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CONSERVATION MANAGEMENT PLAN

MAITLAND MERCURY

2 Hunter Street and 258 High Street, Maitland



Client: Quicksilver Holdings

Prepared by: Jason Penhall
BA(Hons.) Arch., PG-Cert. Arch., M.Arch., PG-Dip. Prof. Prac.

Architect Reg. 11285

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PART 1

EXECUTIVE SUMMARY

1. Executive Summary

- a. The Conservation Management Plan (CMP) was commissioned by Quicksilver Holdings to guide the management and conservation of the Maitland Mercury Building. This plan was created by Contemporary Heritage, a trading name of Manakin Pty Ltd.
- b. The Maitland Mercury Building is situated in the town of Maitland, NSW. It is located at 2 Hunter Street and 258 High Street, Maitland on the intersection of Hunter Street to the west and Odd Street to the north.
- c. This station is of Local Significance for its historic and aesthetic value and function as a communication facility for the community.
- d. This CMP identifies major issues, constraints and opportunities associated with this building. Recommended and suggested policies for the conservation and management of the site are included.

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PART 2 INTRODUCTION

2. Introduction

2.1 Project Background

- a. Quicksilver Holdings have commissioned the preparation of a Conservation Management Plan (CMP) for 258 High Street, Maitland, being the former Maitland Mercury Building.
- b. The site is formed of a number of buildings, the majority of which are vacant however a number are occupied by commercial tenants for whom continued operation is required.

Scope and Objective of this Report

- c. Quicksilver Holdings have recently purchased the subject property which has remained, for the most part, vacant for the last several years, and propose to undertake necessary maintenance works as well as adaptive reuse of the site. The company vision is to become a proud custodian of the subject property, protecting and ensuring its ongoing use and contribution to the community.
- d. This CMP will support that vision and purpose by providing a guiding document for the conservation and management of this listed heritage item.
- e. The purpose of this CMP is to assess the significance of each component within the former Maitland Mercury group, and to provide policies and guidelines to ensure both the physical properties and cultural heritage values of the place are conserved and managed effectively.
- f. The project objectives are to produce a CMP that:
 - Caters to multiple users in an easily accessible and usable format;
 - Informs conservation in the context of the cultural heritage values of the place, current operational requirements for the site and potential future uses;
 - Provides further detailed information on individual buildings and structures within the site including a grading of significant fabric;
 - Provides guidance on the management of non-operational heritage assets and guidance for new development;
 - Assists with day-to-day decision making and maintenance.
- g. This CMP will provide support and guidance for considering the potential heritage impacts that may be associated with any future development or change within the curtilage of the site and has been prepared to meet the requirements of the *Heritage Act 1977* (NSW) (Heritage Act).

2.2 Location



Figure 1 Location Plan
source: (Department of Customer Service, 2020, fig 1)



Figure 2 Location Plan
source: (Department of Customer Service, 2020, fig 2)

2.3 Definition of Study Area

- a. The site is located south of the Hunter River in the Central Maitland Heritage Conservation Area. The location of the study area is depicted in Figure 3 below.
- b. 1. **2 Hunter Street, Maitland – Lot 11, DP1172875**
2. **258 High Street, Maitland – Lot 12, DP1172875**



Figure 3 Location Plan – Maitland Mercury Building
source: (NSW Government, 2022).

- c. The various elements of the study area and surrounds are depicted in Figure 4 below and have been numbered for ease of reference:
- | | | |
|----|---|------------------------------|
| 1. | Maitland Mercury Building
2 Hunter Street and 258 High Street | Local Significance |
| 2. | McLaughlans Bakery
303 High Street | Local Significance |
| 3. | NAB Bank (former) NAB Bank
315 High Street | Local Significance |
| 4. | Maitland Lodge of Unity Masonic Hall and Lodge
5 Victoria Street | Local and State Significance |
| 5. | Inverness, Terrace Housing
7 Victoria Street | Local Significance |
| 6. | Convent Training College Group
(Formerly known as Monastery or Convent) | |

	9 Victoria Street	Local Significance
7.	AJS Bank (former) (Formerly known as Maitland Cultural Centre) 248 High Street	Local Significance
8.	Maitland Town Hall, adjacent Office Building and Supper Room Formerly known as Town, Shire or District Hall 279-287 High Street	Local and State Significance
9.	Repertory Playhouse Formerly known as Congregational Church 244 High Street	Local Significance
10.	Technical College Formerly known as Educational Building 230 High Street	Local Significance
11.	Cohens Warehouse Facade (former) Formerly known as Cohens Warehouse Façade 226 High Street	Local Significance
12.	CBC Bank Formerly known as Cohens Warehouse Façade 224 High Street	Local Significance



Figure 4 Location Plan – 258 High Street, Maitland
source: (Department of Customer Service, 2020, fig 4)
Local Heritage Overlay (Brown)
State Heritage Overlay (Blue Hatch)
Conservation Area Overlay (Red Hatch)

2.4 Ownership

- a. The owner for the site is Quicksilver Holdings.

2.5 Methodology

- a. This Conservation Management Plan has been prepared in accordance with the following:
 - The ICOMOS Burra Charter (1999)
 - NSW Heritage Manual (1996 and updated publications)
 - The Conservation Plan, by James Semple Kerr and published by the National Trust of Australia (NSW) (2000).
 - Heritage Curtilages, published by the Department of Urban Affairs and Planning.
 - NSW Heritage Manual - Assessing Heritage Significance (2001)
- b. These documents form the method for the assessment and determining the management of the former Maitland Mercury group.
- c. Informal community consultation has been undertaken during the preparation of this report with local community members invited to share photographs, stories and anecdotes.

2.6 Terminology & Abbreviations

The terms used throughout this CMP are those definitions provided in the Burra Charter, which can be accessed through the following link: <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

Other terms used in this document are:

Major Works Heritage NSW defines major works as those that will “materially affect” the heritage significance of the heritage item.

Materially affect means the changes being proposed will have an effect on its heritage significance. Such changes include more than just change made to the built or physical fabric.

Minor Works Minor works to heritage items are defined as those works which will have negligible impact on heritage values and often include appropriate maintenance and repair or temporary and reversible interior fit out.

ABBREVIATIONS

Burra Charter	The Australia ICOMOS Burra Charter for the Conservation of Places of Cultural Significance(current edition is 2013)
Council	City of Newcastle
CBD	Central Business District
CMP	Conservation Management Plan
DCP	Development Control Plan
DPC	Department of Premier and Cabinet
DPIE	Department of Planning, Industry and Environment
DRNSW	Department of Regional NSW

EPA	Environmental Planning and Assessment
EPI	Environmental Planning Instrument
GAO	(Former) Government Architect's Office within NSW Public Works until 2016
GANSW	The office of the Government Architect NSW, within the Department of Planning, Industry and Environment, from 2016
HAMP	Heritage Asset Management Plan
HAMS	Heritage Asset Management Strategy
HCA	Heritage Conservation Area
HG	Heritage Group
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
PoM	Plan of Management
S170	The heritage and conservation register required to be kept by government instrumentalities pursuant to section 170 of the Heritage Act 1977.
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SOHI	Statement of Heritage Impact

2.7 Author Identification

- a. This Conservation Management Plan was prepared by Jason Penhall.

2.8 Acknowledgements

- a. This study has benefited from the assistance and local knowledge provided by:
 - Maitland Historical Society

2.9 Limitations

- a. Furniture and physical installations within those parts of the site still in operation limit the extent of physical investigation to a minor degree though this is not considered to have restricted a full understanding of the site for the purposes of this report.

PART 3 LISTINGS

3. Statutory and Non-Statutory Listings

3.1 Statutory

State Heritage Register:

Suburb	Item Name	Address	Property Description	Significance	Item No
Maitland	Maitland Town Hall and adjacent office building and supper room	279–287 High Street	Lot 1, DP 117532; Lot 414, DP 1096629	State	I156
Maitland	Maitland Lodge of Unity Masonic Hall and Lodge	5 Victoria Street	Lots 4–7, Sec 2, DP 192904; Lot 41, DP 50970	State	I181

Maitland Local Environmental Plan – Schedule 5:

Maitland	Former CBC Bank	224 High Street	Lot 1, DP 310441	Local	I150
Maitland	Former Cohens Warehouse facade	226 High Street	Lot 211, DP 863348	Local	I151
Maitland	Technical college	230 High Street	Lot 1, DP 581007	Local	I152
Maitland	Former Congregational Church	244 High Street	Lot 1, DP 714589	Local	I153
Maitland	Former AJS Bank	248 High Street	Lot 1, DP 1050398	Local	I154
Maitland	Maitland Mercury	258 High Street	Lot 1, DP 219943; Lot 104, DP 1106871	Local	I155
Maitland	McLaughlan's Bakery	303 High Street	Lot 3, DP 1091596	Local	I157
Maitland	NAB Bank	315 High Street	Lot 10, DP 669252	Local	I159
Maitland	Masonic Hall	5 Victoria Street	Lots 4–7, Sec 2, DP 192904; Lot 41, DP 50970	Local	I181
Maitland	Terrace	7 Victoria Street	Lot 1, DP 1097326; Lot 41, DP 50979	Local	I182
Maitland	Convent Training College group—convent, training college	9 Victoria Street	Lot 8, DP 1104827	Local	I183

3.2 Non-Statutory

- a. There are no Non-Statutory Listings for this site.

PART 4 HISTORICAL ANALYSIS

4. Historical Analysis

4.1 Introduction

This section provides insight into the history of the subject site located at 2 Hunter Street and 258 High Street. It provides an overview of the site's background, precursors and important factors to its development, associations as well as its impacts.

4.2 Aboriginal

The original inhabitants of the area were the Wonnarua Nation (people of the mountains and plains). The Wonnarua people are members of the Mindaribba Local Aboriginal Land Council that covers the traditional lands of more than 2 thousand hectares including Maitland, Cessnock, Singleton, Dungog and Port Stephens.

4.3 History of Site

Background History:



Figure 5 Entrance to West Maitland, New South Wales, 1837
Russell, Robert, 1808-1900¹

source: (Russel, 1837, fig 5).

Maitland is built on the Hunter River and is one of the oldest regional centres in Australia and began as a government town to the east of Wallis Creek. The early settlers used a bush track travelling north toward the river and after Molly Morgan's grant was sold and cut up these settlers established their

¹ Russel, Robert. 1837. Entrance to West Maitland, New South Wales. National Library of Australia. Trove. Accessed March 1, 2022. <https://trove.nla.gov.au/work/21745730>

dwelling haphazardly along the track resulting in the oddly shaped allotments to the north of the High Street. This can be especially seen in the shape of the subject site as well as sites 9, 10, 11 and 12 as shown in **Figure 4**.

History of 258 High Street – Hunter Street Building:

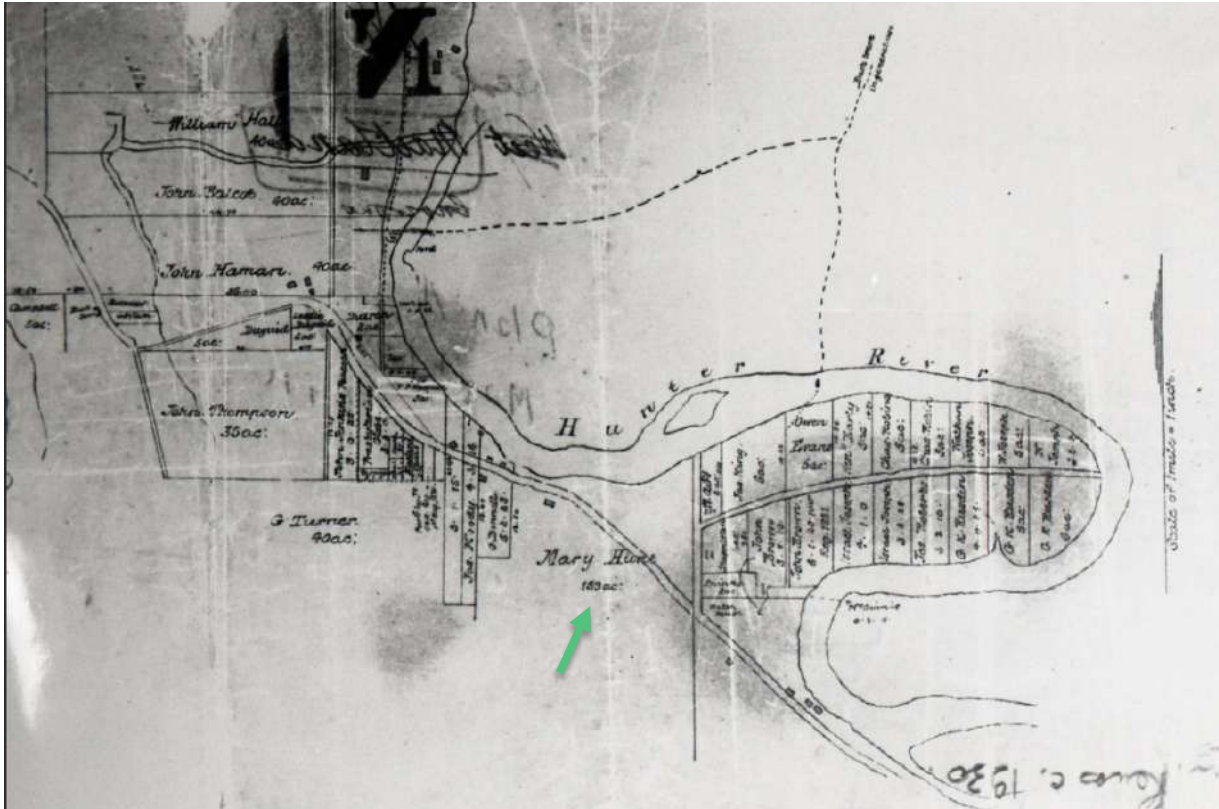


Figure 6 West Maitland, NSW, 1830
source: (Bairstow, 1830, fig 6).



The snip to the left shows the location of the subject property was originally the location of the “Watch House”; pointed out with the green arrow.

The large portion of land (159ac) belonging to Mary Hunt (Molly Morgan) can still be seen in this map.

Figure 7 below is an early 1820s map with some areas named. It shows the subject site being The Watch House although the map at Figure 8, showing the allotments marked and dated between 1835 and 1840, has The Watch House located at the end of the road between Russell’s Stores and the lot belonging to A.B. Spark.

It shows Russell's Stores as being the location of the subject property located on the corner of Government Road (now Hunter Street) and High Street. Government Road enters on the left of the image pointed out with the green arrow. This portion of road is now called Carrington Street. Odd Street isn't shown on either map:

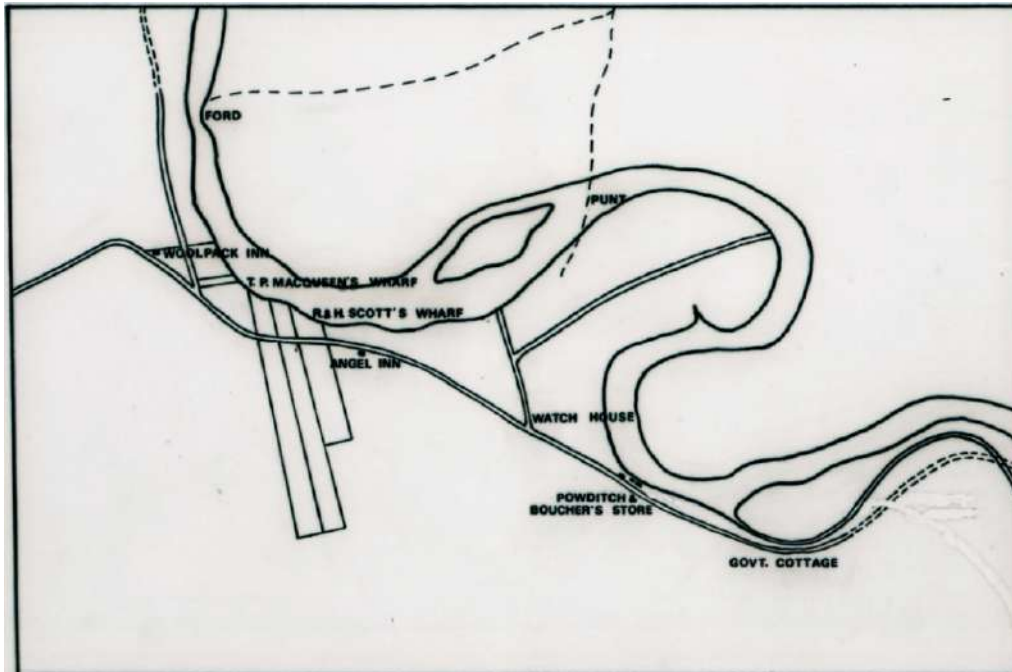


Figure 7 West Maitland plan, 1820s, 1979 John Turner Collection
source: (Bairstow, 1830, fig 7).

