

STATEMENT OF HERITAGE IMPACT

LOT 02 - 50A BONAR STREET MAITLAND NSW DP 1301880



View of main site area looking south

Prepared: Hugh Walker Play Design Studio

Client : PW INK Pty Ltd

Date: May 2024

INTRODUCTION – BASIS OF ASSESSMENT

Play Design Studio been engaged by Paul Ackroyd of PW Ink Pty Ltd to prepare a Statement of Heritage Impact to accompany the Development Application (DA) for a multi-unit development at 50a Bonar Street, Maitland. This development is located on a recently subdivided parcel of land.

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 revised 2002.)

It has been undertaken in accordance with the principles of the Burra Charter, 2013.

The subject site is within the Regent Street Heritage Conservation Area, C5 (HCA) as identified in the Maitland City Council LEP 2011.

As a result of being in the vicinity of heritage items, and situated within the HCA. the development requires a Statement of Heritage Impact

This Statement of Heritage Impact was prepared by Hugh Walker

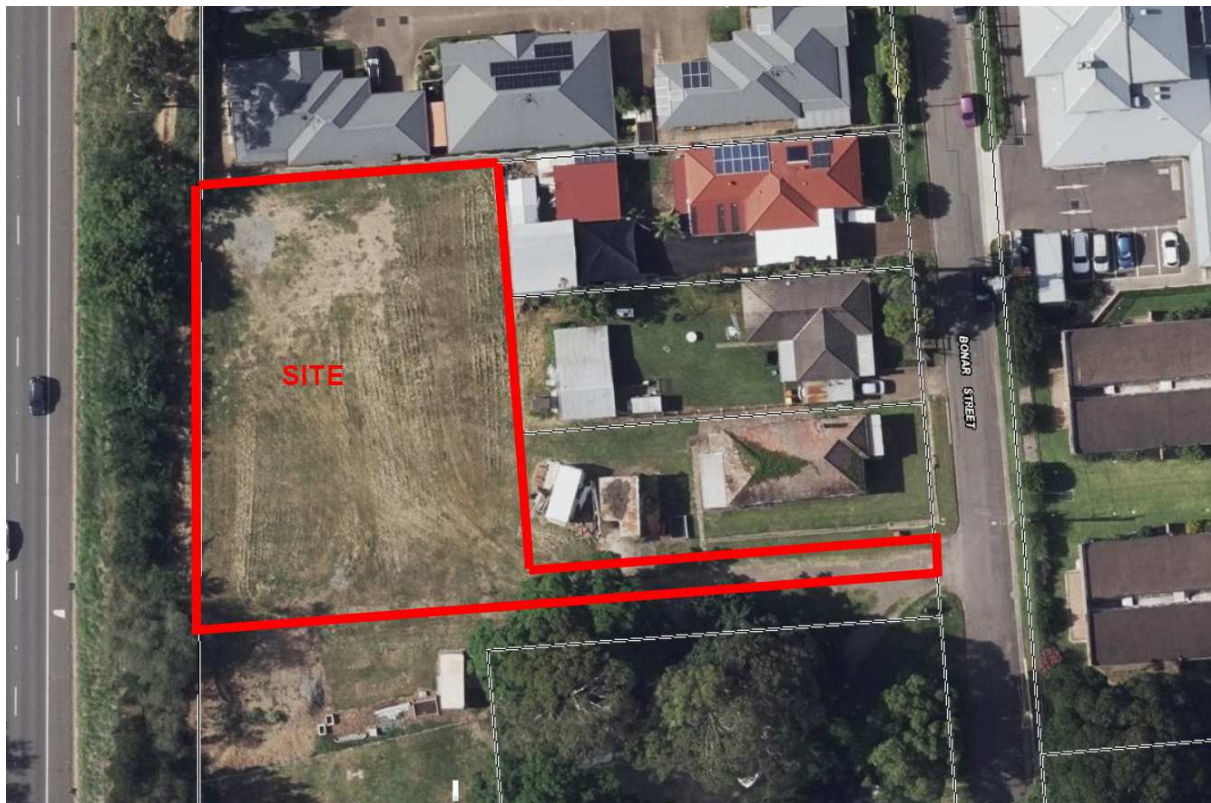


Figure 01 - Site area satellite picture – red line outlines the site

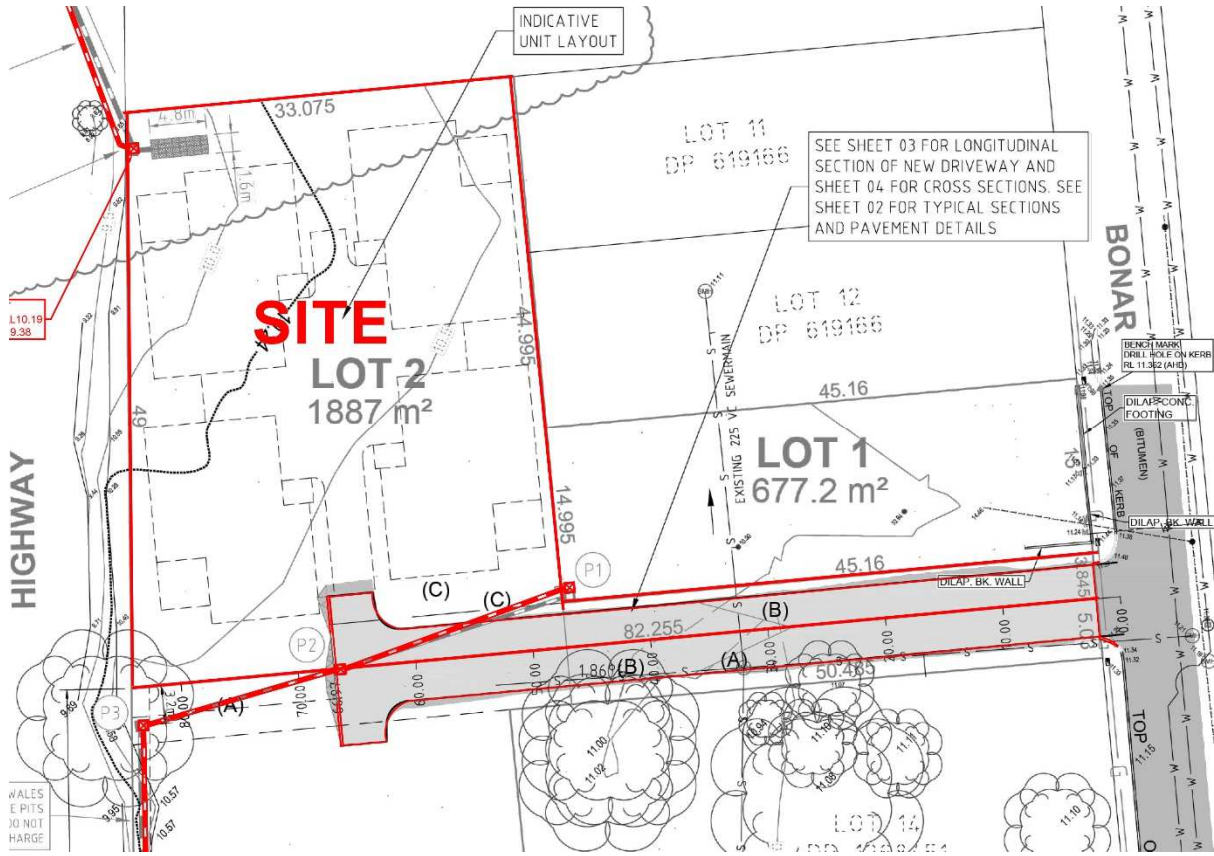


Figure 3: Survey Plan. Source Le Mottee Group

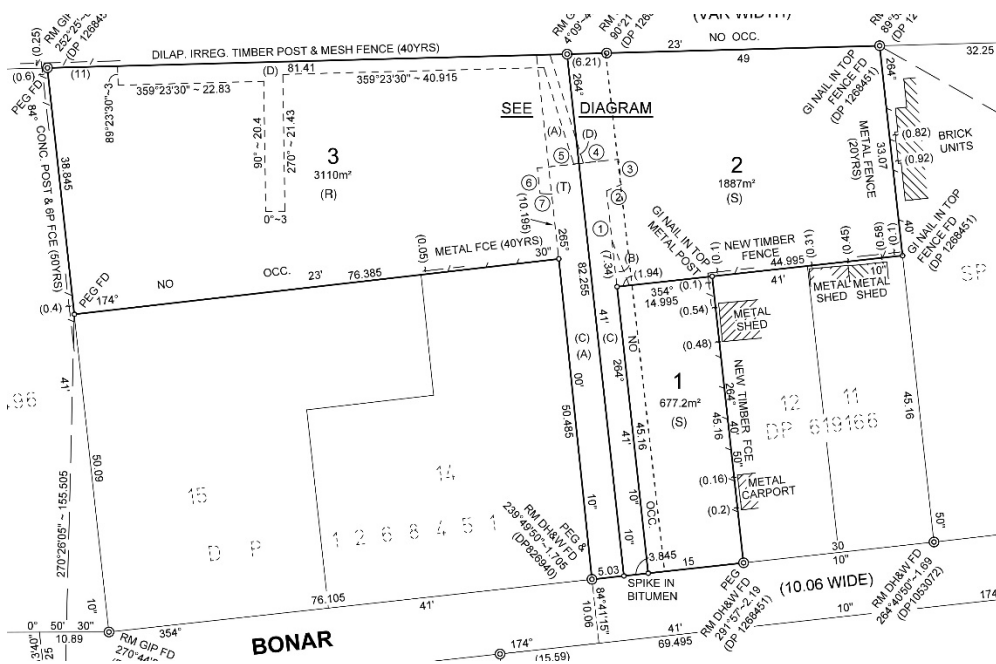


Figure 4: Lot detail Plan Lot 02

STATEMENT OF SIGNIFICANCE AND HISTORICAL CONTEXT

Regent Street is an important street in Maitland where prominent local businessmen built residences above the flood plain. The street contains houses dating from the 1860s, the Victorian Period and the mid 20th century. The residences, gardens, association with notable townspeople, architects and builders and the prominence of the landform combine to record the historical importance of this street.

