

# STATEMENT OF HERITAGE IMPACT

**Catholic Diocese of  
Maitland-Newcastle**

---

## **NEW MULTI PURPOSE CENTRE & St PAUL'S HALL ALTERATIONS.**

---



Prepared by:

John Carr Heritage Design  
Draft Report Rev C  
2 March, 2023



# TABLE OF CONTENTS

---

	<b>Page No</b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 STATEMENT OF HERITAGE IMPACT</b>	<b>5</b>
2.1 Historical Background	
2.2 Heritage Significance	
2.3 The Proposed Development	
2.4 The Setting	
2.5 The Development Control Plan	
2.6 Assessment of Heritage Impact	
<b>3.0 CONCLUSION &amp; RECOMMENDATIONS</b>	<b>22</b>
<b>APPENDIX A -</b> Heritage Assessment Report	<b>23</b>

**Cover:** Perspective view of the All Saints College MPC behind the St Paul's Parish Hall, Maitland. (SHAC)

*(Photographs in this report are by John Carr unless otherwise noted.)*

### 1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed construction of a new Multi Purpose Centre for the All Saints College and alterations to the former St Paul's Parish Hall.

Guidelines published by Heritage NSW have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by the Diocese of Maitland/Newcastle to prepare the SoHI to accompany their development application to the City of Maitland for the new Multi Purpose Centre and alteration works.

An earlier approval by council involved the general restoration of the Hall. In this DA a former kitchen addition will be removed and the original masonry wall is to be made good (see Plate 4). An access ramp will be provided on the southern side of the Hall requiring the removal of a window which will be reinstated on the northern facade of the existing Hall wall in accordance with the original building design. The Hall will be landscaped as part of the overall landscaping of the MPC site.



Plate 1: Aerial view of the site and neighbouring buildings. (Six Maps accessed 11/05/21)

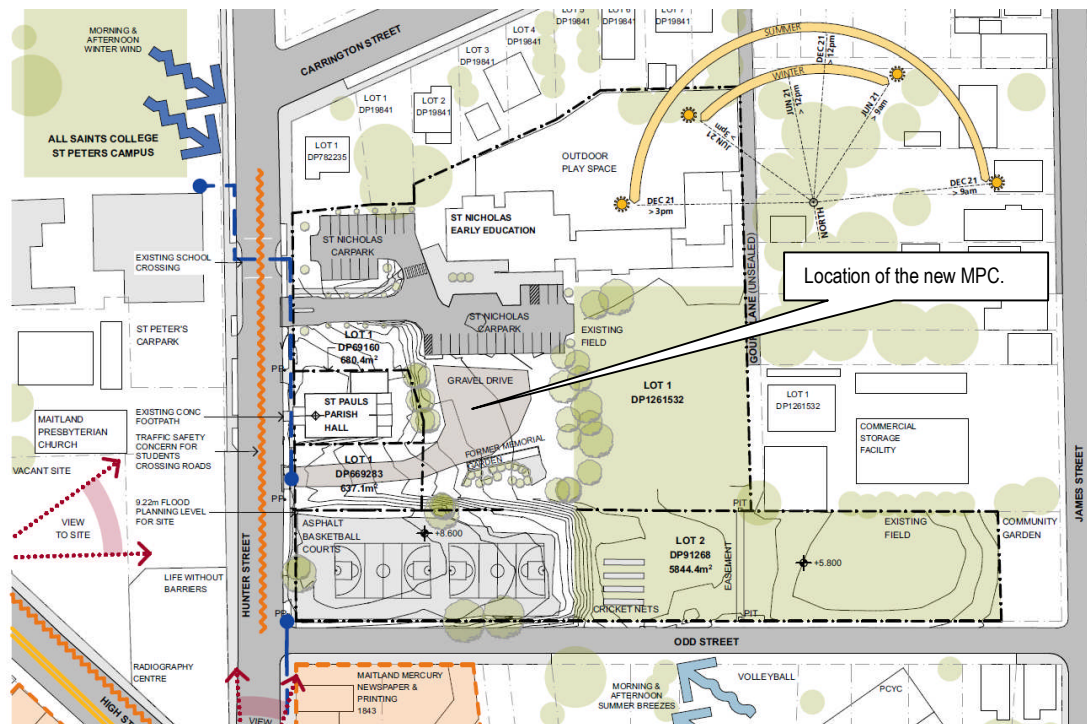


Plate 2: The current Site plan showing the Hall. (SHAC Sheet 1008)

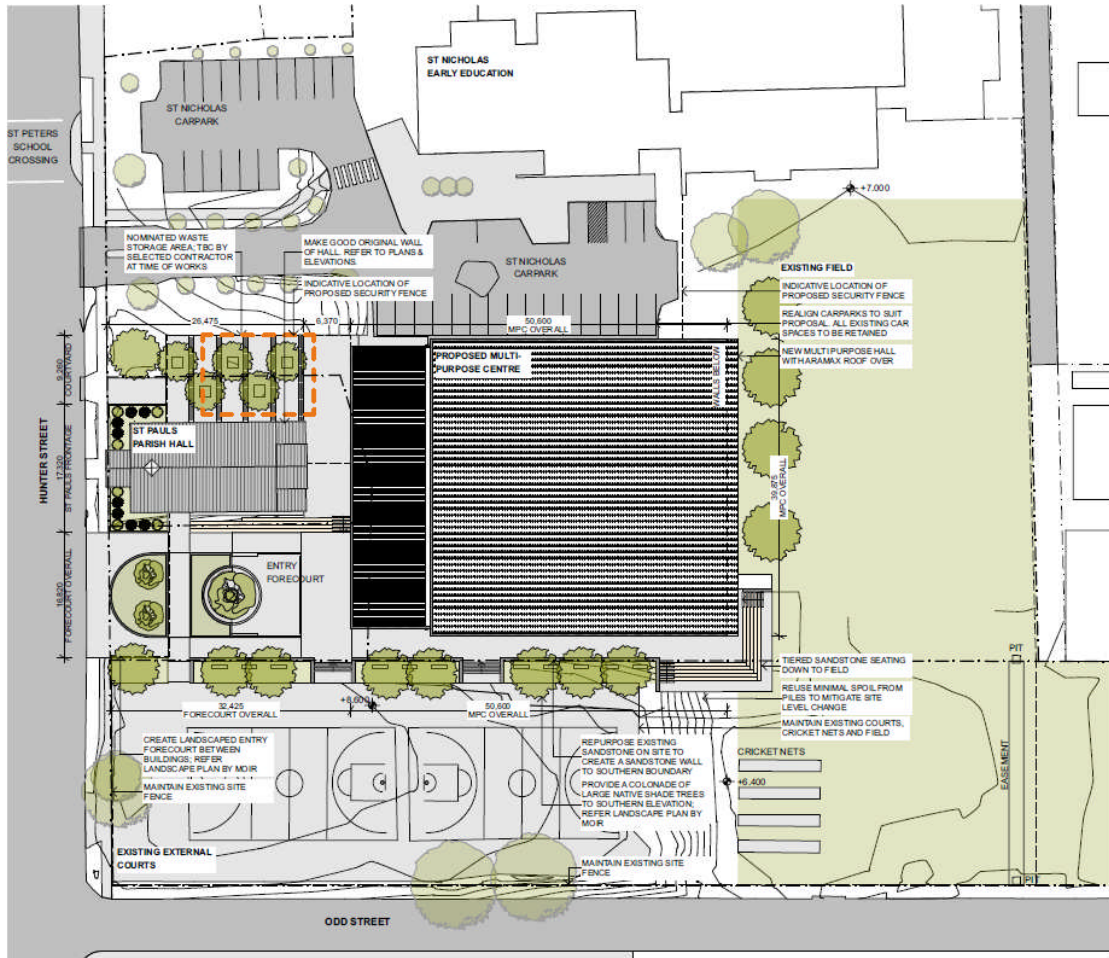


Plate 3: Site plan showing the total development of Hall restoration and new MPC. (SHAC Sheet 1302)