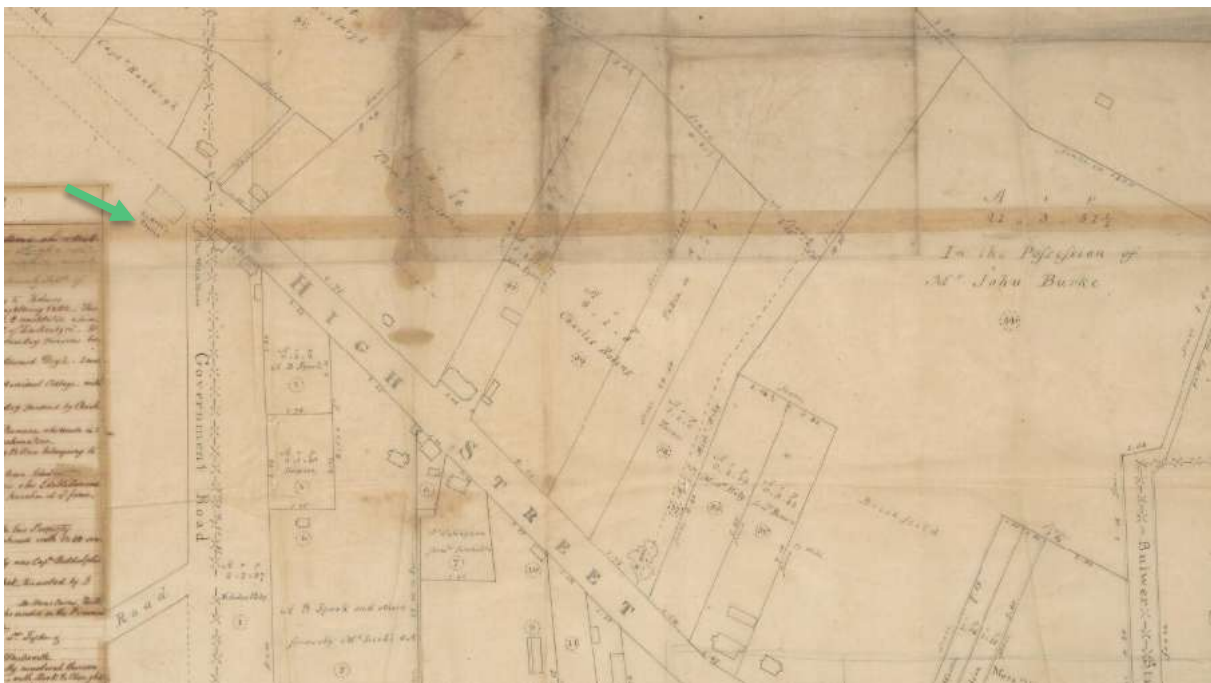
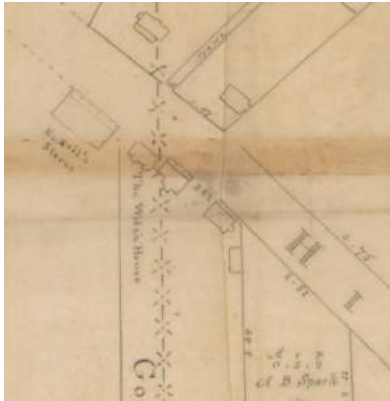


Figure 8 1835-1840 Ferguson rare map collection. Allotments in town of Maitland N.S.W.
source: (Trove, 1835-1840, fig 8)

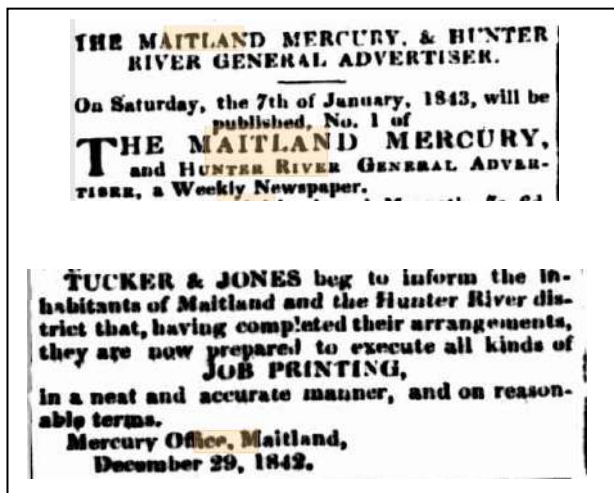


The snip to the left taken from the above map shows Russell's Stores adjacent to the Watch House.

The "Lane" opposite being Victoria Street of today.



Figure 9 High Street, West Maitland, 1841, HWH King
The Urban Pattern of the Hunter Valley
source: (Bairstow, n.d, fig 9).



The beginnings of the Maitland Mercury must be taken into account:

It was established in 1843 by Thomas William Tucker and Richard Jones and first appeared as four pages and was originally named "The Maitland Mercury & Hunter River General Advertiser".

Figure 10 Early Advert
source: (Trove, 1843, fig 10)

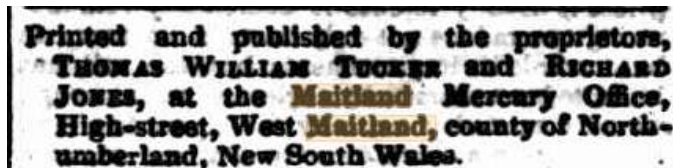
The office was originally on the corner of Bulwer and High Street:

The Hunter River Gazette was printed in a building at the corner of Hugh (High) and Bulwer Street Maitland in the house afterwards known as the Gold Digger's Arms Hotel and later the Union Bank.²

The new "Journal" was to unite the district:

It is not intended to make the MAITLAND MERCURY the organ of strong party or political feeling, but to confine it chiefly to the advocacy of those measures for the advancement of the general interests of the district, in which all parties can unite.³

The advert below would still be associated with their High and Bulwer Street office:



Printed and published by the proprietors,
THOMAS WILLIAM TUCKER and RICHARD
JONES, at the Maitland Mercury Office,
High-street, West Maitland, county of North-
umberland, New South Wales.

Figure 11 Address printed in each issue
source: (Trove, 1843, fig 11)

The advert below "Notice of Removal" shows that the subject premises, 258 High Street, were originally occupied by Mr B. Russell (Captain Bourne Russell of Russell Stores) from about 1836:

The Maitland Mercury moved into their new premises on 10 April 1847.

Figure 12 The Maitland Mercury and Hunter River
General Advertiser - 10 Apr 1847
source: (Trove, 1847, fig 12).

Russell's Stores were owned by Captain Bourn Russell, previously the Commander of the Lady Rowena, in the late 1830s and run as a general store. His vessel The Lady Rowena returned from the whaling grounds on 6 May 1835:

with a full cargo of oil, having been absent from Sydney about two years and a half.⁴

RUSSELL, BOURN, Captain:

A5704 (xiii) Short biography, 1979. 1 piece.

"Meet the master of the Lady Rowena", Sydney Morning Herald, October 13, 1979, by Dennis Shanahan, on Captain Bourn Russell, veteran of the Napoleonic Wars, sea captain, whaler, trader, and politician.

² Willetts, J (n.d.) "Reminiscences of Maitland". *Free Settler or Felon*. Accessed March 1, 2022.

https://www.freesettlerorfelon.com/reminiscences_of_maitland.html

³Trove. 1842. Advertising. Australian Chronical (Sydney, NSW: 1839-1843). P.3. Accessed March 1, 2020.

<https://trove.nla.gov.au/newspaper/article/31738112>

⁴Trove. 1835. Domestic Intelligence. The Sydney Herald Thu 7 May 1835 P.3 Domestic Intelligence

<https://trove.nla.gov.au/newspaper/article/12852092>

*In 1835 Captain Russell established a store at Maitland and, in 1844, a boiling down works at Stoney Creek near Maitland.*⁵

He advertised his ¼ share of The Lady Rowena for sale on 28 May 1835:

*TO BE SOLD BY AUCTION,
BY MR. J. PAUL,
On SATURDAY next, May 30, at Messrs. Campbell's Wharf, at 12 o'clock,
SIXTY TUNS of SPERM OIL.
Terms or Sale -
Twenty-five per cent. deposit; the residue at approved Bills of three months
AFTER WHICH,
ONE-FOURTH Share of the LADY ROWENA, burthen 323 tons, with all faults.
AND,
One-fourth Share of all her Whaling Stores, Ship's Stores (the Oil excepted), now on Board.
For further particulars apply to the Commander, Captain Russell, on board; or the Auctioneer.
TERMS made known at time of Sale.*⁶

He thereafter settled in Maitland with his family in about 1835-36 and began a general business.

1850s

The image below shows St John's Church from the river.

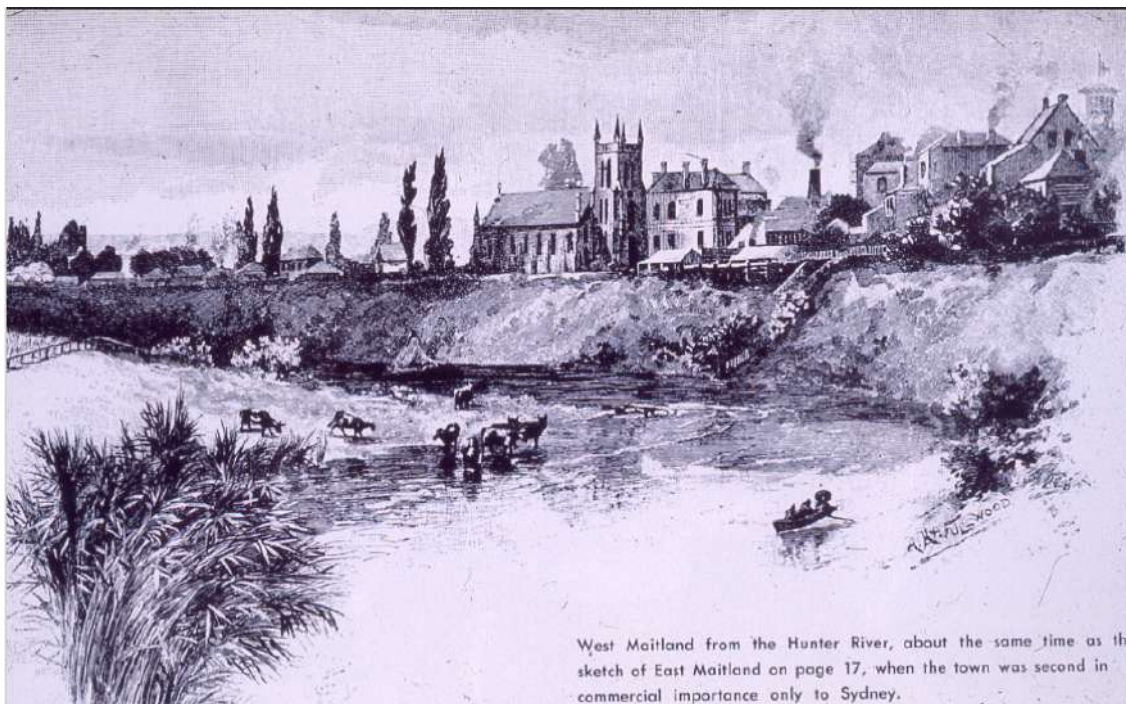


Figure 13 West Maitland from the Hunter, 1850s
source: (Fullwood, 1850, fig 13).

⁵ Aird, Joan C. 2022. Hunter Valley Business Record Finding Aid. University of Newcastle Living Histories 2011-2022. Accessed March 1, 2022. <https://livinghistories.newcastle.edu.au/nodes/view/112780>

⁶ Trove. 1835. Advertising. The Sydney Herald (NSW: 1831-1842). Thu 28 May 1835 P.3 Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/12852250>

The Hunter River has flooded many times over the years and the following illustration shows the flooded “Mercury Corner”:



Figure 14 Effects of the Floods at Maitland - Australian Town and Country Journal
Sat 14 May 1870
source: (Trove, 1870, fig 14).

The following 4 images show Maitland after the floods. The green arrow points out The Maitland Hotel. It is unclear which year they relate to as the following years are both shown in the citation “1857 / 1872”:



Figure 15 West Maitland
Street Scenes after Flood
Elijah Hart
source: (Hart, n.d. fig 15)

Contents / Summary

Street scenes: Three images show what is possibly the High Street in West Maitland with the street flooded and buildings with the signs H. Thomas, Central Printing Office, and The Maitland Hotel; H2010.134/85 shows a flooded street (possibly Devonshire Street) with buildings on either side, including the Municipal Council Chambers: Five men, full-length, standing, all wearing hats, one without shoes -- four men, full-length, three with beards, standing left foreground, two wearing bowler hats and two top hats, one in frock coat and leaning on a cane, another with high boots and another with mutton chop whiskers; to the left are several horses tethered to posts in front of the Maitland Hotel –

Two young men standing on a log, three boys without shoes standing in water, and another boy seated on a post, beside street covered with water, with buildings on either side of the street in the background on one of which is the sign Municipal Clouncil Chambers, and behind it a two-storey verandah with eight people standing on the upper level -- Street scene with figures in the distace, street flooded and a clinker built boat outside the Maitland Hotel.

Floods over the years caused extensive damage to Maitland as well as the Maitland Mercury building, as can be seen from the following articles, excerpts taken from the larger articles dated 1870 and 1874 respectively:

The earlier columns of the following report were completed, and in type ready for printing, on Monday evening, being intended for the Mercury of Tuesday morning. But the flood waters had entered the printing machine rooms of the Mercury during Sunday night, and although during the early hours of Monday it appeared probable that a fall might take place soon enough to enable us to print as usual, the river and flood waters rose steadily again all Monday afternoon, evening, and night, and it was impossible to work the machines. So also on Tuesday all day long the waters remained so deep in and round the machine rooms (from a foot to two feet) that it was impossible to work the machines; and at last we reluctantly gave up

the hope and endeavour (till then persevered in) to publish our Tuesday's copy on Wednesday. As we write these lines (on Wednesday morning) the water is being bailed out of our machine rooms, in the hope of the earth under the floors drying sufficiently before night to restore its firmness, so that the

*vibration and jar of the machines when at work - which is considerable - may not disturb and alter the level of the machine foundations, and thus injure them perhaps permanently.*⁷

*The threat was carried out, for as the river rose higher and higher, the Mercury premises were invaded, and before Tuesday morning the water soaked up into the machine-rooms, and remained there (rising higher than in the 1870 flood) until Wednesday evening. Thus we were unable to print anything whatever at the machines for Thursday's paper, and could issue only a small slip or "Extra," printed at a small press upstairs - and the main portion of which we reprint below.*⁸

The following 6 plans, dated 1881, show the alterations and additions that took place in 1882 to the subject property. They were prepared by John W. Pender and consisted of a ground plan of alterations and additions to the Maitland Mercury Office's store and yard. The builder was Benjamin Hodgson.⁹

