



Statement of Heritage Impact

Proposed Change of Use: Coach House to Dwelling and
Secondary Dwelling to Eco-Tourist Facility at 'Clifton'
245 Station Lane LOCHINVAR NSW
Lot 80 DP 1003006

Eikos Environment and Heritage

ABN 1960 770 8340

7 June 2024



Photo of the former Coach House now dwelling (to be retained)



Photo of the secondary dwelling proposed as Eco-Tourist Facility (to be retained)

Production

Statement of Heritage Impact – **Final Report**

Proposed Change of Use Coach House to Dwelling and Secondary Dwelling to Eco-Tourist Facility

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Prepared on behalf of HDB Planning for owners Craig Geoffrey Favelle and Sean Michael O'Rourke

Version: **Final**

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Disclaimer: The recommendations outlined in this report have been provided in accordance with the *Maitland Local Environment Plan 2011 (LEP)* and *Development Control Plan 2011 (DCP)*. The heritage assessment has been underpinned by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Eikos Environment and Heritage has exercised all due care and diligence in the compilation of this report. Eikos Environment and Heritage takes no responsibility for any damage or loss that may be experienced from the implementation of these measures.

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1.0 INTRODUCTION

This Statement of Heritage Impact (SoHI) has been prepared to accompany a Development Application (DA) and Building Information Certificate (BIC) for alterations to two dwellings at 'Clifton' at 245 Station Lane, Lochinvar NSW.

The site is approximately 2.9 ha and includes Clifton House and adjacent convict built servant's quarters, a converted coach house and gardeners cottage as well as several out-buildings, fences, a well and other farm infrastructure. The property is an item of local heritage significance listed in the *Maitland Local Environment Plan 2011 (LEP)* as I107.

The proposal seeks the following:

- Change of use of existing coach house to dwelling; and
- Change of use of existing secondary dwelling to Eco-Tourist facility.

There are no changes proposed to Clifton House or to the former Servants Quarters.

This SoHI will examine the works completed to each of the buildings outlined above and provide information on the change of use proposal from a heritage perspective.

The SoHI has been prepared on behalf of HDB Planning for owners Craig Favelle and Sean O'Rourke and will consider the impacts of the alterations on the heritage significance of the place in reference to heritage provisions outlined in the *Maitland LEP 2011 (LEP)* and *Development Control Plan 2011 (DCP)*.

This SoHI is consistent with the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (Burra Charter) and has been prepared to assist in the consideration of the proposal using methodology outlined in *Statements of Heritage Impact*, Heritage Office/ Department of Urban Affairs and Planning, 1996, and *Conservation Areas*, published by the Heritage Office and Department of Urban Affairs & Planning, 1996.

1.1 AUTHORSHIP

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2.0 DESCRIPTION OF WORKS

The proposed development includes the following works that have already been completed. The following list has been provided by the client. It is noted that the works have not received development approval at this stage:

COACH HOUSE TO DWELLING

- New slab and floating floors
- Front door entrance and four windows installed with brick work cut out
- New bathroom cut doorway through brick wall
- New kitchen installed
- Replaced electricals
- New plumbing
- New internal wall to bedroom area
- Replace deck
- Painting - inside only (*pers. comm. Craig Favelle 13 May 2024*)

Adjacent infrastructure

- New double garage
- Lap and Cap fencing
- Water tank
- Drainage work to driveway (*Craig Favelle 13 May 2024*)

Plate 1 – Photo showing the former Gardeners Cottage on the lhs and the former Coach House on the left – the works have not impacted the front façade of either building (*source: Eikos 8/05/24*)



Plate 2 – Photo showing works in progress on the former Coach House – removal of concrete slab and installation of new concrete slab. The original double timber doors and façade are retained (source: Craig Favelle)



Plate 3 – Photo showing internal works on the former Coach House – all stained glass windows throughout the building are retained (source: Craig Favelle)



Plate 4 –Photo showing internal works on the former Coach House (source: Craig Favelle).



Plate 5 – Before photo showing works in progress for new deck at rear of former Coach House. Part of the brick work on the south elevation was removed to install new windows and doors (source: Craig Favelle).



Plate 6 – After photo showing work completed including the new deck, windows and doors (source: Eikos 8/05/24).



Plate 7 – Close up photo showing the new deck with windows and doors added to the rear of the former Coach House forming the main entry to the dwelling. The removed bricks were re-used as pavement outside entrance to Coach House (source: Eikos 8/05/24).



Plate 8 – Photo showing the new kitchen installed in the former Coach House – note the retention of the metal ceilings and stained glass windows (source: Eikos 8/05/24).



Plate 9 – Photo showing the new lounge room in the former Coach House (source: Eikos 8/05/24).



Plate 10 –Photo showing the new bathroom installed in the former Coach House (source: Eikos 8/05/24).



Plate 11 –Photo showing the skillion deck added to the rear of the former Coach House including the new fence, gravel driveway and sandstone retaining wall (source: Eikos 8/05/24).



EXISTING SECONDARY DWELLING (FORMER GARDENERS COTTAGE) TO ECO-TOURIST FACILITY

- Floors sanded and sealed
- Kitchenette replaced
- Bathroom updated
- Replaced electricals
- Decking replaced and semi-enclosed with vintage windows connected downpipes to stormwater drainage
- Painting - inside only (pers. comm. *Craig Favelle 13 May 2024*)

Plate 12 –Photo showing the rear addition to the former Gardeners Cottage – a work in progress. The bricks in the foreground are re-purposed on site (source: Eikos)



Plate 13 – Photo showing works at the former Gardeners Cottage (source: Craig Favelle)



Plate 14 – Photo following the alterations by previous owners (Source Jurds Real Estate)



Plate 15 – Photo following alterations completed by previous owners (Source Jurds Real Estate)

