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Project no. 23-43

STATEMENT OF HERITAGE IMPACT



Proposed Residential Development
at
Lot 3 DP 38006
6-8 Grant Street
Maitland

for

Brown Commercial Building

Prepared by: stephen booker

Final Issue for DA: 29th February, 2024

Revised Final A for DA: 4th March 2024



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The following table forms part of the quality management control of carste studio pty ltd in monitoring the intellectual property as issued.

Issue	Description	Date	Written by	Reviewed	Issued
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1. INTRODUCTION

1.1 carste STUDIO has been engaged by Brown Commercial Building, to prepare a Statement of Heritage Impact for a multi storey residential development at Lot 3 / DP 38006, 6-8 Grant Street, Maitland,.

1.2 The site is located within the Central Maitland Heritage Conservation Area. The site is in the vicinity of a number of heritage items listed in the Maitland Local Environmental Plan 2011. It is also within the defined area for the Archaeological Management Plan, prepared by Eureka Heritage in association with carste STUDIO Pty Ltd.

1.3 This report adopts the methodology outlined in the Heritage Assessments and Statements of Heritage Impact (prepared by the Heritage Office and the Department of Urban Affairs and Planning, 1996.) It has been undertaken in accordance with the principles of the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.4 The study site is located to the south of Maitland City Council premises and to the east of St Mary's Roman Catholic High School. (see Figure 1).

1.5 This Statement of Heritage Impact was prepared by Stephen Booker.

1.6 The site was inspected and the prevailing context assessed and photographed by the writer on the 15th September, 2023.

1.7 Limitations:

.1 This report is based upon an assessment of the heritage issues only and does not purport to have reviewed planning or compliance issues.

.2 It is assumed that compliance with non-heritage related aspects of Council's planning instruments, the BCA and any issues relate to services, contamination, structural integrity, legal matters or any other non-heritage related matter is assessed by others.

.3 It is beyond the scope of this report to address indigenous associations with the subject site.

.4 It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.

.5 It is beyond the scope of this report to assess items of movable heritage.



Figure 1 : Location Plan. Site shown in red rectangle. source: Google Maps

2. HISTORICAL CONTEXT

2.1 SUMMARY HISTORY OF CENTRAL MAITLAND

- 2.1.1 The Hunter Valley was home of the Wonnarua, Worimi and Awabakal nations of nomadic indigenous peoples that hunted and gathered and had intimate knowledge of their place in the Hunter valley.
- 2.1.2 European settlement of the area around Maitland began in 1818 with the granting of land by Governor Macquarie at Wallis Plains. One of these tenants was Mary Hunt, commonly known as Molly Morgan whose subsequent land grant comprised much of the area now known as Central Maitland.
- 2.1.3 The removal of the Penal Colony to Port Macquarie in the 1820s allowed for further free settlement. In these very early stages of settlement, selected emancipated convicts were granted small plots of land in the lower Hunter, in an area that was then known as Patersons Plains, along Paterson Creek. Free settlers soon followed with an influx to the area of generally free immigrants who took up large holdings of land along the Hunter River and its branches including Wallis Creek. Along with this influx of landholders were trades people, artisans, labourers, small businesses, trade and industry. Collectively these people created the foundation of townships and the need for government and administrative services.
- 2.1.4 Improvements in transport, with ships regularly plying between Morpeth, Newcastle and Sydney and the opening of a road from Richmond to Wallis Plains (the Great North Road) all contributed to the growth of Hunter Valley villages. Towns such as Singleton, Paterson and Dungog and the thriving port of Morpeth began to develop.
- 2.1.5 East Maitland was established as the preferred Government town above the flood prone areas of Wallis Plains. Two distinct towns were therefore established and in 1835 Wallis Plains became known as West Maitland.
- 2.1.6 Settlers had established another town centre on farmland, originally leased and then granted to Molly Morgan (Mary Hunt) in the 1820s. By 1835, this centre was known as West Maitland. In order to avoid confusion the names East Maitland and West Maitland (formerly Wallis Plains) were formally adopted in 1835 (National Trust, nd).
- 2.1.7 On 1 June, 1829 a Government notice in the Sydney Gazette announced that the Town of Maitland was to be laid at the head of navigation on Hunter's River (Wood, 1972 in Hartley, 1995). The government town had been planned and surveyed on high land on the southern side of Wallis Creek with road connections to Morpeth and Newcastle. By 1829 substantial administrative buildings had been erected and in 1833 the government town of Maitland was proclaimed.
- 2.1.8 West Maitland continued to grow and thrive as the commercial centre. Churches of every denomination including a synagogue, shops and warehouses in High Street and later in the 1890s a Courthouse was built. Maitland Technical College, a Museum and the Town Hall soon followed.
- 2.1.9 Maitland boomed in the 1870s and 80s as a centre of agriculture in the Hunter Valley, overtaking East Maitland and Morpeth as the commercial centre in the Lower Hunter.
- 2.1.10 Major floods in 1949 and 1955 drastically reduce the resident population and the number of houses. New 'wave' of commercial redevelopment begins. (Maitland City Wide DCP December 2011. p44)
- 2.1.11 In more recent times, Maitland has developed beyond a satellite city of Newcastle into its own right with massive retail and hospitality expenditure, to service the ever growing residential community.
- 2.1.12 Maitland City Centre is now a desirable place to live with ample infrastructure, lifestyle attractions, broader rural setting and amenities and recreational facilities which would be the envy of a much larger city.
- 2.1.13 With residential growth opportunities in the CBD, being realised, enhanced amenity is being demanded.
- ### 2.2 The Development of the Area surrounding the Subject Site.
- 2.2.1 The subject site is located on or near the early boundary between Mary Hunt's grant and that of William O'Donnell. (Figure 2).
- 2.2.2 Figure 2 also indicates that Grant Street was created as a result of subdivision, being shown in broken lines.
- 2.2.3 Figure 3, a map of West Maitland around 1858, indicates the subject land to be a part of or adjacent to the Race Course.
- 2.2.4 By January 1899, the Race Course is shown to be on the southern side of the intervening railway line.

2.2.5 The existing residence on the site is described in Section 4. It appears to be of post WW2 vintage consistent with other dwellings in the block defined by Fry, Albert and Old Rose Streets.