1. First Floor Plan and Ground Plan

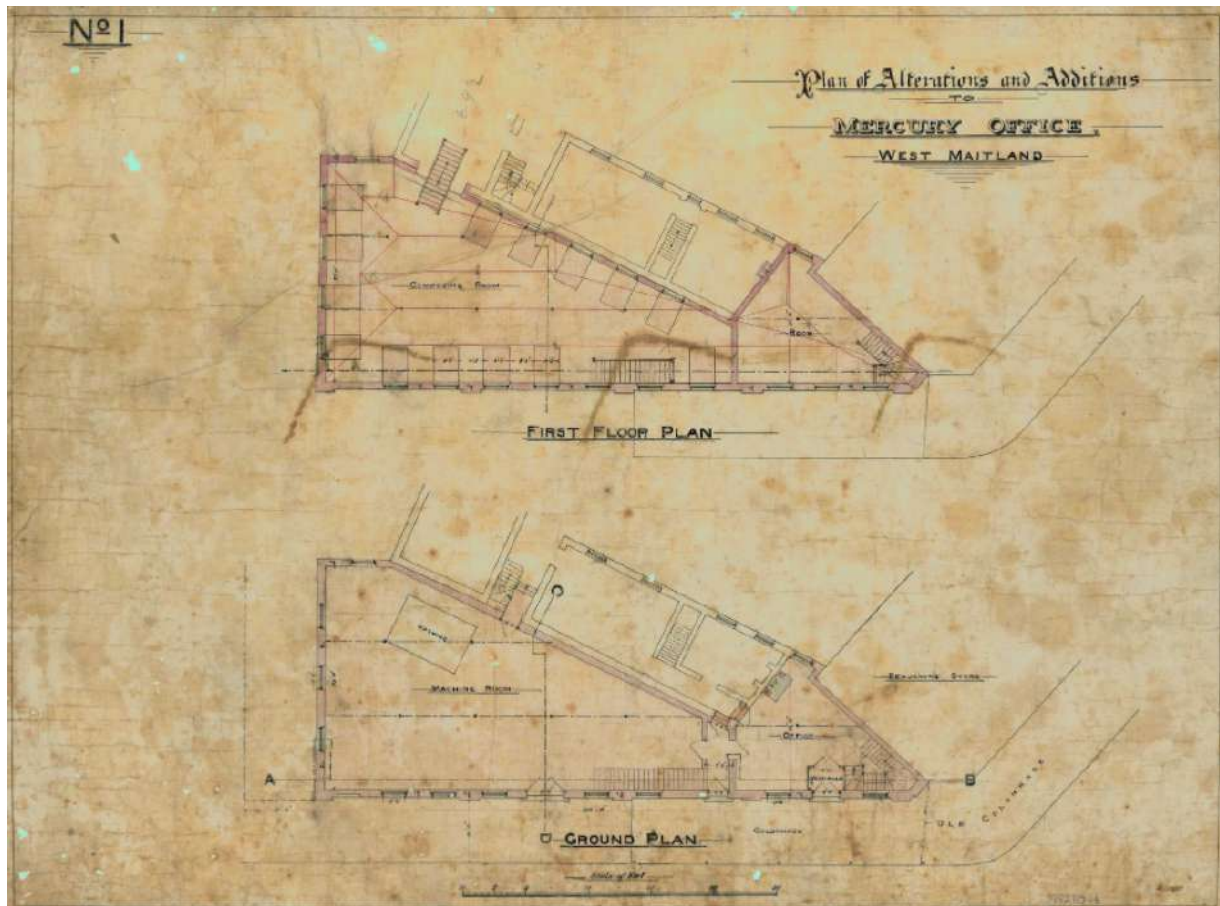


Figure 16 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881

source: (Pender, 1881, fig 16).

⁷ Trove. 1870. Tremendous flood in The Hunter. The Maitland Mercury and Hunter River General Advertiser (NSW:1843-1893). Thur 28 Apr 1870, P.2 <https://trove.nla.gov.au/newspaper/article/18744936>

⁸ Trove. 1874. Great flood in the Hunter. The Maitland Mercury and Hunter River General Advertiser (NSW: 1843-1893). 31 Jan 1874, P.5 Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/18781201>

⁹ Barry, Maitland. 1999. Schedule of Pender Practice: Part1 p.13. Accessed March 1, 2022. <https://downloads.newcastle.edu.au/library/cultural%20collections/pdf/penderlisting13may2005.pdf>

2. Ground Plan

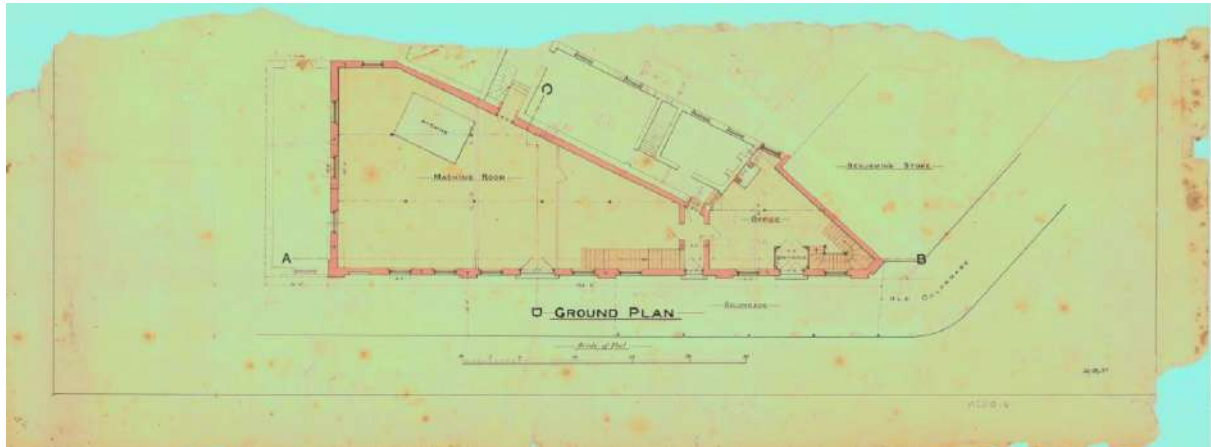


Figure 17 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881

source: (Pender, 1881, fig 17).

The Front Elevation below would be facing Hunter Street:

3. Elevations

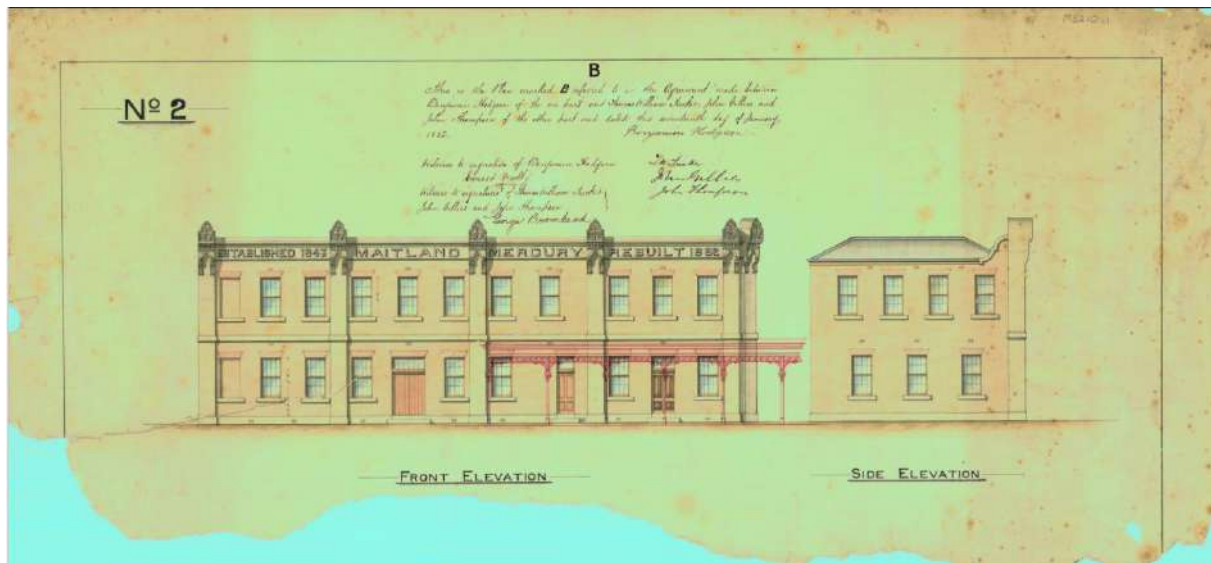


Figure 18 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881

source: (Pender, 1881, fig 18).

4. Elevations and Sections

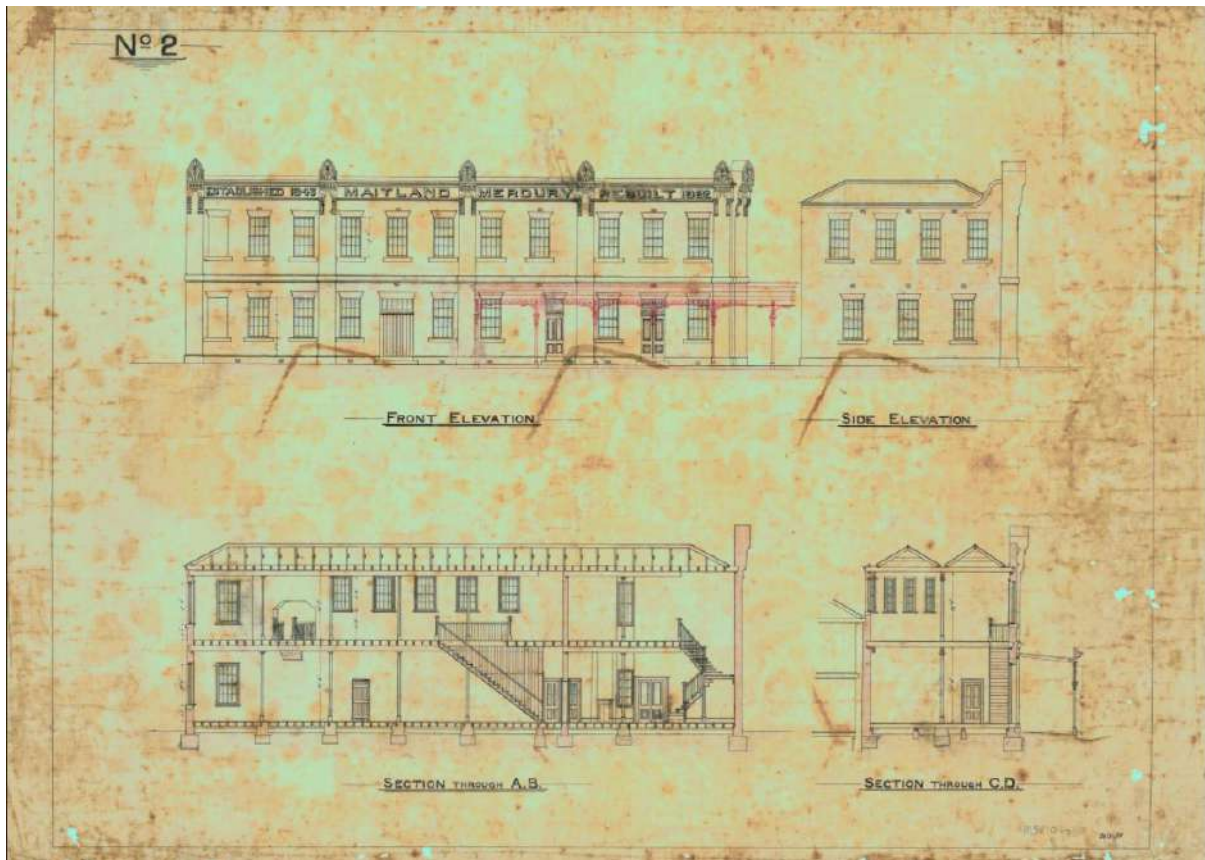


Figure 19 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881
source: (Pender, 1881, fig 19).

5. Elevation – Chimney Stack

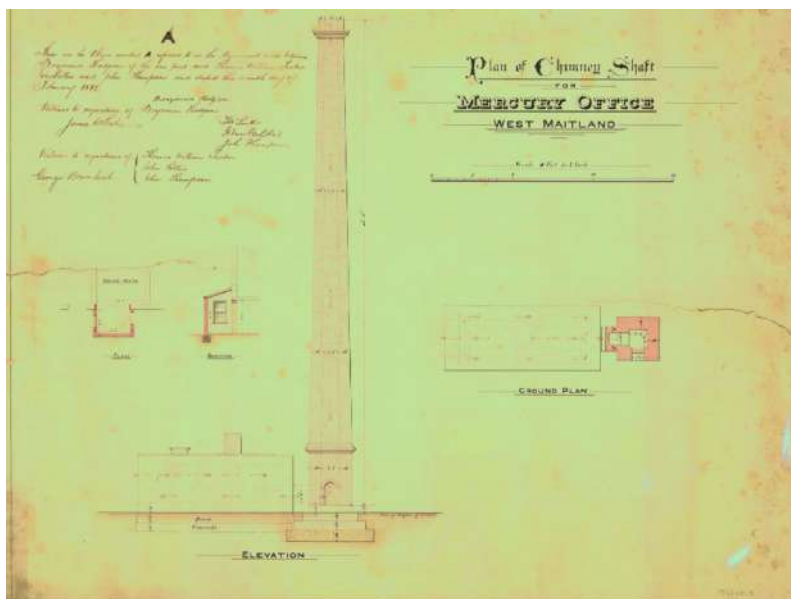


Figure 20 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881
source: (Pender, 1881, fig 20).

6. Site Plan



Figure 21 Plan of Alterations and Additions to the Maitland Mercury Office
West Maitland, NSW, 31 December 1881

source: (Pender, 1881, fig 21).

1880-1893 Much redevelopment and building occurs in High Street. New shop fronts and wide verandah/colonnades are added to shops. Gas lighting is introduced. Cast iron decoration and corrugated iron becomes popular. Town Hall is built (1889). The old courthouse is demolished and a new one built (1893). Kerbs are formed and sealed with stone gutters.¹⁰

1890s

The image below shows the section of the subject property that has since been demolished with the words “REBUILT 1882” pointed out with the green arrow.

The AJS Bank (Former) can be seen pointed out by the red arrow in the following 2 images. The item is undated but would most likely be some time in the early 1890s as the Memorial Fountain was installed sometime during 1890 see **Figure 35**:

¹⁰ Campton & Pankhurst. 1890. High Street, West Maitland, NSW, Australia [c.1890's]. The University of Newcastle Australia. 2011-2022. Accessed March 1, 2022, <https://livinghistories.newcastle.edu.au/nodes/view/19708>



Figure 22 High Street, West Maitland, looking SE, [n.d] Newcastle City Library
Bairstow, Damaris John Turner Collection
source: (Bairstow, n.d. fig 22).

The following image shows the AJS Bank (Former) pointed out with the red arrow. The Town Hall can be seen in the distance:

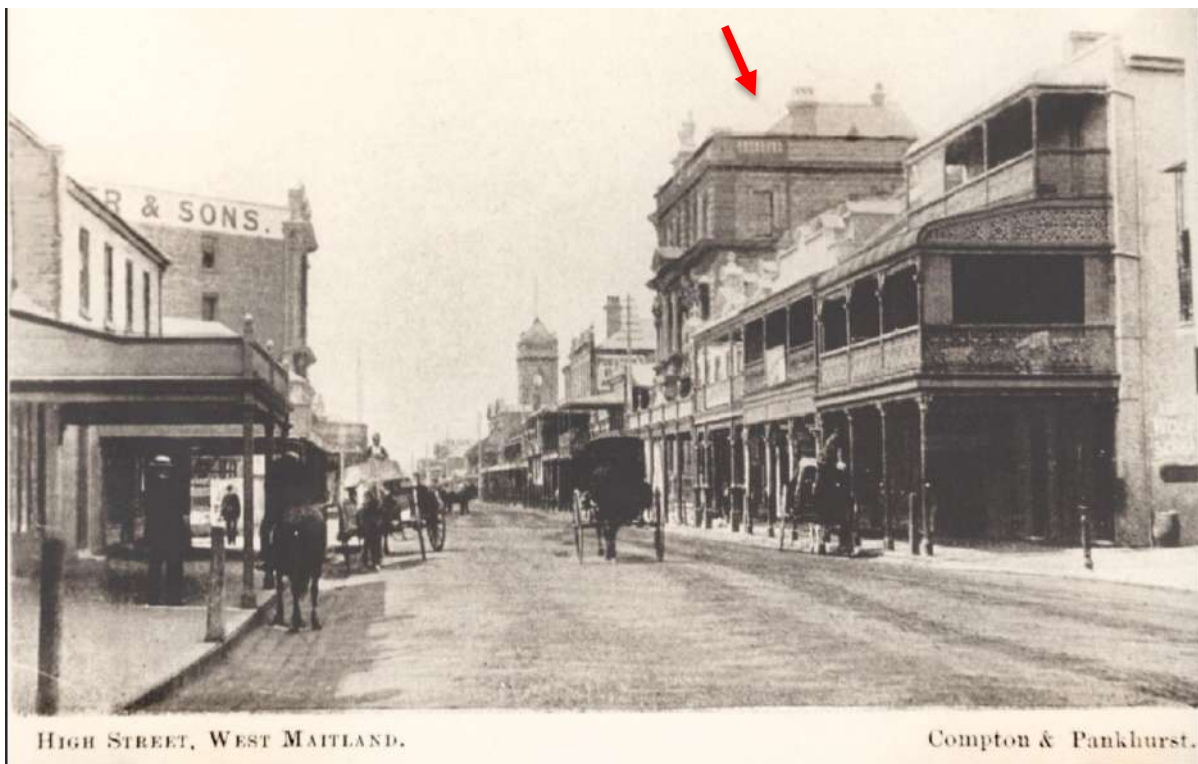


Figure 23 High Street, West Maitland, NSW, Australia [c.1890's]
source: (Compton & Pankhurst, 1890, fig.23).

