

## Statement of Heritage Impact

### Proposed Subdivision & Infill Development within a Heritage Conservation Area.

86 Church Street, Maitland NSW  
Corner of Ballard Street Lot 1 DP557942

for

Robert Dunn



## Contacts

### Consultant

Mark Fenwick

Placemark Consultants

M: 0400 381 575

Mark.fenwick@placemark.net.au

Architect NSW ARB 7348

ABN 47 604 398

### Client / Owner

Robert Dunn

### Planner

Paul McLean, Urban Planner

Resolve Urban Planning

B. Nat Res (Hons.) & B. Urb & Reg Planning (UNE)

0401 348 204

[paul@resolveurbanplanning.com.au](mailto:paul@resolveurbanplanning.com.au)

## Document Control

Issue	Description	Date	reviewed
A	For DA	11.07.2024	mpf

Image 1: COVER aerial view showing relevant portion of the site.  
Source: NSW SIXMAPS accessed 08.07.2024

# Contents

<b>1</b>	<b>Introduction</b> .....	4
1.1	Introduction.....	4
1.2	Location.....	4
1.3	Statutory Framework for Heritage.....	5
1.4	DCP 2012.....	6
1.5	Subdivision and Infill Development within the HCA.....	6
1.6	Methodology.....	7
1.7	Drawing references.....	7
1.8	Existing Conditions.....	8
1.9	The Proposed Changes.....	9
1.10	Limitations.....	11
<b>2</b>	<b>Understanding the Place</b> .....	11
2.1	Historical Context.....	11
2.2	Subject Site.....	12
2.3	Statement of Heritage Significance.....	12
<b>3</b>	<b>Impact on Heritage Significance</b> .....	13
3.1	An Assessment of Likely Impact.....	13
3.2	Views and Sightlines.....	14
<b>4</b>	<b>Statement of Heritage Impact</b> .....	16
4.1	Statement.....	16

# 1 Introduction

## 1.1 Introduction

Placemark Consultants have been engaged by the owner to review the proposal to subdivide the rear portion of their property and redevelop two new lots as townhouses. The review and assessment has been undertaken with respect to the impact on the heritage significance of the Central Maitland Heritage Conservation Area and will accompany the owner's development application to Maitland City Council.

The report has been prepared to present considerations for the place and the proposed development, describe the issues and outline how the proposed changes would or would not have an acceptable impact on the heritage significance of the heritage conservation area. The conclusions are provided as Section 4.

## 1.2 Location

The proposed site for the townhouse development is at the rear of the site, north-west corner of the intersection of Steam and Church Streets, Maitland as shown below:



Image 2: 86 Church Street, Maitland NSW- site shown highlighted.

Source: SIXMAPS accessed 8.07.2024

This site is located within the Church Street Precinct at the edge of the Railway Precinct. It was identified in the Central Maitland Structure Plan 2009 as a potential residential infill site.<sup>1</sup>



<sup>1</sup> Central Maitland Structure Plan 2009 figure 4.0 page 46 and Strategies Figure 5.2.5 page 79.