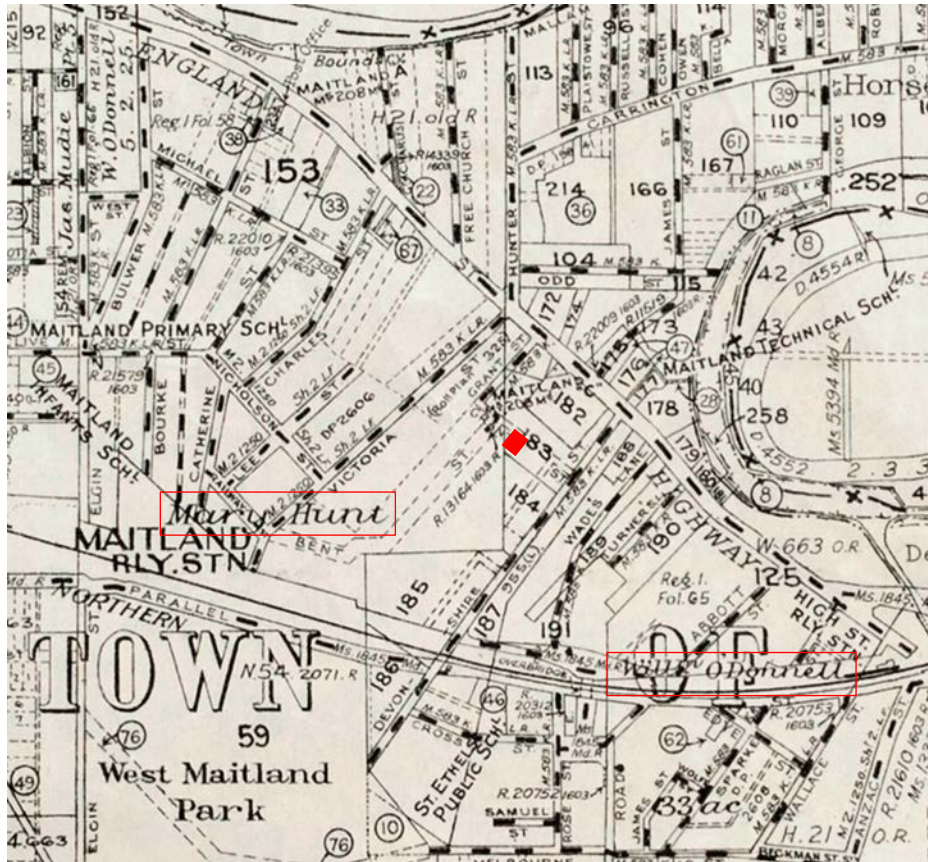


Figure 2: Map of West Maitland, from Maitland Council historic map collection. Map dated 1956 noted as 20-03-1885 showing Grant Street as a road within a subdivision and straddling Mary Hunt's and William O'Donnell's Grants



Figure 3: Map of West Maitland, showing the land to be part of or adjacent to an area identified as the Race Course. Source: Maitland Council historic map collection. Assumed to be around 1858.

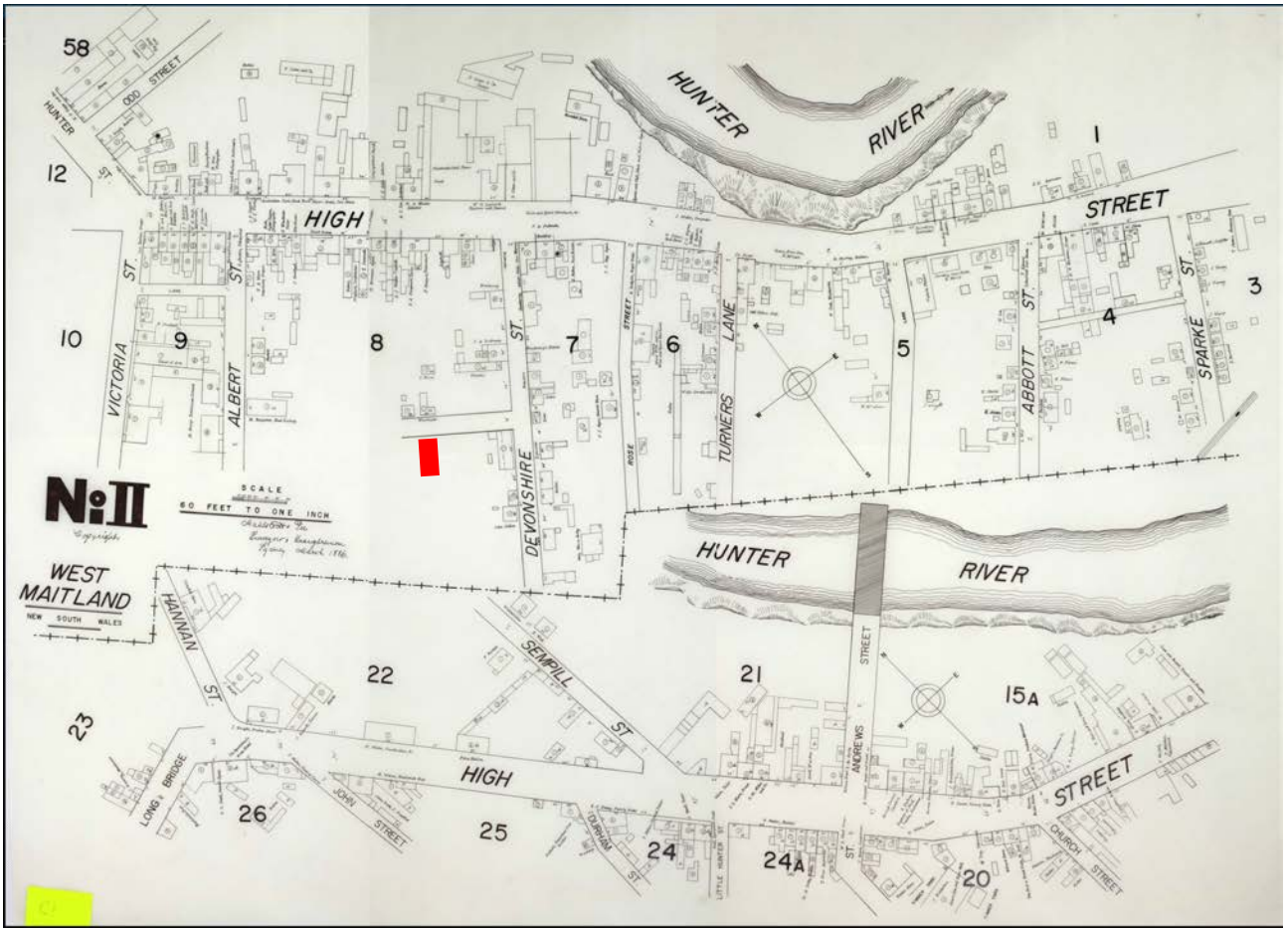


Figure 4: Map of West Maitland, showing the subject land (approximate position shown in red rectangle) to be undeveloped while Grant Street has been formalized. Development along High Street and residential along Devonshire Streets as well as on the northern side of Grant Street is identified. Source: Mahlste

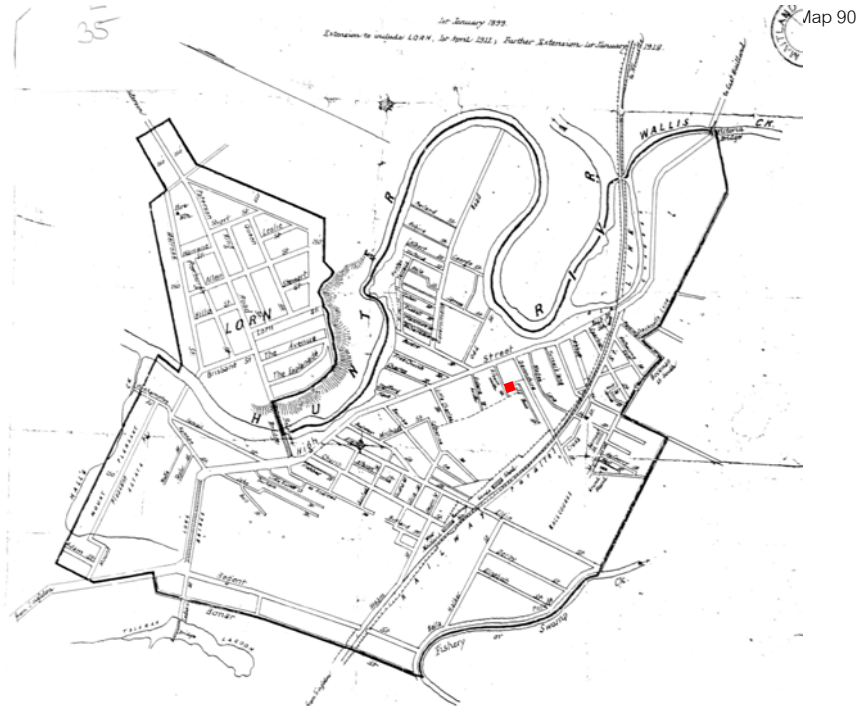


Figure 5: Map of West Maitland, showing the subject site no longer aligned with the Race Course, following the railway line cutting across the land shown in Map 2. later Maitland Park. Source: Maitland Council historic map collection. Map 57. Dated 1st January, 1899

3. PLANNING AND HERITAGE CONTEXT

3.1 Heritage Act 1977

3.1.1 Heritage items in the vicinity of the subject site listed on the State Heritage Register (SHR) include:

Maitland Town Hall & adjacent Office Building & Supper Room	High Street	Maitland	00183
Maitland Lodge of Unity Masonic Hall and Lodge	5 Victoria Street	Maitland	01937

3.1.2 The Heritage Act makes no provision for requiring adjacent development to take into account State Heritage Items in the vicinity of the site when planning for development. The Heritage Act is geared to protect the State Heritage item in isolation of its context and setting providing those elements are not included in the listing citation.