Cintra is an example of the Victorian Italianate style with characteristic elements that include a tower, projecting bays, filigree ironwork to verandahs and tower, rendered masonry, prominent chimneys, and an arch at the entry. Cintra was built as a residence for Benjamin Levy a prominent businessman in Maitland and the gardens were laid out by R. Cuthbert. The views of Cintra from Regent Street and Bonar Street are important within the Regent Street Heritage Conservation Area. Distant views of Cintra from the flood plains to the west and south-west are not exposed due to the thick vegetation and mature trees within the garden of Cintra and surrounding areas.

Regent Street is valued by the local community of Maitland for its aesthetic values and as a record of the prosperity of the Victorian city of Maitland.

The statement of significance for Cintra is extracted from the inventory sheets for listing on the State Heritage Register.

Cintra House, Garden and Stables is of State heritage significance for its exceptional aesthetic value as an outstanding, highly intact example of a Victorian Italianate style town villa with original and early interiors and extant outbuildings and service wings, including the original stables, kitchen, scullery and laundry, set within an historic landscaped garden setting. The house within its setting is a widely recognized architectural landmark in Maitland. It contributes to the heritage of the Hunter Valley, demonstrating the pattern of settlement and commercial expansion of the region prior to the growth of Newcastle. Constructed in 1878, it is significant for its historical associations with the eminent Hunter architectural firm of J.W. Pender, who designed the house and outbuildings; the famous Jewish merchant families of Levy and Cohen, for whom Cintra was built; and its association and links to the Jewish community in Maitland and Sydney, NSW, and the United Kingdom. It is rare in terms of its exceptional integrity and intactness and is a benchmark of its architectural style.