Description

View along High Street, Maitland looking east. Capper & Sons is located on the left [it was the only building with a lift in West Maitland]. [Destroyed by fire in 1990.] Town Hall with clock, centre, and three-storey Commercial Banking Company building to the right. Horse-drawn vehicles are in the street. Compton & Pankhurst photograph.¹¹

The 3 storey verandah building to the immediate right of the image above is the former Exchange Hotel.

The following image may have been taken from the top of the Capper & Sons building as the roof to the Maitland Mercury Building is shown in the foreground to the left of the image and is pointed out with the green arrow.

Also seen in this image is H.G. Smith Accountant (see **Figure 26**), located within the immediate vicinity to the subject property. The Town Hall can be seen to the right of this image:



Figure 24 High Street, West Maitland, looking west, [n.d.], Newcastle City Library source: (Bairstow, n.d. fig 24).

¹¹Compton & Pankhurst. 1893. High street West Maitland NSW March 1893 flood. Accessed March 1, 2022. <https://www.flickr.com/photos/98887654@N05/10812168013/in/album-72157667799351885>



HIGH STREET, WEST MAITLAND, DURING 1893 FLOOD. Compton & Pankhurst.

Figure 25 View of High Street during the 1893 flood, Maitland, NSW, Australia
source: (Compton Pankhurst, 1893, fig 25).

High Street, Maitland [Looking west - Commercial Banking Company building behind awning on left. Catholic Church tower in the distance. Cappers building is at the right.] Compton & Pankhurst photograph.¹²

The image below shows H.G. Smith Accountant, which is located within the immediate vicinity to the High Street building of the subject property. To the right of the image can be seen “Baker’s” and on the side of the building the beginnings of the sign for “Victoria Street”. The AJS Bank (Former) is pointed out with the green arrow and the Town Hall can be seen opposite.



Figure 26 Maitland Floods - cnr Victoria and High Street – March 1893
source: (Flickr, 1893, fig 26).

¹² Trove. 1871. Advertising. The Maitland Mercury and Hunter River General Advertiser (NSW1843-1893). Sat 15 Apr 1871. P.1. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/18753331>

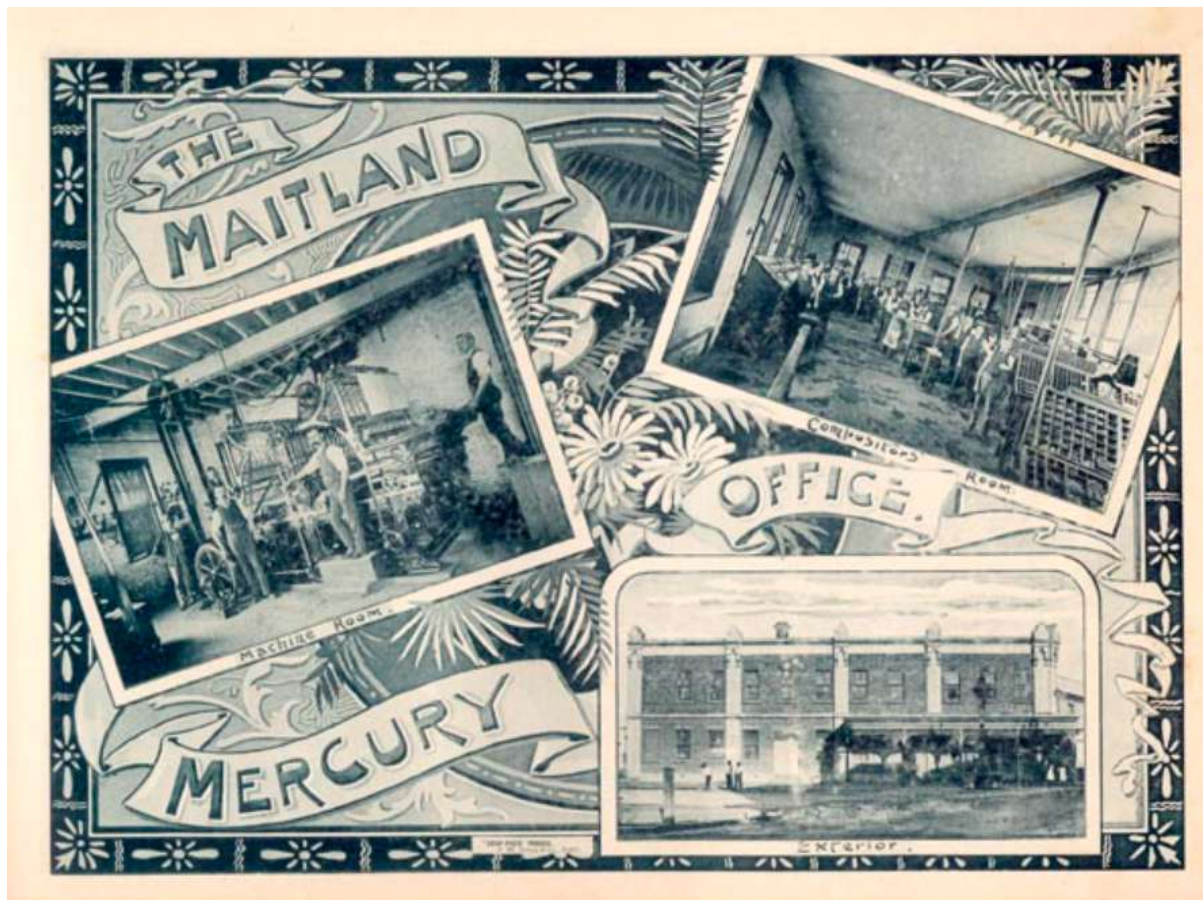


Figure 27 Advertisement for the Maitland Mercury - 1896
source: (Newcastle Libraries, 1896, fig 27).

FIRE AT MAITLAND.

◆

EXTENSIVE DAMAGE.

WEST MAITLAND, Thursday.—Early this morning, damage to the extent of between £2000 and £2500 was done by a fire at the Co-operative Company's bulk store. The building and stock were completely destroyed, together with Brone's motor garage (containing a Humber car and accessories), and portion of Bellamy's stables, and the "Mercury" office stables. The insurances are:—Motor garage building, £625, in the Mercantile Mutual office; motor-car, fittings, and accessories, £500, in the Australian Mutual office; Co-operative Company's store building, £200, in the Australian Mutual office; and stock, £100, in the New Zealand Insurance Company.

It was the biggest blaze experienced in Maitland for 20 years, and in view of the inflammable nature of the buildings and the great hold which the flames had secured before the fire was discovered, the members of the fire brigade were fortunate in preventing the spread of the fire to the adjoining buildings.

The "Mercury" office engine room and paper store caught alight several times, but the employees, with a hose provided on the premises, succeeded in extinguishing the flames and saving the buildings.

In 1909 some buildings adjoining the Hunter Street premises of the Maitland Mercury caught alight although the fire brigade managed to prevent any major spread. The Mercury's engine room and paper store caught alight several times but employees using a hose managed to extinguish the flames:

Figure 28 The Daily Telegraph Fri 19 Feb 1909, Pg8 -
FIRE AT MAITLAND.
source: (Trove, 1909, fig 28).

The Volunteer Hotel was located on the opposite corner to the subject property and adjacent the Capper & Sons Building. It has gone through a number of changes over the years. It was offered for sale in 1871:

*VOLUNTEER HOTEL,
CORNER OF HIGH AND HUNTER STREETS,
WEST MAITLAND
FOR SALE, the GOODWILL, FURNITURE,
STOCK IN-TRADE, &c, of the above WELL-KNOWN AND OLD-ESTABLISHED HOTEL.*¹³

It was also known as Dunlop's Volunteer Hotel and burned down in 1971 along with E.P. Capper & Sons. The following 3 images show the changes made to this hotel over the years. The images have been dated by "Time Gentlemen, Please!" pg38 held by the Maitland Historical Society. Figure 30 shows the Capper building to the right and the Capper Iron Stores to the left, which would have been within Hunter Street adjacent to the Mercury Building:



Figure 29 1893 Dunlop's Hotel
source: (The Maitland Mercury, 2013, fig 29).

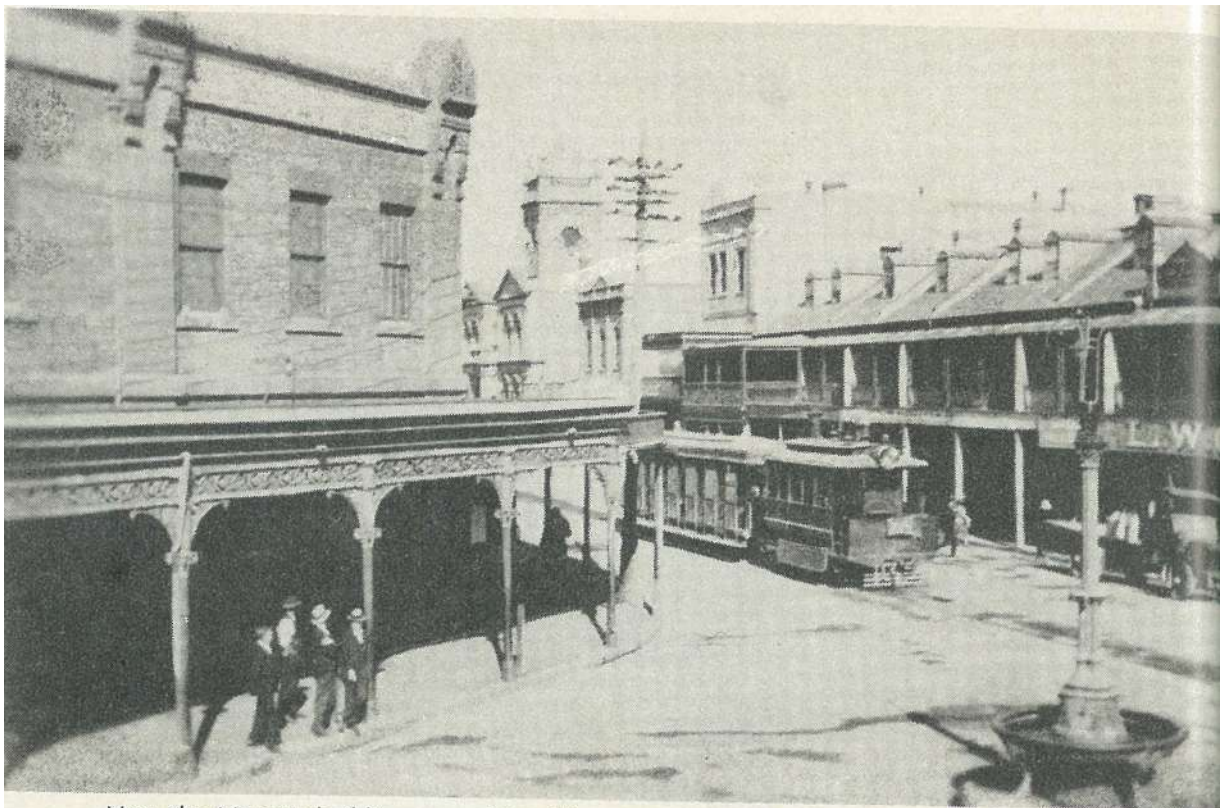


Figure 30 1924 Volunteer Hotel (Dunlop's Hotel)
source: (Australian National University, 2020, fig 30).

¹³ Trove. 1890. West Maitland. The Sydney Mail and New South Wales Advertiser. Sat 5 Apr 1890 P.778. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/162071614>



Figure 31 Dunlop's 1940 Volunteer Hotel, West Maitland
source: (Australian National University, 2020, fig 31).



Note the Mercury building, complete with ornate awning, and the Dr. R. J. Pierce Memorial Fountain in its original position at the corner of Hunter and High Streets about 1922. It catered for dogs and horses, as well as people.

Figure 32 Maitland Mercury cnr Hunter and High St - 1922
source: (Turner, 1922. P.96, fig 32).

The "Maitland Mercury" Newspaper and Printing Company

THE "Maitland Mercury" (a daily edition of which is published every afternoon, and a weekly edition every Saturday morning) is the oldest established and one of the most extensively circulated provincial papers in New South Wales. Established in the year 1843 by the late Messrs. Thos. Wm. Tucker and Richard Jones, as a weekly, its success was so great that it was soon enlarged and published as a bi-weekly, then as a tri-weekly, and in 1894 it made its appearance as an afternoon daily of four pages, since increased to eight pages, and occasionally as 12 pages. In its earlier existence the "Maitland Mercury" was the only newspaper printed in the northern district, and it soon acquired an extensive circulation in every town in the north and north-west of New South Wales and far into Queensland. Since that time it has never lost its hold on its early subscribers, many of whom can boast of having taken the paper into their homes from the first year of its publication until the present day. Though the "Maitland Mercury" has passed through many proprietorships during the past 79 years, the name of one of its founders—that of Mr. T. W. Tucker—has always been associated with it—first as Tucker and Jones, then as Tucker and Falls, Tucker, Cracknell and Falls, Tucker, Gillies and Thompson, Tucker, Thompson and Eipper, and as manager during the years the paper was in the hands of the late Alex. Falls and his family. The Tucker family still retain their interest in the "Maitland Mercury" Newspaper and Printing Company Ltd., the Managing Director of which is Mr. J. W. Rutherford. Since its appearance as a daily paper the circulation of the "Mercury" has very largely increased, its readers being numbered by many thousands, not only in the Maitland district but throughout the whole of the North and North-West, the North Coast, and the Maitland mining districts, and it is recognised as a most up-to-date and influential newspaper and one of the best advertising mediums in the State. The office is equipped with the most modern Webb printing machinery, linotypes, and an electric lighting plant.

Figure 33 Souvenir book Back to Maitland Week, 7th to 12th November 1927 – pg21
source: (Brock. 1927, p.21, fig 33).



Figure 34 Souvenir book Back to Maitland Week, 7th to 12th November 1927 – pg22
The "Mercury" Buildings, West Maitland
source: (Brock, 1927, p.22, fig 34).