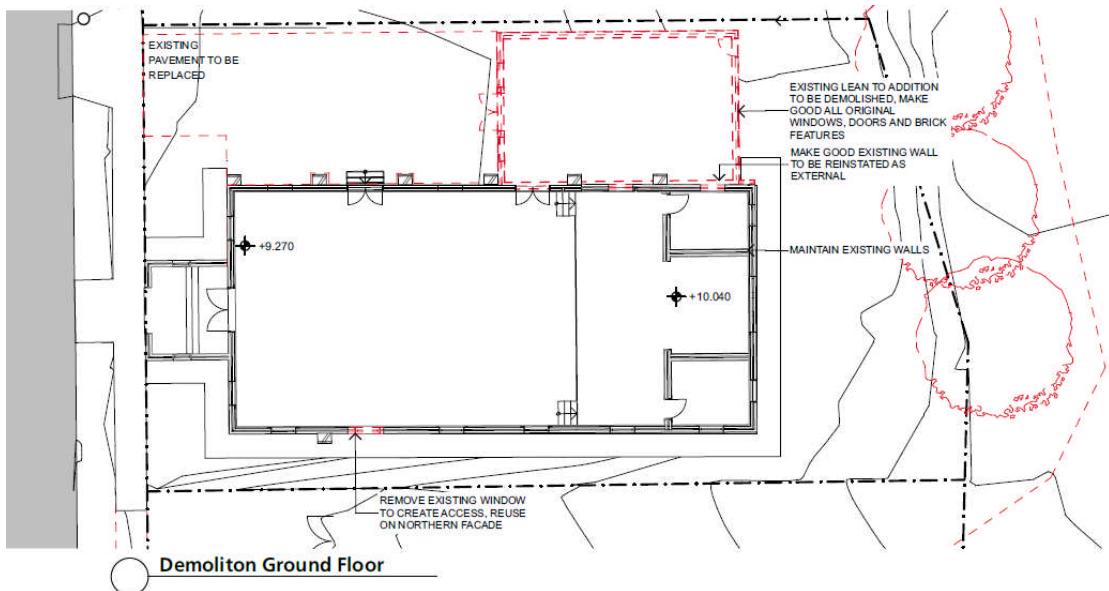


Plate 4: Hall plan showing the two areas of demolition work. (SHAC Sheet 2001)

## 2.0 STATEMENT OF HERITAGE IMPACT

**Statement of Heritage Impact for:**

The redevelopment of a site containing a building considered to contribute to the heritage significance of the surrounding heritage conservation area.

**Date:**

This Report was completed on 2<sup>nd</sup> March 2023.

**Reference:**

The site is within the Maitland City Centre Heritage Conservation Area.

**Address & Property Description**

The site is located on the corner of Hunter & Odd Streets, Horseshoe Bend, Maitland NSW 2320.

The property description is currently:

- Lot 1 in DP 69160
- Lot 1 in DP 669283
- Lot 1 in DP 1261532
- Lot 2 in DP 91268

**Prepared by:**

John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.

**For:**

The report has been prepared for the SHAC on behalf of the Diocese of Maitland/Newcastle.

**Documentation:**

This Statement of Heritage Impact assesses the impact of the proposed new building and restoration of the hall building on the surrounding Heritage Conservation Area.

The Statement summarises the development proposal as described on the following Development Application drawings prepared by SHAC Pty Ltd, Project No. 4367 dated 16 December 2022:

Cover Rev J	DA 1001 Rev J	DA 1002 Rev J	DA 1003 Rev J	DA 1004 Rev J
DA 1005 Rev J	DA 1006 Rev J	DA 1007 Rev J	DA 1008 Rev J	DA 1009 Rev J
DA 1010 Rev K	DA 1301 Rev J	DA 1302 Rev K	DA 1303 Rev J	DA 1304 Rev J
DA 1305 Rev J	DA 1306 Rev K	DA 2001 Rev L	DA 2002 Rev K	DA 2101 Rev K
DA 2201 Rev K	DA 3001 Rev L	DA 3002 Rev L	DA 3003 Rev K	DA 3004 Rev K
DA 3101 Rev K	DA 3102 Rev K	DA 3201 Rev J	DA 5001 Rev J	DA 8001 Rev J
DA 8002 Rev J	DA 8003 Rev J	DA 8004 Rev J	DA 8005 Rev J	DA 8006 Rev J
DA 8007 Rev J	DA 8008 Rev J	DA 8009 Rev J	DA 9001 Rev J	

**Limitations:**

John Carr Heritage Design is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the subject building, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only and do not comment on the capacity, adequacy, or statutory compliance of any building services.

**References:**

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- The City of Maitland's LEP 2011
- The City of Maitland 's DCP 2011
- St Pauls Parish Hall Heritage Assessment Report - EJE Heritage
- Sharp W. Watson - Australian Methods of Building Construction

## 2.1 HISTORICAL BACKGROUND:

### Early European Settlement

The first European settlement at Maitland was for convict cedar cutters who built thatched huts in the brush. The now open plain at Maitland was covered in dense vegetation – giant red cedars, fig trees, myrtle and softwood brush, with tall gums and swamp oaks along the river.

In 1818 the Governor allowed a number of people to occupy land on the river flats naming the area 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.

### Setting

Central Maitland's appearance as a distinct urban centre is a result of its location in an open flood plain highlighting the contrast between rural and urban character. From without, it appears as a settlement of small scale buildings punctuated by towers and spires of the major buildings and complemented by groups of trees.

The transition from rural landscape to urban form, which includes many mature street trees, is particularly distinctive at the Centre's northern and western edges, where the rise of the high ground and the built edge has remained essentially the same for a century. This provides an appreciation of the quality and density of development within the centre.

Particularly interesting views of the area are obtained from surrounding settlements, particularly Bolwarra and East Maitland, and from the southern approach road from Kurri Kurri. While its northern and western edges remain clearly defined, the once distinctive urban form is now somewhat compromised on its southern and south-eastern edges.

The current location of the New England Highway helps to accentuate the rural setting of the City Centre. However, it also creates difficulties in terms of capacity to interpret the southern edges of early development of the town; important components of that phase now sit isolated on the southern side of the highway.

Central Maitland itself is relatively flat and views within the town are confined to the immediate street scene; but near the edge, the rural surrounds and the settlements beyond are prominent, together with hills in the background. This rural setting is an important characteristic of Central Maitland.

### Layout

Central Maitland has a random layout creating a compact, intimate character. Its main arteries are relatively narrow and have traditionally been bordered by impressive, commercial, religious and cultural buildings. The irregular pattern of streets branching off High Street following original tracks and land grants vary in width and character.

The road pattern of residential areas, small scale buildings together with a smattering of rural uses, combine to form areas of unique character and special seclusion.

The Hunter River forms the northern boundary of the City Centre, reflected in the meandering nature of High Street, however the City's built environment does not directly address the River.

Changing attitudes and changing fortunes of Maitland City Centre between the 1950s and the 1990s brought structural change to the City Centre streetscape in a number of instances, altering its homogeneous 19th century scale and form within certain street blocks.

