



Corona Projects

Development Application

STATEMENT OF HERITAGE IMPACT

Reconstruction of an external wall and stairs

478 High Street, Maitland

December 2024

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PROJECT DETAILS

Client: WHITE WOLF CONSTRUCTIONS PTY LTD
Subject land: 478 High Street, Maitland
Lot Description: 1/-/DP1095578
Proposed development: Reconstruction of an external wall and stairs

The report is prepared by Pavel Zaytsev
Bachelor of Planning (WSU)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

I certify that the contents of the Statement of Heritage Impact to the best of my knowledge, has been prepared as follows:

- In accordance with *Statements of Heritage Impact and Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage
- In accordance with the principles contained in the most recent edition of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Issue	Description	Date	Written By	Reviewed By
1	Final Report	19.12.2024	PZ	MF

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1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact has been prepared for WHITE WOLF CONSTRUCTIONS PTY LTD to accompany a Development Application (DA) to Maitland City Council for the reconstruction of an external wall and stairs at 478 High Street, Maitland.

More specifically, the development application seeks consent for the following works:

- Reconstruction of an external staircase
- Reconstruction of external walls.

The development application seeks the reconstruction of an external staircase and external walls that have been damaged by a vehicle. The external staircase was previously built with an encroachment over the northern boundary by approximately 270mm.

The external staircase is proposed on the existing footprint of the external staircase before its damage. Maitland City Council has acknowledged that the building located at 478 High Street extends over the northern lot boundary onto Council land at 480 High Street (Maitland Library). The proposed reconstruction of the external staircase with an encroachment onto Maitland Library has been provided consent by Maitland City Council, noting that the proposed work will only involve rebuilding on the existing footprint. Please refer to the email attachment that accompanies the Development Application.

Clause 5.10 of the MLEP2011 requires that a Statement of Heritage Impact should be prepared for development to a heritage item or development located within a heritage conservation area. This Statement provides an overview of the proposed development, and addresses the relevant heritage controls, including the NSW Assessing Heritage Significance Guidelines, Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011 (MDCP 2011). This Statement does not contain an archaeological assessment.

This Statement only addresses the impacts of the proposal on the potential heritage value of the site, neighbouring heritage items, and the surrounding neighbourhood. Statutory planning considerations, including but limited to, land use permissibility, building height, floor space ratio, site coverage, overshadowing and view privacy, landscaping, stormwater, and other non-heritage related matters are not taken into consideration in this statement.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	October 2024
Survey Plan	Altitude Surveys	9.10.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 478 High Street, Maitland and is legally described as Lot 1 in Deposited Plan 1095578. The site is located on the eastern side of High Street.



Figure 1: Site locality map (NSW Planning Portal Spatial Viewer 2024).



Figure 2: Aerial map (NSW Planning Portal Spatial Viewer 2024)



Figure 3: External staircase as viewed from the side of the building adjacent to the northern boundary (Corona Projects 2024).



Figure 4: External staircase as viewed from the side of the building adjacent to the northern boundary (Corona Projects 2024).

The site is rectangular with a total area of 129.5 square metres by survey, with a 7.62 metre street frontage to High Street. The northern side boundary measures 16.915 metres and the southern side boundary measures 8.18 metres. The rear boundary measures 7.695 metres.

The site currently contains a two (2) storey commercial building with a metal roof. The building features ground floor access from High Street and previously had access to the first-floor level from the external staircase. Vehicular access is not available to the site.

The land is zoned MU1: Mixed Use under the provisions of Maitland Local Environmental Plan 2011(MLEP 2011). The site is not identified as a Heritage Item. The site is located within the Central Maitland Heritage Conservation Area "C2". The site is not located within the direct proximity of heritage buildings.



Figure 5: Subject site as viewed from High Street (Google Maps 2024).

2.2 The Locality

The site is located within the local commercial centre of Maitland. The locality comprises a mix of commercial and retail development varying from a height of one (1) to two (2) storeys.

The site adjoins Maitland Library to the north at No. 480 High Street, Maitland. The site adjoins No. 476 High Street, Maitland to the south. The site abuts 2 St Andrews Street, Maitland to the East.