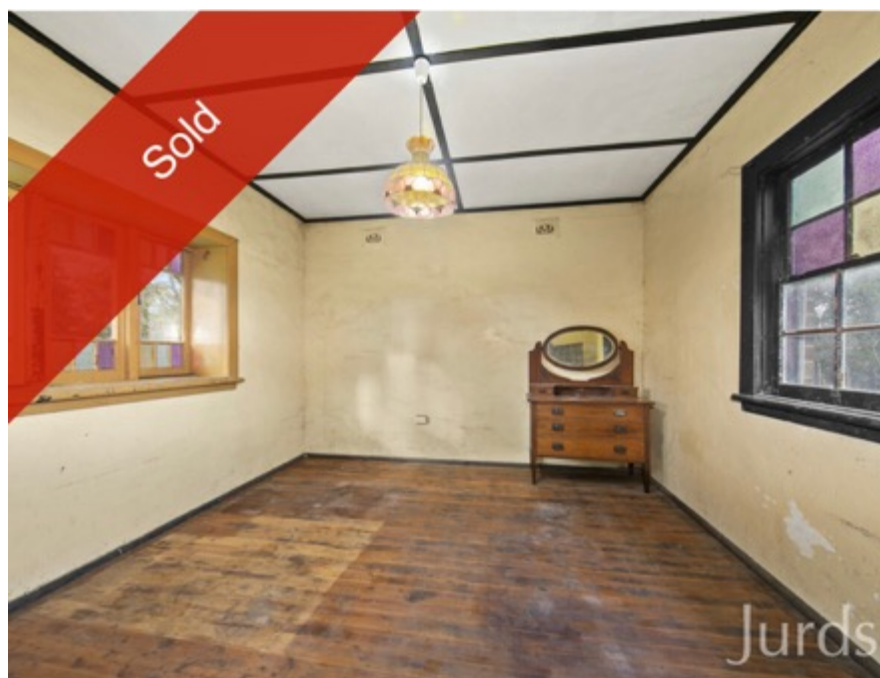


Plate 16 – Photo of the rear addition to the former Gardeners Cottage under construction (source: Craig Favelle)



Plate 17 – Photo of the rear addition to the former Gardeners Cottage – work in progress (source: Eikos).



Plate 18 – Photo showing internal alterations (sitting room) to the former Gardeners Cottage (source: Eikos).



Plate 19 – Photo showing internal alterations (bed-room) to the former Gardeners Cottage (source: Eikos).



Plate 20 – Photo showing drainage works and new shed to rear of the former Coach House. The bricks on the rhs were re-used on site (source: Craig Favelle).



Figure 1 - Location of the property at 245 Station Lane Lochinvar showing the heritage item and curtilage including Clifton House and Former Servants Quarters, Coach House and Gardeners Cottage as well as out-buildings, fences, dam and other farm infrastructure (source: NSW Six Maps)

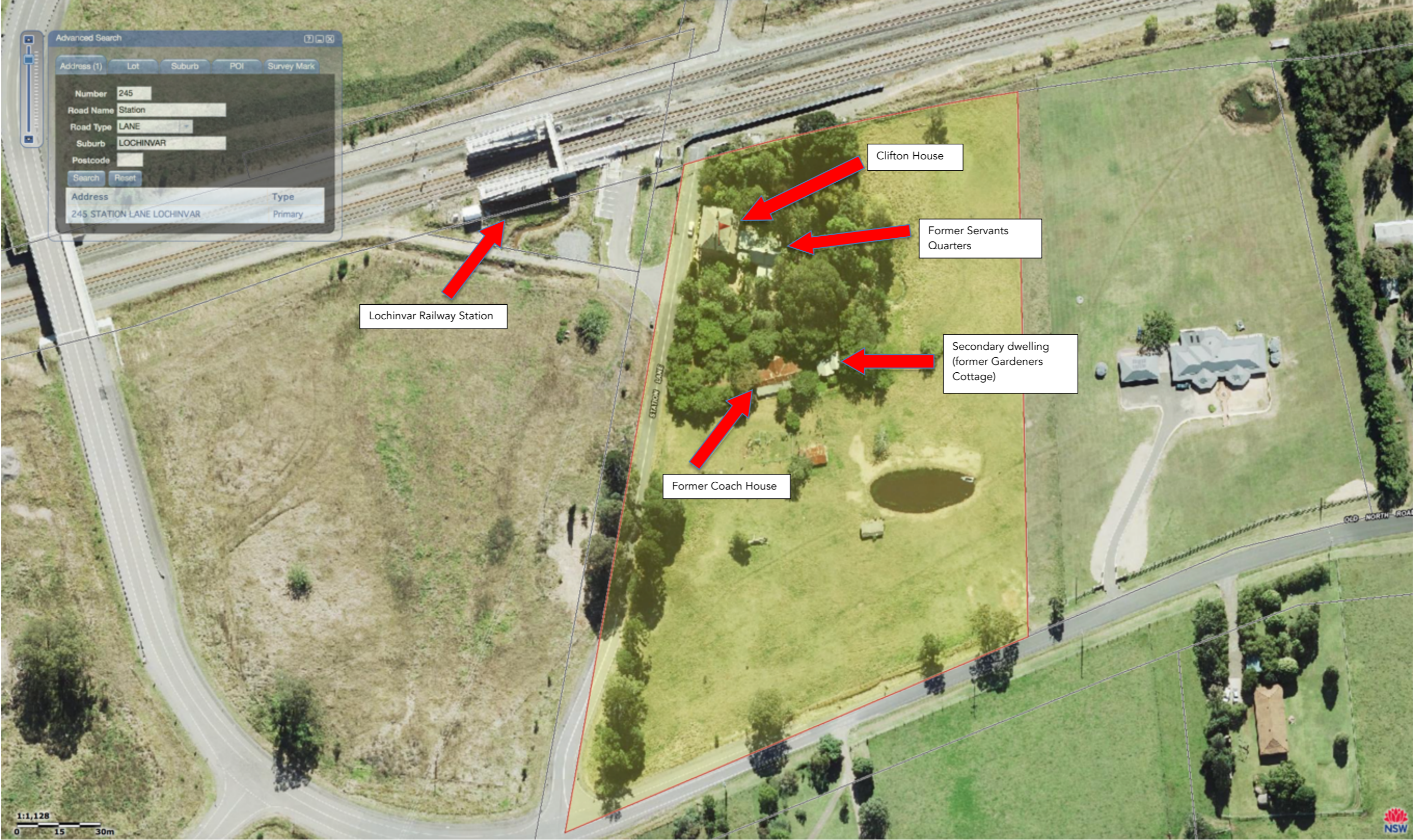


Figure 2 – Showing heritage item Clifton I107 and Part of the Great North Railway including Lochinvar Station I119 (source: NSW Planning Portal)



3.0 CULTURAL SIGNIFICANCE

Eikos completed searches for the heritage item 'Clifton' on the State Heritage Inventory (SHI) on 10 May 2024 however, no information was available. Eikos contacted the Heritage Officer at Maitland City Council (MCC) and was advised that the following information would be added once the final Maitland heritage study is completed.

The following data is sourced from the 'Draft Heritage Data Form' for Clifton prepared by Wendy Swan on behalf of MCC dated 7 February 2022.

Appendix 1 of this report contains a history of Clifton prepared by Anthony G (Tony) Clift on behalf of the Maitland and District Historical Society Inc. dated November 2022. It provides valuable historic information that needs to be considered along with the draft information outlined below for inclusion in the SHI database.