### Landscape and Streetscape

High Street is characterised by a remarkable collection of early buildings which reflect the growth of the town as a centre of commerce in the Hunter Valley. Banks, shops and offices, together with churches and houses, date from every period of development and exhibit a variety of architectural styles.

High Street is the spine from which the majority of streets branch off at an acute angle. The original bullock track became fixed as the line of the main street enclosed by buildings of two - three storeys, and punctuated along its length by landmark or "reference" buildings.

Throughout its development, the two storey building has dominated the streetscape with only a few instances of one or three storey buildings occurring.

Maitland's prominence as a trading centre meant that development and redevelopment was always taking place and, in many areas, the present buildings might be the third or fourth buildings on the site. This process of growth and redevelopment has caused some unusual groups of buildings - each building being different from one another in style and period - occurring in various parts of the town: for example, Bourke Street, in the heart of the residential area, contains buildings dating from the 1850s, 1880s, 1890s and twentieth century.

The earliest buildings for which dates are known are residential buildings and they have survived largely because they are on the edge of town, away from the business centre and, also, because they are of masonry construction and have withstood the floods.

Within the town are several buildings such as slab huts, which might date from this early period. Cottages and houses from the 1850s to 1910 occur in sufficient numbers for a recognisable sequence of styles to be identified, including fashions peculiar to Maitland.

Because of its length, and the advent of the mall over a portion of that length, the character of High Street now changes somewhat from east to west.

Regent Street and Church Street in the west consist of major residences and private landscapes, and major cultural buildings and public landscapes.

Each of the residential areas in Central Maitland has its own special character, however they do share some common features. These include an irregular street pattern, predominance of old buildings, many vacant allotments, a scattering of rural uses and few trees.

#### Buildings

The character of Maitland's architecture is very strong and is comprised of two distinct building types. High Street is typified by those buildings having parapets which conceal the roof. Areas away from High Street are typified by buildings having a visible hipped or gable roof.

Central Maitland has retained most of its landmark public and private buildings which continue to dominate the skyline. The majority of buildings in High Street were built before World War 1, and display recognisable styles characteristic of the locality including examples from each period of Maitland's growth.

Individually, many of these buildings have special architectural and historical significance because of Maitland's 19th century commercial significance.

Together, they represent both the history of the development of High Street and a catalogue of late 19th century facades. Importantly, from a streetscape viewpoint, the smaller buildings complement the larger buildings in both scale and design.

The earliest commercial buildings remaining appear to date from the 1850s - 1860s. It is possible that the rear timber portions on the buildings on the northern side of High Street backing on to the Hunter River might date from this time, although the facades are much later.

The central residential area contains a mix of styles, shapes and sizes of structures. The buildings dispersed along Ken Tubman Drive remain as the earliest evidence of development in the town centre.

Most residential buildings are detached with pairs and terraces being unusual. The two storey single fronted house with full height verandah built in brick or timber is a particularly special feature of Maitland.

The majority of the cottages and houses were commissioned by their first occupants, many of whom were businessmen or traders in the High Street.

The existence of several architects in the town suggests that a considerable number of these buildings were designed by architects, particularly those built after 1870.



The evolution of the built environment in Central Maitland can be summarised as follows:

Pre 1843	The majority of buildings were slab huts with shingle roofs. The overall road pattern was established.
1843 - 1860	Church Street, Bulwer, Bourke and Catherine Streets began to be settled. The railway was commenced (1856) and iron introduced as a building material.
1860 - 1879	Maitland remains as the centre of the agricultural community. Horseshoe Bend is subdivided from agricultural to residential land. Street lighting introduced.
1880 - 1893	Much redevelopment and building in High Street. New shop fronts and wide verandah/colonnades added to shops. Cast iron decoration and corrugated iron becomes popular. Town Hall built (1889). The old courthouse is demolished and a new one built (1893). Kerbs are formed and sealed with stone gutters. Fine banks built. Many major buildings of this boom period were designed by architects of state and national stature.
1894 - 1913	The 1890's depression followed by further building boom with most vacant land being taken up in the area. Electricity is introduced
1914 - 1945	Many shops in High Street rebuilt. Verandahs began to be removed from shops. Some redevelopment and new brick bungalows particularly in Horseshoe Bend.

1

### St Paul's Hall

St Paul's Anglican Church was located on Cross Street to the south of the main town of Maitland and had been in that location since its opening in 1858. It appears that the closing of the old level crossing and erection of overhead bridges at Devonshire and Abbott Streets had served to isolate St Paul's from the Maitland CBD5 and therefore the easy use of the people. The St Paul's Parish Hall was constructed to be closer to the centre of town and provide opportunities for both social occasions and mission where the people were in the town.

A previous Anglican Church had existed in Horseshoe Bend, a small timber structure known as St Barnabas which was erected circa 1863. Horseshoe Bend, being prone to flooding was not kind to the church building. Fundraisers and other efforts were held to provide resources to maintain St Barnabas until finally in 1913 it was described as 'having lived out its life and suffering from decay, it was resolved to erect a more commodious brick building on a site that had been acquired on Hunter Street.

The Parish Hall was not built on the former foundation of St Barnabas as had been claimed, as the site for the Parish Hall had been recently 'acquired'. This is further confirmed in the article from the Maitland Daily Mercury on the 1st of August 1914 which claims that:

*'A year ago there stood on a site in Hunter Street two old cottages, probably amongst the first built in West Maitland. Today on the same site is erected a hall for the Parish of St Paul's.'*

In regards to the provision of the land and the commencement of the Parish Hall project:

*'A friend of the rector (Rev. Arnold Conolly) generously placed £300 at his disposal to assist toward the object. The churchwardens then consulted with the bishop and the proposals of the rector were adopted and the work started. So keen was the interest aroused when the proposals became known that the men of the parish undertook to give their labour gratuitously in taking out the excavations and putting in the concrete for the footings. That work finished and the dampcourse laid, tenders were called, and a contract let to Messrs. Partridge-Wall and Wall of East Maitland.'*

There was an opening ceremony for the Parish Hall on the 1st of August 1914 which was very well attended by the people of Maitland. The ceremony for the opening was performed by the Bishop of the Newcastle Diocese, the Right Reverend Dr. John Francis Stretch who was noted as the first Australian-born bishop of the Anglican Church.

The building served its purpose for the Anglican community in Central Maitland and Horseshoe Bend for seventy years surviving floods and the loss of parishioners who went to war. It was purchased by the Catholic Diocese on the 30th of August 1984.<sup>2</sup>

<sup>1</sup> City of Maitland DCP 2011 Part E Special Precincts - Heritage Conservation Areas pages 40-43

<sup>2</sup> St Pauls Parish Hall Heritage Assessment Report - EJE Heritage pages 30-31



**Plate 5a:** 1921 view of the southern side of the Hall. (UoN Cultural Collections)



**Plate 5b:** Remembrance Day 1930 inside the Hall looking east toward the stage. (Maitland City Library)

Note the dark staining of the timber ceiling structure and battens, picture rails windows and other decorative screens.