3.2 Maitland City Local Environmental Plan 2011. (LEP 2011).

Maitland Local Environmental Plan 2011 and Maitland City Wide Development Control Plan are the principal statutory documents pertaining to the site.

3.2.1 The subject site is located within an MU1 Mixed Use Land use zoning.

3.2.2 Heritage Items that are in proximity to the subject site include the following:

Map Reference	Item	Address	Real Property Description	Level of Significance	Item Number
1	Brick terrace	26–30 Devonshire Street	Part Lot 1, DP 779720	Local	I138
2	Maitland Town Hall and adjacent office building and supper room	279–287 High Street	Lot 1, DP 117532; Lot 414, DP 1096629	State	I156 SHR 00183
3	Masonic Hall	5 Victoria Street	Lots 4–7, Sec 2, DP 192904; Lot 41, DP 50970	Local State	I 181 SHR 01937
4	“Inverness”	7 Victoria Street	Lot 1-/DP1097326	Local	I 182
5	Convent Training College group—convent, training college St Mary's High School	9 Victoria Street	Lot 8, DP 1104827	Local	I 183

3.2.2 Schedule 5 of LEP 2011 identifies eleven Local heritage items near the subject site. Reference item 1 (I 138) is to the east of the subject site and separated by Old Rose Street and the Polish Club Hall. Reference item 2 (Item I 156) is removed from the site by a car park, the principal section of the building addressing High Street. Reference item 3 (Item I 181) its principal address is Victoria Street, the rear Hall area of the property faces Albert Street. Reference item 4 (Item I 182) is as per item 3, with no possible direct view from the subject site. Reference item 5 (Item I 183) has a strong presentation to Albert Street



Figure 6: LEP 2011 Heritage Map. Source: e-planning spatial Portal

3.2.3 This report will assess the potential impacts arising on items 1, 2 and 5: the Brick Terrace, the Town Hall and St Mary's High School respectively.



Figure 7: The Brick Terrace – Item I 138



Figure 9: South elevation of Maitland Town Hall – Item I 156. SHR 0183



Figure 8: East elevation of Convent Training College group—convent, training college, St Mary's High School Item I 183

3.2.4 The site is within the Central Maitland Heritage Conservation Area. There have been a substantial number of multi-unit and multi storey residential and commercial developments completed within the HCA including the Maitland City Council Offices on the corner of High and Devonshire Streets, a number of recent developments in High Street to the east and Elgin Street to the west.

3.2.4 The **Statement of Significance** for the Central Maitland Heritage Conservation Area is as follows:

“Central Maitland has historic significance of exceptional value recording an early settlement of the Hunter Valley which grew to be the major centre in the region – larger than Newcastle. It also became one of the largest settlements in NSW during the middle of the nineteenth century. Its historic role is reflected in the excellent examples of Commercial, Civic and Ecclesiastical buildings and in the rarer and more modest surviving examples of early housing.

The Heritage Conservation Area’s aesthetic significance is derived from the intactness of its streetscapes, its landmark buildings and strong edge definition of river and flood plain. Regent Street contains an exceptional collection of mansions and large residences of the late Victorian and Federation periods.

The area is of social significance for its continuing roles as a regional centre for administration, cultural activities and several religious denominations.”

3.2.5 The following is an extract from **the LEP Part 5 Clause 5.10 Heritage Conservation**. Text in italics pertains to this proposal.

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

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) *erecting a building on land:*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(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 sub-clause applies regardless of whether a heritage management document is prepared under sub-clause (5) or a heritage conservation management plan is submitted under sub-clause (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.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

3.2.6 Development Consent is **required** as the site is within a Heritage Conservation Area and in the vicinity of heritage items.

3.3 MAITLAND DEVELOPMENT CONTROL PLAN 2011 (DCP 2011)

3.3.1 Section C4 Heritage Conservation, Part 4: General Requirements for New Buildings In Historic Areas and Part 6: New Development In the Vicinity of Heritage Items pertain to the proposed development.

The applicable controls are as follows:

5.2 Siting a New Building

a) **Aim:** To ensure that siting of new buildings respect the significance and character of the surrounding area.

b) **Requirements:**

- New development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment.
- The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.
- New development should be sited behind the building line of any adjoining heritage item.

5.3 Scale

a) **Aim:** To ensure that the scale of the new building respects the significance and character of the surrounding area nor detrimentally impacts upon an established pattern of development in the vicinity. The majority of the Maitland Region is flat. This means that particular attention should be given to approach views and internal views of existing landmarks which should not be jeopardised. Large unbroken roof spans may be obtrusive in flat areas of low scale buildings. Articulation of the floor plan can be a useful way to break up large spans. To ascertain the appropriate scale of new buildings, the following design aspects are of particular importance;

- Reference to the main ridge line heights of original surrounding buildings;
- Natural ground or street levels;
- Ensuring different parts of the building are in scale with the whole;
- Ensuring the scale of verandahs relate to the scale of those in adjacent buildings.

b) **Requirements:**

- The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. This does not apply to consolidated lots. New buildings should be in scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area.
- Large houses may be better located on large allotments in less sensitive areas.
- New houses should generally remain at single storey in areas where the majority of buildings are single storey.
- Landmark buildings in Conservation Areas which may be heritage items, mansions or public buildings will generally be surrounded by single story buildings, or those of a lesser scale. These landmark buildings should not be used as a precedent for increasing the scale of new buildings. New buildings should rather relate to the scale of existing development around the landmark and respect its prominence.

5.4 Proportions

The composition and proportion of building facades often form a pattern or rhythm which gives the streetscape its distinctive character. Traditionally, older buildings up to the 1930's used vertical proportions, reflecting the construction technology of the day. Modern technology allows for much greater spans and often leads to a horizontal emphasis. The shape, proportion and placement of openings in walls are important elements in the appearance of a building.

a) **Aim:**

To ensure that the proportions of the new building respect the significance and character of the surrounding area.

b) **Requirements:**

- Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.
- New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.
- New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.

5.5 Setbacks

a) **Aim:** To ensure that the setback of the new building respects the significance and character of the surrounding area.

b) **Requirements:**

- Where there is a uniform historically based setback, it is generally advisable to maintain this setback in a new building. Where the new building will be obtrusive it should be set well back and heavily screened.
- If the setback varies, the new building should not be set closer to the street than an adjoining historic building (even if it is not an identified heritage item).
- Setback from side boundaries should be consistent with typical buildings in the immediate vicinity.

5.6 Form & Massing

The form and massing of a building is its overall shape and the arrangement of its parts. Important elements of mass in buildings include roofs, facades and verandahs. Residential plan and roof forms differ greatly depending on the era of the building. Plan forms characteristic of typical 1800's houses were simple often with a straight frontage, or where there walls at different lines, a verandah was placed to produce a plan form of a basic square or rectangular shape. Most buildings

constructed up to the 1900's were characterised by small roof forms with a roof. Hips and gables generally did not span greater than 6.5 metres. If a house was to be wider or longer, another hip or gable or skillion were added. The basic plan and roof form were often extended at the rear or sides by a skillion roof with a typical 25-degree pitch. The roof is usually the most influential aspect of the design of new building in a Conservation Area. The shape of a roof and pattern it makes against the sky is generally distinctive in a Conservation Area and should be a primary consideration in the design of new development.

a) **Aim:**

To ensure that the form and massing of new buildings respect the significance and character of the surrounding area.

b) **Requirements:**

- New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.
- Houses generally had ridges of the same height. It is therefore important in new buildings to ensure that the width of wings can maintain a consistent ridge and roof height.