Figure 5 - Cintra House

Note that there is no separate Statement of Significance provided in the DCP for C5 Regent Street Heritage Conservation Area (HCA), it being treated as part of the Central Maitland heritage Conservation Area. However, the physical presentation and character of the HCA becomes self-evident as to the qualities that Regent Street in particular possesses. Bonar and Ledsam Streets are ancillary possessing more humble dwellings.

PLANNING AND HERITAGE CONTEXT

Heritage Branch of the Office of Environment and Heritage

The following item is listed on the State Heritage Register and is located in the vicinity of the subject site:

Cintra House and Garden, 34 Regent Street, Maitland
 Maitland Local Environmental Plan 2011 (LEP 2011)

The following items of European Heritage are located in the vicinity of the subject site and are listed in Schedule 5 of the LEP 2011. Shaded items are in the closest proximity to the proposed development.

House	16 Regent Street Lot C, DP 158123	Local	I171
“Benhome”	30 Regent Street Lots 1 and 2, DP 997919	Local	I172
“Cintra” and stables	34 Regent Street Lot 1, DP 996931	Local	I173
Victorian villa	45 Regent Street Lot 3, DP 510423	Local	I174
“Helyhurst”	76 Regent Street Lot 1, DP 76713	Local	I175

The subject site is located within the Regent Street Heritage Conservation Area.: Refer to Figure 6
 Clause 5.10 applies to development within Heritage Conservation Areas and the following clauses pertain to this proposal.

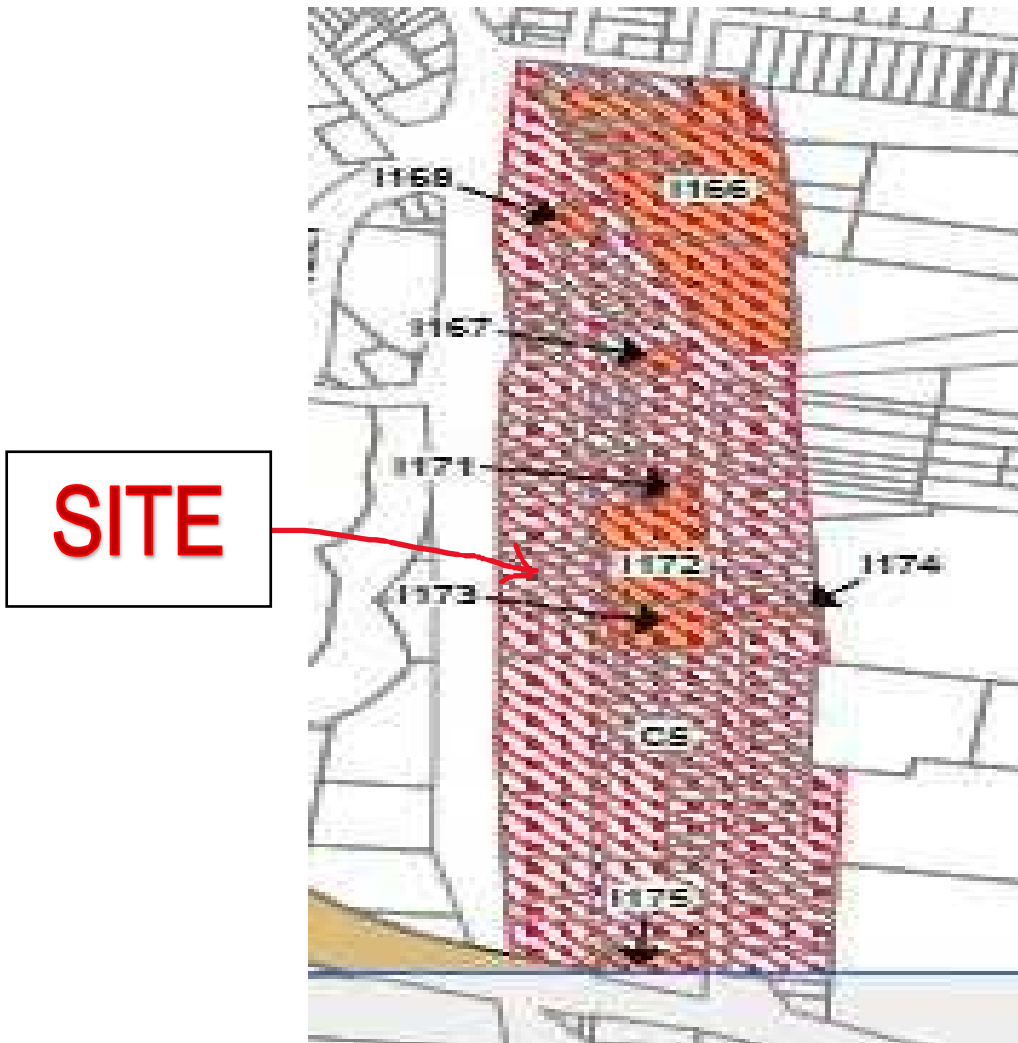


Figure 6: Heritage Items Map

5.10 Heritage conservation

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).

Heritage assessment

The consent authority may, before granting consent to any development:
on land on which a heritage item is located, or
on land that is within a heritage conservation area, or
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. Clause 5 (b) and (c) requires the preparation of a Statement of Heritage Impact as the appropriate heritage management document to assess the impact that the proposed development will have on the significance of the Heritage Items and the Regent Street Heritage Conservation Area (C5).

Maitland Development Control Plan 2011 (DCP 2011)

Relevant sections of the DCP 2011 include Part C Design Guidelines, Section 5, General Requirements for New Buildings in Historic Areas
C.4 Heritage Conservation Areas

This section of the DCP applies to all heritage items, including heritage conservation areas to which clause 5.10 of the LEP 2011 applies.