The following image is a clearer view of Figure 34 above:

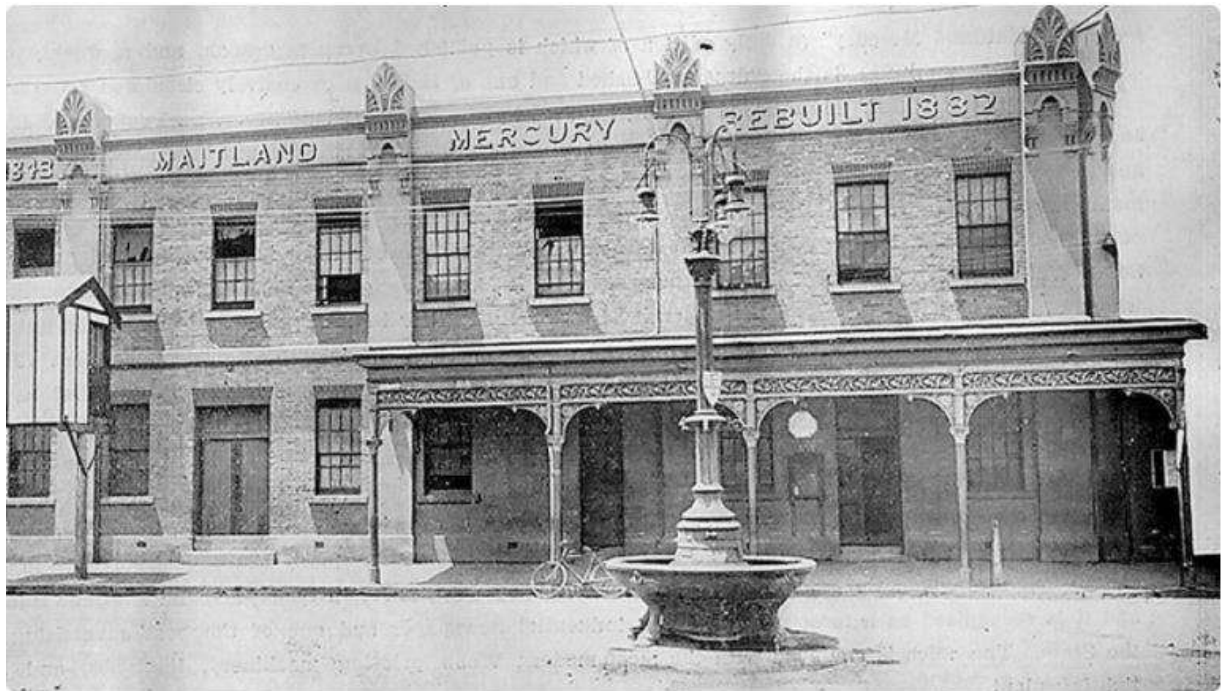
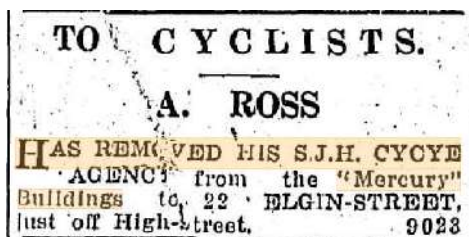


Figure 35 Dr RJ Pierce Memorial Fountain 1889-26.1.1939
source: (The Maitland Mercury, 2013, fig 35).

The memorial fountain to Dr Pierce, standing in front of the Maitland Mercury building was erected in 1890. It was purchased from an English firm and shipped by the Firth of Cromarty.¹⁴ The fountain was demolished in 1939.



The image shows a bicycle in the background, perhaps due to the S.J.H. Cycle Agency being located in the building pre-1925:

Figure 36 The Maitland Daily Mercury, 1 Dec 1925 Pg8
source: (Trove, 1925, fig 36).

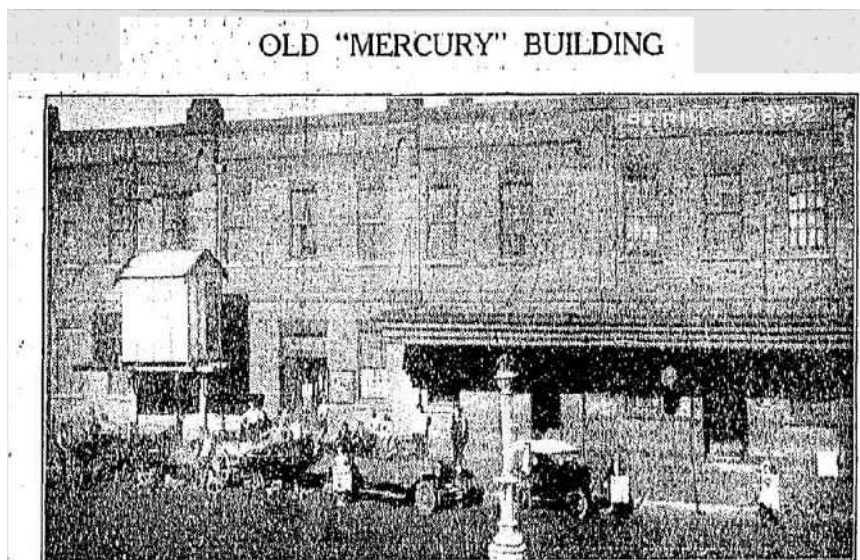
¹⁴Trove. 1937. Advertising. The Maitland Daily mercury (NSW: 1894-1939). P.8. Mon 27 Dec 1937. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/126510791>

High Street Building



This is the first published photograph of the "Maitland Daily Mercury's" new premises in High-street, West Maitland, from which the paper is now being produced.

Figure 37 The Maitland Daily Mercury Special Supplement Wed 23 Sep 1936, pg1 source: (Trove, 1936, p.1, fig 37).



For almost 84 years the "Mercury" was produced from this building in Hunter-street, West Maitland.

Figure 38 The Maitland Daily Mercury Special Supplement Wed 23 Sep 1936, pg1 source: (Trove, 1936, p.1, Fig 38).

The following article from The Maitland Daily Mercury SPECIAL SUPPLEMENT appeared alongside the images above and describes the new modernised building on the High Street in detail:

Modern Equipment In "Daily Mercury's" New Premises

BUILDING DESCRIBED

*Provision For Comfort And Increased
Staff Efficiency*

ARTISTIC ARCHITECTURAL DESIGN

Imposing in outward appearance, and designed within to afford; every modern facility for newspaper production and provide for the expansion of the business for many years to come, the new home of the 'Maitland Daily Mercury' stands on a frontage of 78 feet to High-street, and the visitor is immediately impressed with the artistic yet restrained architectural design of the building.

The whole structure is solidly built of brick, the cement facings of windows and facades being finished in a pleasing shade of cream with the company's, name lettered in red. The main entrance is up a short flight of red and white terazzo steps through massive plate-glass swinging doors into the main vestibule.

This, together with the adjoining hall, is covered in richly marbled rubber, and another pair of glass doors lead into the main office, measuring 32 feet, by 18. Queensland maple, beautifully polished, liberally used in hallway and offices, as well as in the adjoining rooms and staircase. A hall 30 feet long leads through to the main Printing Room, and the first room to the right, just inside the glass doorway, is that of the Lady Reporters, which is both airy and spacious, well lit, and provided with telephone and ample cupboard space, affording every facility for comfort and efficiency.

The next room to take the eye of the visitor is that of the Managing-Editor. Here marble Feltex is used tastefully as a floor covering, and one of the most striking features of this beautifully appointed room is the ceiling frieze and cornices which are carried out in Insulite, a new cellulose building material which has been largely used in the new building for ceilings, panels and partitions.

MODERN EQUIPMENT

The artistry with which the cornices and frieze have been designed in this room and elsewhere is striking. This work is seen here for the first time in the district.

Passing into the main business offices, which are also, designed to provide maximum comfort and efficiency, the telephone switchboard is noted. It has provision for 20 lines, including extensions and a maze of plugs and cords denotes how busily engaged these are kept in the course of rushing through the day's work.

Files for cutting purposes are provided on a table in the vestibule while others for references are displayed on desks in the main, office, where all advertisements are received and other business transacted. Here also are situated the air carrier chutes through which all news and advertisement copy is swiftly whisked to the various departments throughout the building. In a similar way all communications from the various upstairs rooms can be quickly despatched to the main office.

Passing from the passageway into the big Printing Room the ample space and roominess of the layout is immediately apparent. To the right, occupying the full length of the room, stands the Duplex Tubular Rotary Press, which springs into action each afternoon, pouring out papers at the almost incredible speed of 10 per second.

Here, too; is the press, upon which the poster is printed, and other jobbing work done, while ranged along under overhead shafting are stitching machines, platens, guillotine, and circular saw.

To the rear of the Printing Room are various stores, as well as the Stereo plant, with which the plates for the big press are made. Here everything is arranged in a compact and orderly style to obviate waste of time and add to the smoothness of working. The flooring of this big room is of cement, and the ceiling is of Insulite, which, assists in deadening undue noise and is particularly cool in hot weather.

PAPER STORE

Beyond the Printing Room, which measures 51 feet by 40, is the Paper Store, a two-storey structure, in which liberal space is provided for the necessary stock of reels of paper. These can be readily manipulated into position for convenient use, and to assist in this work, a geared hoist is provided. The depth of the whole building, including the paper store, is 140 feet.

The efficient handling of papers is provided for by a covered vestibule opening from the right-hand side of the Printing Room, where parcels can be loaded direct on to lorries, and newsboys can take delivery of their papers almost direct from the folder of the machine.

In addition, a roomy Despatch Office is provided, where all the multitudinous details involved in the distribution of the paper can be dealt with and there are also a Store for fancy printing paper and a room to house the humming motors that drive the tireless lintype machines.

THE TOP FLOOR

Returning to the vestibule from an inspection of the Printing Room, the visitor passes up a broad staircase, covered in rich, soundless rubber, to the floor above, noting in passing the beauty of the lighting fixtures, which are duplicated to be switched on from either upper or lower floor. Upstairs is a hive of industry, but the spacious layout and skilful arrangement of fixtures makes for a smooth efficiency hitherto impossible.

To the front of the building are filing rooms, record rooms, and room measuring 18ft. by 12 which accommodates several members of the Reporting staff. Here are installed phones, and the ceaseless click of typewriters indicates that the news-gatherers, are hard at work.

Fibrous Plaster for Ceilings and Walls

B. Pryor & Son, of West Maitland, are proud to have co-operated with other contractors in the equipment of the new "Mercury" building.

For home builders, B. Pryor & Son can offer (at Sydney prices) a splendid range of artistic designs for ceilings, cornices, and wall treatments. Home builders are invited to consult B. Pryor & Son's Specialists without any obligation.

Ring Telephone No. 463 during business hours, or Telephone No. 746 at night for information or advice relating to any job requiring "Fibrobestos" Building Material, or Plastering Work of any kind.

The main Reporters' Room is particularly large and airy; and its generous-sized desks, two telephones, and seemingly endless array of typewriters would gladden the heart of any efficiency expert. Here, too, is situated, behind sound proof insulate partitions, the ingenious news Recording apparatus, by means of which much of the day's news is handled, two telephones being exclusively occupied in this task each day.

THE COMPOSING ROOM

We pass from here into the Composing Room, which is immediately adjoining, and to which copy is passed through a convenient wall panel. Here modern linotype, machines busily turn the news of the day into solid type, and the various compositors are busy assembling the advertisements, columns of, type, and illustrations that go to make up a page of the paper.

In this big room, which is 51 feet by 40, is situated part of the Stereo plant with which the metal plates for the huge press are made. Here as well are various important details such as the melting pots for the type metal, all of which is melted down and recast each day. We note also a small lift at the rear by which materials can be lowered rapidly to the ground floor, and a platform fitted with a heavy winch for hauling up machinery and other necessaries used in the course of the day's work.

Throughout the building the predominating note is one of orderly arrangement, particularly good lighting, and spacious layout. One cannot but be impressed, with the conviction that such surroundings must be conducive, to better results — and this, in turn, means better service to the "Mercury's" many readers.

Figure 39 The Maitland Daily Mercury
23 Sep 1936, pg10
source: (Trove, 1936, p.10, fig 39).

Due credit must be given for the fine new building to those who designed and constructed it. The architect for the entire job was Mr. W. H. Pender, while Mr. G. Pilgrim, the well-known local contractor, carried out the whole of the building and fittings.

Messrs. Pryor and Sons, who were responsible for the cement and plastering work, achieved some original and artistic effects and it is interesting in this regard to note that Mr. Ben Pryor, who carried out the lettering on the façade of the old Mercury Office in 1882 was actively engaged on the present job, and did the same for the new building.

The firm of Carthew and Parr, Printers' Engineers, of Sydney, were engaged night and day for several weeks in transferring the great quantity of machinery involved in the production of the "Mercury" from the old building to the new, and the elaborate electrical installation for operation of the machinery and for lighting throughout was installed by Messrs. Uhrig and Allen.

In providing this imposing new home for the "Mercury" the Directors of the Company have in mind not only the provision of more comfort and increased efficiency for the Staff, but also the modernising of every department of the business to cope with the advance of the town and district.

Maitland may well be proud of this fine establishment, which now equals anything in the country in point of construction and design.

In December 1937 tenders were invited by Walter Pender for additions and alterations to the old building in Hunter Street:

***TENDERS** are Invited, closing at my Office, noon 24th January for Brick Additions and Alteration and new Fencing to the old Mercury Buildings, High Street, West Maitland, Plans and specifications to be seen at my Office. Lowest or any' tender, not necessarily accepted.*

WALTER H. PENDER F.R.A.I.A.

Architect, West Maitland¹⁵

In February 1938 the following article described the Alterations and Demolitions to take place:

LANDMARK TO GO

Old 'Mercury' Building

TO BE REPLACED BY GARDEN

The old 'Daily Mercury' building, standing at the corner of Hunter and High Streets, and bearing the inscription 'Rebuilt in 1882' is to come down — at least the major portion of it. About 40 feet of the deepest part of the building farthest away, from High Street, will be retained as a paper warehouse, the balance of the site to be enclosed in a neat brick fence, in keeping with the new premises adjoining, and to be converted into a garden.

The passing of such a landmark is worthy of some mention, for the story of the 'Mercury' is indeed the warp and woof of the pattern of the civic life of Maitland and the great hinterland allied to it— it is in fact, Maitland itself. The old building faithfully served its day and generation, and although there must always be a measure of regret at the passing of a familiar landmark, the present is an occasion on which the directors, as representatives of the proprietors, feel some pride in the knowledge that, in the place where the old building stood, there will grow up a garden.

The directors are anxious to make a substantial contribution to the new civic pride that has been making itself felt in Maitland for some time. They believe that it is possible to brighten High-st. in such a way that travellers passing up and down the New England highway will remember it first for its beauty, and, remembering, will not forget to talk of it in other places.

¹⁵Trove. 1938. The Maitland Daily Mercury (NSW: 1894-1939). Fri 4 Feb 1938 P.5. Accessed March 1, 2022.
<https://trove.nla.gov.au/newspaper/article/131259124>

There is another reason for the establishment of a garden plot. It is hoped that the space will be utilised as a breathing spot for the large and growing number of the paper's employees, thus making their conditions pleasant and healthy.

The 'Mercury,' because it is the 'Mercury,' has an abiding faith in the future. It has lived and served the people for close on a century, and it approaches its centenary with a strong faith in the years that are ahead, and with the sure knowledge that those who love the old town and all it stands for will not fail it in the work that is just around the corner. The reference is to the important question of a Greater Maitland, the hammering of the scattered suburbs into a composite hole, and the building of an enduring city.¹⁶

Then in 1938 tenders were invited for the demolition of the old building:

***TENDERS** are invited until Noon, 21st April, for the Purchase and Demolition of Old 'Mercury' Building, at corner of High and Hunter streets, West Maitland. Specifications to be seen at the 'Mercury' Office, also at my Office.*

*WALTER H. PENDER, F.R.A.I.A.,
Architect, West Maitland.¹⁷*

TIMBER SALE

Frank L. Smith, auctioneer, West Maitland, reports having sold on behalf of the Builders' Exchange, Newcastle, the timber from the old Maitland 'Mercury' building, which is at present in the course of demolition. Buyers were present from districts around West Maitland, and the building material sold well.¹⁸

The following image has perhaps been taken from the top of the Capper & Sons building on the opposite corner, which was demolished in 1979:

¹⁶ Trove. 1938. Landmark to go. The Maitland Daily Mercury 4 Feb 1938 P.5.

¹⁷ Trove. 1938. Advertising. The Maitland Daily Mercury (NSW: 1894-1939). Tue 12 Apr 1938 P.12. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/131270288>

¹⁸ Trove. 1938. Timber Sale. The Maitland Daily Mercury (NSW 1894-1939). Wed 11 May 1938. P.7. Accessed. March 1, 2022. <https://trove.nla.gov.au/newspaper/article/131258552>



Figure 40 Maitland Mercury Building
source: (Smith, 1930, fig 40).

1955 Floods:

The Maitland Mercury building can be seen to the right of the image pointed out with the green arrow:



Figure 41 High Street, West Maitland 1955
source: (Maitland Historical Society, 1955, fig 41).

The images below were taken from the balcony of Jim Lucey's terraced home in Victoria Street. The rear of McLauchlin's Bakery can be seen to the left of the image. The new Mercury building on the High Street is out of sight behind the Masonic Lodge to the right. Green arrow points out the old Mercury Building in Hunter Street:



Figure 42 Flooded street during the Maitland Flood, 1955
source: (Lucey, 1955, fig 42).

Showing the water rushing down Hunter Street from the High Street:



Figure 43 Flooded street during the Maitland Flood, 1955
source: (Lucey, 1955, fig 43).

Taken from within Hunter Street outside the former Volunteer Hotel looking towards High Street. The old “Mercury Building” is shown to the left of the image with the “new” building on the High Street pointed out with the green arrow:



Figure 44 Flooded street during the Maitland Flood, 1955
source: (Lucey, 1955, fig 44).