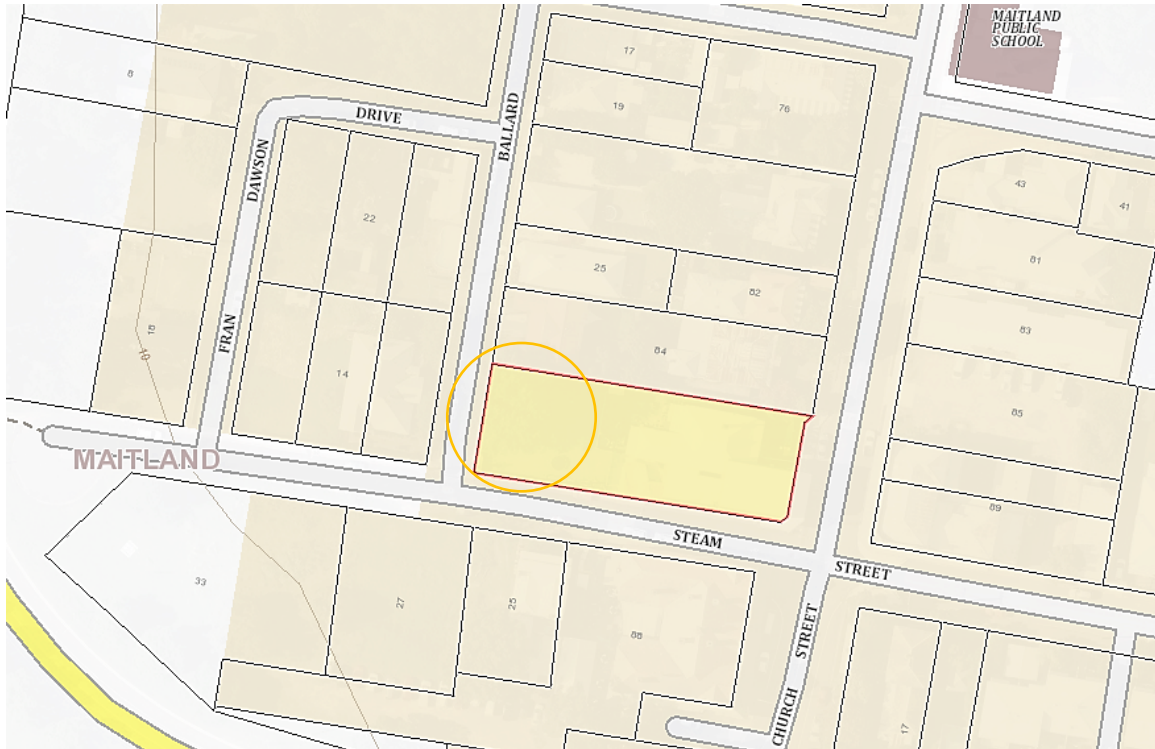


Image 3: Changes are proposed to Lot 1 DP 557942. Location highlighted.  
 Source: SIXMAPS accessed 08.07.2024

### 1.3 Statutory Framework for Heritage

Section 5.10 of the Maitland LEP 2011 requires the preparation and submission of a Statement of Heritage Impact for any proposed changes to a listed item or for a development in the vicinity of a heritage listed item. Schedule 5 Environmental heritage Part 1- Heritage Items includes item 136 on the south side of Steam Street. The site is circled below:

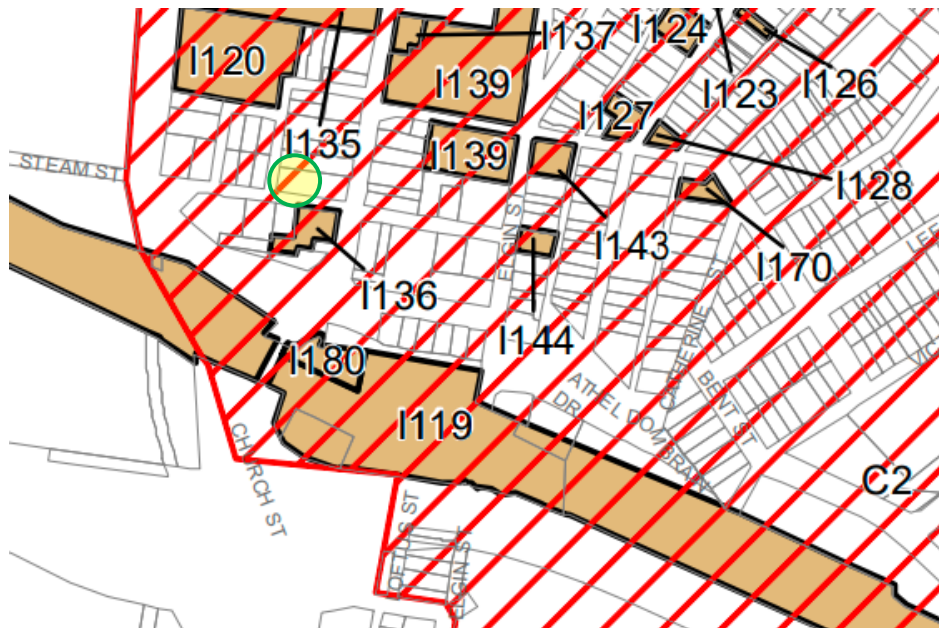



Image 4: Location of the proposed infill development within the HCA   
 Source: Maitland LEP 2012 Heritage Map sheet 004B accessed 02.07.2024

Item 136 is the Grand Junction Hotel 88 Church Street Lot 1, DP 656914. The is an item identified in LEP Schedule as a Local Item of heritage significance (but is not included in the State Heritage Inventory database). It is a fine example of a 'Federation Free Style' hotel (with some 'Arts & Crafts movement ~ 'Art Nouveau' style influences). Tooth & Co. purchased the Grand Junction Hotel in 1915.<sup>2</sup>

