of town and development of large mansions in this locality in late C19th. Aesthetic: Good example of late C19th Filigree style. Landmark value derived from scale of house set in larger allotment.⁶

⁵ State Heritage inventory, (2023). Two Storey Residence. 88 Victoria Street.

⁶ State Heritage inventory, (2023). Two Storey Residence. 88 Victoria Street.

2.5 Victoria Street Railway Station Group –State Heritage Listing Number 01277



Figure 15 Victoria Street Railway Station
source: NSW State Heritage Inventory
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=50122>

This item is assessed as historically rare. This item is assessed as scientifically rare. This item is assessed as arch. rare. This item is assessed as socially rare.

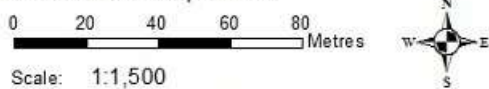
Heritage Council of New South Wales



State Heritage Register - SHR: 01277 - Plan: 3000

Victoria Street Railway Station group

Gazettal Date: 2 April 1999



Scale: 1:1,500
Datum/Projection: GCS GDA 1994

Legend

- SHR Curtilage
- Land Parcels
- Relays
- Roads
- Gate
- Suburbs

Figure 16 Victoria Street Railway Station group
source: NSW State Heritage Inventory
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=50120>



Figure 17 Victoria Street Railway Station
source: NSW State Heritage Inventory
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=50122>

Physical Description

BUILDINGS

station building - type 4, standard roadside third class brick, 1877

STRUCTURES

platform - brick

footbridge - 1914

Statement of Significance

Victoria Street station is one of the oldest station buildings surviving in the Newcastle area. The site was the terminus of the line from Newcastle when it opened in 1857 until extension to the present Maitland one year later. It has been adapted to an island platform form for the duplication where most of the stations on the line were rebuilt. Because of its age and as a remnant of the early line it is of high significance. The footbridge supports the group.⁷

⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012254>

3. PLANNING AND HERITAGE CONTEXT

3.1 Maitland Local Environmental Plan 2011

The subject site is within the **East Maitland Heritage Conservation Area**, is a Heritage Item 182 and is in the vicinity of an adjacent heritage item as follows:

Schedule 5 Environmental Heritage

Suburb	Item name	Address	Property description	Significance	Item no
East Maitland	Two storey residence	86 Victoria Street	Lot 2, DP 703422	Local	182
East Maitland	Two storey residence	88 Victoria Street	Lot 1, DP 703422	Local	183

The following is an extract from the LEP that is relevant to this proposal:

Objectives

5.10 Heritage conservation

- (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (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.

In compliance with Clause 5 (a), a Statement of Heritage Impact has been prepared to assess the impact that the proposed development will have on the significance of the heritage item itself and heritage items in the vicinity.

3.2 Maitland Development Control Plan 2011

3. General Requirements for Alterations & Additions

3.1 Sympathetic Design

Objectives

- 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.

General Requirements:

- 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.
- b. New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection.
- 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'.
- d. Alterations and additions should 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.

3.2 Siting, Setback & Orientation

Objectives:

- To maintain and enhance the existing character of the street and the surrounding area.
- To ensure that new alterations or additions respect established patterns of settlement (ie pattern of subdivision and allotment layout, landscaped settings, car parking and fencing.)
- To provide an appropriate visual setting for heritage items and heritage conservation areas.
- To ensure that the relationship between buildings and their sites which contribute to the character of the area are not disturbed or devalued.

General Requirements:

- 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.
- b. Side additions should not compromise the ability for driveway access to the rear of the block.
- c. No new structures should be built forward of an established building line.
- d. An adequate area around the building including landscaping, fencing, and any significant trees should 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.
- f. Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development.
- g. The orientation pattern of buildings existing in the area should be maintained.
- h. Rear additions are generally best stepped back from side building lines.
- 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.
- j. An addition must be constructed in accordance with the National Construction Code of Australia including requirements relating to fire safety, structural stability and termite resistance.
- k. Any addition greater than 20% of the existing building floor area must be not less than 900mm from the side boundary and comply with the above.
- l. Extensions to the side elevation will not be appropriate if they alter established patterns of building and garden.
- m. Additions to the side of a building should not remove or sever car access to the rear, where it is not sympathetically provided elsewhere.
- n. Archaeological evidence should not be disturbed without consultation with Council and, where required, approval of Heritage NSW.
- o. Where there has been known building sections which have been removed, and the building fabric has been substantially altered such that only its position on the site maintains its original context, further alterations which remove footprint evidence may not be appropriate.