3.1 CLIFTON

Designer: Unknown

Construction Start Year – Finish Year: 1861 - 1862

Current Owner(s): Craig Favelle

Physical Description

Clifton was erected in the Victorian Georgian style in 1862. The two storeys are constructed in brick, with a slate roof and the verandahs to both floors encircle the building on two sides and are supported by painted timber columns surmounted by simple capitals. The verandah floors on the ground floor are tiled. Half glazed French doors allow entry from the rooms to the southern ground floor verandah.

The 6 panelled front door is surmounted by a rectangular fanlight featuring a later leadlight. The shuttered windows are of 12 panes with narrow glazing bars.

Internally, the arched wide hallway leads to the first flight of stairs. The fire places are constructed of marble and cedar.

A large cellar features stone walls and a stone flagged floor. The original front fence no longer exists..

The single storey building to the rear of Clifton was erected in stone with a flagged floor as a kitchen and laundry by Henry Taylor and William Price, Builders, for Samuel Clift Senior and his son Joseph Clift in an Agreement dated 22 June 1861.

Physical Condition

Excellent

History:

Clifton was erected in 1862 for Samuel Clift, Senior and his son Joseph Clift and in its first year, was known as Clift's Folly Hotel. The first Publican was Joseph Wagstaff (1826-1863) and after Wagstaff's demise, no further evidence of a Hotel Licence was located.

Samuel Clift, a ticket-of-leave man, married Ann Duff on 8 May 1824 and together they established vast herds on pastoral leases. They also owned Toll Cottage, Bridge House, Wallis House, The Red Lion Inn, Roseneath and Clifton, to name but a few properties in their vast holdings.

Joseph Clift (1827-1917) lived at Clifton, Lochinvar in the early 1900's until his death in 1917. Prior to his residing at Clifton, he was working on his Father's properties at Breeza, Ravensworth, Singleton and Tamworth.

The ownership of Clifton then passed to his son, Ernest Aldane Clift (1870-1946) who, in 1928, gave the property to the Anglican Diocese of Newcastle, together with an endowment of 300 Pounds per annum and Clifton was known as St. Christopher's Home for Little Children until 1956 when St. Christopher's was relocated to new premises in Taree NSW.

Historical significance

Criterion (a) An item is important in the course, or pattern, of NSW's (or the local areas') cultural or natural history.

Clifton is part of the remaining tangible evidence of Samuel and Ann Clift's vast empire and their family numbered among the wealthiest in the colony.

Historical Association significance

Criterion (b) A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Samuel Clift, a ticket-of-leave man, created a large network of pastoral runs whilst being based at Maitland. He erected several large and important Inns and houses in the Maitland area which are in existence today.

Aesthetic and or technical significance

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Clifton was erected in the Victorian Georgian style and is a large and grand building compared to the small size of Lochinvar village.

Social significance

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Clifton, then known as Clift's Folly, was erected near Lochinvar Railway Station on the newly erected Great Northern Railway to cater for travellers

Research/Technical significance

Criterion (e) An item has the potential to yield information that will contribute to the understanding of NSW's (or the local areas) cultural or natural history.

Note – there is no information available in the Draft assessment.

Rarity

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.

Of the approximately six Inns trading in Lochinvar for the period 1860 to 1900, Clifton is the only remaining original building.

Representative

Criterion (g) A place or object is important in demonstrating the principal characteristics of a class of the local area's:

- *Cultural or natural places*
- *Cultural or natural environments*

Note – there is no information available in the Draft assessment.

Statement of Significance

Clifton and its curtilage is the surviving evidence of the foundation settlement of the Hunter Region and Clifton owes its existence to the wealth generated from pastoral leases to the north, such as Breeza, owned by Samuel and Ann Clift.

Clifton remained in the Clift Family from its erection in 1862 until 1928 when it was bequeathed to the Anglican Diocese of Newcastle for use as a Children's Home and known as St. Christopher's Home for Little Children.

Samuel Clift, like many of the early settlers of the Hunter Region made a considerable contribution to Australian society, in founding the agricultural and pastoral industries in the region and further north.

3.2 CLIFTON – FORMER COACH HOUSE AND GARDENERS COTTAGE

There is currently no information on the former Coach House and Gardeners Cottage in the SHI database. The following data is an extract from the Maitland and District Historical Society Inc. article in Bulletin Vol 29, no. 4, November 2022 prepared by Anthony G (Tony) Clift (see Appendix 1 for the full article). It provides some information on the buildings added over time to facilitate the running of the property:

'Associated with the main building, extensive pleasure gardens were also developed on the grounds from the very start of Clifton's history. Under Joseph Clift's ownership these were further expanded to include a substantial ornamental pond faced with hewn stone together with numerous trees and shrubs, some being of rare species that still survive today.

By 1900 Clifton featured some uncommon and, in some cases, unique improvements for the time including a summer house (a gazebo type structure) plus aviaries, pigeon and canary houses.

Located near the main structure, various other outbuildings were added over time to aid in the running of the property. These included a set of stables plus a hay store while around the turn of the twentieth century a new brick house for use of the head gardener was built south-east of the main house. The coach house also survives from around this period. A unique component of the building gave the groom the ability of a drive through access whereby the carriage could be unhitched in the building and the horses driven out the other side. Staff accommodation and a harness room made up the balance of the building'.

The following section outlines heritage conservation principles and processes underpinned by the Burra Charter and adopted by Maitland City Council to manage changes to heritage items. The section also provides an assessment against the relevant objectives and requirements of *Part C Design Guidelines* in the Maitland DCP 2011.

4.0 ASSESSMENT OF HERITAGE IMPACT

4.1 CONSERVATION PRINCIPLES

Maitland Council has adopted a set of principles for managing changes to heritage items. These principles apply to all items, including heritage conservation areas, to which clause 5.10 in the *Maitland LEP 2011* applies.

These principles are derived from the Heritage Council Criteria and the Burra Charter, and include the following:

- Change should be based on an **understanding** of heritage significance
- Change should **respect** the heritage significance of the item, site, streetscape and/or area
- Change should be **managed** in accordance with an appropriate conservation policy.

The following is an extract from C.4 Heritage Conservation from the *Maitland DCP 2011*:

Maitland's environment has value to us all as links to the past. Heritage items, Conservation Areas, archaeological sites and historic artefacts individually and collectively have profound importance. They provide a source of community identity, evidence of the evolution of society's values, the impetus and inspiration for new ideas or the revival of the old. They also provide a wonderful source of aesthetic satisfaction and are an increasingly important economic resource.

An understanding of Maitland's historic environment provides important background information to anyone considering development that may impact on a heritage item or a heritage conservation area. This information is attached as an Appendix (Maitland DCP 2011).