GENERAL REQUIREMENTS FOR NEW BUILDINGS IN HISTORIC AREAS

This section suggests ways in which new buildings can be designed and located in harmony with existing development in historic areas. It aims to encourage an appreciation of the special character, features and setting of an area, then to reflect this understanding in the design of the new building. This section relates to wholly new development on the site of a heritage item, on vacant land in a Conservation Area, or land which is in the vicinity of heritage items or Conservation Areas. It is essential that the scale and siting of new development does not detract from the scale, form, unity, and character of the surrounding area.

New development should therefore respect the character of its surrounds. However, respect does not mean copying. While architectural replicas may appear visually compatible with their surroundings, they can confuse the original buildings in the area and give a false impression of historical development.

New development can be contemporary in design when it is well integrated with and related harmoniously to its older neighbours.

An assessment of the development against the heritage design criteria of the DCP is included in Statement of Heritage impact.

PHYSICAL DESCRIPTION AND SETTING
Context

The site is a newly subdivided parcel of land that used to be part of a much larger parcel of land. The land has been split into 3 separate lots with a central carriage way.

The development site is listed as **LOT 02 - 50A BONAR STREET MAITLAND NSW DP1301880**

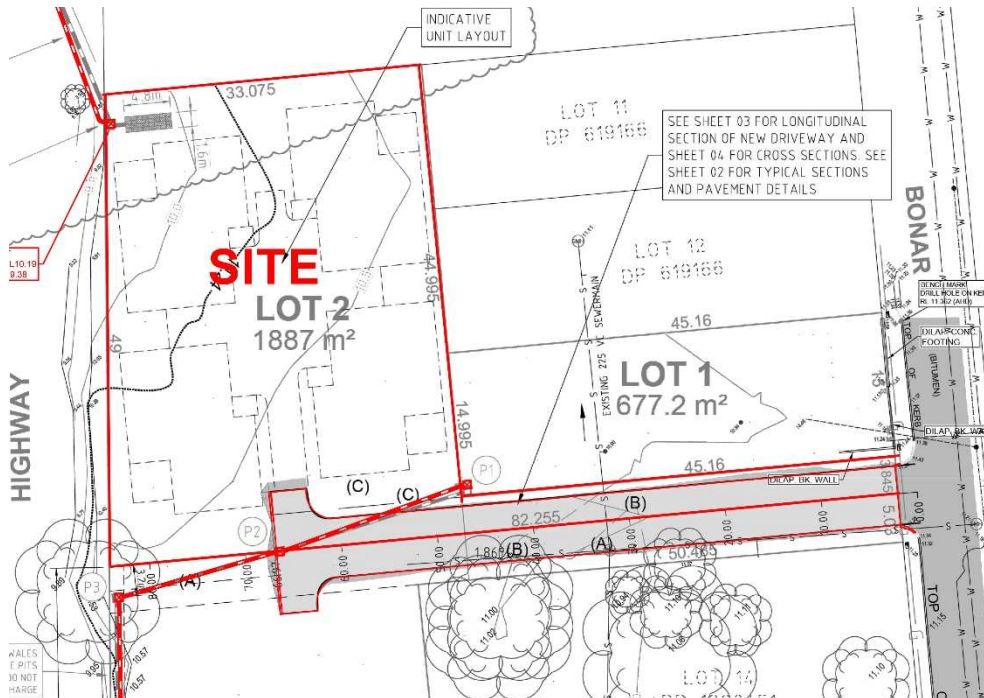


Figure 9: Lot 02 shown in red – Development site



Figure 10: Site area Bonar Street

The site is 1887m² in size and is accessed of a right of carriage way off Bonar Street. The development site area is setback more than 45m from Bonar Street