3.3 Size & Scale

Objective:

- To ensure that new alterations and additions respect the character of the building and surrounding area.

General Requirements:

- 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.
- b. New uses should be chosen which suit the size of the building, not requiring overwhelming changes.
- c. Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale as surrounding development.

3.4 Roof Form & Shapes

Objective:

- To retain characteristic scale and massing of roof forms within Conservation Areas and on heritage items when designing alterations and additions.

General Requirements:

- a. Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height.
- b. Additional rooms can be added to heritage buildings appropriately where roof forms 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.
- 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.
- e. New roof elements such as dormer windows and skylights should not be located where they are visually prominent.
- f. Chimneys should 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.
- h. Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area.

3.5 Materials & Colours

Objective:

- To ensure that materials and colours used in alterations and additions respect the significance and character of the existing building and surrounding area.

General Requirements:

3.5.1 General:

- a. Traditional combinations of materials used in heritage buildings should be considered when designing additions.
- b. It may not be appropriate or necessary to replicate the original combination of materials used in the original work. The use of a complementary material might make the increase in scale less noticeable and also enhance later understanding of the changes. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate.
- c. The use of highly reflective materials should be avoided.

3.5.2 Doors and Windows:

- a. Timber windows should be retained in existing buildings. New doors and windows should be of materials characteristic to the existing building, locality or an approved alternative.

3.5.2 Roofing:

- a. *Original roof material should be matched in any addition in material and colour. If, however original roofing is expensive such as slate, corrugated iron is a suitable alternative to the rear.*
- b. *Traditional stepped flashings, roof vents, gutter moulds, and rainwater heads should be used.*

3.5.4 Brickwork:

- a. *New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour.*
- b. *Existing face brick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered.*

3.5.5 Imitation Cladding:

- a. *Timber board imitations are not acceptable for additions to heritage items or work visible from the street in Conservation Areas.*

3.5.6 Colour Schemes

- a. *Additions should employ colour schemes which do not detract from traditional colour schemes in the area. A number of good reference books on traditional colour schemes are available.*
- b. *Colour schemes suitable to the period of the building should be used.*
- c. *Unpainted brick or stone should remain unpainted.*

3.5.7 Paving & Driveways:

- a. *Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided.*
- b. *Paired wheel strips over public footway areas are preferable to solid driveways.*

3.6 Design of New Detail and Opening

Objective:

- *To ensure that the character and pattern of new door and window openings in alterations or additions is compatible with the appearance of the original buildings and the area as a whole.*

General Requirements:

- a. *Alterations should avoid arbitrary changes to openings or other features which do not fit in with the symmetry or character of the original design.*
- b. *If the street front of the original building is symmetrical, the addition should avoid simply extending the original design across the addition.*
- c. *New detail and openings should be simple in character using colour and materials which complements the original fabric.*

3.7 Evidence for Authentic Reconstruction

Objectives:

- To ensure that reconstruction reveals the known significance of the place (i.e. from physical and/or documentary evidence).
- The building itself may offer clues as to items previously removed such as evidence of handrails in posts, or marks in the footpath where verandah posts were removed.
- As stated in the Burra Charter, 'Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of the fabric of the place'.

General Requirements:

- a. The reinstatement of a lost feature should faithfully replicate or copy the original in design, materials, arrangement and position.
- b. Reconstruction should be identifiable as new work without at the same time making it intrusive.

3.8 Removal of Unsympathetic alterations and Additions

Objectives:

- To ensure that contributions of all periods to a place are respected.
- To ensure that removal of any fabric only occurs when it is of slight significance, and the fabric which is to be revealed is of much greater significance.