5.7 Landscaping

a) **Aim:** To ensure that new landscaping respects the significant characteristics and elements of the surrounding area.

b) **Requirements:**

- Generous green landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas.
- New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.
- Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.

5.8 Detailing

a) **Aim:** To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.

b) **Requirements:**

- Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.
- Avoid slavishly following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. Original materials and details on older buildings need not be copied, but can be used as a reference point.

5.9 Building Elements & Materials

Materials and their colours will influence how a new building will blend or intrude with the character of its surrounds.

a) **Aim:** To ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area.

b) **Requirements:**

Doors and windows

- New doors and windows should proportionally relate to typical openings in the locality.
- Simply detailed four panel doors or those with recessed panels are generally appropriate.
- Mock panelling, applied mouldings and bright varnished finishes should be avoided.
- Older houses have windows which are of vertical orientation and this approach should be used in new buildings.
- Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type.
- If a large area of glass is required, vertical mullions should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void.
- Coloured glazing, imitation glazing bars and arched tops are not encouraged.

Roofs

- Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable.

- Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.
- Other materials to avoid include modern profile steel deck.
- Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.

Paving

- Preferred materials for driveways include wheel strips and gravel.
- It is important that the amount of hard driveway material does not dominate the front garden area.

Walls: Imitation Cladding

- Cladding materials which set out to imitate materials such as brick, stone, and weatherboard should be avoided as they tend to detract from the authentic character of the surrounding original buildings.

Walls: Weatherboard

- 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.

Walls: Brick

- Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.
- Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks.

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.

3.4 MAITLAND CITY WIDE DEVELOPMENT CONTROL PLAN 2011 (DCP 2011)

3.4.1 Relevant sections and extracts from the City Wide DCP 2011 are as follows:

Part E-Special Precincts-Heritage Conservation Area

Residential Areas

What to Keep:

- Historical pattern of development, lot frontages, depths and sizes, and setbacks to streets;
- Defined edges, to rural/floodplain areas and to commercial precincts;
- Significant vegetation, particularly where it is part of original gardens;
- The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes;
- Retain and enhance the original scale and form of existing buildings;
- Front garden areas with minimal hard surface treatment.

What to Encourage:

- Alterations and additions to dwellings that do not necessitate changes to roof form, or are at the rear of the dwelling and not visible from the street;
- Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP.

What to Avoid:

- Garages and carports becoming a prominent part of the streetscape;
- Intrusion into original fabric of buildings of significance;
- Second storey additions which are visually prominent from the street frontage or other public viewing places;
- Raising of dwellings above flood levels where there would be a significant impact on the streetscape.

3.5 The DCP controls are addressed in tabular form in Section 6.

3.6 DRAFT CENTRAL MAITLAND ARCHAEOLOGICAL MANAGEMENT PLAN 2014

3.6.1 The subject site was not specifically identified in the draft Maitland Archaeological Management Plan and it is not known to have archaeological potential. The site is located in the vicinity of other items that were identified as having archaeological potential. If sub-surface relics are found during excavation, then investigation and recording by an archaeologist would be required. At call monitoring of excavations by an experienced archaeologist is recommended in this circumstance.

4. CONTEXT AND SETTING

4.0.1 The site comprises Lot 3 DP 38006, 6 – 8 Grant Street, Maitland and is relatively flat.

4.0.2 Grant Street is ostensibly residential in the area of the proposed development and is a transitional area between the commercial development of High Street and the educational precinct defined by St Mary's High Senior High School.

4.0.3 The prevailing scale in Grant Street is single storey residential. Its MU2 zoning flags intended change in character, and since earlier assessment of development proposals in this area, the concrete block house on the corner of Grant and Albert Streets has been demolished and the site stripped, remaining vacant. It is understood a DA has been approved for this allotment.



Figure 11: Western view of the site of 10-12 Grant Street, from the Albert Street boundary. The building on the study site is in the background.



Figure 10: North western view of the site of 10-12 Grant Street, from the Grant Street corner. The building on the study site is in the background.

4.0.4 The streetscape to the east of the study site remains unchanged from earlier assessments, with the Polish Club premises to the east, Old Rose Street beyond and the brick terrace at number 26–30 Devonshire Street, located at the eastern end of Grant Street, presenting its north end elevation. Refer to Figure 7.

4.0.5 The area north of the study site has changed dramatically. In earlier visual assessment, the vacant area to the east of Maitland Council Chambers and Town Hall/ Offices permitted clear views to the subject site from High Street and former Maitland Technical College (MRAG). With the construction and completion of the Council's new office accommodation, this vista has been completely obscured.



Figure 12: South view of Maitland Council from Grant Street east end.



Figure 13: South east view of Maitland Council building from Devonshire Street; the archetypal form intended for this section of Central Maitland.



Figure 15: South view of the Senior Citizen's Centre from Grant Street.



Figure 14: North view of the Polish Association's Millenium Hall from Grant Street.



Figure 16: View towards the site from the eastern side of the new Council building in Devonshire Street.

- 4.0.6 Immediately to the north of the site is the Senior Citizens Centre, which sits isolated between the two areas of Maitland Council's car parking provision.
- 4.0.7 Immediately to the east of the site is the Polish Association Millenium Hall; a split level brick building with car parking area located at the rear of the building accessible from Old Rose Street and Fry Street.
- 4.0.8 The subject site is located to the south of the Maitland City Council car park, to the east of St Mary's Catholic College Campus and west of other similar residential buildings. Grant Street has all but been stripped of its single residential occupancies.
- 4.0.9 The proposed development site is close to the High Street commercial area of Maitland but is now not able to be directly seen from High Street. Refer to Figure 16.
- 4.0.10 The residential area is diminished and is limited to the block bound by Grant Street, Bent Street to the west, Fry Street to the south and Old Rose Street to the east.
- 4.0.11 The housing stock is generally single storey, with most of the buildings in Fry Street having been elevated in response to the flooding levels. The DCP provides a 14metre height limit for buildings in the MU2 Central Maitland Area
- 4.0.12 The houses range in age from the late 19th century to the mid 20th century and are generally well tended and maintained.
- 4.0.13 The immediate area of Grant Street is dominated by mature trees as can be seen in Figures 10 and 11 5. The subject sites also contain a number of trees over 10 metres in height.
- 4.0.14 The school buildings of St Mary's Campus to the west, comprise a range of one and two storey brick buildings with minimal setback from the street alignment.
- 4.0.15 The subject site forms a part of the viewscape from the campus towards the east. Depending on future development on the adjacent no. 10 Grant Street, development on that site will be located prominently on the street edge, as shown on the current DA Site Plan, further defining the street edge of the vista.
- 4.0.16 The school buildings form an important termination of the views westwards along Grant Street from Devonshire Street. Refer to Figure 9, 17 and 18. The Council Car park on the north eastern corner of Albert and Grant Streets permits a view to and from the School buildings extending to the Masonic Lodge Hall
- 4.0.17 Beyond the site to the south on Bent Street is a Sport and Recreational Centre constructed of concrete panels on the lower walls and Colorbond steel panels on the upper walls. It is a large building which dominates the streetscape due to its scale, and high contrasting colours.
- 4.0.18 As there is no Bent Street boundary to the subject site, there is no likely visual impacts.



