

COUNCILLOR MEMO

Date: 12 November 2024

To: Councillors

From: Matt Prendergast, Director City Planning

Subject: Council Report DA2022/670

Message:

Councillors, in respect of Item 11.1 DA2022/670 Food and Drink Premises, Alterations, Additions and Signage at 416a High Street Maitland, it has been noted that the report on page 9 indicates that a Certificate of Approval from the Hunter Valley Flood Mitigation Scheme has been provided, rather Council has through Condition 77 required that the Certificate be provided prior to the commencement of construction.

It is also noted that some of the submissions to the application are not available in the agenda and a full redacted account of all submissions received have been attached to this memo for your information.

Matthew Prendergast
Director | City Planning

DA2022/670 FOOD AND DRINK PREMISES, ALTERATIONS, ADDITIONS AND SIGNAGE AT 416A HIGH STREET
MAITLAND

City Planning

DA2022/670 Food and Drink Premises, Alterations, Additions and Signage at 416a High Street Maitland

Submissions

Meeting Date: 12 November 2024

Attachment No: 5

Number of Pages: 8

HBNT 6/24
22 May 2024

Maitland City Council

Attn: Adrian Quinn, Assessing Officer

DA.Admin@maitland.nsw.gov.au

Re: DA/2022/670 416 High Street MAITLAND NSW 2320 Proposed Boundary adjustment, Food and Drink Premises & Alterations and Additions

Dear Adrian,

The *Hunter Branch of the National Trust* appreciates the opportunity afforded by Maitland City Council to comment on the revised DA for 416 High St – the historic former *Wolfe & Gorrick Bond Store*.

Generally, the project is a better solution for this contributory building in the central Maitland HCA. The NT supports the proposed development and makes the following comments and suggestions for council to consider when assessing the DA:

1. Externally, window heads and sills are constructed using *Ravensfield* sandstone. The quarry is no longer active and has been subdivided for residential purposes. Council has a small supply of *Ravensfield* sandstone from the former *East Maitland Gaol* that may be of assistance in creating replacement heads and sills where needed. Alternative supplies need to be similar in colour and texture to be successful.
2. Replacement timber windows need to be detailed to suit the era of the building.
3. The reference to possibly replacing or repairing the cement rendered areas of walling with lime base render is not supported. A weak cement-based render was used on nineteenth century buildings with little damage when applied to external areas.
4. The ground floor concrete slab may be covering archaeological information that could provide further detail on the use of this building. Care should be exercised during its removal.
5. The suggested doors opening out to the Riverside Walk area appear drawn as glazed aluminium, but described in the SOHI as timber doors with an example shown with vertical lining boards. As the ground floor and its new awning are designed as a contemporary restaurant, the Trust has no objection to the use of glazed aluminium.
6. The Trust recommends council require a Heritage Consultant's signoff on the DA documents and conditions at the Construction Certificate stage. This will ensure a continued heritage oversight of the project.

The Hunter Branch of the National Trust declares that it does not make donations to any political entities.

Yours Faithfully,

Chair, Hunter Branch
National Trust of Australia (NSW)
m:

The Hunter Branch represents the local views of the Hunter Region heritage community

From: [REDACTED]
Sent: Tuesday, 12 March 2024 4:09 PM
To: [REDACTED]
Subject: Objection - The Bond Store - 416 High Street, Maitland NSW, 2320
Importance: High

Hi Adrian and Clare,

I am writing to strongly object to “part” of The Bond Store’s Development Application. Whilst we are extremely happy to see the building saved from demolition and some elements of the restoration are in keeping with Heritage Preservation guidelines and the history of the building; we strongly object to the use of modern aluminium doors and windows on the ground level, modern signage on the top of the building and the addition of a parasite architecture kitchen on the end of the building. Neither the modern doors or kitchen building are in keeping with any of Maitland City Council’s own heritage preservation guidelines that can be found via the Maitland City Wide Development Control; Plan https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/part_e_special_precincts_2011_updated_20171221.pdf

3.4 Building design Objectives

1. In existing centres, the design of the building shall complement the streetscape and minimise overbearing.
2. Visually interesting, harmonious roof scapes and skylines are provided.
3. Roofs are used for recreation where practical and desirable.
4. A positive sense of space, safety and openness is created in the public domain.
5. Building security is achieved without compromising the streetscape.

Development controls

1. An application for a new building or building works shall:
 - **Adopt elements reflected in the dominant era and style of buildings in the centre.**
 - **Avoid intrusion of incompatible elements.**
2. Have a façade height within 20% of the average height of the buildings on either side.
3. Where more than 2-storeys are proposed, the third and higher storeys are setback further by a minimum of 3.0m.
4. In an established street, roof form and roof materials shall be consistent or complementary to those developments in that street.
5. Variations in roof form including the use of skillsions, gables and hips are to be provided in the development or between developments.
6. Flat roofs shall be avoided unless they are behind a parapet.
7. Lift over-runs and service plant shall be concealed within roof structures.
8. All roof plant is to be represented on plans and elevations.
9. Outdoor recreation areas on flat roofs shall be landscaped and incorporate shade structures and wind screens to encourage use.
10. Security grills (for e.g. roll-up doors) shall be avoided.
11. If installed, security grilles shall be provided within the building, behind the glazing and be constructed of material that allows the interior to be visible.