The LEP discusses objectives relating to heritage conservation in Maitland:

#### **5.10 Heritage conservation**

*Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.*

*(1) Objectives The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Maitland,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

And

*(5) Heritage assessment*

*The consent authority may, before granting consent to any development—*

- (a) on land on which a heritage item is located, or*
  - (b) on land that is within a heritage conservation area, or*
  - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

**Setting** – the context within which a building or structure is situated in relation to the surroundings. For example, buildings, roof scapes, chimneys, valleys, ridges, view corridors, trees, parks, gardens, view corridors, vantage points and landmarks may contribute to the setting of a building.

## **1.4 DCP 2012**

The Maitland Development Control Plan (DCP) 2011 supplements the Maitland Local Environmental Plan, providing detailed requirements, additional information, guidelines and assessment criteria.

## **1.5 Subdivision and Infill Development within the HCA**

The DCP details specific objectives and requirements for development within the HCA. The following summarises the key considerations:

### **Subdivision**

C4.8 p57	respect the heritage significance of the conservation area (or item) New lots should be typical of surrounding development.
C8 p110	Consideration should be given to the potential for residential lots to be subdivided.
C10.3 p200	protect heritage items, buildings with heritage significance and protect Conservation Areas. To ensure that conservation areas are properly considered in the design of new subdivisions.

<sup>2</sup> Cynthia Hunter & Ranald Boydell 'Time Gentlemen, Please! -Maitland's Hotels Past and Present' 2004 p 29.

## Infill Development

C4.6 p55	Ensure that new buildings provide an appropriate setting for the adjoining heritage item(s) to maintain its historical context.
C4.6 p55	Respect and complement the built form and character of the precinct in terms of scale, setback, siting, external materials, finishes and colours. Height and scale of new buildings should not obscure or dominate and adjoining or adjacent heritage item. Development in the vicinity of a heritage item may be contemporary in design.
C4.8 p57	Building spacing should be typical of surrounding development, maintaining the 'rhythm' of buildings in the area, not blocking views to heritage items and maintaining streetscape character and landscape.
	Scale and form of new development should not detract from the significant and dominant heritage elements of the conservation area.
	New works should be consistent with original elements of the conservation area, such as kerbs, crossing and gutters.
C4.9 p133	The external appearance to be designed with regard to the heritage significance of the area, complementing the character of the buildings, places and streetscapes.
C4.9.1p134	The side elevation of a corner block should not dominate the streetscape. repetitive building designs should be avoided.
E.1-3.16 p17	preserve the existing historical character of Central Maitland, and of individual historic buildings and precincts

## 1.6 Methodology

The methodology adopted for the preparation of this report was to:

- Walk the immediate vicinity noting the typical scale, built forms, use of materials and detail of local buildings in the neighbourhood.
- Review the initial design concepts and provided feedback regarding local character.
- Review the DA set of drawings describing the proposed subdivision and development.
- Revisit the site noting longer views towards the site and taking photographs of existing conditions.
- Assess likely impact, if any by the proposal on the significance of this HCA precinct.
- Prepare a Statement of Heritage impact report.

## 1.7 Drawing references

In preparing this report the author referred to the following survey drawing prepared by KJM Homes, project KJM2024-21

Dwg	Title	Scale @A3	Dated	Revision
1	Cover page 3D view	-	25.06.2024	B
2	Demolition Plan (over survey)	1:200	25.06.2024	B
3	Subdivision Plan	1:200	25.06.2024	B
4	Site plan	1:200	25.06.2024	B
5	Landscape Plan	1:200	25.06.2024	B
6	Ground Floor Plan	1:100	25.06.2024	B
7	First Floor Plan	1:100	25.06.2024	B
8	Elevations	1:100	25.06.2024	B
9	Elevations	1:100	25.06.2024	B
17	Four 3D Views	-	25.06.2024	B

## 1.8 Existing Conditions

Existing conditions are described by the following recent images:



Image 5: intersection of Church & Steam St  
Source: Placemark 20240704



Image 6: Steam St looking eastwards  
Source: Placemark 20240704



Image 7: corner of Steam & Church  
Source: Placemark 20240704



Image 8: the site (cream fence beyond)  
Source: Placemark 20240704



Image 9: Church St 2 storey masonry  
Source: Placemark 20240704



Image 10: back of hotel & residence opposite  
Source: Placemark 20240704





Image 11: residence opposite subject site  
Source: Placemark 20240704



Image 12: Steam St & rail corridor beyond  
Source: Placemark 20240704



Image 13: site at south boundary  
Source: Placemark 20240704



Image 14: site at north boundary  
Source: Placemark 20240704



Image 15: site at east boundary  
Source: Placemark 20240704



Image 16: residence opposite  
Source: Placemark 20240704

## 1.9 The Proposed Changes

The proposal is to develop to townhouses at the rear of 86 Church Street, facing into Steam Street, the first being at the corner of Ballard Street.

The proposed townhouses development shows the removal of large Camphor Laurel<sup>3</sup> and Rubber Plants from the back north-west corner of the Lot then create two new housing lots:

<sup>3</sup> <https://weeds.dpi.nsw.gov.au/Weeds/Details/28>

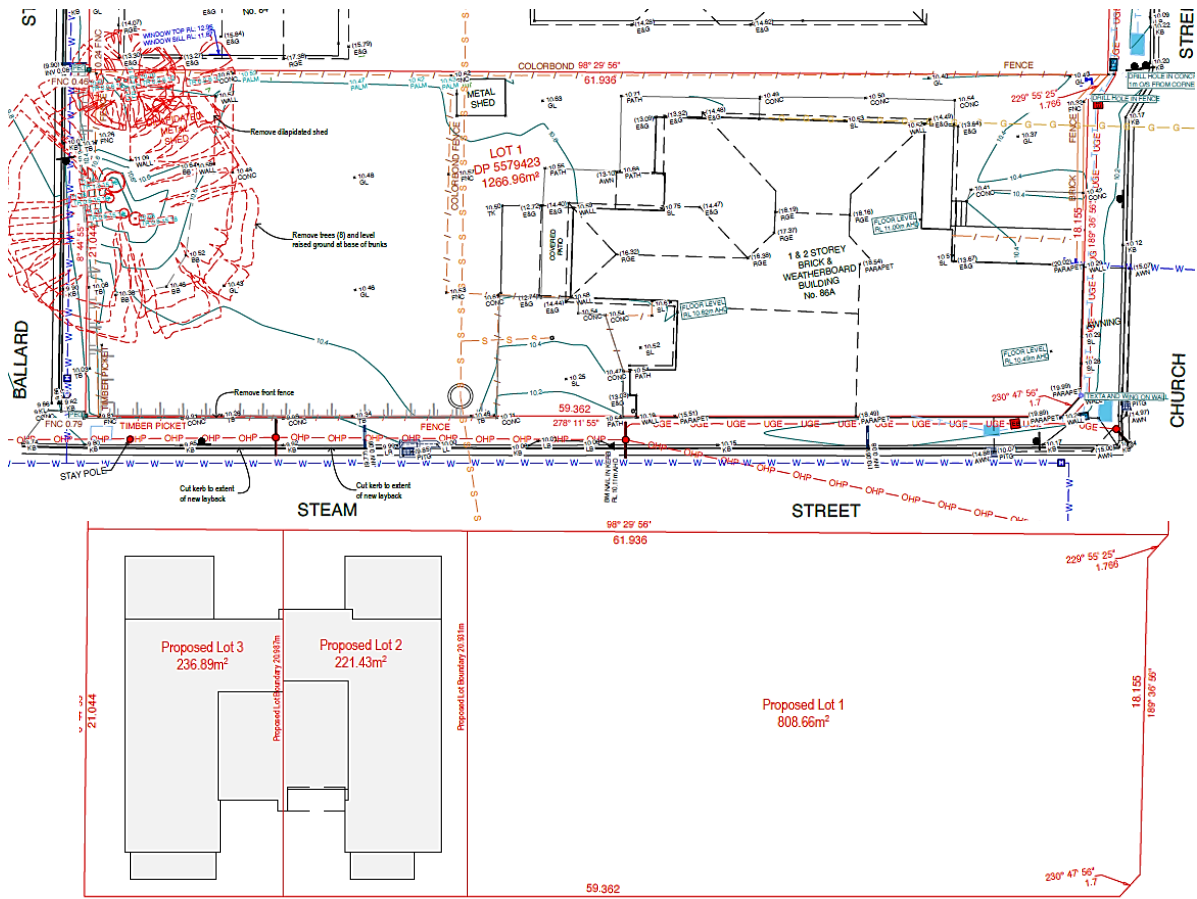


Image 17: Site Plans showing existing residence and proposed subdivision.  
Source: KJM Homes

The proposed townhouses are shown with pitched roofs clad in corrugated metal roofing. The development is shown with a common roof over both houses. The west house uses a hip roof at the corner, the other uses a gabled wall at the roof. These roof forms are typical of this precinct and adjacent developments.