Figure 17: View from the site vicinity towards the Catholic School Campus in Albert Street to the west.

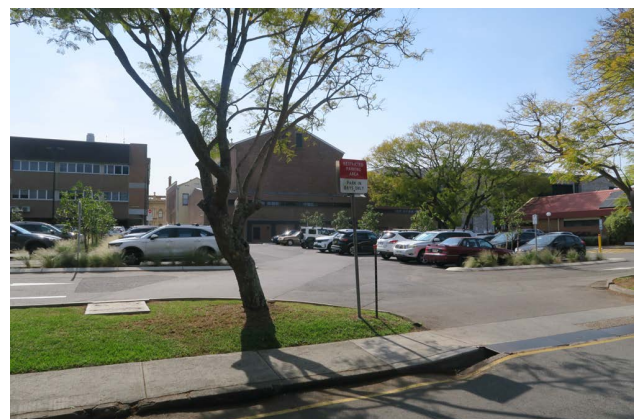


Figure 18: View from the site north towards the old Council buildings.

4.0.19 The existing residential building on the subject site is timber framed with weatherboard cladding and a terracotta tiled roof and aluminium framed windows. The garage is double size and of lightweight construction with a terracotta tiled roof.

4.0.20 There are no contribution maps in relation to the Heritage Conservation Area's building stock. The subject building would be considered a low contributory or neutral item considering its integrity and form presenting to Grant Street. Buildings in Fry Street have a visual relationship in form and character, whereas Grant Street has been depleted of housing stock.



Figure 19: View from Grant Street corner with Bent Street southwards, the school buildings line the western street edge.



Figure 20: View of the existing building from the north of Grant Street.



Figure 21: View along Grant Street from Old Rose Street corner. The proposed development adopts the same setback as both the Polish Club and the existing residence.



Figure 22: View along Fry Street from Bent Street corner. There is a consistency of form and character of these residences, despite the modifications to or loss of traditional detailing.



Figure 23: View towards the subject site from Bent Street west side. The vacant allotment at number 10 Grant Street is in the foreground.

5. THE PROPOSAL

5.0 The drawings relied on in this Statement of heritage Impact were prepared by Architects Becerra and are as follows:

Number	Title	Date	Revision
2350-A101	Site Plan	19/02/24	C
2350-A102	Ground Floor Plan	05/02/24	B
2350-A103	Level 1 Floor Plan	05/02/24	B
2350-A104	Level 2 Floor Plan	05/02/24	B
2350-A105	Level 3 Floor Plan	05/02/24	B
2350-A106	Roof Plan	19/02/24	B
2350-A121	Ground Floor Plan	06/02/24	A
2350-A122	Level 1 Floor Plan	06/02/24	A
2350-A123	Level 2 Floor Plan	06/02/24	A
2350-A124	Level 3 Floor Plan	06/02/24	A

2350-A125	Roof Plan	06/02/24	A
2350-A201	North Elevation	01/03/24	E
2350-A202	South Elevation	01/03/24	E
2350-A203	East Elevation	01/03/24	E
2350-A204	West Elevation	01/03/24	E
2350-A204	Materials and Finishes	01/03/24	A
2350-A300	Sections	06/02/24	B
2350-A301	Sections	06/02/24	B
2350-A400	Window Schedule	28/02/24	A
2350-A810	Area Calculations	05/02/24	A
2350-A820	Shadow Diagrams	01/03/24	A
2350-A821	Solar Diagrams - Perspectives	01/03/24	A
2350-A822	Site Analysis Plan	01/03/24	A
2350-A823	Massing Model	01/03/24	A

5.1 Description

- 5.1.1 The development relies on the demolition of the existing dwelling on the site and proposes a replacement building which provides increased residential accommodation.
- 5.1.2 The proposed development comprises a substantially masonry four storey building with a low pitched hipped steel roof concealed behind a parapet.
- 5.1.3 The Ground Floor provides parking, personal storage, bin spaces and a common Foyer and lift with an adjacent Fire Stair. There are two disabled parking spaces and 17 private residential spaces. The ground floor car parking is accessed centrally on the allotment.
- 5.1.4 Each of the three floors provide four (4) x two Bedroom units and one (1) centrally positioned single Bedroom unit.
- 5.1.5 Each unit has a balcony, the north and south unit's being located on the outer corners and the central single bed unit has a recessed balcony. Balustrading is of metal vertical balusters with top and bottom rail. The Level 3 balconies are roofed under the main roof structure. The balcony slab extends beyond the face of the building.
- 5.1.6 The mature tree on Grant Street frontage is being retained, being an important streetscape element.
- 5.1.7 The Ground Floor parking area extends beyond the footprint of the upper floor plates.
- 5.1.8 A covered walkway extends from within one metre of the northern face of the building to the Foyer entry through a gated wall.
- 5.1.9 The building mass is broken up symmetrically, with the eastern central area comprising the recessed concrete faced lift shaft, stair and Lobby, flanked by a two Bedroom Unit to the north and south, the Lounge, Kitchen and balcony recessing further. The western façade is similarly projecting centrally with the respective Living, Dining and Kitchen area steps in from the central area. The balconies extend out from the Kitchen and Living Area.
- 5.1.10 The central, western single Bedroom unit has a recessed Balcony offset to the south of the centre of the building elevation.
- 5.1.11 The result of the modelling of the masses, together with variation in materials and brick colour provides a well-articulated façade on each of the four elevations.
- 5.1.12 North and South Ground Floor brickwork incorporates stacks of open stretchers arranged at two course vertical separation effecting ventilation on the northern side and the north and south panels on the eastern elevation.
- 5.1.13 Each floor is defined externally with a soldier course, to break up the expanse of the wall.

- 5.1.14 The central bay of the eastern elevation is of dark brick, flanked to the north and south with biscuit colored brickwork.
- 5.1.15 The western elevation similarly has a central area of walling of dark coloured brick and the flanking north and south brick walls are of biscuit coloured brickwork.
- 5.1.16 The low pitched steel hipped roof sits atop the perimeter parapet, the gutter resting on the parapet coping. The pitch of the roof is such that it will not be visible in close proximity to the building and of marginal visibility from a distance.
- 5.1.17 The building adopts the Maitland City Council's new building as its template architype.