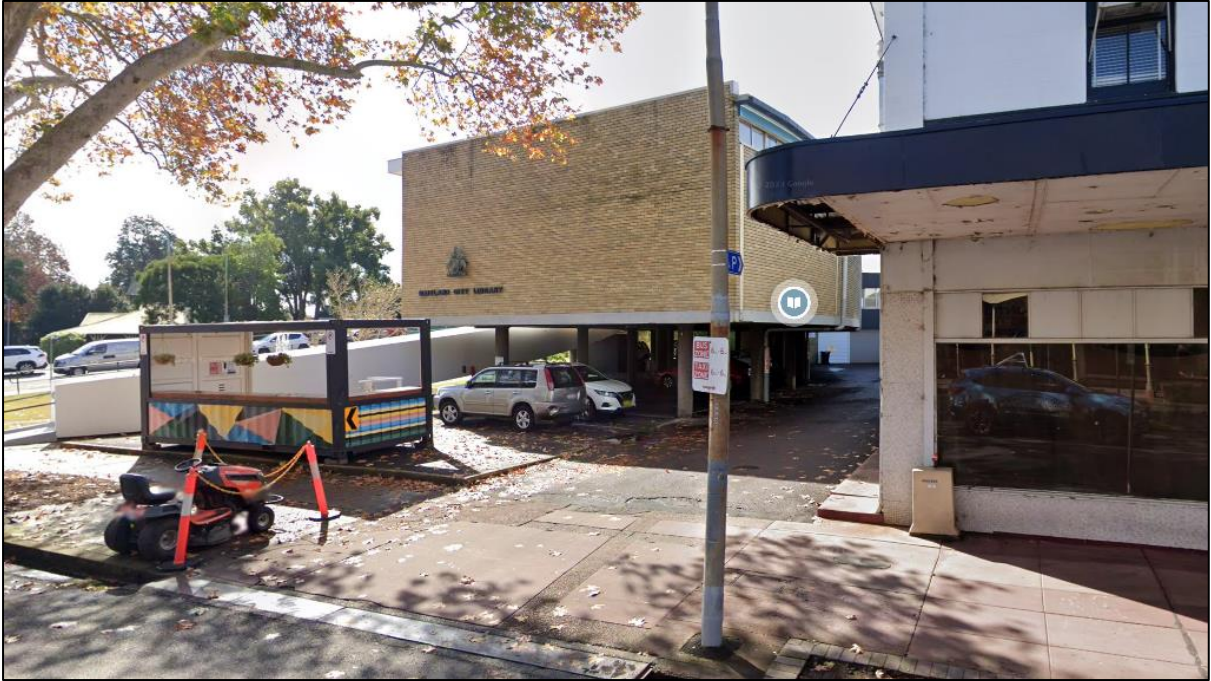


Figure 6: No. 480 High Street, Maitland as viewed from the street (Google Maps 2024).



Figure 7: No. 476 High Street, Maitland as viewed from the street (Google Maps 2024).

2.3 Historical Context

The first European settlement at Maitland was established for convict cedar cutters who constructed thatched huts in the dense brush. In 1818, the Governor permitted several individuals to settle on land in the river flats, naming the region Wallis Plains. Among these settlers was Mary Hunt, widely recognized as Molly Morgan, whose later land grant covered much of what is now Central Maitland.

Central Maitland's identity as a distinct urban centre is shaped by its location on an open floodplain, emphasizing the contrast between rural and urban characteristics. From a distance, it appears as a settlement of small buildings, with taller structures like towers and spires standing out, complemented by clusters of trees. The transition from rural to urban landscape is most noticeable at the northern and western edges of the area, where the high ground and built environment have remained largely unchanged for a century, offering a clear view of the density and quality of development within the centre.

Notable views of the area can be seen from surrounding towns, especially Bolwarra and East Maitland, as well as from the southern approach road coming from Kurri Kurri. While the northern and western boundaries remain well-defined, the distinctive urban form is now somewhat altered on the southern and southeastern edges. The position of the New England Highway accentuates the rural backdrop of the City Centre but also complicates the interpretation of the town's early southern development. Important historical sites are now isolated on the southern side of the highway.

Central Maitland itself is relatively flat, with views limited to the immediate street scene. However, at its edges, the surrounding rural landscape and neighbouring settlements are visible, with hills in the distance. This rural setting is a key defining feature of Central Maitland.

The layout of Central Maitland is random, creating a compact and intimate character. The main arteries are relatively narrow. The road pattern of residential areas is small scale. Each of the residential areas in Central Maitland feature its own character. Although most share common features that include an irregular street pattern, predominance of old building, many vacant allotments, a scattering of rural uses and few trees.

The character of Maitland's architecture is comprised of two main building types. The buildings typified by having parapets which conceal the roof and or a visible hipped or gable roof.

3.0 HERITAGE CONTEXT

3.1 Heritage Listings

The subject site is identified as within a Heritage Conservation Area under Schedule 5 of the Maitland Local Environmental Plan. Specifically, the site is identified as within the Central Maitland Heritage Conservation Area (C2) which holds local significance. The subject site is not situated in direct proximity to a heritage item or any other heritage conservation area.



Figure 8: Heritage Map (NSW Planning Portal Spatial Viewer)

3.2 Statement of Significance

The Statement of Significance for the *Central Maitland Heritage Conservation Area* as outlined in the Maitland Development Control Plan 2011 is as follows:

“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."

3.3 Assessment of Significance – Central Maitland Heritage Conservation Area

This statement indicated a significant value of the area and records an early settlement of the Hunter Valley. The HCA features aesthetic significance from its intact streetscape and its vibrant built forms. The area is of social significance as it continues to operate as a regional centre for administration, cultural activities and religious denominations.

3.4 NSW Assessing Heritage Significance Manual

In accordance with the NSW Office of Environment and Heritage guidelines, an assessment based on several criteria has been undertaken.