## 2.2 HERITAGE SIGNIFICANCE:

### Central Maitland Heritage Conservation Area:

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.<sup>3</sup>

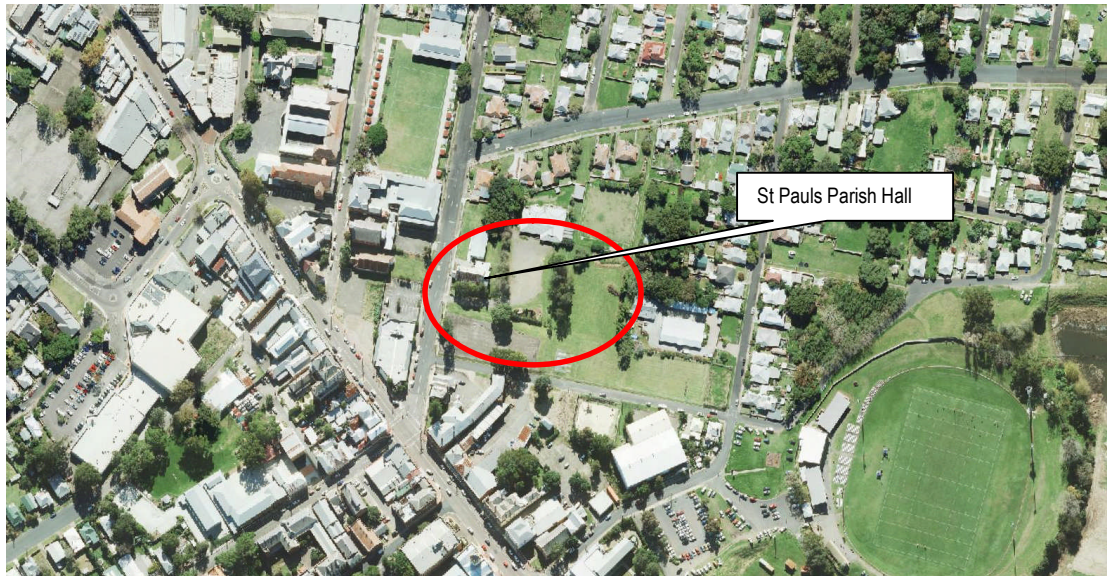


**Plate 6:** The Maitland City Centre Heritage Conservation Area. (Maitland City Council)

The area of site proposed for redevelopment on the corner of Hunter & Odd Streets is devoid of housing that once surrounded the former St Pauls Parish Hall building. Following the 1955 flood, many houses were destroyed or severely damaged resulting in demolition. Other cottages within the flood zone were demolished as part of the Flood Mitigation measures prepared by the State Government agencies.

The restoration and adaptive reuse of the Hall building satisfies the objectives in the DCP requirements for the HCA by preserving an excellent example of an Ecclesiastical building.

<sup>3</sup> City of Maitland DCP 2011 Part E Special Precincts - Heritage Conservation Areas page 44



**Plate 7:** The Maitland City Centre showing the subject site. (Six Maps)

### St Pauls Parish Hall

The St Paul's Parish Hall is a representative example of the work of F. G. Castleden provided for the Anglican Diocese of Newcastle at a modest scale while he was Diocesan Architect. It is largely intact, containing a high degree of original building fabric albeit now missing the articles and furnishing provided for the ceremony and services of the Anglican Church. It has associations with both the Anglican community and now the Catholic Community of Maitland.

The Parish Hall is considered to be an example of the Ecclesiastical buildings in Central Maitland which had developed during the 19th Century and is a continuation of this theme. The Parish Hall forms part of the intact streetscape of Hunter Street which adjoins and is visible from High Street. It is associated with cultural activities of Maitland as well as the Anglican and Catholic denominations. The Parish Hall is considered to be contributory to the Central Maitland Heritage Conservation Area.<sup>4</sup>



**Plate 8:** St Pauls Parish Hall nearing completion of restoration works. (SHAC)

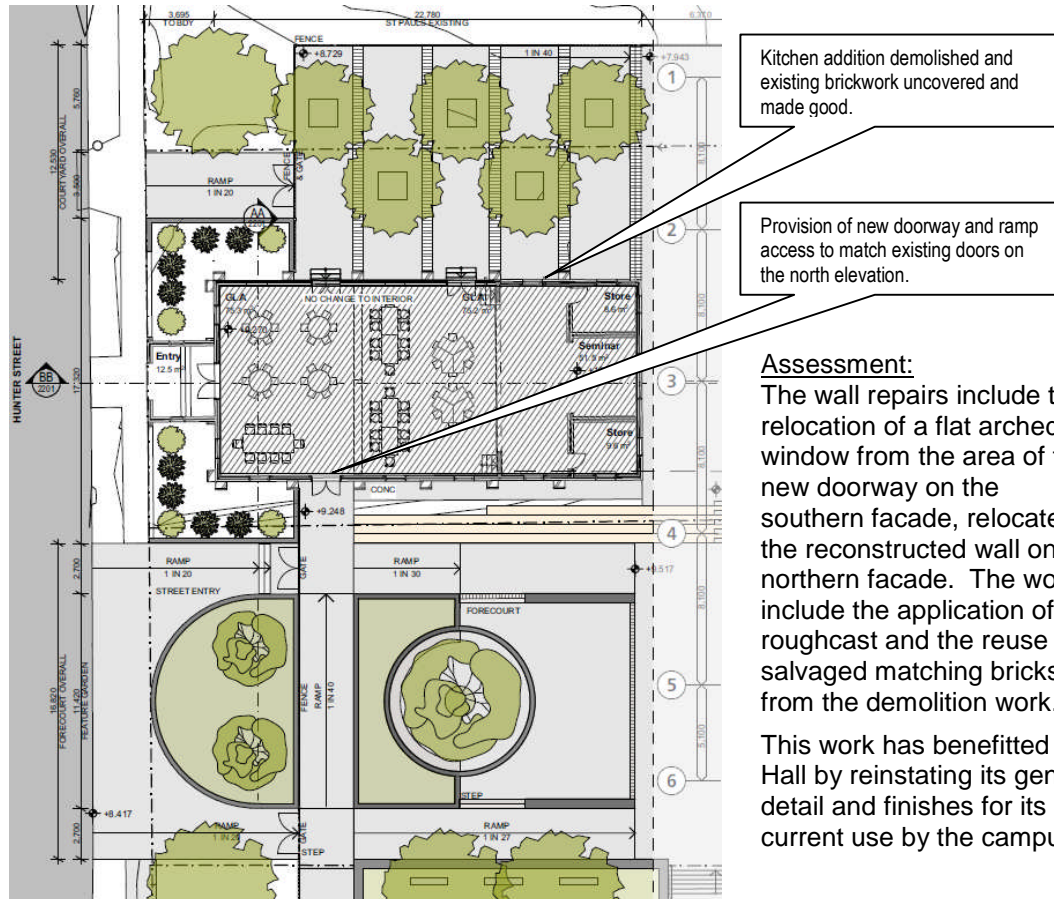
<sup>4</sup> St Pauls Parish Hall Heritage Assessment Report - EJE Heritage page 36

**2.3 THE PROPOSED DEVELOPMENT:**

The proposed development seeks to complete the restoration of the existing hall building. This will be undertaken in conjunction with the construction a new Multi Purpose Centre with both buildings serving All Saints College in Maitland and completion of works on the hall inclusive of site works and landscaping.

The Parish Hall

The Hall will provide accommodation for two General Learning areas separated by loose screening furniture, while the existing stage area is retained for a Seminar space and stores.