Both houses include verandahs above the entries. The garages are shown set back. The exterior walls are shown as face brickwork, with contrasting brick sills and painted timber weatherboards. Both are typical to Steam Street. Windows are shown with a height-to-width proportion matching similar windows seen in the two storey residence opposite in Steam Street, the two storey hotel opposite and significant buildings further east, around the corner in Church Street.

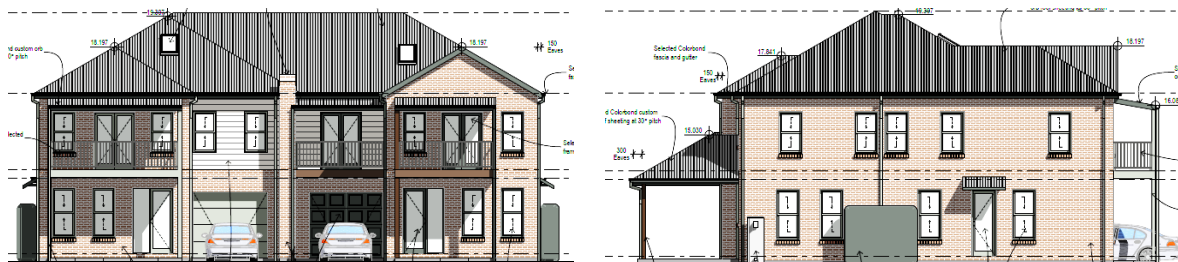


Image 18: Proposed townhouses - South & West Elevations.  
Source: KJM Homes

The roof is noted as pitched to 30° with a ridge line at RL19.433. The survey shows 25 Steam Street, opposite with a ridge level of RL18.40 and the hotel ridge at RL 20.87. The

brickwork parapet wall at the corner of Steam and Church Streets is shown as RL 19.99, stepping down to RL18.49 then RL15.51. The ridge of the metal roof of the house, number 86 Church Street is shown as RL 18.19.

### 1.10 Limitations

For the purposes of this report, the history presented in section 2 was derived from secondary sources and was not prepared as an academic history.

## 2 Understanding the Place

### 2.1 Historical Context<sup>4</sup>

The traditional owners and original custodians of this place are the Wonnarua people. European colonisation commenced here in about 1810. A base camp was established from Newcastle to log timber. In 1818 Governor Macquarie named the area Wallis Plains after Major James Wallis and ordered the establishment of a farming community. In 1820, free European colonists were permitted by the Governor to establish a colony, which then became Maitland.

Maitland was the more formal government town, now known as East Maitland. Wallis Plains was later renamed as West Maitland, now Maitland.

While Newcastle remained a port and penal settlement, West Maitland grew to be the comprehensive commercial centre of the Hunter Valley. Morpeth provided a port for shipping to Sydney and beyond.

The Great Northern Railway<sup>5</sup> was officially opened between Maitland and Newcastle on Monday 30<sup>th</sup> March 1857, with community celebrations in both towns.

This established the railway station and infrastructure at the south end of Church Street and separated West Maitland into Maitland and South Maitland. The images below show the west end of Steam Street closely aligned with edge of the rail corridor or relocated:

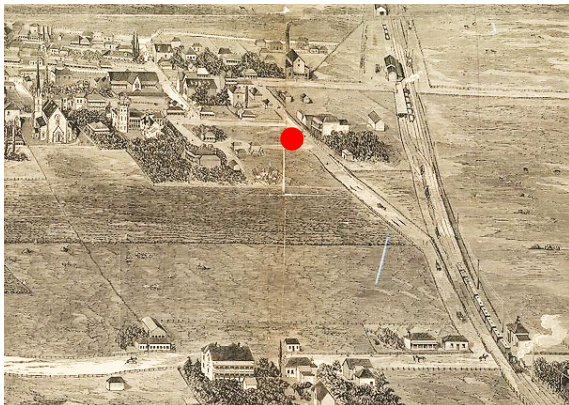


Image19: Part of an engraving  
West Maitland, N.S.W. 1878

Source: UoN LivingHistories The site in red.