The two key objectives of C.4 Heritage Conservation from the *Maitland DCP 2011* are outlined below:

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

4.2 CONSERVATION PROCESSES

The following is an extract from Part 9 *General Conservation Guidelines* of the *Maitland DCP 2011* Section 1.2 *Conservation Processes*:

'Work on an historic building or place can involve a variety of conservation processes as defined by the Burra Charter. The Burra Charter establishes the nationally accepted standard for the conservation of places of cultural significance. The Charter advocates a cautionary approach to changing a place, doing as much work as necessary to repair, secure and to make it function, but as little as possible – so the history of the place can continue to be recognised in its physical presence'.

The two main conservation processes relevant to the works completed at the former Coach House and Gardeners Cottage are 'Adaptation' and 'Maintenance' and are defined in the Burra Charter as:

Adaptation - means modifying a place to suit the existing use or proposed compatible uses. A compatible use means a use which involves no change to the culturally significant fabric, or changes which require minimal impact.

Maintenance - means the continuous protective care of the fabric and the setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

The works completed at the former Coach House and former Gardeners Cottage by both the previous and current owners are assessed retrospectively against the relevant heritage planning controls of the DCP in the following section.

4.3 ASSESSMENT AGAINST COUNCIL'S HERITAGE PLANNING CONTROLS

The following Table outlines an assessment of the works against the relevant objectives and requirements in *Part C Design Guidelines* in the Maitland DCP 2011 (as updated 17 October 2022) and in particular Section C.4 *Heritage Conservation*. This includes *General Requirements for Alterations and Additions*.

Table 1: Analysis of the proposal against the relevant objectives and requirements - Section C.4 Heritage Conservation: Part 3.0 General Requirements for Alterations and Additions

Objectives	General Requirements	Comment
3.1 Sympathetic Design:		
<ul style="list-style-type: none"> To ensure that new alterations and additions respect the architectural character and style of the building and area concerned. To maintain and enhance the existing character of the street and the surrounding locality. To enhance the public appreciation of the area. 	<ul style="list-style-type: none"> a) An alteration or addition must consider the characteristics of the existing building, and buildings in the surrounding area, and sit comfortably in this context. b) New work should generally not precisely mimic the design and materials of the building, but be recognisable as new work on close inspection. c) Mock historical details should not be applied as they will not be of any heritage value themselves, and can confuse our understanding between the 'new' and the 'old'. d) Alterations and additions should blend and harmonise with the existing building in terms of scale, proportion and materials e) Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables 	<p>The owner has advised that when he purchased the property in March 2021 the former Coach House was unused and in a state of disrepair. A horse and goats were the only occupants and some of the internal fabric, including the concrete slab, was in a state of disrepair (Plates 3 & 4).</p> <p>In order to conserve the building it was decided that adaptive re-use was the preferred conservation process. By changing the use of the building from Coach House to habitable dwelling it has been re-purposed. This has resulted in the building now being used and ensured its ongoing maintenance and conservation into the future.</p> <p>In order to achieve this outcome more light was needed to be introduced to the building. This was achieved by installing new windows and a new entrance at the rear. The building also required a new slab, bathroom, kitchen, bedroom, deck, electricals and plumbing.</p> <p>Some original fabric including bricks were removed from the wall at the rear of the building to allow for the installation of windows and doors (Plates 5 – 7)</p>

3.2 Siting, Setback &

Orientation:

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

Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building which contributes to the heritage character of the Conservation Area.

- a) Side additions should not compromise the ability for driveway access to the rear of the block.
- b) No new structures should be built forward of an established building line.
- c) An adequate area around the building including landscaping, fencing, and any significant trees should be retained.
- d) An addition must be constructed in accordance with the National Construction Code of Australia including requirements relating to fire safety, structural stability and termite resistance.
- e) Archaeological evidence should not be disturbed without consultation with Council and, where required, approval of Heritage NSW.

The majority of the work other than the new slab and the brickwork removed for the windows and doors is internal and reversible (Plates 8 – 11). The front and side facades of the former Coach House are unchanged (Plates 1 & 2).

Similarly, the majority of changes to the former Gardeners Cottage are reversible and have been completed to facilitate an adaptive re-use of the building from a secondary dwelling to an Eco-tourist facility.

The changes to both buildings meet the criteria for 3.1 *Sympathetic Design* as outlined in the adjacent column General Requirements a) – e).

The changes to both buildings also meet the criteria for 3.2 *Siting, Setback & Orientation* as outlined in the adjacent column General Requirements a) – c).

It is noted that the works were carried out prior to a development application being lodged with Council.

This SoHI makes no comment on whether the alterations and additions have been constructed in accordance with the National Construction Code of Australia including requirements relating to fire safety, structural stability and termite resistance.

Similarly, Eikos is unable to make any comment on whether any archaeological evidence was disturbed during the works.

3.3 Size & Scale:

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

- a) An alteration or addition should not be of a size or scale which overwhelms or dominates the existing building, substantially changes or destroys its identity or changes its contribution and importance in its surrounds.
- b) New uses should be chosen which suit the size of the building, not requiring overwhelming changes.
- c) Unless it can be demonstrated that greater scale would be appropriate in the individual circumstances, additions should be of the same scale as surrounding development.

The size and scale of the alterations and additions to the two buildings are modest and do not overwhelm or dominate. The buildings retain their character and the contribution they make to the surrounding curtilage of Clifton House.

The new use suits the size of the two buildings. No overwhelming changes were required for the adaptive re-use of the two buildings.

The alterations and additions meet this criterion.

3.4 Roof Form & Shapes:

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

- a) Roofs of extensions should be carefully designed so that they relate to the existing roof in pitch, eaves and ridge height.
- b) Additional rooms can be added to heritage buildings appropriately where roof forms have been carefully integrated into the existing.
- c) If it is important that the roof form remains unaltered, additional rooms can be added in a detached pavilion form placed at the rear or possibly the side. Roof pitch, ridge height, height of parapet and eaves on additions should relate to those of the original building.
- d) Providing the roof space is large enough, attic rooms

No major changes to the existing roofs of either building were required. The new roof over the addition to the former Gardeners Cottage is at the rear of the building and is in keeping with the existing roof form. This new roof has no significant impact on either building. The roof form has been integrated into the existing.

The main roof form of the two buildings has remained unaltered.

The roof form of the additional room located at the rear of the former Gardeners Cottage matches the existing.

N/A

should be contained in roof forms for non- – habitable uses such as a study or a library. The volume required for habitable uses such as bedrooms may mean unacceptable alteration to roof form.