The site is zoned R1 General residential

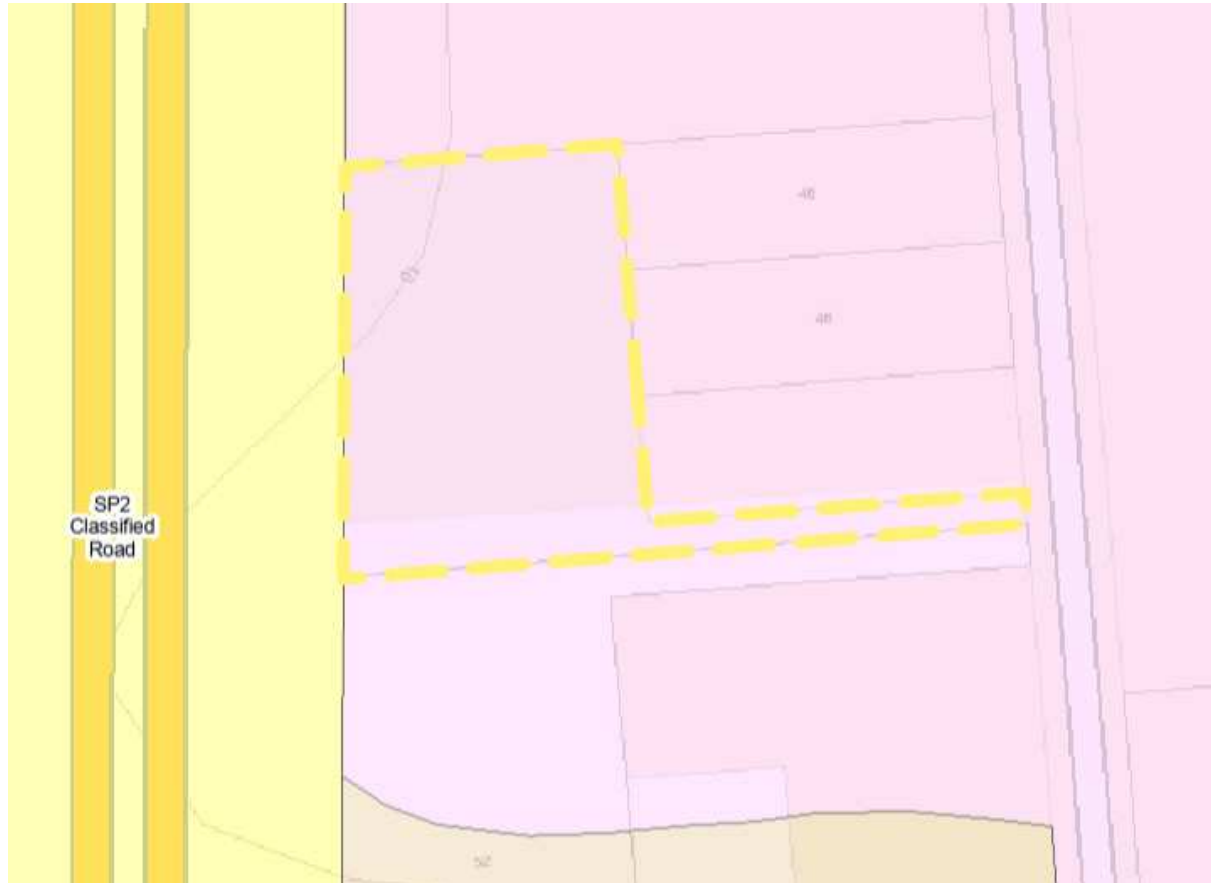


Figure 10 – Zoning map of site

There are no existing properties or structures on the development site. The sites are clear, level and well maintained. The site is fenced with timber palling fences at 1800mm which complements the Heritage nature of the context.

The site has a number of easements on it relating to access and stormwater mitigation.

There are no significant trees located in the development site area that would be affected by the proposal.



Figure 11 - View of main site area looking north west



Figure 12 - View of main site area looking north



Bonar Street is in close proximity to the CBD of Maitland with a full array of amenity and services and immediately adjacent the Maitland Hospital.

The building stock of Bonar Street is of modest proportions and simple in nature. The bulk of buildings are from the late 19th century to the mid 1920s, which represents the greater number, are of weatherboard walls and corrugated iron roofs.

The architectural style of buildings lay within the Victorian - Federation period, with some later post WW2 residences and then there is a number of more recent adaptive reuse and urban consolidation developments of multi-unit housing, some necessitating demolitions and others incorporating the existing dwelling and constructing supplementary dwellings in the rear of the property.

Roofs are generally steeply pitched, many roofs are crowned with small gable ends at the crest of the main hip.

The predominant building materials are splayed weatherboard clad walls and galvanised steel corrugated profile roofing. Verandahs are a dominant element together with hoods over windows.

Building facades are often symmetrical with the entry door being central within the elevation. Some of the Federation – Edwardian cottages have a projecting wing with a gable roof, the wing enables a verandah to be tucked into the front elevation.

In the northern end of the street, the buildings are closely spaced on regular blocks. To the south the subject sites are larger allotments bearing no relationship to those at the north.

The spaces which exist between buildings. In the northern part of the street beyond the subject site, the pattern of subdivision is regular and the buildings are closely spaced.

The predominant street setbacks are in the order of 5 metres, although there are some early buildings that are within 1 metre of the street boundary.

The type, scale and location of landscape elements. The subject sites and number 38 have the greatest number of trees on the sites. The remainder have low scale gardens, with the occasional specimen tree, usually located in the rear yard, due to the limited setback from the street edge. Fencing locations, height and materials and the presence of retaining walls. Due to the relatively flat topography there is no need for retaining walls. Fencing is variable with picket styled timber fences being in preponderance. Some sites are unfenced on the street frontage relying on plantings and hedges as the delineator.

Side and rear fences are timber paling, with the occasional property having colorbond steel fencing, which is considered to be an inappropriate material in the HCA. This recommendation has been incorporated into the final design.

The footpath area is narrow with grassed verges along the north and south sides at the eastern end and only the northern end being a formally concreted footpath. Most driveways extend to the street kerb. There are no street trees.



Figure 13 - View of Bonar Street Looking North. This section of the street has large allotments, large trees and canopy. Cintra House Stables dominant this section of the street. To the West near subject site it is mostly open area with varied trees. 54 Bonar is partially obscured by vegetation



Figure 14 - View of Bonar Street Looking North. This section of the street has large allotments, large trees and canopy. Cintra House Stables dominant this section of the street. To the West near subject site it is mostly open area with varied trees. 54 Bonar is partially obscured by vegetation



Figure 15 - View of Bonar Street looking South. 54 Bonar Street to the right is a large lot with minimal definition and formality. Many large trees and canopies. The Masonic Village to the left offers a blank brick style façade. Fencing in area is non heritage and landscaping is varied.



Figure 16 - View of Bonar Street Looking South. 44 Bonar Street to the right is multi dwelling development. Simple heritage detailing, hip and gable roofs with colorbond. Picket fences are used to formalize the front yards. Double hung windows present to the front facades. Gable ends prominent in front façade.



Figure 17 - View of Bonar Street Looking south. This section of Bonar Street opens into smaller allotments with more tradition Victorian era cottages. Hip and gable roofs are prominent with metal cladding. Brick or weatherboard is used. Pickets fences formalize front yards. Verandahs are also quite prominent to front facades. Additional fretwork and window awnings are also displayed.



Figure 18 - View of Bonar Street Looking south. Victorian styled homes with gable ends, window awnings, double hung windows. Separate verandah roofs. High pitched roofs. Varied setbacks along length of street some homes being close to street 1 or 2m and others setback 5-6m

Character of the subject sites.

Generally: Both sites are treed on the western side closest to the New England Highway, thinning to sparse vegetation towards Bonar Street in the immediate proximity of the houses.

Previously the site are has been quite overgrown and not so well maintained. The recent subdivision works has create a well defined, well maintained land area.

The site is well fenced with timber shiplap fencing at 1800mm. The site is generally flat grassed and clear.

The site is well setback from Bonar Street at 45m and fenced. The site itself is recessed and does not dominate or have a major impact on the Bonar Street frontage or character.

Existing trees of 54 Bonar Street and the existing house there, also offer a buffer to the new 50a Bonar Street.