(The Illustrated Sydney News, 7th September 1878, Supplement) M6939 University of Newcastle Cultural Collections. <https://livinghistories.newcastle.edu.au/nodes/view/89134>



Image 20: similar view 2022

Source: Google Earth

However, that does not explain the naming of Steam Street. Further research is required.

<sup>4</sup> <https://www.maitlandlibrary.com.au/collections/history-of-maitland>

<sup>5</sup> Maitland Mercury and Hunter River General Advertiser Tue 31 Mar 1857

Page 2. THE GREAT NORTHERN RAILWAY <https://trove.nla.gov.au/newspaper/article/18637604>

## 2.2 Subject Site

The site (the rear portion of the Lot) has been vacant for at least 18 years. The sheds opposite appear to have been demolished in about 2015.



2007  
Image 21



2016



2022

## 2.3 Statement of Heritage Significance

*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>6</sup>*

Also noted by the DCP:

*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.* Part E p41. Conservation Area as a whole. Part E p35.

*The components of a Heritage Conservation Area, therefore, while not necessarily individually listed items, can have a collective significance. Loss of, or unsympathetic alteration to, any one of them can erode the significance of the Heritage*

---

<sup>6</sup> Maitland DCP 2011 section E.2 page 44

### 3 Impact on Heritage Significance

#### 3.1 An Assessment of Likely Impact

The following process responds to relevant questions with respect to the proposed development and its potential to have an impact on the assessed heritage significance of the place. This process will inform the preparation of section 4, the Statement of Heritage Impact.

<b>Assessment Consideration</b>	<b>The proposal</b>	<b>Likely Impact on Heritage Significance</b>
Will the proposed changes impact on the ongoing conservation of the heritage environment of central Maitland or the fabric, settings or views important to the Heritage Conservation Area?	Remove trees. Create two new residential lots and develop two brick townhouses, under a common roof.	No detrimental impact on the heritage environment, fabric, settings or views of the Central Maitland HCA.
Will the proposed subdivision (two new residential lots) respect the character of and be typical to this precinct of the HCA?	Change Lot 1. Create Lots 2 and 3. This will enable to townhouses. These are shown using a scale and built form appropriate to the locality.	Yes, the proposed development is adjacent to four two storey masonry buildings at this end of Steam Street.
Will the proposed subdivision and development impact on a heritage item or items in the vicinity of the site?	Develop two new two storey brick townhouses as described by the drawings.	No impact on heritage listed items or contributory buildings.
Will the proposed buildings be appropriate to the existing setting at the west end of Steam Street?	Develop two new two storey brick townhouses as described by the drawings.	Yes, the proposed development as described will be appropriate to the existing setting.
Will the proposed scale, height, roofs, form and character respect and complement the built form and character of this street and HCA precinct?	Develop two new two storey brick townhouses as described by the drawings.	Yes, the proposal acknowledges and makes design references to the historical context of this end of Steam Street.
Will the proposed development block views or sightlines important to the HCA?	Infill the back of Lot 1. Refer to section 3.2 below.	No.
Will the proposed external fenestration, materials, finishes and colours respect and complement the setting and historical context of the nearby heritage items or contributory buildings?	To develop two brick townhouses with steeply pitched corrugated metal roofs, sympathetically proportioned fenestration, using street verandahs and north facing open space.	Yes.

### 3.2 Views and Sightlines

The following comparisons attempt to compare existing views before and after the proposed development. This demonstrates appropriate built form and scale in the Steam Street setting can be achieved by the proposed development:



Image 22: Looking from the corner, westwards along Steam Street.  
Source: KJM Homes



Image 23: Looking to the corner of Ballard and Steam Streets.  
Source: KJM Homes

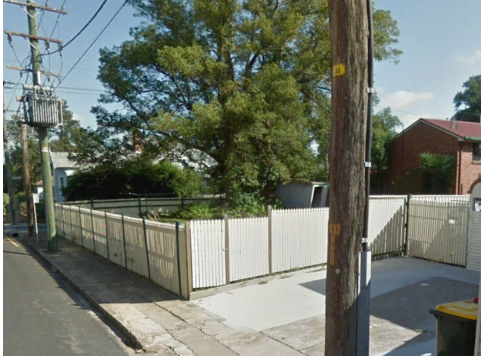


Image 24: Looking from the hotel opposite, towards the south-east corner of the proposed townhouses. Source: KJM Homes