The following image shows the corner of the old Maitland Mercury building to the right in the foreground with the rear side of the new building to the right:



Figure 45 Flooded street during the Maitland Flood, 1955
source: (Lucey, 1955, fig 45).



Figure 46 c1960s - New printing press in preparation at the Maitland Mercury office
source: (D'Ombrain, n.d, fig 46).



Figure 47 c1960s - New printing press in preparation at the Maitland Mercury office
source: (D'Ombrain, n.d, fig 47).



Figure 48 Maitland Mercury – May 1992 by Norm Worth
source: (Worth, 1992, fig 48).



Mercury moved into new building in 1936

THIS snippet of local history is from the booklet Maitland Hub of the Hunter – Historical Homes and Buildings. It was published in 1973.

The booklet was the project of the Lions Club of Maitland and features historical buildings in Maitland and their histories.

The booklet was brought into the Maitland Mercury by a local resident with a passion for Maitland's heritage.

The 52 historical buildings will be featured in the following months in Citywide.

Maitland and the Lower Hunter Valley saw their first Maitland Mercury newspaper on January 7, 1843.

Known then as The Maitland Mercury and Hunter River General Advertiser, it was priced at 4½d and was produced in a small building on the corner of High and Bulwer streets.

The Mercury today is Australia's second oldest provincial newspaper and comes second to the Sydney Morning Herald in age in NSW. In 1847 the plant was moved to today's Mercury newsprint reel store behind the present building on the corner of High and Hunter streets, constructed in 1936.

From bi-weekly in 1847, The Mercury progressed to tri-weekly in 1876, then to daily in 1893.

Figure 49 Maitland Mercury – May 2001

source: (Maitland Historical Society, 2001, fig 49).

The following image is undated, however as the Volunteer Hotel is shown in the bottom right-hand corner it's perhaps circa 1960s as that building burned down in 1971:



Figure 50 c1960s View over Town Hall, Maitland
source: (Flickr, 2016, fig 50).

The following snip from the above image shows the “new” Maitland Mercury Building to the left and the green arrow points out the “old” Maitland Mercury Building:

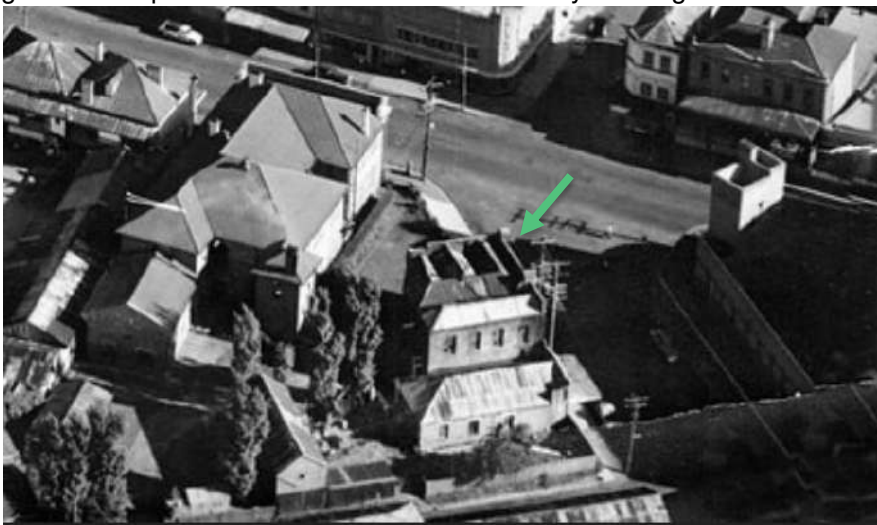




Figure 51 The Maitland Mercury offices, High Street opp. Victoria Street 1995
Gordon Undy
source: (Undy, 1955, fig 51).

McLaughlans Bakery - 303 High Street:

As is shown in this image the building originally had a decorative balcony to the first floor.



Figure 52 McLaughlin's Bakery – 1901
source: (Flickr, 1902, fig 52).



Figure 53 McLauchlin's Bakery
The Maitland Mercury and Hunter River
General Advertiser 7 May 1861
source: (Trove, 1861, fig 53).

The image below shows the McLauchlin's Bakery, pointed out with the green arrow, owned by John McLauchlin in at least 1861 as the advert above shows. Unfortunately Mr McLauchlin drowned in the 1870 floods.¹⁹

McLauchlin's Bakery is located diagonally adjacent the subject property on the north westerly corner of High and Victoria Street.

On the same side of the street and opposite E.P. Capper & sons is 315 High Street, NAB Bank (former).

Hunter Street enters from the right and the image also shows the Dr Pierce Memorial Fountain to the right of the image, which was erected outside the front of the Mercury premises' first building in Hunter Street. Beyond the fountain can be seen the Volunteer Hotel, see **Figure 30**.



Figure 54 High Street, West Maitland, NSW, Looking West, 1914
source: (Turner, n.d, fig 54).

¹⁹Trove. 1870. Maitland. Australian Town and Country Journal. (Sydney NSW: 1870-1919). Sat 2 Apr 1870. P.22
<https://trove.nla.gov.au/newspaper/article/70458539>

The image below, taken in 1979, shows a similar view to the one above. E.P. Capper & sons and the Volunteer Hotel were burned down in 1971. To the left can be seen the McLauchlin's Bakery. The green arrow points out the sign:



Figure 55 High Street, West Maitland, looking west, 1979
source: (Bairstow, 1979, fig 55).

The image below shows the rear of McLauchlin's Bakery, the Hunter Street premises of the Maitland Mercury centre and the Masonic Lodge in the foreground to the right:



Figure 56 Flooded street during the Maitland Flood, 1955
source: (Lucey, 1955, fig 56).



Statement of Significance

Historic: Record of Maitland's urban growth. Aesthetic: Representative of Victorian Georgian commercial architecture, a style formed throughout the High Street. Contributor to townscape character of High Street.

Physical Description

Style: Victorian Georgian. Exterior: Rendered Brick. Two storey corner commercial building - small frontage to High Street - quoining to corners and lable moulds around windows.

Modifications & Dates

Ground floor shop front modern and out of character. Upper floor relatively intact.

Figure 57 McLauchlin's Bakery, August 1979
source: (Bairstow, 1979, fig 57).

NAB Bank (former) NAB Bank - 315 High Street:

Originally the site of the CBC (Commercial Banking Company of Australia) this building was commissioned and built by the CBC in 1887. It was opened as the NAB in 1983 and is within the immediate vicinity of the subject property looking in a north westerly direction:

The commercial credentials of West Maitland were defined further when the Commercial Banking Company of Sydney (CBC, est.1834) selected an allotment near the corner of Hunter and High Streets in 1835 as the location for a branch, the first country agency in the colony.²⁰

²⁰ Trove. 1886. New Masonic Hall West Maitland. The Maitland Mercury & Hunter River General Advertiser: 1843-1893). Thur 5 Aug 1886. P.6. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/18888834>



Figure 58 CBC Bank, West Maitland, n.d. Newcastle City Library
source: (Bairstow, n.d, fig 58).



Statement of Significance

Historic: Represents Maitland's former role as the premier city in the Hunter Valley and one of the main cities in the colony up to the middle of the Victorian period. Aesthetic: Exceptional example of Victorian Classical commercial building, high architectural standard and important townscape element.

Physical Description

Style: Victorian Classical. Exterior: Stone. Three storey symmetrical facade - doric order to ground floor, corinthian order to 1st floor, top floor smaller in scale and less embellished. Strong entry expression with portico on large columns. Excellent craftsmanship and detail in all stone work. Arcaded side entry. Cottage at rear. Interior finishes and details mostly intact incl. stair.

Modifications & Dates

Side elevation painted over stonework/for sale at time of inspection - used for office space.

Figure 59 CBC Bank, West Maitland, 1979 Newcastle City Library
source: (Bairstow, 1979, fig 59).

Maitland Lodge of Unity Masonic Hall and Lodge - 5 Victoria Street:



Figure 60 Maitland Lodge of Unity Masonic Hall and Lodge, 26 May 1950
source: (Trove, 1950, fig 60).

The Masonic Lodge is located at 5 Victoria Street, within sight of the subject property looking in a westerly direction and the Foundation Stone was laid on Tuesday 3 August 1886:

New Masonic Hall, West Maitland,

LAYING THE FOUNDATION STONE.

On Tuesday afternoon the chief corner stone of the new hall, building in Victoria-street, West Maitland, for the Maitland Lodge of Unity, No. 547, E.C., Freemasons, was laid with some ceremony in the presence of a distinguished assemblage of ladies and gentlemen, who were present by invitation, and several of whom came from the Newcastle district.²¹

Items listed under the NSW Heritage Act

Statement of Significance

The Maitland Lodge of Unity Masonic Hall and Lodge is of state heritage significance as the fifth Masonic lodge established in NSW, and the first to be formed outside Sydney. Established in 1840, the Maitland Lodge of Unity constructed the Masonic lodge building in 1887 as the first permanent purpose-built venue for their freemasonry activities.

The Masonic lodge building is associated with John W. Pender, a prominent regional architect and a leader in the civic development of the Hunter region during the 19th century.

The Maitland Lodge of Unity Masonic Hall and Lodge is a fine representative example of a Masonic lodge designed to the perfect measurements and proportions of the double cube principle of freemasonry design. An aesthetically distinctive and decorative building of the Late Victorian style, the Masonic lodge building incorporates stylistic elements of 'Arabesque' or 'Moorish' influence which were rare aesthetic and architectural features in a regional colonial outpost in the 19th century.

Physical Description

Designed by prominent regional architect and lodge member John W Pender, the Masonic Hall of the Maitland Lodge of Unity is an ornately decorated building of the Late Victorian style with stylistic elements of 'Arabesque' or 'Moorish' influence. Of brick construction with a pitched timber framed roof, the lodge building has a rendered painted facade fronting Victoria Street with highly decorative elements including mouldings, mock domes and Masonic emblems. Fenced at street level with a palisade fence and gates, the lodge building is entered via a raised central porch with horse-shoe arches and ornate symbolic imagery.



Figure 61 Masonic Lodge, Victoria Street, Maitland - Gordon Undy
source: (Undy, 1995, fig 61).

²¹Trove. 1886. New Masonic Hall West Maitland. The Maitland Mercury & Hunter River General Advertiser: 1843-1893). Thur 5 Aug 1886. P.6. Accessed March 1, 2022. <https://trove.nla.gov.au/newspaper/article/18888834>

The lodge building is face brick on side elevations and is topped with a timber-framed roof lantern with glazed pivot windows and timber louvres.

Internally, the Masonic Hall of the Maitland Lodge of Unity conforms to the measurements, principles and proportions of double cube construction which is the principle of freemasonry design. The lodge building includes two spaces: a simply designed and largely undecorated ante room that leads to a more ornately decorated temple room. Decorated with a central linoleum floor panel with Masonic imagery (including the 'blazing sun'), the temple has a coved roof, central lantern and triangular 'G' icon suspended from the ceiling that symbolises God. The temple is highly decorated with mouldings, cornices, vents and Masonic emblems (including the eight-point star formed by the double cube).

The second lodge building, constructed in 1927 and fronting Grant Street, is a simply detailed building without the detailing and Masonic references of the lodge building. Of brick construction with a gabled terracotta tile roof, the building contains a hall and kitchen that are both vernacular and functional in design and use. This building is of lesser heritage value but contributes to the use of the 1887 Masonic Hall.

A small Victorian hall still used for its original purpose. Face brick sides, gabled iron roof with clerestory lights along ridge. Elaborate stuccoed facade and porch in Moorish/Indian influenced style incorporating masonic emblems. Side timber porch in similar style. Simple iron fence on masonry base. Set in a narrow street of other worth while Victorian buildings. Condition excellent. Interior not seen. Architectural Style: Moorish/Indian influenced. Building Material: Brick (NTA, 1984).

Items listed by Local Government and State Agencies

Statement of Significance

Historic significance as a record of the role of Masonic lodge in the local community. Social significance in ongoing use as a meeting place for Freemasons. Architectural significance as a rare and exceptional example of a style of architecture exhibiting middle eastern influences - notable as an unexpected style in its location.

AJS Bank (former) - 248 High Street:

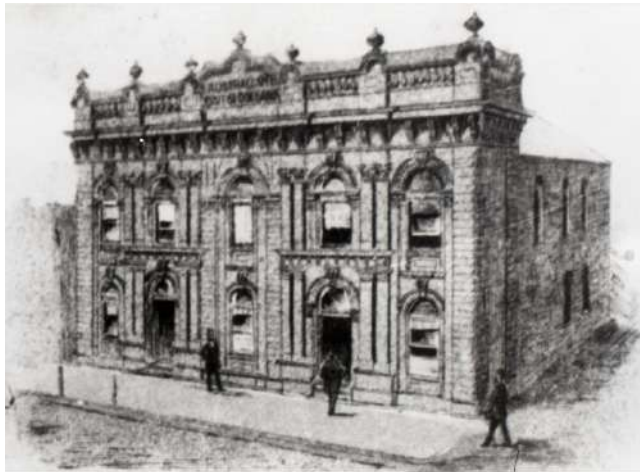


Figure 62 AJS Bank, West Maitland, [n.d.],
Newcastle City Library
source: (Bairstow, n.d, fig 62).

As with the Maitland Mercury Office, 258 High Street, the former A.J.S. Bank (Australian Joint Stock Bank) was also erected in 1882 and designed by John W. Pender.

The builder of AJS Bank was Henry Noad.²²

Statement of Significance

Historic: One of the most powerful symbols of Maitland's former role as the pre-eminent city in the Hunter Region. Social: Values represented in adaptation of building to community and cultural activities. Aesthetic: One of the finest examples of Maitland's grand civic and commercial buildings, exceptional example of Victorian Free Classical style. Strong contributor to historic townscape and High Street precinct.

Physical Description

²² Barry, Maitland. 1999. Schedule of Pender Practice: Part1 p.12. Accessed March 1, 2022.
<https://downloads.newcastle.edu.au/library/cultural%20collections/pdf/penderlisting13may2005.pdf>

Style: Victorian Filigree Classical. Exterior: Rendered Masonry. Rich use of classical ornament to 2 storey, 5 bay facade - elaborate parapet with urns, heavy modelling to arched windows, corinthian pilasters.



Figure 64 AJS Bank, West Maitland
source: (Reedman, 1956, p.62, fig 64).



Figure 63 AJS Bank, West Maitland
source: (Reedman, 1956, p.62, fig 64).

Maitland Town Hall, adjacent Office Building and Supper Room – 279-287 High Street:

Designed by James Warren Scobie. He was originally articulated to J.W. Pender and won a competition for the design in 1888. The building was opened in 1890:



Figure 65 High Street showing Town Hall, Maitland 1910
source: (Flickr, 2016, fig 65).

Statement of Significance

Historical: Association with Maitland's pre-eminent role as a City (gazetted 1835) and municipality from 1863 - seat of Local Government. Social: Ongoing focus for community activities and meetings and symbol of representative local government. Aesthetic: Good example of Victorian civic architecture in Classical style. Important landmark in High Street and contributor to unique townscape of central Maitland.



Figure 66 Town Hall, Maitland - 1900
source: (Flickr, 1900, fig 66).

Physical Description

Style: Victorian Classical. Exterior: Rendered Masonry. Impressive presentation to street. Symmetrical facade with central tower. Elaborate Classical detail in corinthian pilasters, string courses and pediments - corinthian columns support pediments over ground floor windows, carved pediments to upper floor window.

Repertory Playhouse – Formerly known as Congregational Church - 244 High Street:



Figure 67 Congregational Church, High St. Maitland, NSW, Australia, 1963
(Repertory Society headquarters 1981)
source: (D’Ombrain, 1963, fig 67).

Statement of Significance

Historic: Association with prominent merchants throughout the Hunter Region - large Cohen’s Warehouse also in Newcastle and also with John H. Hunt, architect of great skill and creativity, co-founder of the RAIA. Aesthetic: Good example of J.H Hunt’s early works still employing traditional classical focus and detailing but exhibits his flamboyance in the boldness of detailing and form. Fine stone mason’s craftsmanship.