A proposed new residence at 50 Bonar Street will also further obscure the development site once house, shed and fencing is completed.

The site is well suited for a multi dwelling development as it will have minimal impact on the streetscape.



Figure 19 – From site looking up carriage way to Bonar Street. . The site is well setback from the main street. The low scale of the development will not dominate or impact the character of Bonar Street.



Figure 20 – 50 Bonar Street to the right will have a new house and detached garage, coupled with landscaping and fencing. The proposed development site is to the end of carriage way and with fencing and existing trees will not be very visible and will not dominate Bonar Street context.

THE PROPOSAL

This statement was prepared in conjunction with the preparation of the DA drawings. It is our professional practice to review all design during design development and provide advice, suggesting changes or modifications where we deem necessary to make the proposal more contextually appropriate.

Documents reviewed in preparation of this Statement of Heritage Impact were prepared by Hugh Walker of Play Design Studio

DESIGN



Figure 21 : Site plan of proposed development

It is proposed to construct 6 x dwellings on the newly completed subdivision LOT 02 - 50A BONAR STREET MAITLAND NSW DP 1301880

The proposed dwellings consist of 6 x 2-bedroom dwellings. They each have an attached garage. Each dwelling is fully detached and presents an independent home or cottage.

The dwellings are aligned to the main internal driveway much like a street. Each dwelling has an individual entry portico and heritage style front façade. The front facades of each unit although not addressing Bonar Street maintain similar elements to maintain the character of the area. Double hung windows are used throughout the front facades. Dressed timber posts are used. Gable roof ends with textured fc sheet and timber trims are used and make reference to Victorian and federation building styles.

Weatherboards are used throughout to maintain a heritage influence as weatherboards are typical in the context. 2 shades of colour are proposed to offer variation throughout the development.

Roof forms are combination of hip/valley and gables with light grey colorbond roofing. This is consistent with the majority of single residences in the Bonar Street context. The roofs are primarily hipped, adopting a 27 degree pitch and clad with corrugated profiled colorbond steel sheets. Dwellings are fully detached with fully independent roof structures.

Open space is evenly distributed throughout the development with ample opportunity to incorporate specimen trees and detailed landscape consistent and compatible with the prevailing nature of the heritage conservation area's gardenesque character.

The southern end of the site provides ample opportunity for revegetation and tree planting providing the floodway is suitable for planting under the flood management guidelines.

Inter allotment fencing is being constructed of timber paling fixed to rails spanning between square hollow section posts precluding termite vulnerability. The palings are close spaced or lapped or lapped and capped. Colorbond fencing is not appropriate in the HCA, and has not been adopted.

The development requires no street front fencing due to its recessed nature and access via a right of carriageway.

The entry area to each unit is protected by a gable roofed porch, providing articulation of roofs together with Garage areas which stand forward of the main wall plane but in no case are directly visible from the street.

The scale and placement of driveways is such that they are consistent with domestic scaled drives.

Buildings are well recessed from Bonar Street and step slightly with the slope of the site. With fencing and existing trees in context the development will not be easily visible.



Figure 22: View of Dwellings with fences taken out looking north. Traditional hip and gable roof forms. Gables have detailed trims. Double Hung Windows used to front facades with window awnings where required. Weatherboard cladding used in 2 x different colour tones.



Figure 23: View of Dwellings looking north down driveway. Traditional hip and gable roof forms. Gables have detailed trims. Double Hung Windows used to front facades with window awnings where required. Weatherboard cladding used in 2 x different colour tones.



Figure 24: View of typical dwelling entry/portico. Gable end roofs with textured fc sheet and timber painted trims. Porticos have dressed timbers posts and a rustic sandstone style brick pier. Double hung windows and weatherboard cladding add a heritage aesthetic to the design.

Suggested Colour Schemes



A number of colour schemes have been recommended for implementation to introduce variability of presentation across the site. This variation should extend to roof colours as it appears in the remainder of the street.

Where a “natural” zincalume/ galvanised appearance is required Colorbond Shale Grey is recommended. Adoption of this across the whole site would present in a monotonous manner and is to be avoided. Appropriate alternative colours include Cottage Green, Manor Red and Surfmist. Images of suggested colour schemes are shown above.

The proposed development uses a simple palette of greys and light blues with white trims. The colours are rotated to create variation. 2 separate shades of grey are used to create further variation in the roof forms being light to mid grey.

Walls are all of splayed weatherboards and it has been suggested that windows in the street front units be of timber or a timber appearance such as PVC in the proportions 1 width: 2 height as in the four images below, or combined in banks of individual units complying with those proportions.

The proportions have been incorporated in the elevations. Beyond the street front, windows may be of powder coated aluminum but should still retain the proportions of the eastern buildings.

Driveways exist on site and are a broom finished with grey concrete. It is recommended to continue the same driveway finish throughout the development to create consistency and uniformity. Using 2 x different concrete mixes could create a negative appearance to the context.

Typical driveways in Heritage Conservation area utilize Morpeth Mix is as follows:

“It is a locally devised concrete mix that consists of river pebbles in place of crushed blue metal with an oxide mix of 5kg yellow, 2kg brown to 1 cubic metre of concrete, which provides an earthy colour

(Note: the tint, paperbark is a good equivalent.) When the concrete has reached its initial set, shape with a steel trowel (only once) and give a light finish with a hair broom. This produces an attractive, aged look rather than a stark grey concrete finish and enhances the appearance of the property and the area".(Note from a formerly issued Condition of Consent by Maitland City Council)



Morpeth Mix style typical



Assessment Against Maitland City Council DCP

The section following sets out in tabular form the principle controls pertaining to interventions in Heritage Conservation Areas and development in the vicinity of heritage items and the assessed response of the proposal to those controls.