Figure 24: East Elevation Source. Architects Becerra



Figure 25: North Elevation Source. Architects Becerra



Figure 26: West Elevation Source. Architects Becerra

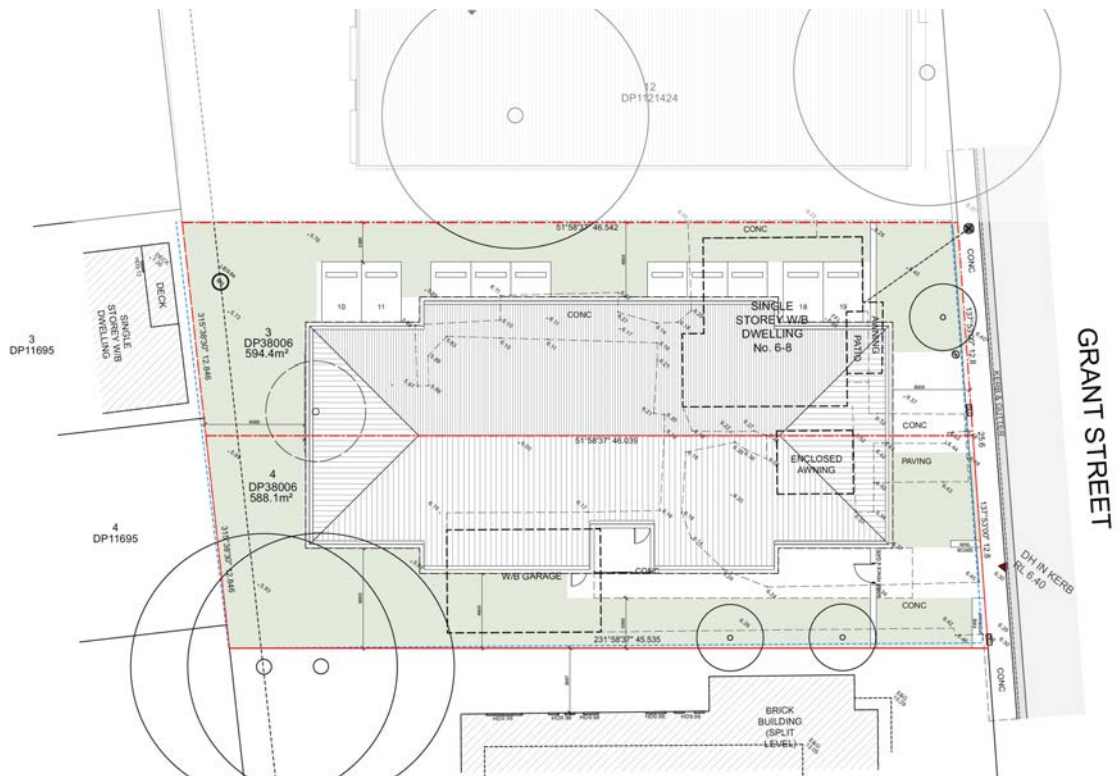


Figure 27: Site/ Demolition Plan.

Source. Architects Becerra .

5.1 Materials Selection

5.1.1 The materials selected for the development are defined and illustrated on drawing 2350 A210 and include:

Brick veneer walls generally: to each end with a Contrasting Dark coloured brick to the central bay east and west side:
Selection = Austral Park Lane Chesterfield

Rendered walls: to lift Shaft: Rendered and Painted : Paint Colour - Colorbond Surf Mist

Paneled recessed wall sheeting: CFC panels in Dulux Basalt colour

Exposed slab edges: Rendered and Painted : Paint Colour - Colorbond Shale

North and south wall brickwork: Biscuit coloured bricks in a plane in solid colour Selection= Austral Park lane Westminster

Steel Roof Sheeting : Steel roof sheeting. Bluescope Klip-Lok Colorbond Surf Mist

Rainwater Goods: Rectangular profiled DPs and preformed colorbond finished gutter sitting on top of masonry wall
Colorbond Surf Mist

Windows: Aluminium framed in Dulux Basalt powdercoat

Balustrading: Aluminium framed in Dulux Basalt powdercoat

Metal framed awning: Powder coated aluminium: Colour = Dulux Basalt

5.1.2 The colours selected for the walls in brick are a blend of dark solid coloured bricks in the central panels of the east and west elevations with the north and south ends of those walls and the respective north and south elevations comprising a lighter biscuit brick to provide further visual articulation of the elevations. This is consistent with the material character of buildings in the area.



Figure 28: Materials and Finishes Coded Elevations.

Source. Architects Becerra .

6. HERITAGE IMPACTS

6.0.1 A Statement of Heritage Impact (SOHI) is prepared to assist in the review and approval process when a project could impact upon a heritage item or Heritage Conservation Area (HCA). The purpose of a SOHI is to explain how the heritage value of an item might be affected by development or change. Impact may be positive when an item is to be conserved or enhanced, or impact may be detrimental if the site is to be disturbed or destroyed.

6.0.2 According to the guidelines of the NSW Heritage Manual, three statements are to be addressed in relation to proposed works as part of a SOHI as follows:

- The following aspects of the proposal respect the heritage character of the Heritage Conservation Area:
- The following aspects of the proposal could detrimentally impact heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.
- What sympathetic solutions have been considered and if not pursued, why were they discounted.

6.0.3 This body of this report has examined the first and second questions abovementioned. The following section addresses the specific impact and mitigating measures taken to lessen the impact. This heritage consultancy has been an iterative process with the author engaged at an early stage in the design development to provide ongoing comment and guidance.

6.1 IDENTIFICATION OF IMPACTS

As well as the foregoing criteria, the development proposal is measured against the site specific heritage guidelines.

6.1.1 Potential impacts of the proposed development are as follows:

1. Loss of existing building that forms part of the fabric of the Heritage Conservation Area.
2. Does the proposal, in providing a denser urban form, respect the character of adjoining streets?
3. Does the proposal compromise the heritage values of the HCA and/ or any heritage items in the vicinity?
4. Is the proposal compliant with DCP 2011?

1. *Loss of existing building that forms part of the fabric of the Heritage Conservation Area.*

The area is zoned MU1, Mixed-use development. The proposed development of multistorey residential units is a permissible use with consent.

Despite the site being within a Heritage Conservation Area, there is undeniably an intention for a desired different future character which, on the face of it, is diametrically opposed to the intention of an HCA.

The area can be considered transitional within the HCA being on the edge of a residential area with the confluence of community buildings, Council and commercial offices, educational and recreational facilities that are all of a different scale to the traditional single dwelling on a suburban block. Devonshire Street retains the traditional residential character of Maitland.

The subject site is markedly different to the High Street context. The previous adjacent residence has been demolished with no replacement development proceeding to date albeit with an approved DA.

Fry Street to the south has a row of single storey residences forming an isolated enclave in this area.

The completion of Council's new administration building highlights the changing character of this part of the business district of Maitland and has been taken as being a template for the intended built form into the future in this locale.

There appears to be little in the way of physical deficiencies in the existing residence described herein before, to validate the demolition on the basis of deterioration, public safety, structural instability, vandalism or the like. While a building from the late 1940s with outbuildings of a Garage and a flat roofed aluminium and shade cloth walled cabana, detached from the main building, the current improvements on the site are not intrinsically of high aesthetic quality nor integrity to warrant protection from demolition. The same could be said of the former adjacent building (10-12 Grant Street) that has been removed.

The basis for demolishing the subject building is that there is a higher and better use for the site given the land use zoning and location within Central Maitland, to provide additional dwellings and allied parking, whilst still retaining the substantial existing

trees and open space around the building. There is a positive community impact in further activating the site and increasing the population within Central Maitland.

2. *Does the proposal, in providing a denser urban form, respect the character of adjoining streets?*

Materials and Form

The car parking has been designed as a podium upon which the building stands and within the flood level. Open spaces beneath apartment buildings with expressed columns would be raw in appearance and not appropriate in the Heritage Conservation Area where there are few if any precedents. This proposal conceals the car parking area from street view.

The north elevation to Grant Street provides an articulated street façade that engages with the street edge, the east and west side balcony recesses balancing the elevation, the central fenestration pattern being asymmetric with clad infill between windows in respective storeys and in a panel beside the western windows extending across the three residential storeys.

Views and Streetscapes

With the construction of the Council's Administration building, the subject site cannot be seen from High Street. Views to the site are from an acute angle to the north east and north west.

As the setback from Grant Street is maintained as per existing, the views to and from the Catholic High School Group is not obscured but will be more defined by the street edge development.

Scale and Massing

The height of the roof of the building has been reduced and kept below the threshold that may have conflicted with the Town Hall clock tower. The overall building height has been maintained below/ within the 14 metre height limit set within the DCP for buildings within the Central Maitland Heritage Conservation Area in the MU1 zone.

Pitched roofs are common-place with the Conservation Area. A low pitched roof with an exposed gutter line on the masonry perimeter walls has been adopted to avoid the maintenance and flooding issues associated with an inboard gutter behind a perimeter parapet wall as in an earlier iteration.

It is concluded that the proposal provides a good "fit" in the context in relation to its scale and massing.

Setbacks

The setbacks remain as per the existing to enable the major trees on the site perimeter to be retained.