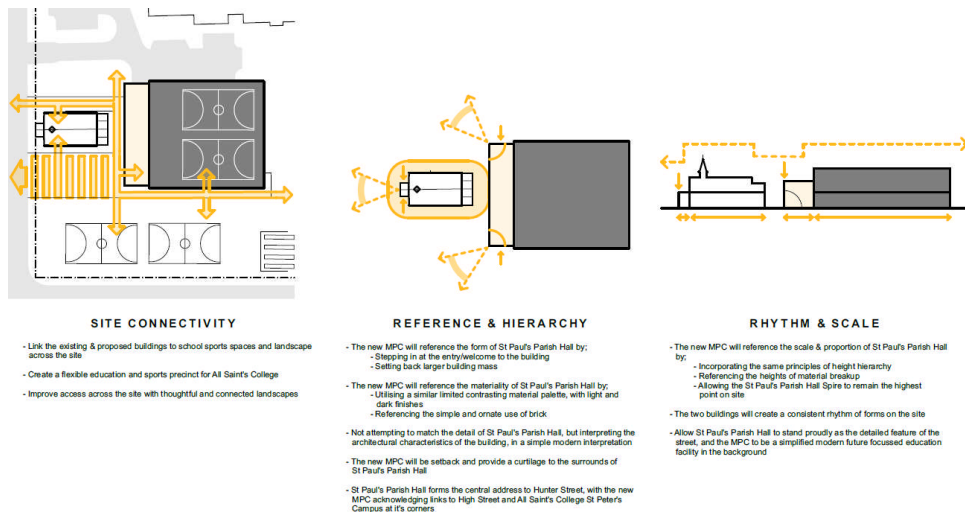


Kitchen addition demolished and existing brickwork uncovered and made good.

Provision of new doorway and ramp access to match existing doors on the north elevation.

**Assessment:**  
The wall repairs include the relocation of a flat arched window from the area of the new doorway on the southern facade, relocated to the reconstructed wall on the northern facade. The works include the application of roughcast and the reuse of salvaged matching bricks from the demolition work.  
This work has benefitted the Hall by reinstating its general detail and finishes for its current use by the campus.

**Plate 9:** Plan of the Parish Hall adaptive reuse showing the existing Kitchen addition removed and the landscaping works. (SHAC Sheet 2002)



**SITE CONNECTIVITY**

- Link the existing & proposed buildings to school sports spaces and landscape across the site
- Create a flexible education and sports precinct for All Saints College
- Improve access across the site with thoughtful and connected landscapes

**REFERENCE & HIERARCHY**

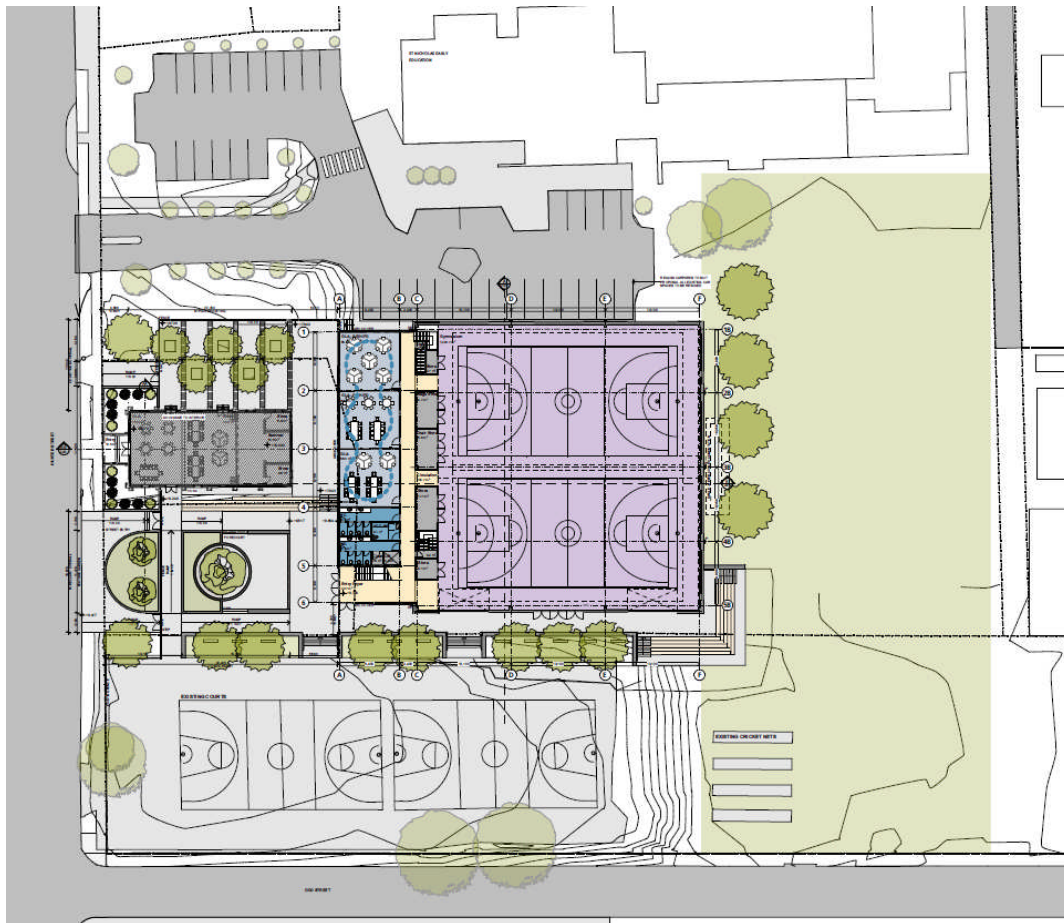
- The new MPC will reference the form of St Paul's Parish Hall by:
  - Stepping in at the entry/welcome to the building
  - Setting back larger building mass
- The new MPC will reference the materiality of St Paul's Parish Hall by:
  - Utilising a similar limited contrasting material palette, with light and dark finishes
  - Referencing the simple and ornate use of brick
- Not attempting to match the detail of St Paul's Parish Hall, but interpreting the architectural characteristics of the building, in a simple modern interpretation
- The new MPC will be setback and provide a curtilage to the surrounds of St Paul's Parish Hall
- St Paul's Parish Hall forms the central address to Hunter Street, with the new MPC acknowledging links to High Street and All Saints College St Peter's Campus at its corners.

**RHYTHM & SCALE**

- The new MPC will reference the scale & proportion of St Paul's Parish Hall by:
  - Incorporating the same principles of height hierarchy
  - Referencing the heights of material breakup
  - Allowing the St Paul's Parish Hall Spire to remain the highest point on site
- The two buildings will create a consistent rhythm of forms on the site
- Allow St Paul's Parish Hall to stand proudly as the detailed feature of the street, and the MPC to be a simplified modern future focused education facility in the background

**Plate 10:** The Design Diagrams showing the planning principals in retaining the dominance of the Hall on the site and within the HCA. (SHAC Sheet 1305)

The above diagrams outline the planning associated with the existing Hall and the proposed new MPC.



**Plate 11:** The Site Plan showing the existing outdoor courts and parking area. (SHAC Sheet 1304)

The relationship between the Hall, the new MPC and the existing external courts and parking forms an important aspect of the development with open space retained behind the new buildings.