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| e) New roof elements such as dormer windows and skylights should not be located where they are visually prominent | N/A |
| f) Chimneys should be retained. | The chimney of the former Gardeners Cottage is retained. |
| g) Service utilities such as water heaters, air conditioning units, antennae, satellite dishes must not be located on the principle elevations of buildings. | The works meet this criterion. |
| h) Use of roof materials should be the same as materials on the existing heritage building and those typically used in the Conservation Area. | The works meet this criterion. |

3.5 Materials and Colours:

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

3.5.1 General:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Traditional combinations of materials used in heritage buildings should be considered when designing additions. | The works generally meet this criterion with the use of both traditional and contemporary materials that are sympathetic to the heritage significance of the buildings. |
| b) It may not be appropriate or necessary to replicate the original combination of materials used in the original work. The use of a complementary material might make the increase in scale less noticeable and also enhance later | The alterations and additions do not mimic the original. There is a clear definition between the old and new. The works meet this criterion. |

understanding of the changes. For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today, as was the use of corrugated iron roofs at the rear of houses behind main roofs constructed with tile or slate.

- c) The use of highly reflective materials should be avoided. The works meet this criterion.

3.5.2 Doors and Windows:

- a) Timber windows should be retained in existing buildings. New doors and windows should be of materials characteristic to the existing building, locality or an approved alternative. The original timber windows are retained in the existing buildings. New windows and doors are of materials characteristic to the existing buildings (Plates 1 – 9 & 12 – 19).

3.5.3 Roofing:

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

3.5.4 Brickwork:

- a) New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour. N/A

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- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| b) | Existing face brick or stone on heritage items or heritage buildings in a Conservation Area should remain unpainted and unrendered. | The works meet this criterion |
|----|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|

3.5.5 Imitation Cladding:

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|----|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| a) | Timber board imitations are not acceptable for additions to heritage items or work visible from the street in Conservation Areas. | The works meet this criterion |
|----|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|

3.5.6 Colour Schemes

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

3.5.7 Paving & Driveways:

- | | | |
|----|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| a) | Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided | The drainage of the driveway has been upgraded (Plate 20) with the surface area now covered in gravel
The works meet this criterion. |
| b) | Paired wheel strips over public footway areas are preferable to solid driveways | N/A |

3.6 Design of New Detail and Opening:

- | | | | |
|---------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------|-----------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • To ensure that the character and pattern of new door and window | a. | Alterations should avoid arbitrary changes to | All of the original openings including the large timber doors on either end |
|---------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------|-----------------------------------------------------------------------------|

openings in alterations or additions is compatible with the appearance of the original buildings and the area as a whole

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

of the former Coach House are retained.

New openings are located to the rear of both buildings and are designed to increase light and air flow.

The new openings are at the rear and the choice of materials and colours complement the original fabric.

3.7 Evidence for Authentic Reconstruction:

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

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

The works have not attempted to reconstruct or reinstate any lost features of the original buildings. As outlined in this report the two main conservation processes relevant to the works are 'Adaptation' and 'Maintenance' as defined in the Burra Charter (see Section 4.2 of this SoHI). The new works are clearly identifiable without being intrusive.

3.8 Removal of Unsympathetic Alterations and Additions

- To ensure that contributions of all periods to a place are respected.

- a. Additions which are obviously out of character with the original design may

The client has advised that eye brow windows on the former Gardeners Cottage were removed as they

-
- **To ensure that removal of any fabric only occurs when it is of slight significance, and the fabric which is to be revealed is of much greater significance.** be removed, whereas it may be preferable to retain well integrated additions or substantial alterations to the existing building. appear to be a later addition and not in character with the original design.

3.9 Services & New Technologies

- **To minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.**
 - a) Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious. Both the former Gardeners Cottage and Coach House have antennas that are visible when viewed from the front elevation. It would be preferable to move them to a less visible location as part of the works.
 - b) In heritage areas they should be hidden from view as much as possible. As above
 - c) Essential changes to cater for electrical wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed. The client has advised that services including electrical, plumbing and other infrastructure has been limited to what is essential in order to facilitate the adaptive re-use to proceed.

3.11 Fences

- **To retain original existing fencing and provide for new fencing that is consistent with established patterns.**
 - a) Original fences should be retained. A new lapped and capped timber fence has been constructed at the rear of the former Coach House (Plate 6). The Client has advised that original fences within the curtilage will be retained where practicable.
 - b) Fences should be located on the building line.
 - c) Fences should be simple with a level of detail comparable with the house.
 - d) Fencing should generally be open or transparent, or backed with a hedge, not solid. As above – although the new fencing at the rear of the former Coach House is solid it is relatively small in area and not visible from the front elevation. It has no significant impact on the heritage value of the building.
 - e) Fences should be of a scale comparable with the street.
 - f) Front fences should be of materials characteristic to the surrounding area, N/A
-

particular to the street and suitable to the era of the house. Examples include timber picket, low masonry and hedges.

- g) Plain or colour treated metal fences are not considered to be appropriate for Conservation Areas or Heritage Items on any street frontage or side boundary. N/A

3.12 Garages, Carports & Sheds

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

- a) Garages and carports should preferably be detached and located at the rear or set well back at the side of a building behind the rear building line. The new metal garage is located at the rear of the Former Coach House (Plate 20). The works meet this criterion
- b) Garages should be set back a minimum of 500mm from the side and the rear boundary. N/A
- c) Garages and carports should make reference to any established historic patterns in the street. N/A
- d) The use of landscaping such as screening or planting and front fences may be useful tools in integrating the structure with its site. N/A
- e) If connected to the main dwelling, garages should be positioned well behind the principle building line (ie 5m) or be positioned behind the dwelling. N/A
- f) Colours and materials should blend into the surrounding landscape. Custom orb iron roof profile and timber board profile cladding wall are common materials used. The works meet this criterion
- g) Garages should have simple hipped, gable or skillion The works meet this criterion

	roofs depending on the design of the existing main building.	
h)	Gable or hipped roof with skillion roofed attachment is the most appropriate double garage roof form.	The works meet this criterion
i)	Existing outbuildings should be maintained and reused wherever possible.	The works meet this criterion
j)	Simple open light construction carports are preferable to solid heavily detailed buildings.	N/A
k)	Tennis courts should not be sited so as to intrude on the setting of the main building. They will almost always be best located to the rear of the main building.	N/A
l)	The pitch of a garage or carport roof should, in most cases, be comparable or slightly lower than that of the main building – generally 25° – 30°.	The works meet this criterion

4.4 SUMMARY OF HERITAGE IMPACT ASSESSMENT

To what extent do the works impact adjacent heritage items?

The majority of the work, other than the new slab and the brickwork removed for the windows and doors in the former Coach House, is internal and reversible. The front and side facades of both the former Coach House and Gardeners Cottage remain unaltered except for some relatively minor changes such as new guttering, downpipes and TV antennae. These changes do not have any significant impact on Clifton House or other heritage values within its curtilage.

To what extent do the works impact the heritage conservation area?