.3 *Does the building proposal compromise the heritage values and curtilage of the Heritage Conservation Area and/or heritage items in the vicinity?*

The MU1 mixed use zoning permits developments of this nature with consent. Despite the area being a HCA there is an intended future character that differs from the current form of this particular area; the Council Administration Building being a case in point.

The character of Grant Street has been diminished from its former guise, however it has strong visual focus at the west end, being the Roman Catholic School buildings.

The east end is a vacant allotment with a large established stand of bamboo. The northern elevation of the terrace houses in Devonshire Street, a heritage item, defines the street edge, with the council's carpark on the north.

The only built definition on the northern side of Grant Street is the Community Centre which is of a larger scale than a residence.

The presence of the proposed multi-level residential development will not directly impact the vistas nor appreciation of the heritage buildings at the west end.

The Town Hall Tower is visible to a minor extent, viewed between the Town Hall Auditorium roof and the new Administration building. The proposed development doesn't interfere with this vista.

4. Is the proposal compliant with DCP 2011?

Maitland Development Control Plan 2011 (DCP 2011)

Section C4 Heritage Conservation,

Part 4: General Requirements for New Buildings In Historic Areas

Clause	Detail	Compliance
5.2 Siting a New Building a) Aim:	To ensure that siting of new buildings respect the significance and character of the surrounding area.	The surrounding area has two single storey community buildings in close proximity. There are expansive areas of carparking framed by commercial multi-storey buildings and educational buildings which define the precinct.
b) Requirements:	<ul style="list-style-type: none"> ● New development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment. 	The Grant Street residential allotments of numbers 6-8 (the subject site) and 10 to 12 are atypical large parcels of land in the HCA. There are no precedents for the siting in the immediate area. The proposal is sited centrally on the allotment with ample space remaining around the structure.
	<ul style="list-style-type: none"> ● The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration. 	The setback of the former residence is maintained.
	<ul style="list-style-type: none"> ● New development should be sited behind the building line of any adjoining heritage item. 	The proposed building complies.
5.3 Scale a) Aim:	To ensure that the scale of the new building respects the significance and character of the surrounding area nor detrimentally impacts upon an established pattern of development in the vicinity. The majority of the Maitland Region is flat. This means that particular attention should be given to approach views and internal views of existing landmarks which should not be jeopardised. Large unbroken roof spans may be obtrusive in flat areas of low scale buildings. Articulation of the floor plan can be a useful way to break up large spans. To ascertain the appropriate scale of new buildings, the following design aspects are of particular importance;	<p>The building is well articulated in its plan form and elevations and responds in its height and mass to the buildings that define the perimeter of the immediate area.</p> <p>The roof is a low pitched hipped roof which is of low visual impact when viewed from the surrounding areas and sits with the 14 metre height limit.</p>
	<ul style="list-style-type: none"> ● Reference to the main ridge line heights of original surrounding buildings; 	<p>The immediately surrounding buildings are contemporary interventions and are community buildings. The residences in Fry Street to the south are consistent in character, scale and form. The proposed building will be visible from Fry Street and does obscure the view of the Town Hall Tower from the Polish Club car park exit into Fry Street.</p> <p>The height of the proposed buildings is within the 14 metre height limit defined within the DCP for buildings within the MU1 zone of the Central Maitland Business district.</p>
	<ul style="list-style-type: none"> ● Natural ground or street levels; 	<p>The subject site has a minimal slope south wards from the Grant Street frontage.</p> <p>Four of the five residences in Fry Street have been elevated to floodproof them.</p>
	<ul style="list-style-type: none"> ● Ensuring different parts of the building are in scale with the whole; 	The proposed building is well proportioned with articulated wall planes and elevational treatments.
	<ul style="list-style-type: none"> ● Ensuring the scale of verandahs relate to the scale of those in adjacent buildings 	N/A
b) Requirements:	<ul style="list-style-type: none"> ● The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. This does not apply to consolidated lots. New buildings should be in 	The proposed building is proportional in size to the large allotment and the development archetype emerging in the locale.

	scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area.	
	<ul style="list-style-type: none"> Large houses may be better located on large allotments in less sensitive areas. 	N/A
	<ul style="list-style-type: none"> New houses should generally remain at single storey in areas where the majority of buildings are single storey. 	There is no consistency of height in the immediate area of the subject site.
	<ul style="list-style-type: none"> Landmark buildings in Conservation Areas which may be heritage items, mansions or public buildings will generally be surrounded by single storey buildings, or those of a lesser scale. These landmark buildings should not be used as a precedent for increasing the scale of new buildings. New buildings should rather relate to the scale of existing development around the landmark and respect its prominence. 	The proposed development departs from the single occupancy residential development that exists to the south and east of the block defined by High, Devonshire, Grant and Albert Streets which is characterised by carparking, allied landscaping and multi-storey buildings; the Catholic School is the principal heritage item in close proximity. The distinctive character of these buildings remains intact and unobscured by the proposal and a focus of the precinct.
5.4 Proportions a) Aim:	To ensure that the proportions of the new building respect the significance and character of the surrounding area.	The proposed building is proportional in size to the large allotment and the development archetype emerging in the locale.
b) Requirements:	<ul style="list-style-type: none"> Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings. 	The proposal complies with this.
	<ul style="list-style-type: none"> New buildings should incorporate the typical proportions of surrounding development, even when using modern materials. 	There is no consistent proportions nor forms within the precinct.
	<ul style="list-style-type: none"> New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings. 	The proposal complies with this.
5.5 Setbacks a) Aim:	To ensure that the setback of the new building respects the significance and character of the surrounding area.	The existing residential set back is retained by the proposed development.
b) Requirements:	<ul style="list-style-type: none"> Where there is a uniform historically based setback, it is generally advisable to maintain this setback in a new building. Where the new building will be obtrusive it should be set well back and heavily screened. 	The proposal complies with this.
	<ul style="list-style-type: none"> If the setback varies, the new building should not be set closer to the street than an adjoining historic building (even if it is not an identified heritage item). 	The development proposal complies.
	<ul style="list-style-type: none"> Setback from side boundaries should be consistent with typical buildings in the immediate vicinity 	The development proposal complies.
5.6 Form & Massing a) Aim:	To ensure that the form and massing of new buildings respect the significance and character of the surrounding area.	The development proposal complies, as below.
b) Requirements:	<ul style="list-style-type: none"> New buildings should be designed in sympathy with the predominant form and massing characteristics of the area. 	The predominant form is divergent from the residential areas of the HCA. The proposal responds to this unique character taking credence from the Maitland Council Administration building.
	<ul style="list-style-type: none"> Houses generally had ridges of the same height. It is therefore important in new buildings to ensure that the width of wings can maintain a consistent ridge and roof height. 	N/A
5.7 Landscaping a) Aim:	To ensure that new landscaping respects the significant characteristics and elements of the surrounding area.	Primary landscape elements are being retained in the street frontage.

b) Requirements:	<ul style="list-style-type: none"> Generous green landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas. 	Substantial surrounding areas and deep soil zones are retained.
	<ul style="list-style-type: none"> New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades. 	N/A
	<ul style="list-style-type: none"> Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development. 	Primary landscape elements are being retained in the street frontage. Major structural landscape elements occur in adjoining properties.
5.8 Detailing a) Aim:	To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings	The development proposal complies.
b) Requirements:	<ul style="list-style-type: none"> Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail. 	The development proposal complies. The proposal is demonstrably contemporary.
	<ul style="list-style-type: none"> Avoid slavishly following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. Original materials and details on older buildings need not be copied, but can be used as a reference point. 	The development proposal complies.
5.9 Building Elements & Materials a) Aim:	To ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area.	The use of masonry, CFC cladding and steel roof is consistent with the prevailing materiality.
b) Requirements: Doors and windows	<ul style="list-style-type: none"> New doors and windows should proportionally relate to typical openings in the locality. 	N/A. The proposed building introduces a new built format, which is an appropriate intervention into this unique precinct within the HCA.
	<ul style="list-style-type: none"> Simply detailed four panel doors or those with recessed panels are generally appropriate. 	N/A
	<ul style="list-style-type: none"> Mock panelling, applied mouldings and bright varnished finishes should be avoided. 	The proposal conforms to this.
	<ul style="list-style-type: none"> Older houses have windows which are of vertical orientation and this approach should be used in new buildings. 	Windows and doors are broken up into a common module of mullions in each of the stepped faces of the building.
	<ul style="list-style-type: none"> Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type. 	The street front and rear windows conform to this.
	<ul style="list-style-type: none"> If a large area of glass is required, vertical mullions should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void. 	Street front windows are vertically proportioned.
	<ul style="list-style-type: none"> Coloured glazing, imitation glazing bars and arched tops are not encouraged. 	The proposed roof cladding complies with this.
Roofs	<ul style="list-style-type: none"> Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable. 	The proposed roof cladding complies with this, the roof being of low visibility from street level due to its low pitch.