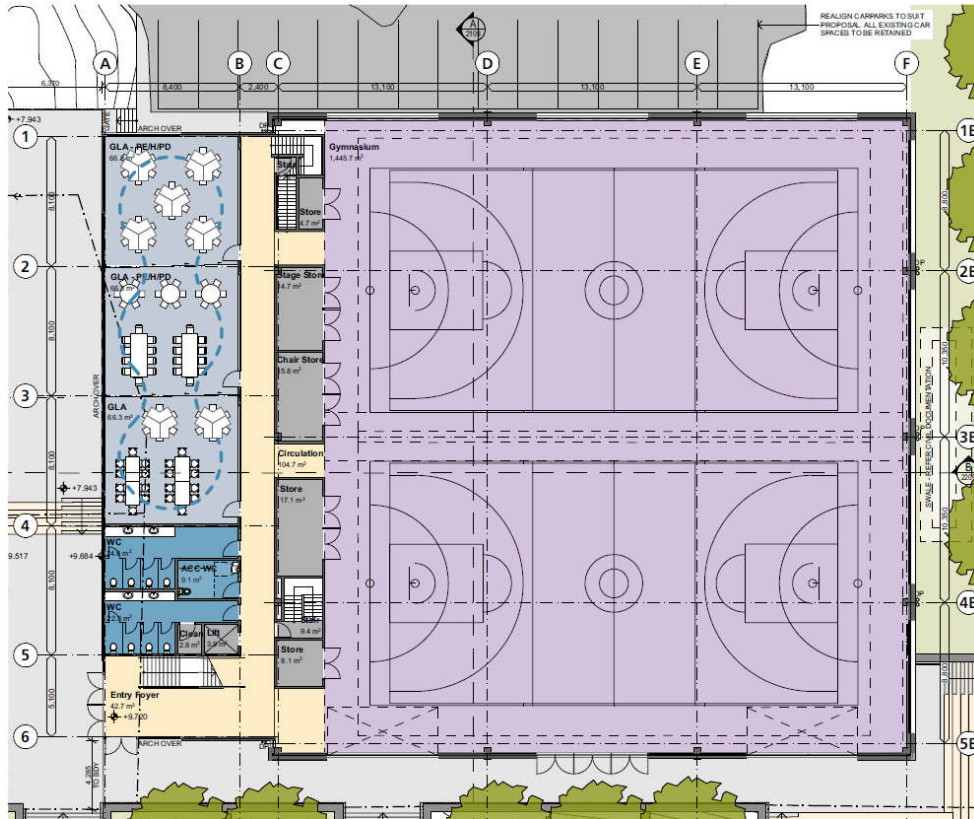
**Plate 12:** The view from High Street toward the Hall and MPC is framed between buildings. (SHAC Sheet 8004)

**The Multi Purpose Centre**

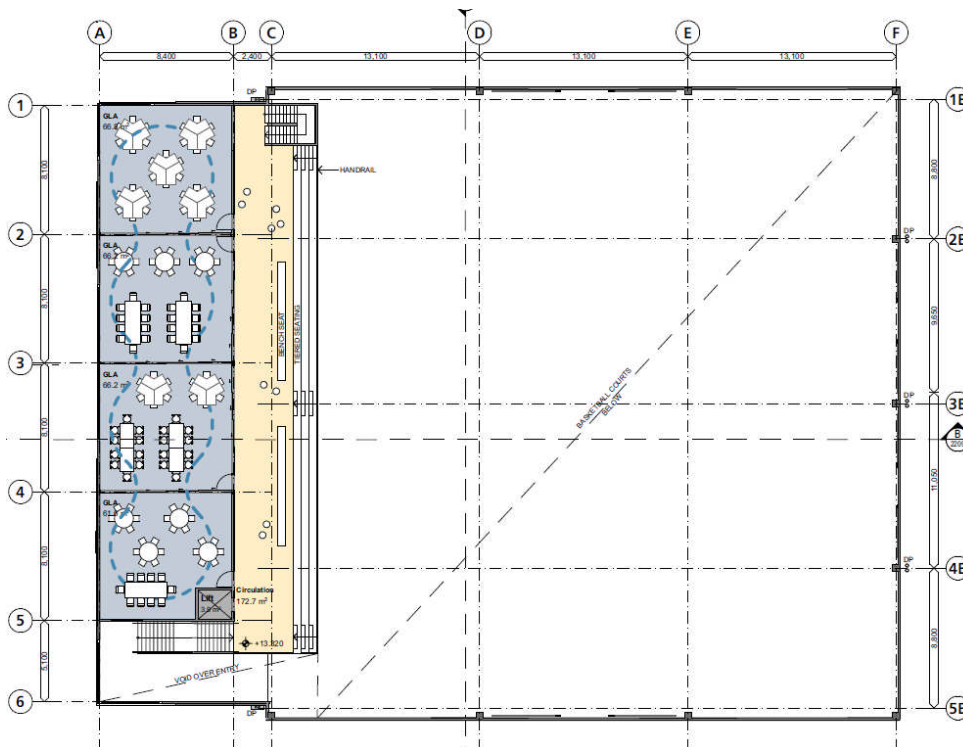
The MPC consists of a Lower Ground Floor area housing stores and toilets.

The Ground Floor accommodates three GLA's and Toilet facilities, two Basket Ball courts and associated Stores.

The First Floor accommodates four GLA's and seating over the courts.



**Plate 13:** Plan of the MPC Ground Floor showing the GLA's, Courts and facilities. (SHAC Sheet 3002)



**Plate 14:** Plan of the MPC First Floor showing the GLA's, Courts and facilities. (SHAC Sheet 3003)



**Plate 15:** The MPC behind the Hall when viewed from Hunter St. (SHAC Sheet 8001)



**Plate 16:** The view of the MPC when entering the site from Hunter St. (SHAC Sheet 8003)



**Plate 17:** The view of the MPC from the corner of Free Church & High Streets. (SHAC Sheet 8006)



**Plate 18:** The view of the building group and courts from Odd Street. (SHAC Sheet 8007)



2.4 THE SETTING:



Plate 19: The Maitland City Centre showing the subject site & nearby heritage items. (Six Maps)

**The Heritage Conservation Area:**

The subject site is within the Central Maitland Heritage Conservation Area and nearby to one heritage item of State significance with a further three items of Local significance nearby.