The property is not within a heritage conservation area.

To what extent does the proposal impact any significant fabric or heritage values of the subject site?

Clifton is a significant heritage site and works involving maintenance or alterations to buildings for adaptive reuse must aim for minimal impact to culturally significant fabric and retention of the heritage values of the site. The re-purposing of the two buildings to habitable dwellings has resulted

in the removal of some original fabric as outlined and assessed in this report. These changes are necessary to allow light and air flow into the buildings and to provide the necessary infrastructure to facilitate habitation. The adaptive re-use will result in the buildings being lived in, maintained and conserved into the future.

5.0 CONCLUSION

This SoHI has examined the impacts of alterations additions on the heritage significance of the former Coach House and Gardeners Cottage within the context of the heritage item 'Clifton' and its curtilage including surrounding out-houses, grounds and infrastructure.

The works have been considered against the Heritage Council criteria and the relevant articles outlined in the Burra Charter and retrospectively assessed against the heritage provisions outlined in the *Maitland LEP 2011* (LEP) and *Development Control Plan 2011* (DCP) within the following context:

- Change of use of existing Coach House to dwelling; and
- Change of use of existing Secondary Dwelling to Eco-Tourist facility.

Eikos concludes that the works have minimal impact on the heritage significance of the buildings and the site. The change of use to the former Coach House and Gardeners Cottage to habitable dwellings will likely result in a more promising future for the conservation of the buildings. The adaptive re-use is likely to generate income, some of which may be used for maintenance and conservation purposes.

There are no changes proposed to Clifton House or to the former Servants Quarters.

The local heritage significance of Clifton is retained.

6.0 REFERENCES

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APPENDIX 1 – HISTORY OF CLIFTON (Source: Maitland and District Historical Society Inc.)

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Clifton Lochinvar

by Anthony G (Tony) Clift[©]

(Following on from the article on *Clift's Folly* in the last Bulletin: the history of the building and its site continues ...)



Clifton - 2004¹

Construction of this building occurred in 1861-62 with its initial use being as an Inn, named *Clift's Folly*. (See previous Bulletin article on that period of its life)

When its owner, Samuel Clift (Senior), died in 1862, the executors of his estate initially tried to sell, then lease, the building but that proved unsuccessful. Samuel had bequeathed the equivalent of a life interest in the property to his second son, Joseph Clift, who decided to convert it for use as his family's town houseⁱⁱ around mid-1864ⁱⁱ. His family at that time consisted of his wife, Elizabeth Sophia (nee Dixon) and their children, Jane Sophia Dixon, Clara Ann, Albert Frederick and George Kennethⁱⁱⁱ.

Joseph split his time between his Lochinvar property and the 200,000 acre *Breeza Station*, on the Liverpool Plains south of Gunnedah, which he part owned with his male siblings. They ran the property under a partnership trading as the *Clift Brothers*.

Under Joseph Clift's ownership the dwelling became known as *Clifton*. The reason behind this naming is unknown but one suggestion is that it originates from amalgamation of the two surnames of the residents with the "*Clift*" part coming from Joseph's family name and the "*on*" from his wife Elizabeth's maiden

ⁱ The term, 'town house', refers to a residence located in a settled area and used by the owner when not living on his remote grazing station. Often squatters' family members stayed permanently at the town house, especially if the station was considered too isolated, unsafe or primitive to permanently house females and children. The location of the town house provided the convenience of servants, medical services availability and education opportunities for any children.

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name of "Dixon"^{iv}. It may also have come from a variation of original name of "Clift's Folly Hotel".

A regular visitor to the Clift family, Reverend Alfred Glennie, the local Church of England cleric at Lochinvar from 1863 to 1870, kept a diary of his time at that Parish but never in his entries did he call the building Clifton. On July 12, 1864, he referred to his first visit to the Clift home in which he stated "... called on Mr Clift ... He and his family have come to reside at the 'big house'." Quite often his diary stated that he called with Mrs Clift being the only older family member in residence, thus illustrating that Joseph Clift regularly worked away, most commonly at *Breeza Station*.



Elizabeth Sophia Clift (nee Dixon)^v

The transition to the new name appears not to have been a precise occurrence. The first known use of the name, *Clifton*, occurred in 1876^{vi} but subsequent to that the property was also called *The Folly*^{vii}. Interestingly, in 1881, family newspaper notices referred to it as *The Folly* in a May edition and *Clifton* for one in July^{viii}. After that date the later became the norm.

Clifton has been described as a finely crafted house of pure symmetrical design, which was unusually old fashioned for its period^{ix}, hence resulting in some people predating its construction. The composition of *Clifton* reflects similar attributes of design inherent in two other inns previously erected for Samuel Clift twenty years earlier^o. The first of these, *Walli (House)*^x at 3 High Street Maitland dates from around 1840^{xi} while the second, the *(Queen) Victoria Inn* (later known as *Roseneath*), at 9 Day Street East Maitland, came into existence around 1842^{xii}. It is likely that Samuel used a variation of the plans of *Walli* for this building.

Built as a large two-storey hotel, *Clifton*, like *Walli House*, also featured a small mezzanine level between its two main floors^{xiii}. Materials used in its construction

^o Samuel Clift (Senior) left each of these properties to two of his sons, William and George Clift, respectively, and fortunately both buildings survive today in good condition.

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included local colonial bricks for its walls while the hipped roof utilized slate tiles (possibly an 1885 update) as the covering. Two symmetrical brick chimneys form prominent and practical roof ornamentation and service the eight fireplaces in the main rooms on both floors of the residence. A narrow verandah runs around the front and northern side of the dwelling and is replicated on the upper level with turned timber posts providing for its support while a balustrade of timber railings and infill secures the upper level. Sash windows of twelve panes characterise both levels with those on the lower storey having the added security of timber shutters.

Under the building are two large cellars floored with stone and later ceiled with ripple iron sheeting. External access only to these is available by entrances adjoining the northern side of the house. Their original usage included storage of food and liquor for the hotel, while later fruit and preserves, together with possibly locally produced wine, were housed in their cool interiors. At the rear of the house, a covered flagged courtyard provides access to a free-standing stone building, which saw use, until fairly recently, as a detached kitchen and laundry.



Clifton (southern side) – Circa 1926

Associated with the main building, extensive pleasure gardens were also developed on the grounds from the very start of *Clifton's* history. Under Joseph Clift's ownership these were further expanded to include a substantial ornamental pond faced with hewn stone together with numerous trees and shrubs, some being of rare species that still survive today^{xiv}. By 1900 *Clifton* featured some uncommon and, in some cases, unique improvements for the time including a summer house (a gazebo type structure) plus aviaries, pigeon and canary houses^{xv}.