Criterion	Control	Proposal Response
Character of an Area:	It is important to understand the characteristics and features of an area before deciding on the form and style of a new building	<p>The proposal has been informed by the local character and built form through consultation with the writer during design development.</p> <p>The proposal is for a sympathetic low scale development utilizing materials, forms, finishes that complement the context.</p> <p>Reducing the bulk and scale through a fully detached configuration also reinforces the characteristics of the context.</p>
Conservation Areas:	Part E of the DCP, provides an introduction to what are considered to be important characteristics of specific conservation areas	These elements have been taken into account and addressed in the development design.
Siting a New Building	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.	<p>The development is recessed from your typical street configuration and is accessed from a carriage way.</p> <p>Within the development the dwellings maintain a detached format that replicates the patterns in a typical street in the context.</p> <p>The detached nature of each dwelling complements the existing patterns of detached houses in context.</p>
	The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.	No front gardens are proposed or possible due to the site access being a right of way / carriage way

	<p>New development should be sited behind the building line of any adjoining heritage item.</p>	<p>The set back is consistent with the prevailing setback within the HCA.</p> <p>The development is setback more than 45m from Bonar Street and accessed via a right of way carriage way.</p> <p>The development does not protrude, dominate or interfere with the building lines or setbacks of any surrounding heritage items.</p> <p>The development poses minimal impact.</p>
Scale	<p>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.</p>	<p>The proposed development offers detached single level dwellings on appropriate sized strata lots.</p> <p>These dwellings are consistent with single dwellings in the context and also other multi dwelling developments.</p> <p>The scale of the development and dwellings is appropriate to the site and context and does not dominate or negatively detract from the established patterns</p> <p>The well recessed nature of the site offers further assistance in reducing any impacts/</p>
	<p>Large houses may be better located on large allotments in less sensitive areas.</p>	<p>The proposed dwellings are 2 and 3 bedroom. They are not large dominate buildings and structures.</p> <p>They are fully detached and of a similar height/bulk/scale/finish to other surrounding single dwellings.</p>
	<p>New houses should generally remain at single storey in areas where the majority of buildings are single storey.</p>	<p>All buildings are single storey.</p>

	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.	The buildings comprising the proposed development are all of a scale comparable to the prevailing domestic scale of building in the locality. The two landmark estates, Cintra and Benholme retain their stand out value in the urban setting, particularly the J W Pender designed stables immediately to the east of the subject site. The development is clearly differentiated from that building.
Proportions	Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.	The ratio 1 width to 2 height has been adopted in the front facades, in dwellings comprising pairs of windows.
	New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.	The proposed buildings incorporate the form and proportions of surrounding residential building stock.
	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 incorporates the common features of the traditional surrounding buildings including verandahs and porches,
Setbacks	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.	Set backs are retained as are found in surrounding modest development. The landmark buildings are set in large grounds with expansive gardens. The development is set against the background of the Cintra stables, a two storey brick building sitting on the Bonar Street boundary.
	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 proposal complies with this.
	Setback from side boundaries should be consistent with typical buildings in the immediate vicinity.	The proposal complies with this.
Form & Massing	New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.	The proposal complies with this taking direct reference from the prevailing context. The proposal utilizes similar roof forms, wall breakup, scale, bulk to other single dwellings in the context.
	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	The proposal complies with this

	height.	
	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.	The proposal is recessed from Bon Street 45m so it is not possible for generous front landscape areas.
Landscaping	New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.	<p>A landscape plan has been provided</p> <p>A simple traditional style layout is proposed with turf, small hedging and bushes. This is complemented with small feature tree plantings.</p> <p>The landscape plan is consistent with many gardens and landscaping in the context.</p> <p>The site also retains all existing trees retaining more of the existing character.</p>
	Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.	<p>No trees are proposed to be removed.</p> <p>Existing trees and canopies predominately to the south of the site will be retained.</p> <p>This will maintain some continuity with existing street characteristics</p>
Detailing	Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.	<p>Detailing is simple without applique.</p> <p>Gable end infill of textured fibre cement and timber battening is the only reference to traditional ornamentation.</p>
	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.	Detailing of the buildings is simple, sympathetic and contemporary using the existing building stock as a reference.
Building Elements & Materials		
Doors and windows	New doors and windows should proportionally relate to typical openings in the locality.	The proposal complies with this.

	Simply detailed four panel doors or those with recessed panels are generally appropriate.	This is not implemented, the front doors being glazed with glazing beads dividing the pane into 8 equal panes. These doors do not address Bonar Street so should pose no significant issue to Street Character.
	Mock panelling, applied mouldings and bright varnished finishes should be avoided.	The proposal complies with this.
	Older houses have windows which are of vertical orientation and this approach should be used in new buildings.	The proposal complies with this.
	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 proposal complies with this.
	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.	The proposal complies with this.
	Coloured glazing, imitation glazing bars and arched tops are not encouraged.	Coloured glass is not envisaged.
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.	The proposal complies with this. There are numerous instances of painted roofs in Bonar Street. The use of a single finish in this development would be overtly monotonous. Recommend 2 x shades of light grey to roof for slight variation

	Tiles may be appropriate in areas with buildings dating to the 1900's	No tiles are used but could be appropriate to introduce variation in finish.
	Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.	Not applicable.
	Other materials to avoid include modern profile steel deck.	Not applicable Custom orb corrugated sheeting is used.
	Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.	The proposal complies with this.
Paving	Preferred materials for driveways include wheel strips and gravel.	Neither is appropriate in this instance. In lieu, the Morpeth mix concrete has been recommended for adoption.