Whilst Maitland Heritage Guardians appreciates most of the work done by Mr Jason Penhall from Contemporary Heritage, and we approve of the design on the 2nd and 3rd level of the building. We strongly object to the design on the bottom level and it being made modern

Should the design be in keeping with the buildings original design and purpose as an industrial building, the more valuable an asset it will be to our town, community, economy and the owner.

Please consider the following:

- * Leaving the sliding warehouse door on the laneway side visual and a main feature to be seen from the levee and laneway. This leaves the area open and would leave the area in front of the doorway open so a band and dancefloor could be put there. The current design with a parasite building added to it closes off the space and make it look and feel closed and disjointed.
- * Changing the doors on the levee side to match the sliding door on the laneway side so they are in keeping. These could even be swinging doors.
- * Creating more seating outside by putting a 2 storey wharf style deck out the front, with timber poles that mirror the poles internally. This would bring some of the internal elements outside and give the building a industrial warehouse / wharf feel, similar to the building at "The Rocks" or "Pier One".
- * Place the kitchen either inside the building on level 2, and the make up the seating space in the outdoor dining on the verandah on level 2 OR; put the kitchen inside of the attached Hills Chamber building and attached the 2 building like they used to be.
- * Having the sign on the building painted on in Industrial and heritage finish. The current lit up letters is too modern and commercial, and takes away from the heritage aspect of the building.

Thank you for your time reading this and I hope you will take this into consideration and maintain its indutrail and heritage aspect.

If you have any questions plese don't hesitate to contact me.



Timber industrial doors



Wooden poles and beams

that would look good replicated outside as a wharf style veradah



Wharf style poles that would

match an outside veradah.



Wharf style verandah and

painted on heritage signage.

Regards,

President

Mobile

Website: www.maitlandheritageguardians.com.au

Red Cedar Project: www.redcedarproject.com.au

Facebook: <https://www.facebook.com/maitlandheritageguardians/>



[REDACTED]

From: Maitland & District Historical Society <maitlandhistorical@gmail.com>
Sent: Wednesday, 14 February 2024 10:47 PM
To: DA Admin
Subject: Re-Notification to Submitters - DA/2022/670 - Boundary Adjustment, Food and Drink Premises & Alterations and Additions

Follow Up Flag: Follow up
Flag Status: Completed

Categories: [REDACTED]

Attn: Adrian Quinn,

Sir,

I refer to the information provided below in an email from [REDACTED] on the 7th February 2024 which is shown below my signature block.

Looking at the Updated Notification at <https://www.maitland.nsw.gov.au/public-exhibition/da2022670-boundary-adjustment-food-and-drink-premises-alterations-and-additions-416-high-street-maitland> the application seems to be missing a bit of information **as there appears to be no access to the first and second floors or any indication what these floors are going to be used for.**

Also, I noted that the **2024 Updated Traffic Impact Assessment - DA2022-670 on page 15** has a different layout to the layout as shown in **2024 Updated Notification Plans - DA2022-670 on page 3** and **2024 Updated Acoustic Report - DA2022-670 on page 47**

The **2024 Updated Acoustic Report - DA2022-670 on page 7** indicates 36 patrons however the pictures show 37 seats external dining whilst the internal seating varies from 45 to 52. which is a substantial difference.

Can you provide any information regarding access to the first and second floors and/or any indication what these floors are going to be used for?

Kind Regards

Secretary

Mob:

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Maitland and District Historical Society Inc

2.16 High St Maitland
2.5 a wonderful example of
an industrial building easily
worth it's weight in gold.
The stories it can tell us now
and into the future of Maitland's
early waterfront industries are
not only fascinating but can be
used to encourage other such
building owners to restore the
backs of the shops, which will
undoubtedly become restaurants,
cafes bars and possibly visitor
accommodation as Maitland
progresses into the future.

Judging by the drawing I
whole heartedly support what
the owner is trying to achieve
both from a restoration
and a business position. With
just a few important changes,
They could create a stunning
shop front to the river, not
only giving a wow factor but
setting an important example for
desperately needed quality
businesses quite frankly most of
the river is utterly boring!

Instead of wasting good money
on ugly & unsympathetic & athletic &
aluminium & ground level doors
what would work is simple
industrial looking doors,
(made from beautiful timber)
possibly recycled timber if
available. I could write pages
on why timber doors should
be used but I just don't
waste this one and only
opportunity. Could Matford council
help somehow - ie timber fees
for 3 sets of doors

I am very adept at timber work
myself with my own backyard
& joinery workshop and
would gladly offer to design
such doors totally free of
charge yes = No \$\$\$

Life is short do something
really great!

DOC No. _____

REC'D 19 FEB 2024 11:00

FILE No. _____

REFER _____