Located near the main structure, various other outbuildings were added over time to aid in the running of the property. These included a set of stables plus a hay store while around the turn of the twentieth century a new brick house for use of the head gardener was built south-east of the main house.

The coach house also survives from around this period. A unique component of the building gave the groom the ability of a drive through access whereby the

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carriage could be unhitched in the building and the horses driven out the other side. Staff accommodation and a harness room made up the balance of the building.

One of the long-term detrimental effects of having the railway line being located so close to the house started to show up with cracking and movement of the building. By the late nineteenth century, the train traffic and size had increased substantially on Great Northern Railway Line due to its extension through to north-western NSW and its New England connection at Werris Creek junction providing a linkage to Queensland. Due to this close proximity of the line to the house, harmful vibrations from the trains caused some structural damage to the walls of *Clifton*. Joseph Clift instigated two heavy steel rods to be inserted at 90 degrees to each other through the floor of the top storey to minimise this cracking. Much later a substantial steel girder was added to the cellar roof to act as a bearer and helps support the front of the dwelling^{xvi}.

**Joseph Clift
on the Front
Verandah of
Clifton –
Circa
1910^{xvii}**

Note: *The
imitation
marble
verandah
columns and
mosaic tiling
to the floor.*



Being of substantial means, Joseph Clift was able to keep the property in immaculate order by providing the necessary funds for quality upgrading and maintenance.

For instance, on the 24th of March 1885, he employed the Pender Architecture Practice of Maitland for arranging slating, general repairs and painting to his residence^{xviii}. In 1900 *Clifton* and its outbuildings received an extensive and expensive refurbishment and renovation under the direction of architect, CW Holmes. One of the jobs undertaken at this time included the adding of two bands of gold leaf decoration to the front door while another task featured the painting of the verandah columns with an imitation marble coating. An article in the local newspaper reported these and some other undertakings^{xix}.

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To run this extensive household, the Clift family employed a houseboy, housemaid, cook, a laundress, a groom and two gardeners^{xx}. The staff also included a semi-trained nurse, who assisted Mrs Clift due to her blindness suffered over the last 20 years of her life. Showing a significant benevolence and affection for their head gardener, when the family relinquished ownership of *Clifton*, part of the arrangement stated that the gardener could continue to use his house for as long as he wished to^{xxi}.

PAINTING AND TILING AT "CLIFTON" HOUSE, LOCHINVAR.—The above residence of Mr. Joseph Clift has just undergone external renovations and painting, together with the stables, summer-house, aviary, pigeon house, canary house, hay store, picket fences, and out-buildings. The whole has been thoroughly burnt off, and rubbed down. The front door bronze green, finished with two bands of gold leaf, the columns splash-painted, imitation marble and varnished, and all prominent parts picked out in choice colours. The flagging of the front and side verandahs has been taken up, and rich encaustic, mosaic, and ornamental tiles procured from Messrs. G. E. Crane and Sons, Sydney, placed in their position in best cement mortar, with an easy fall outwards, to allow the water to run off. The entrance to front gate from the verandah has been treated similarly. The columns now stand on concrete blocks 2 feet square. Stone curbing has been fixed to both sides at entrance and round verandah, clean chiselled and rubbed and made to detail. Mr. Lewis Morris was the contractor for the work, and Mr. C. W. Holmes, architect, prepared the specifications and plans, and supervised the work.

From early on Joseph planted vineyards near his town house. When Reverend Glennie visited the property on January 11, 1867, he commented that Mr Clift showed him his vineyard^{xxii}. By 1874 Joseph Clift advertised locally Australian red and white wines for sale with very liberal terms available to wholesale customers^{xxiii}. It seems likely that these were produced from the *Clifton* vineyards^{xxiv}. This vineyard of 25 acres (10 ha), together with cellars, appears to be the same one offered for lease by Joseph Clift in 1882^{xxv}.

In the late nineteenth century Joseph Clift and his surviving sons, George Kenneth and Ernest Aldane Clift, were all listed as residing at Lochinvar by the 1894-95 NSW Post Office Commercial Directory. The index registered Joseph and George as farmers whilst in an unusual entry for those times; Ernest's commercial occupation was recorded as that of an artist^{xxvi}.

Like all residences in those times, births and non-accidental deaths usually occurred at home. Sadness clouded the family's early residency when Joseph and Elizabeth Clift's first son, Albert Frederick William Clift, died at the property on April 14, 1865. He was aged 5 years and 3 months^{xxvii}.

As both parents aged, their youngest son, Ernest (Ernie) Clift, a bachelor, increasingly assumed the role as head of the household. His father, Joseph Clift, active all his life lived to nearly 90 years of age and died at *Clifton* on April 27, 1917^{xxviii}. His wife, Elizabeth, survived for another 6 years after Joseph's death and passed away in June 5, 1923^{xxix}. On their demise Ernest Clift became the owner of *Clifton*.

In 1928 Ernest Clift gave the property, together with around 200 acres (about 80 hectares) of land plus some stock and farm implements, to the Church of

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England for use as an orphanage^{xxx} due to a chronic shortage of that type of accommodation at the time. The beneficiaries received it free of debt together with £300 (\$600) per annum for maintenance. The gift was valued at £10,000 (\$20,000)^{xxxi}.

Renamed *St Christopher's Home for Little Children*, the Sisters of the Community of the Holy Name, who were based in Melbourne, ran the enterprise. The Bishop of Newcastle, Rev. Dr GM Long, officially opened and dedicated the home on Sunday December 2, 1928^{xxxi}. The church converted it to a boys' home for children from 15 months to six years of age^{xxxi} but girls were also known to have been cared for there.

Interestingly it appears that this usage of *Clifton* operated well prior to the gifting to the church when the nuns took over its management. Orphans were known to have been in residence in 1925 and perhaps even a couple of years before then^{xxxi}. Heavy blinds later added to the upstairs verandahs provided extra sleeping areas for the children.

Children and Nuns in front of the Coach House at *Clifton* – Circa 1930s^{xxxi}

Ernest Cliff's legacy to the orphanage continued when he died in 1946. From his estate the sum of £5,000 (\$10,000) was given to the Church for investment for specific funding *St Christopher's Home for Little Children* at Lochinvar^{xxxi}.

It was during the orphanage's occupancy that some unsympathetic renovations were made next to the



original kitchen however these have since been removed. By the late 1940s the Newcastle Diocesan Synod was questioning the suitability of the property, its running costs and staffing of the home. Two of the main issues of serious concern were that of the poor sewage system and the inadequacy of the water supply having solely to rely on rain water^{xxxi}.

The Sisters stayed until 1950 when a change of direction saw a rationalisation of their role resulting in withdrawal of the activities^{xxxi} with the orphanage continuing to be run by the local Newcastle Diocese until around 1956.