Criterion		Comment
a	Historical significance	The historical significance of the area is high as it contributes to identifying earlier settlement periods and features an largely intact streetscape.
b	Historical association	The heritage conservation area is largely associated with the early European settlement at Maitland.
c	Aesthetic / creative / technical achievement	The area features two main building typologies, being buildings having parapet's which conceal the roof or having a visible hipped or gable roof.
d	Social, cultural, and spiritual	The area is socially significant for its continuing roles as a regional centre for administration, cultural activities and several religious denominations.
e	Research potential	The area is generally of high research potential due to its largely intact streetscapes, landmark buildings and river/flood plain.
f	Rare	The area is considered to be high in rarity.
g	Representativeness	The area represents the early settlement of the Hunter Valley which grew to be the major centre in the region.
-	Integrity	The integrity of the area is largely intact.

4.0 PROPOSAL

3.1 Proposed Development

The Development Application proposes the reconstruction of an external staircase and external walls.

More specifically, the development application seeks consent for the following works:

- Reconstruction of an external staircase
- Reconstruction of external walls.

The development application seeks consent for the reconstruction of an external staircase and external walls damaged by a vehicle. The external staircase previously encroached over the northern boundary by approximately 270mm.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

5.0 Assessment of Heritage Impact

5.1 NSW Heritage Office – Statements of Heritage Impact Guideline

The impact of the proposed works has been assessed in respect to the is discussed with reference to criteria raised by the Department of Planning and Environment publication, Guidelines for preparing a Statement of Heritage Impact (2023), in respect to ‘Alterations and additions’, ‘Partial demolition of a heritage item’ ‘Painting’, and ‘Re-roofing and re-cladding’.

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
Criterion	Comment
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	The works will have no impact upon the heritage significance of the heritage conservation area considering that the works propose a like-for-like replacement for the destroyed elements of the existing building.
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	No works are proposed to a heritage item. The works involve a contributory building within a heritage conservation area.
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	The proposed works will not impact the integrity or the streetscape of the heritage conservation area as the works are proposed on the side elevation and are like-for like replacements.

The above assessment provides further evidence to demonstrate that the proposed development will have no adverse impact on the heritage conservation area, nor that of the identified adjoining heritage Items.

5.2 Maitland Local Environmental Plan 2011

The statutory heritage conservation requirements contained in Section 5.10 of the Maitland Local Environmental Plan 2011 are pertinent to any heritage impact assessment for future development on the subject site. The proposal is assessed against the relevant clauses below.

Clause	Comment
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the MLEP 2011. The proposal involves works to a site within the Central Maitland Heritage conservation Area. It is my general assessment that the proposed height, scale, massing and materials would not engender a negative impact on the heritage significance of the HCA or the heritage items located in the vicinity of the site, including their contributory fabric and general setting.
(2) Requirement for consent	This Development Application is lodged to Council to gain consent for the works proposed within the HCA and in the vicinity of heritage items listed under Schedule 5 of the MLEP 2011
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable Maitland Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the HCA and the heritage items located in the vicinity of the site.
(5) Heritage Assessment	

A comprehensive assessment of the RLEP 2014 is contained within the Statement of Environmental Effects prepared by Corona Projects and submitted with this DA.

5.3 Maitland Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Maitland Development Control Plan 2011.

Control	Comment	Compliance	
C4 Heritage Conservation			
Development Process			
Heritage Impact (HIS)			
1.1	Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application.	The Development Application (DA) is accompanied by Heritage Impact Statement prepared by Corona Projects.	Compliant.

Given the scale and scope of the proposed works, no specific development controls directly apply. The works involve the like-for-like reconstruction and replacement of building components destroyed by a vehicle. As such, the proposal is considered compliant with the provisions of the Maitland Development Control Plan 2011.

5.4 Summary

The subject site at 478 High Street, Maitland is not a heritage item listed under Schedule 5 of the MLEP 2011. The proposed works involve like for like remedial works to a contributory building within the Central Maitland Conservation Area.

The works involve the reconstruction of an external staircase and external walls that were destroyed by a vehicle collision. The development proposal involves a like-for like replacement of the external stairs and wall.

6.0 CONSERVATION MANAGEMENT TECHNIQUES

The significance of the building at 478 High Street, Maitland is moderate. Considering the scope of works and given the reasonable nature of the application and retention of the front facade, no conservation policies and management techniques have been considered necessary to maintain the significance of the subject site at 478 High Street, Maitland.

7.0 CONCLUSION

The above assessment provides further evidence to demonstrate that the proposed development will have no adverse impact on the heritage significance of the dwelling, nor the wider Heritage Conservation Area and nearby Heritage Items.

Having regard to the aforementioned assessments, it is considered that the proposed works will not have any unacceptable impact upon the Central Maitland Heritage Conservation Area. The proposed development will be compatible with surrounding residential development and will not result in the removal of any original heritage fabric. It is therefore considered that the proposed development is acceptable and that it should be approved by the Maitland City Council.

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