General Requirement:

- a. Additions which are obviously out of character with the original design may be removed, whereas it may be preferable to retain well integrated additions or substantial alterations to the existing building.

3.9 Services & New Technologies

Objective:

- To minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.

General Requirements:

- a. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious.
- b. In heritage areas they should be hidden from view as much as possible.
- c. Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.

3.10 Landscaping

Objectives:

- To maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape;
- To ensure that planting does not compromise important views into or out of conservation areas;
- To maintain the landscape character of the locality in any new development;

General Requirements:

- a. When designing new gardens, reference should be made to surviving plants which indicate the basic garden structure, and can be worked into new designs.
- b. When selecting suitable trees, the following should be considered: the varieties that already exist in the area; the size of the tree when mature; the potential of the chosen species to interfere with services, retaining walls and other structures.
- c. Many heritage garden reference books are available to explain typical settings for houses of different styles and periods.
- d. Hard surfaces should be kept to a minimum.
- e. Screening of hard surfaced areas is encouraged.
- f. Garden structures should be appropriate to main buildings in terms of scale, style and materials.
- g. Original surfaces such as close jointed brick paving or stone flagging common to Victorian and Federation sites, and pebble aggregate, quarry tile or mosaic tile aprons common to later Californian Bungalow styles should be retained.

11. Fences

Objective:

- To retain original existing fencing and provide for new fencing that is consistent with established patterns.

General Requirements:

- a. Original fences should be retained.
- b. Fences should be located on the building line.
- c. Fences should be simple with a level of detail comparable with the house.
- d. Fencing should generally be open or transparent, or backed with a hedge, not solid.
- e. Fences should be of a scale comparable with the street.
- f. Front fences should be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry and hedges.
- g. Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas or Heritage Items on any street frontage or side boundary.

12. Garages, Carports & Sheds

Objective:

- To ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and materials.

General Requirements:

- 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.
- b. Garages should be set back a minimum of 500mm from the side and the rear boundary.
- c. Garages and carports should make reference to any established historic patterns in the street.
- d. The use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site.
- e. If connected to the main dwelling, garages should be 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.
- g. Garages should have simple hipped, gable or skillion roofs depending on the design of the existing main building.
- h. Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form.
- i. Existing outbuildings should be maintained and reused wherever possible.
- j. Simple open light construction carports are preferable to solid heavily detailed buildings.
- 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.
- 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°.

4. STATEMENT OF SIGNIFICANCE

4.1 Statement of Significance: East Maitland Heritage Conservation Area

East Maitland's historic significance is in its surviving record of the urban growth of Maitland. It is a relatively rare example of a town with origins based primarily on government functions, with links to the convict period and early immigration (Caroline Chisholm House).

Its government functions, continued in the ongoing use of the Gaol (over almost 150 years), Courthouse and Lands Office and in the preservation of the former police buildings and Post Office, contribute to both historic and social significance.

The Heritage Conservation Area's aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.

4.2 Statement of Significance: 86 Victoria Street, East Maitland

Historic: Records historic growth of town and development of large mansions in this locality in late C19th.

Aesthetic: Good example of late C19th filigree style. Landmark value derived from scale of house set in larger allotment.⁸

⁸ State Heritage Inventory, (2023). Two Storey Residence. 86 Victoria Street.

5. PHYSICAL DESCRIPTION

5.1 Context

- a. The subject site is located at 86 Victoria Street, East Maitland and has pedestrian access via Victoria Street and vehicle access from Flocks Lane accessible from both Victoria Street and Porter Avenue
- b. Victoria Street runs generally north-east to south-west along with Victoria Street Station to the north-east.
- c. The neighbouring site to the south-west of the property is also a Heritage Listed building of Local Significance, 88 Victoria Street, known as "Two Storey Residence", item number I83.