		Existing carriage way in concrete provided. Gravel and wheel strips are inappropriate for higher traffic multi dwelling environments.
	It is important that the amount of hard driveway material does not dominate the front garden area.	Driveways are kept to a minimum though the adoption of a single direction thoroughfare. Driveways are well recessed
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.	The wall cladding is unequivocally splayed weatherboard referencing the earlier building stock.
Weatherboard	150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.	The proposal complies with this.
Brick	Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.	Not applicable.
E.3 Heritage Conservation Central Maitland Heritage Conservation Area	Regent Street, while separately listed as a HCA, is treated in the DCP 2011 (revised 2016_) as part of the Central Maitland HCA. The requirements for Residential Areas applies in part to the R1 and RU1 zones that pertain to the development site.	The site is unique within the HCA providing opportunity for increasing the density and the number of residence that can enjoy the character and ambience of the HCA WITHOUT destroying it.
	Second storey additions which are visually prominent from the street frontage or other public viewing places;	All buildings are single storey.
	Raising of dwellings above flood levels where there would be a significant impact on the streetscape.	Not applicable. All dwellings are outside of the flood zone.
Specific controls pertaining to Regent Street are as follows:		
What to Keep:	Garden suburb character of substantial, single dwellings with surrounding gardens;	The proposal complies with this.
	Well defined edges to floodplain areas, and semi-rural nature of uses in large surrounding allotments.	The proposal complies with this. This is complied with internal to the site.
What to Encourage:	Generally single residences, on allotments of similar size to surrounding lots;	The impression of the buildings to the street frontage is that there are three distinct residential buildings that relate to the remaining development in the street. The



		depth of development is not discernible from the public domain. The division of the project into two stages will have no heritage implications to the setting.
	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.	Not applicable.
	Retention of the dominant presence of landmark buildings.	The proposal complies with this. Cintra and Benholme remain the distinguished buildings of the locality. The proposal does not compete with Cintra stables.
	Retain and enhance the scale, form and detail of existing buildings.	The proposal complies with this.
What to Avoid:	Re-subdivision of allotments, battle-axe lots and the like;	The size of the allotments and potential to present a low scale to the street provide a perfect site for medium density or multi-unit housing on this site, without destroying the fabric of the HCA.
	Dual-occupancy developments unless able to be accommodated within existing building structure and with minimum disturbance to garden areas for parking and driveways;	Not applicable.
	Garages and carports becoming a prominent part of the streetscape;	Garages are not a dominating element of this development.
	Second storey additions which are visually prominent from the street frontage or other public viewing places.	Not applicable



ASSESSMENT OF IMPACTS

Identification of Impacts

Potential impacts arising from the proposed development include:

- Impact of the new buildings on the Heritage Conservation Area
- Impact of the new buildings on the heritage items in the vicinity.

This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts

Assessment against the DCP criteria in the foregoing section address the issues associated with the potential impacts identified above.

Investigated and analyzed the condition of the existing buildings near this site. The mid 20th century building at no. 54 was seen to have been in decay for some time with fabric deterioration to the extent that it is not fit for occupation. Vines growing across the roof and the out building, deteriorated external finishes including rot and timber decay including termite destruction limit the reuse potential of the building. Were it not for its advanced deterioration the building could be considered to be a contributory building to the locality in the post war period.

Buildings to the north of the site are contemporary and of no contribution to the HCA character. In fact, the southern section of the HCA on the western side of Bonar Street is considered to be intrusive to the character of the HCA and its integrity and gardenesque qualities which are limited in the Bonar Street context.

Consideration of the building at no 54 Bonar Street indicated that while the core of an early (possibly post WW1) building was discernible amidst the additions and accretions, it is not viable to strip it back to reveal of its own the core cottage considering the value and desirability of properties in this area. Through accretion the building has lost its integrity and the core building is subsumed under a myriad of additions and alterations.

The redevelopment of the property considering its size and location and context would precipitate a positive outcome for the HCA .

As result of the proposed development the main character of the area should remain largely unchanged, the area in itself will be enhanced with new quality buildings, fencing, roads etc. The proposal requires no impact to 54 Bonar Street and retains all existing trees in the context maintaining its character from Both Bonar Street and the New England Highway.

Design of the Proposal and Impact on the Regent Street Heritage Conservation Area

The Bonar Street precinct is far more humble than the Regent Street area, the buildings being more rudimentary and of limited means, while still enjoying the fringe of the gardenesque setting.

The proposed development treats maintains the idea of discreet residential buildings imbuing the qualities of the prevailing typology, form and materiality.

Beyond this, the extent of the development is largely concealed, with the ingress and egress driveway being treated as a new street edge, and reading from Bonar Street as an adjunct to the HCA, the buildings adopting the same core values and characteristics as those in the street itself.

The presence of garages is discreet, with there being no direct view of a Garage being available from the public domain.

Differentiation of finish of roof colour, wall and joinery colour is encouraged to incorporate sufficient variance to minimise the potential for the development to appear monotonous and homogeneous.



There is sufficient variance in the building forms to create interesting streetscapes from Bonar Street and within the internal driveway network. The forms, materials and colour selections made for the proposal provide sufficient variation across the site to appear like an array of individual developments/interventions, in a sensitive response to the HCA character and fabric

Impact of the Proposal on the Heritage Items in the Vicinity

Landmark buildings in the vicinity are not directly addressed by the proposed development, being at the rear of Cintra and Benholme. The size of these buildings and the expanse of grounds, particularly Cintra which has not been subsumed by adjacent on site development precludes them being impacted by low scale single storey development of a residential nature.

The building in the immediate vicinity of the subject site is the Cintra stables, a two storey brick building located on the Bonar Street boundary. It is a very dominant element in the southern street scape and is not dominated in any way by the proposal.

Mitigative Measures

The buildings have taken direct reference to the form, massing and materiality of the prevailing extant building types.

The scale and density of buildings is not counter to the prevailing density but is arranged so as to appear as if the development at the public face of Bonar Street, is three individual residences presenting to the street, with all the appurtenant open space, set backs, landscaping potential and adopting the character of the existing building form, siting and arrangement that prevails.

The issues and controls raised in the DCP are met by the proposal, with the design development being an iterative process between the designer and the heritage architect.

RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the Heritage Assessment:

The design of the individual units pays credence to the existing building stock and the historical pattern of development when viewed from Bonar Street.

The development positively responds to the objectives and controls of the DCP.

This report shall be read in conjunction with the final DA drawings and Statement of Environmental Effects.

The final assessment is that, if our recommendations are followed, based on heritage criteria, the proposal should be approved.