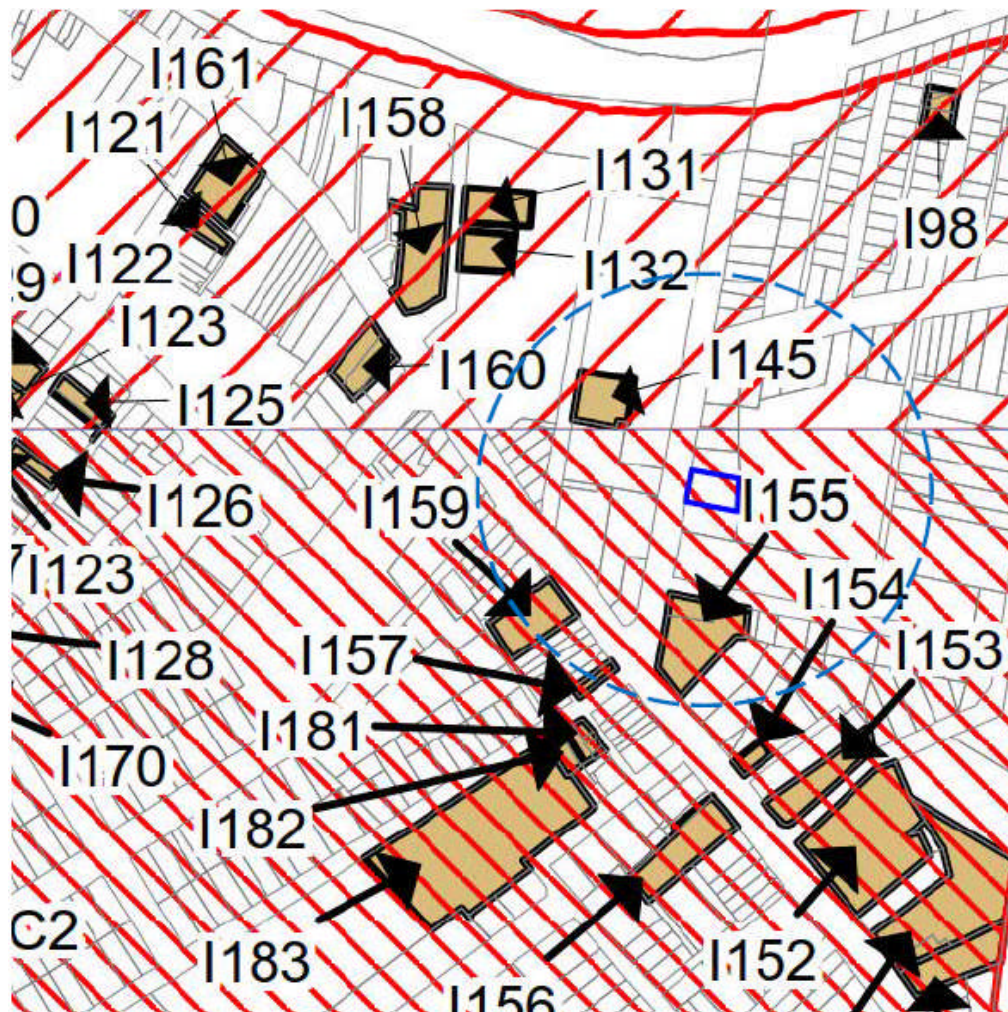


Plate 20: Map of part of the conservation area showing individual listed items. (MCC LEP Heritage Maps)

The following buildings are considered to be nearby to the subject site.

Item name	Address	Property description	Significance	Item no
Presbyterian high school /manse (former)	32 Free Church Street	Lot 10, DP 774623	State	1145
Maitland Mercury	258 High Street	Lot 1, DP 219943; Lot 104, DP 1106871	Local	1155
McLaughlin's Bakery	303 High Street	Lot 3, DP 1091596	Local	1157
NAB Bank	315 High Street	Lot 10, DP 669252	Local	1159

**Item 145**, the former Presbyterian Manse & School site is now part of the All Saints College, St Peters. The building faces Free Church Street with its back facing the subject site. A relatively new two storey classroom building now sits between this building and the subject site. This relationship provides an effective screen between the two sites together with distance and the orientation of the Manse being in the opposite direction to the subject site.



**Plate 21:** The State listed former Manse & School. (Google Maps)

**Item 155**, the Maitland Mercury building on High & Hunter Streets, is of Local heritage significance and will be unaffected by the proposed development due to the site being clearly separated from the subject site by Odd Street and the existing playing courts. Like the Manse, the rear elevations of the Maitland Mercury buildings face the St Pauls Hall and the new MPC.

**Item 157**, McLaughlin's Bakery building is on the corner of High and Victoria Streets however can view the subject site albeit from a distance. It is not considered to have any affect on the heritage significance of the Bakery building due to distance.

**Item 562**, Christchurch Cathedral is of State significance and while the Cathedral can be viewed from the subject site, the view back to the 1892 former court building is screened from ground level by buildings and street trees. The view from the footpath however will largely remain the same with the retention of the dominant court building.

**Item 159**, the former Bank building also known as Mansfield House (as it was designed by G. Allen Mansfield) can be seen from the subject site and vice versa.



**Plate 22:** View from the site up Hunter St toward High St. (Google Maps)

The above view shows the dominance of Mansfield House (Item 159) in the area. This dominance will not be compromised by the new MPC due to distance and screening by buildings.



**Plate 23:** Hunter and High Street intersection. (Google Maps)

The above intersection has the Maitland Mercury buildings on the left and McLaughlin's Bakery building on the corner.

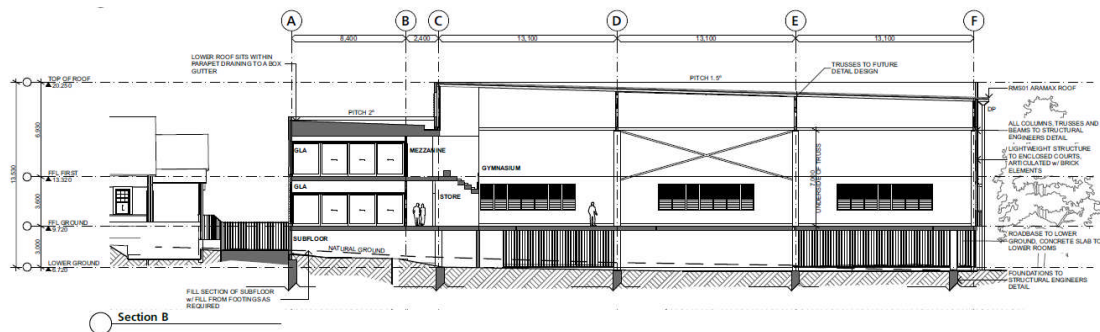


**Plate 24:** Hunter and High Street intersection looking back toward the subject site. (Google Maps)

**Assessment:**

The design of the MPC has been dictated by the existing Hall, the flood zone and the required height of the indoor basketball requirements for a volume free of structure. This has been successfully achieved by sitting the main ground floor over a lower ground floor and creating a separate two storey flood free portion detailed to reflect elements found in the former Parish Hall without copying the hall design.

The use of semi-circular openings and half semi-circular openings to the corners of the building fronting Hunter Street has allowed this contemporary design to not only reflect the openings used in the hall, but emphasise the graded bulk and scale of the overall development as it steps up from the hall to the General Learning Spaces (GLS) and then to the larger and taller MPC. Aligning the height of the GLS pod to the ridge height of the hall helps reduce its bulk and scale particularly when viewed from High Street or from Free Church Street. The GLS pod is made visually lighter by the scale of the openings within its facade which draws the viewer's eye away from the scale of the MPC.



**Plate 25:** The section through the MPC showing the levels and the existing Hall location. (SHAC Sheet 3201)

## 2.5 DEVELOPMENT CONTROL PLAN 2011:

The Maitland City Council DCP Part E Special Precincts (Conservation Areas) lists the following guidelines:

### What to Keep:

- Historical pattern of development, lot frontages, depths and sizes, and setbacks to streets. *There are no proposed changes to the existing current lot arrangements fronting Hunter Street.*
- Defined edges, to rural/floodplain areas and to commercial precincts. *The proposal seeks to construct a new Multi-Purpose Centre at the rear of the existing St Pauls Parish Hall and leaving an open grassed area at the rear of the building while also maintaining the existing open playing courts to the south and the existing car park to the north.*
- Significant vegetation, particularly where it is part of original gardens. *Removal of a number of trees and small garden areas is required to provide the site for the new MPC building. Refer to the Statement of Environmental Effects regarding this issue.*
- The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes. *The proximity of the site to Odd and High Streets and the All Saints St Peters College campus opposite the site makes this requirement almost null and void. There are no proposed changes to the streets associated with this site development.*
- Retain and enhance the original scale and form of existing buildings. *The existing St Pauls Parish Hall is being retained and adapted for educational use as part of this overall development and remains dominant on the site.*
- Front garden areas with minimal hard surface treatment. *There is a small area in front of the Hall building that will be landscaped together with landscaping on either side of the building. The landscaping includes salvaged Ravensfield sandstone elements from restoration works previously undertaken on St Johns Church in 2016.*

### 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. *The project incorporates removal of unsympathetic additions to the building and reconstruction of missing elements where the demolition work is undertaken.*
- Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP. *The Hall building did not have any verandahs but had a main entry Porch off Hunter Street which is retained and repaired.*