Physical Description

Style: Victorian Free Classical. Exterior: Stone. Interior: Not inspected. Ground floor only remains good example of ideosyncratic work of John H. Hunt - heavily chamfered columns and carved arch stones with grotesque lion keystones, vermiculated corner pilasters, modified classic mouldings to string course all arranged in 7 bays.

Technical College – Formerly known as Educational Building - 230 High Street:



Figure 68 Technical College - 230 High Street
source: (Howard, n.d, fig 68).

Statement of Significance

Historic: Historic role of college as an institution in Maitland, association with W.L Vernon, Government Architect 1890 to 1911. Social: A continuing focus for educational, commercial and social needs of community. Aesthetic: Strongly and confidently detailed institutional style representative of Vernon’s excellent output - high standards of craftsmanship in brick and stonework.

Physical Description

Style: Federation. Exterior: Brick and stone. Two storey red brick and stone - dormer windows to third level in steep slate roof - steel windows to high ceiling spaces. Excellent craftsmanship in brick and stonework particularly at low arched entry.

Cohens Warehouse Facade (former) - 226 High Street:

Cohen's Warehouse partially burned down in 1970; only the ground floor façade is left.



Figure 69 Cohen's Building, West Maitland, NSW early 1900s
source: (The university library Special Collection, 2022, fig 69).

Statement of Significance

Historic: Association with prominent merchants throughout the Hunter Region - large Cohen's Warehouse also in Newcastle and also with John H. Hunt, architect of great skill and creativity, co-founder of the RAlA. Aesthetic: Good example of J.H Hunt's early works still employing traditional classical focus and detailing but exhibits his flamboyance in the boldness of detailing and form. Fine stone mason's craftsmanship

Physical Description

Windows replaced and out of character - "Social Security" sign detracts from appearance.



Figure 71 Cohen's Building, West Maitland, NSW, façade
source: (Howard, n.d, fig 70).



Figure 70 Cohen's Building, West Maitland, NSW fire June 1970
source: (D'Ombrain, 1970, fig 71).

4.5 Chronology of Site

- c1830s Site occupied by The Watch House
- c1836 Site occupied by Russell Store (General) – Captain Bourn Russell
- 1840s Original Maitland Mercury Building Constructed – exact date unknown
- 1843 Maitland Mercury and Hunter River General Advertiser Established
- 1847 10 April - Maitland Mercury relocates to Hunter Street premises
- 1860s Gas lighting in operation in Maitland
- 1861 Population of Maitland is 5,694
- 1870 Flood
- 1872 Flood
- 1874 Flood
- 1882 Maitland Mercury offices rebuilt. Design by Pender and built by Hodgson
- 1880-1893 Important phase of development in Maitland and around the High Street including new shop fronts and wide verandah's/collonades. Cast iron decoration and corrugated iron becomes popular. Kerbs are formed and sealed with stone gutters
- 1889 Town Hall is constructed
- 1890 Dr RJ Pierce Memorial Fountain within the Hunter Street / High Street intersection
- 1891 Population of Maitland is 7,300
- 1893 Courthouse demolished and a new one constructed
- 1893 Flood
- 1909 Fire damage to adjoining property and some minor within Maitland Mercury offices
- 1925 SJH Cycles Agency relocates away from Mercury buildings
- 1936-1937 Construction of new High Street Mercury building. Design by Pender and built by Pilgrim
- 1938 Hunter Street building partly demolished and garden created. Timber sold to local buyers
- 1955 Flood
- 1960 Rear Addition to High Street building
- 1950-1970 Flood mitigation constructed including Ring Levee, High Street Levee and Lorn Levee
- 1970 Larger and present day rear additions to High Street building
- 1971 Flood
- 1980 Bypass constructed. High Street no longer primary route through Maitland.

4.6 NSW Historical Themes

- a. The Heritage Council developed a series of historic themes to assist in understanding the historic and associative significance of a place, and which are linked to National Themes.

National Theme	State Theme	Local Theme
Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
Developing local, regional and national economies	Communication	Activities relating to the creation and conveyance of information
Developing local, regional and national economies	Environment - cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings
Developing local, regional and national economies	Events	Activities and processes that mark the consequences of natural and cultural occurrences
Developing local, regional and national economies	Industry	Activities associated with the manufacture, production and distribution of goods
Developing local, regional and national economies	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences
Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal
Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.
Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups

4.7 Comparative Analysis

Both the 'old' and 'new' Maitland Mercury buildings are representative of the work of the architect Mr Walter H. Pender, a well renowned architect who designed a number of comparable commercial buildings locally including AJS Bank at 248 High Street, Maitland and Mason Lodge at 5 Victoria Street, Maitland in the near vicinity of the Maitland Mercury.

The remnant earlier portion of the Maitland Mercury included decorative pilasters of some detail that reflect the style of the time apparent in both the AJS Bank building and Masonic Lodge building, both of which are much more decorative and all of which were constructed in the 1880's. The later 1936 'new' Maitland Mercury building is much less detailed though still of heavier masonry and render construction typical of this building typology and age within Maitland.

PART 5 PHYSICAL ANALYSIS

5. Physical Analysis

5.1 Overview of Site

- a. The site is a listed Heritage Item and is in the vicinity of a number of Heritage Items.
- b. The site is comprised of two building volumes in five parts:
 - The earlier remnant 1882 Maitland Mercury building facing Hunter Street
 - The later 1936 Maitland Mercury building facing High Street
 - A later (c.1930s) two storey side addition to the 1882 building
 - A later (c.1970s) single storey building adjoining the 1882 building
 - A later 1970 two storey rear addition to the 1936 building
- c. The front corner of the site at the junction of Hunter and High Streets is a garden space whilst the rear of the site is occupied by hard standing to accommodate parking and accessed off Odd Street.

5.2 Setting and Landscape

- a. The subject site is located on the corner of Hunter Street and High Street, West Maitland and centrally within Maitland City Centre.
- b. The site is within the major administration and cultural centre for Maitland which includes the nearby Town Hall and Art Gallery to the southeast and whilst commercial premises line both sides the High Street in the immediate surrounds, the primary shopping centre is further to the northwest of the High Street.
- c. Maitland City centre occupies flat, low lying land adjacent to the Hunter River to the north and protected by a series of levee's with the subject site occupying space within this centre.

5.3 Physical Description of Item

Hunter Street Building

- a. This is the earliest extant building on site and is comprised of the northern and deepest bay of the original 1882 Maitland Mercury building designed by Pender.
- b. The demolition of the remainder of this building in 1938 provided space at the junction for a garden, now dominated by a large Norfolk Island Pine tree planted sometime after the 1960s.
- c. The building is built of brick with rendered decorative features, corbels and pilasters. Vertically proportioned timber, double hung windows are completed with straight brick arches and rendered stone sills.
- d. The latter two storey side addition is constructed to match the original proportions and some detailing though a deeper curve completes the bottom of window arches.
- e. Brickwork to the front elevation of the original portion of the building is in Flemish Bond, using an alternating header-stretcher pattern which is offset at each course, whilst the latter two storey side addition is constructed using an English Bond, alternating courses of stretchers and headers. The remnant side and rear original walls are also in an English Bond whilst a simple stretcher bond was used to construct the southern side wall following demolition of the remainder of the structure.
- f. The remnant lettering 'ESTABLISHED 1843' on the rendered parapet is the remaining lettering of the original 'ESTABLISHED 1843 | MATILAND | MERCURY | REBUILT 1882' prior to demolition of the southern 3 of the original 4 bays of the building.

- g. The northern of the original three first floor windows facing Hunter Street has been bricked with a small square window installed within the aperture.
- h. A steel tie protrudes through the corbel at intermediate floor level.
- i. The later (c.1970s) single storey adjoining building is constructed in a simple stretcher bond.
- j. The development of this building over time is legible in the physical fabric of the structure and consistent with the history and chronology of the site.
- k. The modifications to the building over time, as described above, are similarly legible internally. The ground floor of the two storey volume is vacant and the original northern external wall retains the brick arches of former windows, now bricked in but otherwise as described in Pender's drawings provided within this report.
- l. The first floor of the two storey volume has been more substantially modified, demolishing the original external wall and reinstating those windows into the new northern wall of the two storey side addition. The first floor space is otherwise open plan with a small partitioned office space in the north-western corner.
- m. The ground floor of the two storey volume is accessed from the rear yard whilst the first floor is accessed via a modern external stair from the rear yard. There are no internal stairs or features of significance remaining within this portion of the building, the two original stairs within this building were located in those parts that have since been demolished.
- n. The roof of the two storey volume has been modified over the years to facilitate changes to the buildings form. This appears to have been necessary at the time of demolition of the remainder of the building and construction of the two storey side addition. The roof over the two storey side addition is visibly independent, creating a valley between the original and new roofs. Parapet walls face Hunter Street to the west and towards High Street to the south whilst hipped roofs are visible behind. These roofs abut the parapet at the front in a valley to the original section but in a gable to the latter two storey side addition.
- o. The 1970's single storey adjoining building is a simple structure with parapet wall to Hunter Street and a hipped roof behind. Window proportions to the northern elevation are similar to that of the original building however concrete lintels and brick sills are used here rather than brick lintels and rendered stone sills as were used on the original building.
- p. Lean-to style rear additions have been constructed to the rear of this more modern building.
- q. Further description is provided within the Fabric Condition Survey and Integrity portions of this report in Section 5.6 and 5.7 respectively.

High Street Building

- a. This building was designed by Pender and built in 1936.
- b. This later section is much more intact than the Hunter Street building though less ornate.
- c. The entire structure is simple stretch bond brickwork with rendered and painted detail sympathetic to the original building.
- d. Similar lettering to the 1882 building adorns the rendered parapet, reading 'MAITLAND MERCURY NEWSPAPER AND PRINTING CO LTD' whilst the entry reads 'ESTD 1843-1936'.
- e. Rather than full height pilasters with decorative capitals, smaller, simpler single storey columns flank the central front entrance from High Street, supporting a similarly simple rectangular frieze.
- f. The frontage is symmetrical with two pairs of semicircular arched top windows either side of the front entrance with aligning rectangular windows at first floor level.
- g. Windows are vertically proportioned, double hung timber windows with more decorative treatment than the earlier building. Layered sills are presented with lambs tongue motifs below whilst the semicircular arched architrave is fluted and topped with a fluted key above.

- h. Both buildings include a rendered basecourse of masonry which extends continuously across both frontages, connected through continuation across the base of the brick fence to both street frontages.
- i. The original portion of the building takes an unusual form, consisting of two large linked volumes and forming a U-shape open to the west, this allows for additional windows to be installed within those spaces and for light to be brought into the deep centre of the building. A small secondary volume protrudes from the north- western corner but all of which are below a single articulated hipped roof form.
- j. The roof is sheeted in corrugated iron with exposed rafter tails and rendered chimneys behind a parapet wall facing High Street. The 1970s rear addition extends the roof out in a hip to match the materiality and detail of the host building.
- k. A modest brick rear addition was constructed in the 1960's but was later built over and extended further by a 1970's addition consisting of larger expressed concrete framing with infill brickwork.
- l. The front half of the original building appears very much to have been the public face of the building accessed off High Street and at ground floor level, accommodated a large Front Office, Managers Office, Secretary's Office, Boardroom and Safe Room. The windows in this part of the building have a 'Prairie' style glazing pattern to them whilst the windows in the rear portion of the building are of a simpler 'Colonial' style in keeping with the earlier 1882 building.
- m. The rear half of the original building is a back office with Administration Rooms, General Office Space, Telemarketers Office and Lunch Room. This room was clearly originally a single large open space and was later partitioned into smaller offices to suit the operation of the business.
- n. At first floor level further offices for the Editor, Advertising Manager and Advertising occupied the front half whilst the rear space is largely open Production Room space with two small partitioned offices in opposite corners.
- o. The secondary protruding structure accommodates an Admin Office at ground floor level, with a Dark Room at first floor level.
- p. The modest 1960's rear addition accommodated additional office and storage space as well as bathrooms whilst the much larger 1970's addition allowed operation of the Newspaper Press at ground floor level with Print Room, Plate Room and Camera Room above. Large access doors at both levels, combined with apertures through the intermediate floor and hoisting equipment allowed for the movement of material between levels. A small staircase in an unused corner of the site provides pedestrian access between floors.
- q. The development of the building over time tells an interesting storey of the development and success of the Maitland Mercury newspaper, depicting in built form the changing needs of the business to handle ever increasing production.
- r. Further description is provided within the Fabric Condition Survey and Integrity portions of this report in Section 5.6 and 5.7 respectively.

5.4 Curtilage

- a. A curtilage is a boundary that is established to encompass the components of a place that are of vital importance to its heritage significance. It is important for the management of a place as the defined area of land establishes the extent of protection and management afforded from a heritage listing, conveying what is essential and should be retained. The defined area may also go beyond simply surrounding vital elements to include land buffers, areas of land that mitigate impacts to the place from the surroundings.
- b. The methodology described in Heritage Curtilages, published by the Department of Planning, for defining the curtilage of a heritage place, refers to the NSW Heritage Manual 1996 and to James Semple Kerr, The Conservation Plan, 1990. The Heritage Curtilages document recommends that a curtilage can only be defined after heritage significance is established and that background research should identify and make recommendations on:
 - historic land subdivision patterns
 - archaeological features
 - visual, historical and functional links with important features in the area
 - setting, views and landmark qualities

These guidelines also recommend that the heritage curtilage must be of sufficient extent to contain all the elements contributing to the heritage significance of the place and that the curtilage “may not necessarily coincide with the property boundary”.

Four types of heritage curtilage are defined:

- a. Lot Boundary Curtilage
Most suburban dwellings fit this case
 - b. Reduced Curtilage
This arises where the significance of an item may not depend on the total lot.
 - c. Expanded Curtilage
There are many instances (ie The Sydney Opera House) in which the curtilage may have to be greater than the lot boundary to secure adequate interpretation of the place/item.
 - d. Composite Curtilage
This curtilage type is one made up of a number of individual curtilages. It generally applies to historic precincts that have a range of items which have a distinctive homogenous character.
- c. The curtilage is considered to be a Lot Boundary Curtilage in this instance based on the history of development and change to the site. Whilst the assessment of significance within this report will identify intrusive fabric and other elements of little significance, the site has historically been occupied by the Maitland Mercury and its outbuildings in its entirety and across both:

Lot 12-/DP1172875 and Lot 11-/DP1172875

known as

258 High Street, Maitland and 2 Hunter Street, Maitland respectively.

5.5 Views

- a. The site occupies a particularly prominent position within the High Street and at the junction with Hunter Street and Victoria Street and as a result the building has the benefit of being viewed in the round.
- b. The rear of the site is similarly prominent at a junction between Hunter Street and Odd Street which whilst a minor street, leaves fairly open views from the sports facilities associated with All Saints College to the north.
- c. Primary views to the site are identified below in Figures 72 and 73 with views 3, 5, 7 and 8 being of greater importance.
- d. The large Norfolk Island Pine on sites street corner acts as a visual anchor for the site, tethering the site within the context of Maitland as a whole and from some distance.
- e. The nearby Heritage Items previously described within this report maintain an interesting relationship with the subject site and align visually as described in views 5 and 7 particularly.