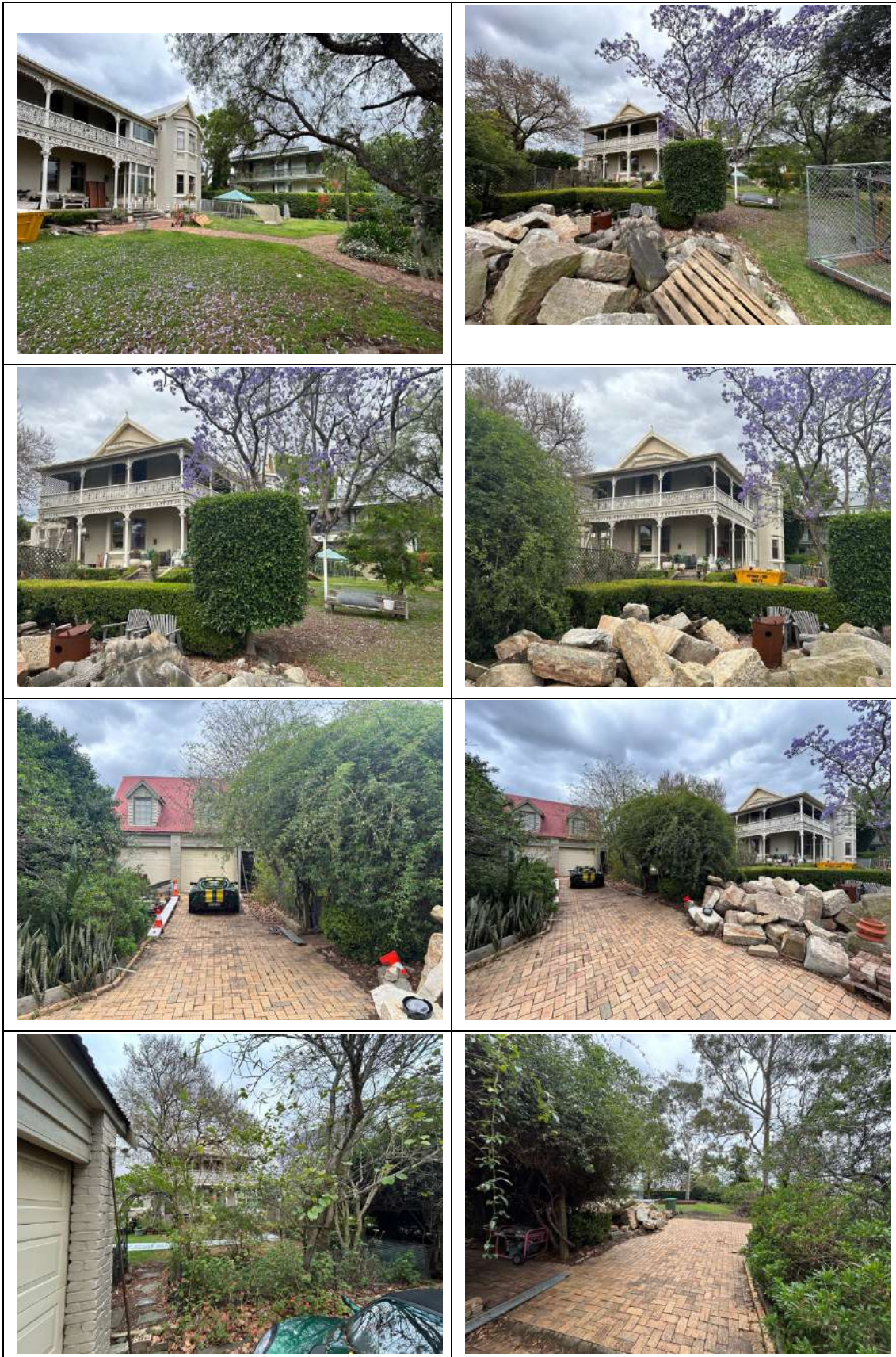
5.2 86 Victoria Street, East Maitland

- a. The existing site is occupied by a two storey painted, masonry building with decorative first and second floor wrap around verandahs. The verandahs have decorative cast iron columns and lace balustrade.
- b. The property has a mixed roof structure with a prominent front gable, topped with decorative finial and a first and second floor projecting bay windows.
- c. The property is obscured from street view from Porter Avenue by a large residential development constructed to the rear of the house and within the original subdivision boundaries of the property. Large trees and existing vegetation along the front and side boundaries partially obscure views from Victoria Street and Flocks Lane but otherwise provide a large garden setting for the house.
- d. The property has an existing double garage with gable roof and dormer windows to the east of the main house. The gable runs perpendicular to Victoria Street.
- e. The property is bound by a mixture of timber picket fencing, shrubs, trees, and corrugated steel fencing.