Image 25: Looking along Ballard Street, towards the corner with Steam Street. Source: KJM Homes

## Steam Street [Maitland ..four steam flour mills.. and many more steam engines] .. 1878

and sold, and the land around was soon appropriated; for the surprising richness of the soil, and the abundance of the crops produced therefrom, soon attracted a large and industrious population. West Maitland can scarcely be said to have been laid out at all. A bush track led in the general direction of the river northwards—a track that subsequently developed into the Great Northern Road—and along this track, without any regard to symmetry, the early settlers placed their habitations almost haphazard. The results of this want of arrangement are still to be seen in the awkward, skew-shaped allotments on the north side of the High Street, and the corresponding form of some of the buildings. The first houses in West Maitland were rough, low, bush houses; but as the inhabitants increased in wealth and numbers, so did the appearance of the dwellings gradually improve. There is little good clay in the immediate neighbourhood, but bricks were procured from East Maitland and stone from the vicinity of Campbell's Hill, until at the present day West Maitland contains buildings that would do no disgrace to the metropolis itself. East Maitland, the Government town, also improved. A stockade for convicts was built, which afterwards gave place to a substantial coal

now, and after a time, by the industry and energy of the inhabitants, the district once more looks thriving, and is covered with luxuriant vegetation.

A few observations respecting the present condition of Maitland must close this paper. The present population of the police district of Maitland is estimated at 17,000 souls. Of these over 2,200 reside at East Maitland, and about 7,000 live in the town of West Maitland. There are four steam flour mills in the district, with fourteen pairs of stones, and employing over thirty workmen. There are seven agricultural implement manufactories; two tobacco factories, one soap and candle factory, three tanneries, two meat preserving establishments, three wool washing establishments, one brewery, four brick-yards, one pottery, seven saw-mills, five iron and tin works, three brass and copper foundries, and a number of minor industries. There are about 150,000 acres of land under holding in the district, by far the larger part of which is in crop. Nearly 120,000 acres of this land are enclosed by fencing. The produce includes wheat, barley, oats, maize, lucerne, millet and vines. The latter thrive remarkably well, and have been known to yield as much as 1,000 gallons of wine to the acre. All kinds of vegetables are also produced in the district. The quantity of hay produced here exceeds that of any other part of the colony; over 20,000 bales of lucerne hay alone have been sent away in the course of one year.

West Maitland, N.S.W. and its Leading Commercial Buildings. (*The Illustrated Sydney News*, 7th September 1878, Supplement) M6939 University of Newcastle Cultural Collections. Click image for a higher resolution copy (67MB)

<https://livinghistories.newcastle.edu.au/nodes/view/89134>

## 4 Statement of Heritage Impact

### 4.1 Statement

*This is the statement of heritage impact for the:*

Proposed subdivision affecting Lot 1 DP5579423 to create two small lots behind existing development in Church Street. Developing two new townhouses at the corner of Ballard and Steam Streets, Maitland, NSW as described by the drawings.

*This statement will form part of the Development Approval application documentation for:*

Proposed subdivision and infill residential development (two townhouses) addressing Steam Street, to be submitted by the others.

*Address and Property Description:*

86 Church Street, Lot 1 DP5579423 Maitland, NSW

*Local Government Area:* within the Maitland City LGA, NSW.

*Date:* 11<sup>th</sup> of July 2024

**References: Refer to the whole of the report accompanying this statement, all of Sections 1, 2 and 3 inclusive.**

*Prepared by:*

Mark Fenwick, Placemark Consultants  
Architect and Heritage Consultant ARB (NSW) 7348

*Statement:*

The proposed property subdivision and infill townhouse development uses a scale, built form, materials and roofs that reflect and acknowledge the historical context of this precinct within the Central Maitland HCA. The proposed development will not impact upon heritage listed items or landmarks in the Church Street or Railway Corridor Precincts.

The proposed infill development, the two townhouses will be a respectful addition to the existing Steam Street setting and character, particularly at the west end. It will not adversely impact on the heritage significance of the Central Maitland Heritage Conservation Area.



**MP Fenwick**

Architect & Heritage Consultant  
Lambton NSW ARB 7348