In that year the Church sold *Clifton* to private buyers, who lived there until 1968^{xxxi}. Over the next twelve years the property passed through a number of owners, of whom some apparently were never in residence.

In 1980 Alumux Australian Pty. Ltd. purchased the property and other surrounding lands for the site for a proposed aluminium smelter to be located

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near the Old North Road^{xi}. An intercompany transfer saw their Lochinvar holdings transferred to Abturka Pty. Ltd. just over a year later. Significant public protests on the effects of fallout from the planned enterprise on the local vineyards and grazing pastures resulted in the eventual abandonment of the proposal and the company selling their lands to private purchasers.

One positive outcome of this failed venture came with the classifying of *Clifton* on the National Trust of Australia's Register on April 27, 1981^{xii}.

In 1983 John and Claire Morrison purchased the property. They then carried out much needed maintenance and extensive renovations, including removing the out of character Church ownership alterations to the property plus adding some modern practical improvements. Their efforts fully retaining the original character and charm of the home. The gardens and ornamental pond also received their refurbishment attention^{xiii}. All their work resulted in a very high standard of restoration.

On their passing *Clifton* has recently changed hands again and hopefully will see out another 160 years.

ⁱ Reverend Glennie records their permanent residence on July 12, 1864. Reference: Ann & Malcolm Glennie Holmes – ii i Transcription of the Journals (1863–1870) of Reverend Alfred Glennie p.30 – Newcastle Region Library

ⁱⁱ Clift family tree researched and produced by AEnone McRae Clift

ⁱⁱⁱ Comments by AG (Tony) Clift

^{iv} Ann & Malcolm Glennie Holmes – *Transcription of the Journals (1863–1870) of Reverend Alfred Glennie* p.30 – Newcastle Region Library

^v Cropped image from the author's collection

^{vi} *Maitland Mercury* – 2 April 1876 p.1

^{vii} *Ibid.* – 6 November 1880 & 2 April 1881 p.4

^{viii} *Ibid.* – 5 May 1881 p.1 & 30 July 1881 p.5

^{ix} *Clifton's* National Trust of Australia listing details.

^x "Walli" is pronounced "Wal-eye" not "Wally" as Maitland locals now sometimes call it. Reference: Clift family sources - Ann Christian, the last Clift descendant owner of *Walli*. *Walli* was never licensed with an application for it under the name of the *Waggon and Horses* being refused in 1847. Reference: Report on the Annual Licensing Meeting - *Maitland Mercury* – 24 April 1847 p.2

^{xi} Samuel Clift was recorded with his address at *Walli House* in 1841. Reference: Elizabeth Guildford - *Hunter Valley Directory 1841* – Newcastle Hunter Valley Publications (1987)

^{xii} Article on Publican's Licenses - *Maitland Mercury* – 22 April 1843 p.2 & Mitchell, CJ, *Hunter's River* – 2nd Edition (1984) p.93

^{xiii} Plans from the then owners of *Clifton*, John & Claire Morrison & an on-site inspection by AG (Tony) & DG (Gail) Clift – September 2003 & CJ Mitchell – *Hunter's River* 2nd Edition (1984) pp.128-129

^{xiv} Details supplied by then owners of *Clifton*, John & Claire Morrison – September 2003

^{xv} *Maitland Mercury* – 27 July 1900

^{xvi} Details supplied by then owners of *Clifton*, John & Claire Morrison – September 2003

^{xvii} Image from the author's collection

^{xviii} Maitland, Barry – Schedule of Works by the Pender Practice – Index of Works - Newcastle University

^{xix} Non-referenced newspaper article

^{xx} Mitchell, CJ, *Hunter's River* 2nd Edition (1984) pp.128-129

^{xxi} Details supplied by then owners of *Clifton*, John & Claire Morrison – September 2003

^{xxii} Ann & Malcolm Glennie Holmes – *Transcription of the Journals (1863–1870) of Reverend Alfred Glennie* p.100 – Newcastle Region Library

^{xxiii} *Maitland Mercury* – 22 December 1874 p.1 col.5

^{xxiv} Comments by AG (Tony) Clift

^{xxv} *Maitland Mercury* – 20 May 1882

^{xxvi} NSW Post Office Commercial Directory – 1894-95

^{xxvii} *Maitland Mercury* – 18 April 1865 p.1 & *NSW Register of Births, Deaths and Marriages*; Reg. No. 4341/1865 – Death Record

^{xxviii} Joseph Clift's Obituary - *Maitland Weekly Mercury* – 5 May 1917 p.8 and an on-site inspection of his grave at Lochinvar by AG (Tony) & DG (Gail) Clift – September 2003

^{xxix} On-site inspection of Elizabeth Clift's grave at Lochinvar by AG (Tony) & DG (Gail) Clift – September 2003

^{xxx} *Sydney Morning Herald* – 14 May 1928 p.12 & 24 May 1928 p.12

^{xxxi} *Ibid.* – 24 May 1928 p.12

^{xxxii} *Ibid.* – 3 December 1928 p.14

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^{xxxiv} Church documents in possession of the late John & Claire Morrison of *Clifton* & Mitchell, CJ, *Hunter's River* 2nd Edition (1984) p.128 Note: The first reference states that 100 acres was given with the property but a later sale notice in 1968 listed the area at 151 acres.

^{xxxv} Details supplied by then owners of *Clifton*, John & Claire Morrison, in regard to conversations with former orphans, who have visited *Clifton* – April 2004

^{xxxvi} Photograph from church documents in possession of the late John & Claire Morrison of *Clifton*

^{xxxvii} Non-referenced newspaper cuttings titled "Rich Bachelor's Big Bequests to Servants" & "Wealthy Man's Estate – Generous Gifts to Charities" – Circa 1946

^{xxxviii} *Newcastle Morning Herald* – 5 October 1949

^{xxxix} Mitchell, CJ, *Hunter's River* 2nd Edition (1984) pp.128-129 states that the orphanage ceased in 1930 however an article in the *Newcastle Morning Herald* (dated August 23, 1973) asserted that the orphanage continued until 1955 and is supported by other newspaper articles. Then owners, John and Claire Morrison, stated that the Sisters withdrew around 1950 but the local Newcastle Diocese continued to run the orphanage for several years.

^{xl} Newspaper article – Newcastle Regional Library - Reference – NS 10 6 1965

^{xli} *Newcastle Morning Herald* – 9 February 1981

^{xlii} Copy of the National Trust Listing supplied by then owners, John and Claire Morrison. Note: *Clifton* has been added as a heritage item to the Maitland Local Environmental Plan 2011.

^{xliii} On-site interview with John and Claire Morrison by the author – September 2003