### What to Avoid:

- Garages and carports becoming a prominent part of the streetscape. *Not applicable to this project.*
- Intrusion into original fabric of buildings of significance. *While the Hall building is not currently listed it is recognised as contributing to the heritage character of the HCA. Only minor alterations are required for egress from the building and this will be done using existing detailing.*
- Second storey additions which are visually prominent from the street frontage or other public viewing places. *This does not apply to the Hall building. The new MPC does require height above the ridge of the Hall building's roof, however this is mitigated by the location of the MPC building behind the Hall with a two storey GLS pod between the MPC and the Hall together with screening to some extent by new landscaping. Views from public places such as roads will see the new MPC however other nearby buildings also help screen the site when viewed from a distance.*
- Raising of dwellings above flood levels where there would be a significant impact on the streetscape. *Not applicable to this project.*

## 2.6 ASSESSMENT OF HERITAGE IMPACT:

- **How is the impact of the proposed development on the heritage significance of the surrounding conservation area to be minimised:**

The impact of the proposed development on the surrounding heritage conservation area has been minimised by retaining and adapting the existing St Pauls Parish Hall for educational purposes due to its position on the site, its positive contribution to the HCA and its relationship to other nearby ecclesiastical buildings in Free Church Street.

The proposed new MPC houses two full size Basketball courts which require a major volume. In addition further educational general learning spaces are also required and these have been sited as a two storey block in front of the larger MPC building. This allows the use of a contemporary design in masonry using oversized arches to reflect the arches used in the older Parish Hall building and varying types of segmented arched in the area.

By setting the new MPC behind the existing Hall building, the new MPC acts as a backdrop to the existing more detailed Hall highlighting its fine design, its use of face brickwork and roughcast walls of the Federation Free Classic style.

The design of the new MPC building addresses the heritage conservation area from behind the smaller but more dominating Parish Hall building. The views to the site from High Street are limited by the existing buildings on either side of the Hunter & High Street intersection. The site itself is surrounded by other sites occupied by the Catholic Schools Office

- **How does the proposed development affect views to and from the surrounding conservation area? What has been done to minimise negative affects:**

The design of the new MPC building behind the 1913 St Pauls Parish Hall has helped to provide a scaled increase in the bulk of the new building over that of the delicately designed smaller Hall. Setting the larger building back into the site minimises affects of views from the site towards the surrounding HCA and similarly from the HCA towards the site. Other buildings associated with High Street also screen views to the site and the same is found when viewing from Free Church Street toward the subject site due to the more recent developments of All Saints St Peters College and St Nicholas Early Childhood Centre.

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

The location of Horseshoe Bend in a known flood prone area is not expected to yield substantially sized artefacts. Smaller items may have been deposited during incidents of flooding over the years in silt layers below the foundations. Two former cottages, expected to have been constructed very early in the history of Maitland formerly occupied the site of the Parish Hall. These were removed prior to the construction of the Parish Hall and while it is possible that remnants of these cottages may be evident, it is not expected that significant evidence will be found.<sup>5</sup>

- **Is the new development sympathetic to the surrounding conservation area? In what way (eg form, siting, proportions, design)?**

The contemporary design of the new MPC is sympathetic to the HCA as it is within a small educational precinct within the HCA. New contemporary designed buildings have been constructed over the decades on St Peters campus and recently at the St Nicholas site to the north of the Parish Hall. The MPC has taken traditional details used in the Hall and re-imagined them into appropriately sized details for the contemporary design of the MPC. The MPC compliments the nearby twenty first century designs in the surrounding area.

<sup>5</sup> St Pauls Parish Hall Heritage Assessment Report - EJE Heritage page 35

- **Will the public still be able to view and appreciate the significance of the surrounding conservation area?**

The public will still be able to appreciate the surrounding residential area near Hunter and Odd Streets in the HCA where a number of houses survive from the nineteen and early twentieth centuries. This development will not impose on those views within the HCA due to its setting within the larger educational site.

- **How will the conservation area benefit from this development?**

This development has provided for the recent adaptive re-use of the former Parish Hall as part of the education process by preserving the building while adapting its internal areas of for new purposes associated with secondary school education.

#### **STATEMENT OF HERITAGE IMPACT:**

The recent adaptive re-use of the former St Pauls Parish Hall as additional General Learning Spaces and the construction of a new Multi Purpose Centre incorporating a two storey building with General Learning Spaces will have minimal impact on the heritage significance of the surrounding heritage conservation area for the following reasons:

1. The project has preserved and restored the St Pauls Parish Hall, a contributory item to the Central Maitland heritage Conservation Area;
2. The design and location of the new MPC building and its siting behind the Hall and landscaping provides a reasonable separation and screening from the HCA;
3. The location of the St Pauls Parish Hall on Hunter Street is maintained and highlighted by landscaping to retain its visual dominance in the area.
4. The use of a contemporary design for the MPC building ties it to the nearby All Saints College St Peters campus and the St Nicholas Early Childhood Centre;
5. The adaptive re-use of the St Pauls Parish Hall for educational purposes provides a good example of adaptive reuse to the Maitland community;
6. The proposal provides a long term re-use of the Hall building and provides for the growth of education facilities in central Maitland by providing an indoor recreation facility by way of a Gymnasium.



**Plate 26:** View analysis from the roof of Mansfield House in High Street. (SHAC Sheet 8008)

### 3.0 CONCLUSION & RECOMMENDATIONS

The EJE Heritage Assessment Report prepared by EJE Heritage in 2019 assessed the heritage significance of the St Pauls Parish Hall as follows:

*The St Paul's Parish Hall is a representative example of the work of F. G. Castleden provided for the Anglican Diocese of Newcastle at a modest scale while he was Diocesan Architect. It is largely intact, containing a high degree of original building fabric albeit now missing the articles and furnishing provided for the ceremony and services of the Anglican Church. It has associations with both the Anglican community and now the Catholic Community of Maitland.*

The need for a new Multi Purpose Centre to serve the various All Saints College campuses in Maitland has resulted in both an adaptive reuse of the former St Pauls Parish Hall and the land behind it acquired over time by the Diocese of Maitland/Newcastle for educational purposes.

This SOHI has assessed the proposed design and found that the overall development has minimal impact on the heritage significance of the surrounding heritage conservation area to the benefit of the Catholic education facilities in central Maitland.

#### **Recommendations:**

The following recommendations should be considered for this project:

1. The demolition work associated with removal of the intrusive Kitchen addition salvage all bricks, including half bricks for reuse in reconstruction and repairs to the external walls. *Reason - the bricks appear to be a close match to the originals.*
2. Reconstruction and repairs to brick walls should be laid and repointed in hydraulic lime mortar. *Reason - to match the existing mortar joints in the original walls for both repairs and repointing work.*
3. Areas of brick walls on the Hall that require a roughcast application should be laid in new bricks. *Reason - to maximise use of limited matching face bricks recovered from demolished areas of the Hall.*

Yours faithfully,



John Carr  
Heritage Consultant  
*B. Sc. (Arch), B. Arch.*

John Carr Heritage Design  
(mob) 0411 550 303

2 March 2023	C	Issue for DA lodgement.
1 March 2023	B	Amendments to report.
16 February 2023	A	Draft report for Comment.
Date	Rev	Description

(End of Report)

**APPENDIX A -** Heritage Assessment Report St Paul's Parish Hall  
Horseshoe Bend, Maitland (EJE Heritage)