5.3 Summary Condition and Fabric

Exterior







6. THE PROPOSAL

6.1 Introduction

- a. The proposal is for an ancillary development, including alterations and additions to the existing garage, a carport, pool house and pool with associated pool fencing.
- b. The proposal alters the existing garage to a workshop, with a skillion roofed front addition constructed to accommodate a new, more suitably sized, garage.
- c. All existing significant trees are to be retained.

6.2 Documents

This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes if required in order to make the proposal more appropriate in the heritage context.

Documents reviewed in preparation of this Heritage Impact Statement were prepared by **The Plan Centre**:

Page No	Description	Issue	Date
A01 A02 A03	SITE ANALYSIS AND SITE PLAN FLOOR PLANS AND SECTIONS ELEVATIONS	DA	

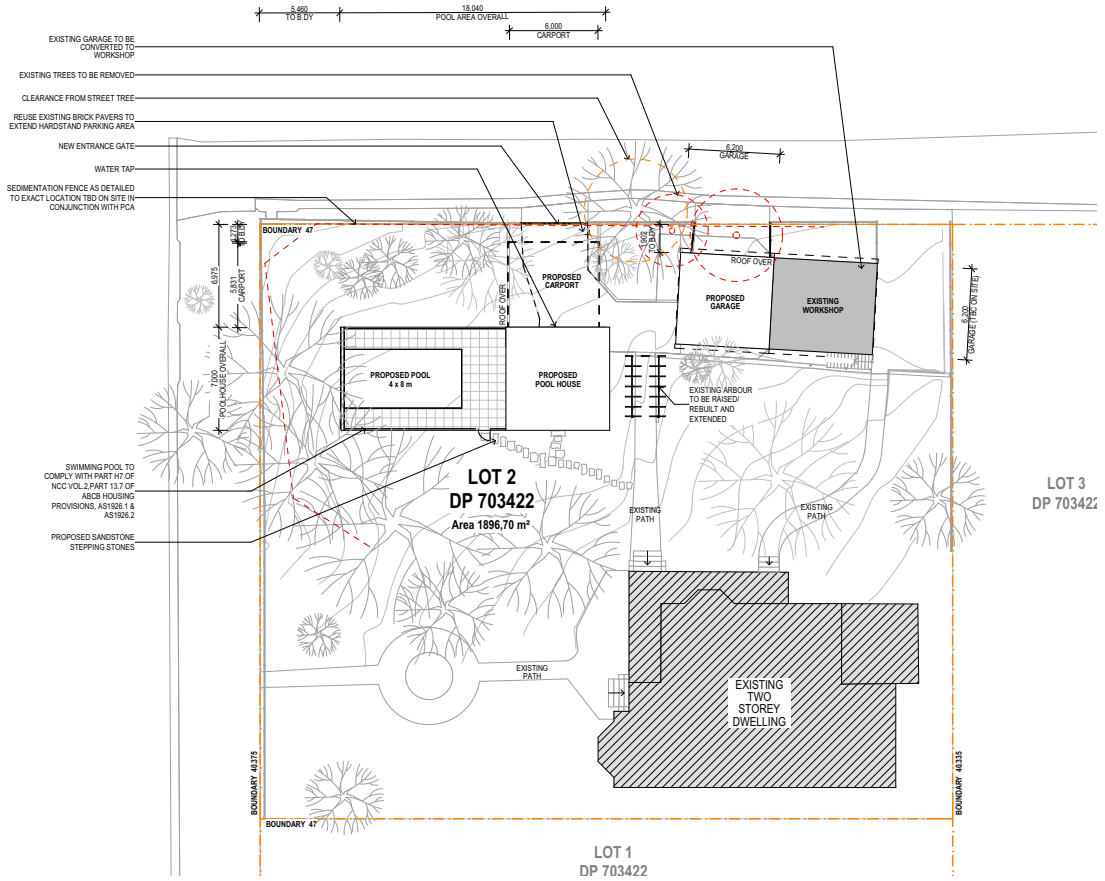


Figure 18 Site Plan
source The Plan Centre

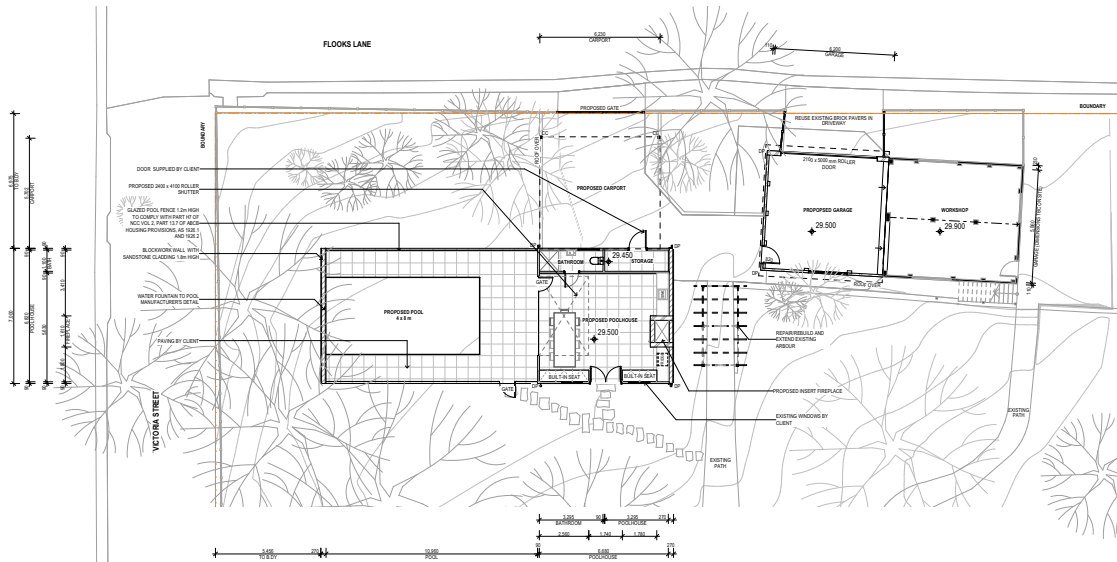


Figure 19 Proposed Floor Plan
source The Plan Centre



Figure 20 Proposed Elevations
source The Plan Centre

7. ASSESSMENT OF IMPACT

7.1 Identification of Impacts

- a. Potential impacts arising from the proposed development include:
 - impact of proposed new work on the Heritage Item.
 - impact of the proposed work on the neighbouring Heritage Item.
- b. This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the known heritage significance of the Conservation Area and the policies and guidelines of the relevant planning instruments.

7.2 Assessment of Impacts

Garage/Workshop

- a. There are no proposed changes to the host property, the residence is to remain unchanged in its entirety.
- b. The proposal includes alterations and additions to the existing double garage. The proposal is for the addition of a new structure to the front elevation of the garage, accessed via Flocks Lane.
- c. The proposed garage addition is to be of a brick to match the existing garage beneath a simple skillion roof.
- d. The use of a skillion roof over the new addition minimises new intervention within the site by allowing retention of the existing garage roof. The existing garage and roof is not of significance however the mass of the proposal as a whole is kept to a minimum by using a combination of gable and skillion roof form which is positive.
- e. An articulation line has been defined between the existing structure and the new structure.
- f. The proposal includes a new double width garage door facing Flocks Lane. Whilst preference would usually be for the use of two single doors, the manoeuvrability of vehicles is too restricted in this instance and a single wider door is required. This is considered suitable in this instance due to the existing presentation of Flocks Lane which is predominantly formed of similar garage structures.
- g. Setbacks from the Flocks Lane boundary are relatively minimal, however this simplifies the presentation of the proposed garage as much as possible, aligning with the existing garage building to become a workshop.
- h. There is sufficient space between the proposed garage and boundary for the retention of existing landscaping whilst allowing a new driveway constructed of reused pavers.
- i. Materiality should match the existing garage in all aspects in order to mitigate impact on the principal dwelling.