	<ul style="list-style-type: none"> • Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate. 	N/A
	<ul style="list-style-type: none"> • Other materials to avoid include modern profile steel deck. 	N/A
	<ul style="list-style-type: none"> • Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions. 	N/A
Paving	<ul style="list-style-type: none"> • Preferred materials for driveways include wheel strips and gravel 	The adoption of wheel strips in this development would be inappropriate given the number and extent of vehicle parking and access requirements.
	<ul style="list-style-type: none"> • It is important that the amount of hard driveway material does not dominate the front garden area. 	The concrete driveway proposed occupies less than one third of the width of the allotment.
Walls: Imitation Cladding	<ul style="list-style-type: none"> • Cladding materials which set out to imitate materials such as brick, stone, and weatherboard should be avoided as they tend to detract from the authentic character of the surrounding original buildings. 	N/A
Walls: Weatherboard	<ul style="list-style-type: none"> • 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's. 	N/A
Walls: Brick	<ul style="list-style-type: none"> • Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked. 	The proposal adopts brickwork with two contrasting brick colours; dark and biscuit colours to be confirmed. Selection is defined in Section 5.1.1.
	<ul style="list-style-type: none"> • Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks. 	The proposal conforms to this.
5.11 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.	The proposed development is in the vicinity of but is not adjacent to heritage items.
b) Requirements:	<ul style="list-style-type: none"> • 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. 	The proposal complies while presenting as an identifiable contemporary form and arrangement.
	<ul style="list-style-type: none"> • New development should have regard to the established siting patterns of the locality. 	The proposed roof cladding complies with this.
	<ul style="list-style-type: none"> • New development should generally be set back from the building line of the adjoining or adjacent heritage item. 	N/A
	<ul style="list-style-type: none"> • The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items. 	The proposed roof cladding complies with this.
	<ul style="list-style-type: none"> • Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item. 	N/A. The scale of the building is in line with that of the Roman Catholic High School heritage buildings.
	<ul style="list-style-type: none"> • Development in the vicinity of a heritage item may be contemporary in design. 	The proposal is of a contemporary design.

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Part E - Special Precincts-Heritage Conservation Area

Residential Areas

What to Keep:	<ul style="list-style-type: none"> ● Historical pattern of development, lot frontages, depths and sizes, and setbacks to streets; 	The existing allotment is being retained, including the setback aligned with the adjacent Polish Club
	<ul style="list-style-type: none"> ● Defined edges, to rural/floodplain areas and to commercial precincts; 	N/A
	<ul style="list-style-type: none"> ● Significant vegetation, particularly where it is part of original gardens; 	The tree at the north of the allotment is being retained.
	<ul style="list-style-type: none"> ● The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes; 	This has changed with the existing residence being the only remaining house in the street. The former residence on the corner of Bent and Grant Streets has previously been demolished and no replacement building constructed at the time of writing. The subject development provides three floors of residential apartments with 15 apartments and the built form follows the example set by the Maitland Council Administrative building.
	<ul style="list-style-type: none"> ● Retain and enhance the original scale and form of existing buildings; 	N/A
	<ul style="list-style-type: none"> ● Front garden areas with minimal hard surface treatment. 	The existing front garden area is retained, the setback remaining as is. The driveway is offset from the centre of the site and a pedestrian pathway with canopy is provided leading from the street front to the Foyer.
What to Encourage:	<ul style="list-style-type: none"> ● Alterations and additions to dwellings that do not necessitate changes to roof form, or are at the rear of the dwelling and not visible from the street; 	N/A. The existing building is proposed to be demolished.
	<ul style="list-style-type: none"> ● Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP. 	N/A. The existing building is proposed to be demolished.
What to Avoid:	<ul style="list-style-type: none"> ● Garages and carports becoming a prominent part of the streetscape; 	The car parking area is on the Ground Floor but is largely enclosed and masked from view from the street.
	<ul style="list-style-type: none"> ● Intrusion into original fabric of buildings of significance; 	N/A. The existing building is proposed to be demolished.
	<ul style="list-style-type: none"> ● Second storey additions which are visually prominent from the street frontage or other public viewing places; 	N/A. The existing building is proposed to be demolished.
	<ul style="list-style-type: none"> ● Raising of dwellings above flood levels where there would be a significant impact on the streetscape. 	N/A. The existing building is proposed to be demolished. Five buildings in Fry Street have been so raised.

7. SUMMARY OF HERITAGE IMPACT ASSESSMENT

The following aspects of the proposal will retain and / or have the potential to enhance and respect the heritage significance of the Heritage Items in the vicinity of the subject building and the Heritage Conservation Area:

The MU1 zoning could be detrimental to the HCA particularly as the terms of DCP 2011 do not address residential units being introduced into the HCA. Visual Assessment of the site and its surrounds has identified key criteria to shape the building form, placement, materiality and scale.

The form has taken account of the intended future character of the locale as demonstrated by the Maitland Council Administration building form and materiality.

The proposed building meets the height constraint of 14metres, built form, materiality, articulation and scale.

Principal areas that could have been detrimental that have been managed in a contextually appropriate manner are:

The building mass has been modulated and articulated to avoid dominating the streetscape, respecting views from within the HCA and preserving the trees that shape the current setting.

The building is set on a solid podium with the car parking being substantially enclosed, as opposed to an open framed structure when viewed from the street.

The building form, at four storeys, set back from the street edge equivalent to the building it is replacing and in line with adjacent and proposed adjacent developments. It fits within the prevailing context without diminishing the views and streetscapes and serves to more strongly define the southern street edge.

The materials selection reflect the prevailing palette of materials in the HCA.

Perimeter fencing is an important urban element on a street edge. The street edge treatment has only been loosely defined in the documentation as a soft landscaped interface between footpath and site, with the mailboxes, Fire Hydrant kiosk and driveway being the only hard elements on the northern boundary.

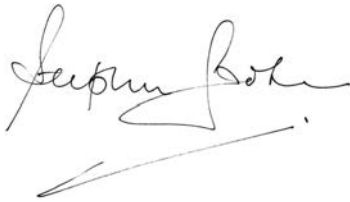
We recommend a 900 -1200mm powder coated palisade or picket fence with a brick or concrete plinth at ground level to retain any garden mulches or the like.

8. CONCLUSION

The development proposed is an appropriate contextual response.

The design proposal has paid credence to the views and vistas and protected them through site alignment, form, articulation and scale. In the writer's opinion, they have successfully responded to the unique circumstances and strictures of the site without being dominating to the context particularly in the light of the intended future character informed by the new Maitland City Council building in High Street.

There is, in the writer's opinion, a compelling case to approve this proposal.



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