Proposed Pool house

- j. The proposal comprises of a new gable roofed pool house of a lightweight clad structure with corrugated steel roof, a heavier sandstone wall encloses the southeaster side of the building.
- k. It is recommended that the roof pitch be confirmed to match the roof pitch of the host dwelling.
- l. The proposed structure has minimal visibility from Victoria Street obscured from view by the existing large trees and well established vegetation which is positive.
- m. The proposed pool house is subordinate in size and mass to both the host property and the existing garage.
- n. The proposed pool house is of a simple design that does not mimic or detract from the host dwelling of the neighbouring properties including the neighbouring Heritage Item.
- o. The proposal is single storey which would significantly reduce potential impacts on views between Victoria Street and the Heritage item.
- p. The proposed pool house is a sympathetic addition to the site with a scale that allows visual dominance from the front of the property to remain on the host property and the neighbouring Heritage Item.
- q. The gabled roof over the pool house matches that of the gable on the host dwelling and is perpendicular to the gable of the garage element. This creates a sensitive arrangement between all buildings on site, sympathetic to existing forms whilst allowing legibility of these different aged structures.
- r. Although the positioning of the new structure would make it visible from Flooks Lane this is of secondary importance with main views to and from the property along Victoria Street being obscured from view by the existing vegetation.
- s. There are no views from any other direction due to existing surrounding development.
- t. There is a neighbouring Heritage item to the south-west of the property addressed to 88 Victoria Street. The proposal shall be visible from the first floor of the property. It is important to note that although the proposal shall be visible, the minor nature of the work shall not alter the existing context for the Heritage item.
- u. The materiality references traditional materials used for outbuildings however in a contemporary manner and is considered positively, with simple weatherboards for most walls and a sandstone feature wall facing into the site.
- v. The proposal includes the addition of an inground pool with fencing to the enclosed front boundary garden. The positioning of the pool and the surrounding vegetation alongside the front boundary fencing vegetation, obscures the development from Victoria Street. The feature wall to the northwest of the pool provides simple privacy to supplement existing vegetation and bookends the new development with stonework to match that of the southeast elevation of the pool house.
- w. The carport consists of a simple skillion roof on the northeast of the pool house. It is a simple structure of particularly low mass and clearly subordinate to all other development on the site.

- x. The designers have been careful to align the carport with the pool house, keeping its form simple so as not to compete and increase the bulk of new development in the vicinity of the Heritage Item.
- y. The height of the carport has been lowered as much as possible in order to mitigate impact as much as possible and it is noted that the roof is positioned below the gutter line of the pool house which is positive.
- z. The carport is set back from Victoria Street and located along Flooks Lane utilising the existing masonry driveway and minimising visual impact to the surrounding streetscape.
- aa. The proposals have been well considered to ensure that they do not conceal, dominate or lessen the significance of the original dwelling.
- bb. The existing ancillary elements including the proposed new ancillary developments, are clearly subordinate structures attendant to the host dwelling. The earlier subdivision of the original parcels of land, which originally extended back to Porter Avenue, leave little opportunity for development of ancillary structures to the rear of the dwelling. In this circumstance, detached development, adjacent to but in the grounds of the principal dwelling is the most appropriate development option.
- cc. It should be noted that the house occupies a double width lot, original formed of two lots and that all later structures are positioned on what would have otherwise been the adjacent lot to the northeast of the original subject lot which is considered positively.

7.3 Views and Settings	
	
Looking from across the road toward the neighbouring Heritage item 88 Victoria Street.	Looking from across the road toward the Heritage Item in an easterly direction
	
Looking from across the road toward the Heritage Item in a south-easterly direction. The green arrow points toward the host property.	Looking from across the road toward the property's pedestrian access in a south easterly direction.
	
Looking directly across Victoria Street. Image shows host property to the left and neighbouring Heritage item to the right.	Looking across Victoria street past the front boundary fencing toward Flocks Lane in an easterly direction. Property to the left of the image is 82 Victoria Street.



Looking across Victoria Street toward the property in a southern direction. Flocks Lane is visible to the left of the image.



Looking across Victoria Street toward Flocks Lane in a south-easterly direction.



Looking from Victoria Street toward the property in a south-westerly direction.



Looking along Flocks Lane in a south-easterly direction.



Detailed view of existing boundary fence along Flocks Lane



Detailed view of existing boundary fence along Flocks Lane



Detailed view of existing boundary fence along Flocks Lane, Looking toward Victoria Street in a north-easterly direction.



Looking along the boundary fencing along Flocks Lane toward the rear of the property.



Looking toward the rear of the property from Flocks Lane. Image shows side elevation of existing garage and rear driveway access.



Looking along Flocks Lane from the rear boundary in a south easterly direction toward Porter Avenue.



Looking along Flocks Lane in a north westerly direction toward the rear boundary. Image shows existing garage and rear driveway.



Looking from the rear boundary along Flocks Lane towards Porters Avenue.



Looking toward the rear of the property in a north westerly direction.



Looking from the rear driveway along Flocks Lane toward Porters Avenue in a south-easterly direction.



Looking directly across the road from the rear driveway.



Looking from the rear driveway along Flocks Lane toward Victoria Street in a northerly direction.

	
<p>Looking from Flocks Lane toward Victoria Street in a northerly direction.</p>	<p>Looking from the junction of Victoria Street and Flocks Lane in a north easterly direction.</p>
	
<p>Looking from the junction of Victoria Street and Flocks Lane in a northerly direction.</p>	<p>Looking from the junction of Victoria Street and Flocks Lane in a north westerly direction.</p>
	
<p>Looking from the front boundary of the property directly across the road toward neighbouring properties. Image shows 85, 83, and 81 Victoria Street.</p>	<p>Looking along Victoria Street in a south easterly direction.</p>

- a. The proposal is sympathetic within its context and will not detract from the Heritage Item itself or the neighbouring Heritage Item.

7.4 Materials and Colours

- a. The garage extension and boundary gates should match existing colours and materials in all aspects so as to simplify the presentation of new work and avoid the introduction of too many new materials and colours.
- b. The proposed pool house, pool and carport are new detached elements and so some differentiation in material is possible without negatively impacting the presentation of the site.
- c. Windows and doors should be timber framed and proportioned to match existing however detailed elements need not mimic existing elements on the main house.
- d. The proposed colours and materials are as follows or similar:



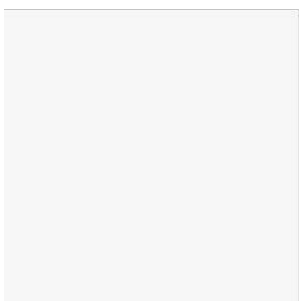
PROPOSED BRICKWORK
PAINTED TO MATCH
EXISTING



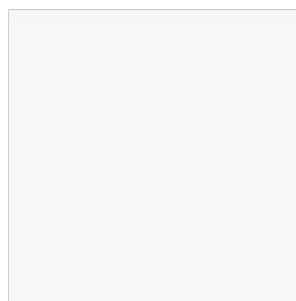
GALVANISED / ZINCALUME
ROOFS/RAINWATER GOODS



SANDSTONE
STONE FACADE ELEMENT
FEATURE POOL WALL



DULUX VIVID WHITE
WINDOW / DOOR FRAMES



DULUX NATURAL WHITE
WEATHERBOARD CLADDING



NATURAL LINEN
PAINTED ELEMENTS

8. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of heritage impact:

- a. The proposal is sympathetic to the character of Heritage Item whilst presenting legibly as contemporary new work.
- b. The proposal will not negatively impact or reduce the significance of the Heritage Item or neighbouring Heritage Item heritage due to the sympathetic design of the proposal and recommendations included within this report..
- c. The following recommendations have been made:
 - It is recommended that the roof pitch be confirmed to match the roof pitch of the host dwelling.
- d. The proposal is compatible with the objectives of the Maitland Development Control Plan 2011.
- e. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- f. The final assessment is that based on the considerations within this Statement of Heritage Impact, the proposal should be approved.



Jason Penhall
CONTEMPORARY HERITAGE



Jadine Penhall

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