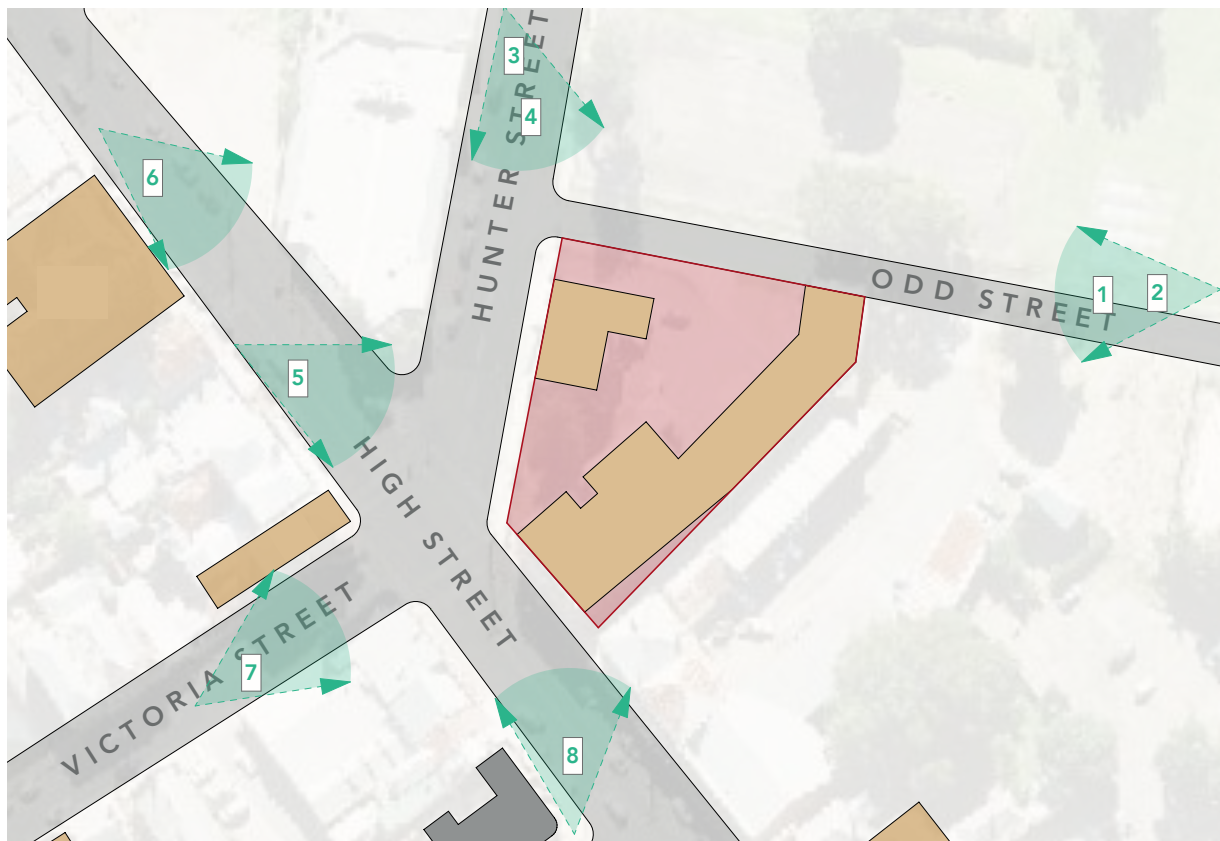


Figure 72 Key View Diagram
source: Contemporary Heritage



1. Odd Street – Looking West



2. Odd Street – Distant looking West



3. Hunter Street – Looking South



4. Hunter Street – Distant looking South



5. High Street – Looking South-East



6. High Street – Distant looking South-East



7. Victoria Street – Looking North






8. High Street – Distant looking North-West



Figure 73 Views
source: Contemporary Heritage






5.6 Fabric Condition

The following images include room names that are identified within the Grading of Significance of Components drawings to follow in Section 6.9.




Image	Fabric Condition	Integrity / Intactness
Maitland Mercury - Building 01 (1936)		
	<p>The remaining buildings are generally in good condition. The 1882 Hunter Street building to image left remains in operation at first floor level whilst the 1936 High Street building has remainder vacant for approximately 7 years.</p>	<p>The buildings have a high level of integrity, remaining relatively will intact and displaying only minor modification commensurate with age but also demonstrating adaptation to enable continued use.</p>
	<p>High Street elevation of Building 01. The 1936 Mercury Building which is generally in good condition including all original windows and doors.</p>	<p>The facade generally has a high level of integrity. The air conditioning units and lightbox signage are all removable. The upper portions of some of these windows have been lost and should be replaced.</p>
	<p>High Street elevation of Building 01 showing cracking between the ground floor and first floor windows.</p>	<p>This is repairable damage that otherwise maintains the integrity of the façade.</p>
	<p>Front entrance with portico and signage in excellent condition.</p>	<p>Element demonstrates a very high degree of integrity and intactness.</p>



	<p>Front façade of Building 01 which is in good condition.</p>	<p>The exterior of this building demonstrates a high level of integrity and intactness.</p>
	<p>North-western elevation of Building 01 which is in very good condition.</p>	<p>The exterior of this building demonstrates a high level of integrity and intactness.</p>
	<p>Northern corner of rear of the original portion of Building 01 which is in good condition.</p>	<p>The exterior of this building demonstrates a high level of integrity and intactness. Some later interventions including the satellite dish and staircase are readily removable.</p>





	<p>The south-eastern elevation of Building 1 is in good condition overall.</p>	<p>A number of air conditioning units have been installed and the upper portion of windows removed. These windows should be replaced to match existing in all aspects.</p>
	<p>Side access door within south-eastern elevation in poor condition.</p>	<p>This minor element within the whole façade has lost integrity and intactness through changes made over time. Any future work undertaken on the property should rectify this element and return it to its former state. Peel Away or similar product should be used to carefully remove paint from brickwork.</p>

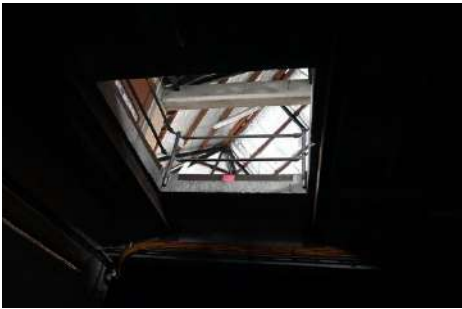




Maitland Mercury - Building 01 Rear Extension (c1970)		
	<p>General view from Odd Street towards the rear of Building 01 and showing the rear addition. A change of colour in brickwork identifies an earlier rear addition that was built over. Good condition.</p>	<p>This element is of little significance, not forming part of the original Pender designed building but otherwise demonstrating the growth of the Maitland Mercury. The integrity of the original building is only minimally affected.</p>
	<p>General view from within the site towards the rear addition to Building 01. A change of colour in brickwork identifies an earlier rear addition that was built over. Good condition.</p>	<p>Remaining visible evidence of an earlier rear addition contributes to the storey of development of the site over time.</p>
	<p>Access doors towards the northern end of the building to provide access for goods and materials to each level.</p>	
	<p>General view from Odd Street towards the rear of Building 01 showing the rear addition. Expressed concrete frame with infill brickwork is clearly visible. Windows match those within the original building. Good condition.</p>	
	<p>General view from Odd Street towards the rear addition to Building 01. Good condition.</p>	





Maitland Mercury – Building 02 (1882)		
	<p>View to the remnant portion of the 1882 building from Hunter Street. The latter two storey side addition is clearly legible as well as the 1970's single storey side addition. All elements are in good condition.</p>	<p>The building maintains a good level of integrity overall. The 1882 portions are limited to the front wall, internal floor and part of the rear wall. The remainder of which has been altered in the late 1930's and 1970's.</p>
	<p>View to the remnant portion of the 1882 building from Hunter Street. The latter two storey side addition is clearly legible as well as the 1970's single storey side addition. All elements are in good condition.</p>	<p>The building maintains a good level of integrity overall. The 1882 portions are limited to the front wall, internal floor and part of the rear wall. The remainder of which has been altered in the late 1930's and 1970's.</p>
	<p>View to original 1882 façade showing pilasters and decorative capitals as well as the remaining original parapet signage.</p>	<p>The building maintains a good level of integrity overall. The 1882 portions are limited to the front wall, internal floor and part of the rear wall. The remainder of which has been altered in the late 1930's and 1970's.</p>
	<p>View to Building 02 with the rear addition to Building 01 visible to the rear and the single storey 1970's addition visible in the foreground.</p>	<p>The 1970's single storey addition is of low significance and of lower integrity, having diminished the significance of elements of the original building as well as having undergone a number of modifications.</p>
	<p>View to the northern elevation of Building 02 and the single storey 1970's side addition in the foreground. The first floor windows within the two storey element appear to be the original external windows, relocated into their new positions.</p>	<p>The 1970's single storey addition is of low significance and of lower integrity, having diminished the significance of elements of the original building as well as having undergone a number of modifications.</p>



	<p>View to rear elevation, looking from left to right, the rendered section is at an angle and is original, the brickwork with window is part of the original 1882 building and the brickwork abutting the top of the stairs is the later 1970's addition. Reasonable condition.</p>	<p>Intactness is low and all elements have lost integrity as a result of modifications and lack of repair over time.</p>
	<p>Southern wall of Building 02 which was constructed following the demolition of the remainder of the original building. All in good condition.</p>	<p>Wall is well intact but is a later element to the original building.</p>
	<p>Junction between the 1882 façade (image right) and 1970's two storey addition (image left). Windows appear to be relocated from original parts of the building. All in good condition.</p>	<p>Well intact and with relatively high levels of integrity.</p>
	<p>Boundary fence and plinth which continues the original structure and connects to Building 01 as it wraps around the corner from Hunter Street to High Street. Generally in good condition.</p>	<p>Well intact and with good levels of integrity.</p>




Maitland Mercury – Building 01 Ground Floor		
Rear Entrance		
	<p>Rear entrance into the original portion of the building. This element is in reasonable condition, having undergone some modification and in need of some repair.</p>	<p>This element is reasonably well intact, the awning over should be removed, graffiti removed and doors replaced as part of any future conservation works.</p>
	<p>Looking from the rear entrance and into the Lunch Room.</p>	<p>Original ceilings and windows remain relatively well intact with later partition walls obscuring the space currently but able to be removed and the affected elements made good.</p>



Newspaper Press Room		
	<p>The newspaper press room looking north, is not of high significance and is a very utilitarian, undecorated and unfinished space. This space is within the 1970's rear addition to Building 01. Condition is fair.</p>	<p>Though significance is not particularly high, this element remains intact and has not lost integrity.</p>
	<p>Timber doors within the western elevation of the 1970s addition to Building 01.</p>	<p>Doors are intact and appear to remain operable though significance is not particularly high.</p>
	<p>Newspaper Press Room looking north. The aperture between floors is visible to the centre of the image. Fair condition</p>	<p>Though significance is not particularly high, this element remains intact and has not lost integrity.</p>
	<p>Newspaper Press Room looking north. The aperture between floors is visible at the top of the image. Fair condition</p>	<p>Though significance is not particularly high, this element remains intact and has not lost integrity.</p>




	<p>Newspaper Press Room showing aperture between floors.</p>	
	<p>Newspaper Press Room looking east to entrance of internal stairs.</p>	
	<p>Newspaper Press Room looking north. The aperture between floors is visible to the centre of the image. Fair condition</p>	<p>Though significance is not particularly high, this element remains intact and has not lost integrity.</p>
	<p>End sheets from large paper rolls. Holmen, Australian Newsprint Mills Ltd both produce newsprint in large rolls.</p>	
	<p>End sheets from larger paper rolls. Right from Voikka paper mill. The left is damaged but displays the text 'Royal Roto' which is a heavier silk paper typically used for magazines and brochures etc.</p>	


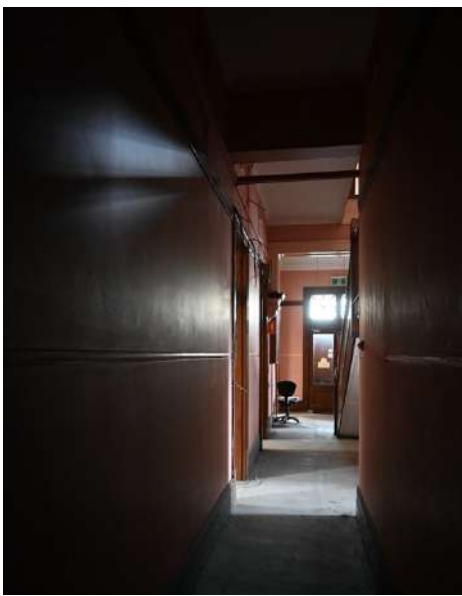

Administration		
	<p>General view within the Administration Room looking west. Good overall condition.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
	<p>Administration Room looking south. Door is an earlier external door into the space between the front and rear portions of Building 01 but now accesses the female toilets.</p>	<p>Good degree of intactness and integrity.</p>
	<p>Windows within north-western elevation are in good condition.</p>	<p>Good degree of intactness and integrity.</p>
	<p>Looking south-east towards a later partition wall within the space that could be removed.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>



	<p>View to north-eastern elevation with access door to the northern Administration Office. Windows are in good condition.</p>	<p>Good degree of intactness and integrity.</p>
	<p>Looking north-east towards a later partition wall within the space that could be removed.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
<p>General Office</p>		
	<p>Office within the 1960's rear addition and accessing the 1970's addition. Ceilings are part of the 1970's additions. Fair condition.</p>	<p>Fair degree of intactness and integrity.</p>
<p>Administration Office</p>		
	<p>Administration Office accessed off the northern corner of the main Administration Room. Fair Condition.</p>	<p>This room appears to have had a number of uses including modifications to include a toilet. Window in north-western wall has been altered to allow air conditioning in the past but south-eastern window remains intact.</p>






Lunch Room		
	<p>Lunch Room looking south-east. Overall good condition. Wall to image right is a later partition and could be removed.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
	<p>Lunch Room looking back towards the Administration Room and later partition wall between. Overall good condition.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
	<p>Lunch Room looking back towards the Administration Room and later partition wall between. Overall good condition.</p>	<p>The space is relatively well intact with little loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>



Telemarketing Office		
	<p>Overall fair condition. Both left and right walls within this image are later partitions and could be removed. The Administration Room is to the right of the image.</p>	<p>The space is relatively well intact with some loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
	<p>Overall fair condition. Both left and right walls within this image are later partitions and could be removed. The Administration Room is to the left of the image.</p>	<p>The space is relatively well intact with some loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>



	<p>Overall fair condition. Looking north with the Administration Room to the left of the image.</p>	<p>The space is relatively well intact with some loss of integrity. Later partition walls are intrusive and could be removed and original features made good.</p>
	<p>Windows within south-eastern wall are generally well intact however later air conditioning installation has removed the upper portion of one window.</p>	<p>Generally intact with some loss of integrity due to the installation of later partition walls and window alterations which could be made good.</p>
	<p>Windows within south-eastern wall are generally well intact however later air conditioning installation has removed the upper portion of one window.</p>	<p>Generally intact with some loss of integrity due to the installation of later partition walls and window alterations which could be made good.</p>

General Office 1		
	<p>View within general office looking south-east. Later partition wall blocks access to external door. Window on right of image is a hatch through to the adjacent Boardroom.</p>	<p>Low level of integrity. Later partition walls and ceilings obscure original fabric, this room could be removed.</p>
Hallway Ground Floor		
	<p>View looking towards the front doors of the building onto High Street. Overall good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>View looking northward towards the door between the front and rear portions of the original building.</p>	<p>Good level of intactness and integrity.</p>



Women's Toilet Ground Floor		
	<p>Women's toilet within detached structure between front and rear portions of the original building not accessible. Door shown would originally have been an external door into this courtyard space. Good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Looking from the women's toilet back towards the central corridor and showing the door from the front half of the original building and into the rear half.</p>	<p>Good level of intactness and integrity.</p>



Boardroom		
	<p>View to south-eastern windows and north-western wall into General Office 1. Good overall condition.</p>	<p>Good level of intactness and integrity. As has occurred elsewhere, the upper portion of a window has been removed in order to install an air conditioning unit.</p>
	<p>Looking towards the door through into General Office 1. The door to image left provides access from the central hallway. Good overall condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Window hatch between Boardroom and General Office 1. Good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>View to hallway door and showing original ceilings. Good overall condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Original ceilings with later light fittings.</p>	<p>Good level of intactness and integrity.</p>

Secretary's Office		
	<p>View within Secretary's Office looking southerly and showing an original fireplace, window in south-eastern wall, original floorboards and ceilings. Generally in good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Looking south-westerly and showing original doors to the hallway and Managers Office.</p>	<p>Good level of intactness and integrity.</p>



	<p>Fireplace within Secretary's Office in good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>View to ceiling in good condition.</p>	<p>Good level of intactness and integrity.</p>

Manager Office		
	<p>View to southern corner of the Manager's Office with window to High Street in good condition. Floor coverings appear to be removable whilst retaining timber floors below.</p>	<p>Good level of intactness and integrity.</p>
	<p>View looking northerly to original doors to Hallway and through to Secretary's Office. Generally in good condition.</p>	<p>Good level of intactness and integrity.</p>



Entry/Stairwell		
	Entry stairwell in very good condition overall.	Good level of intactness and integrity.
	Entry stairwell in very good condition overall.	Good level of intactness and integrity.

	<p>Entry stairwell in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>
	<p>Front entrance doors and showing ceiling and flooring all in good condition.</p>	<p>Good level of intactness and integrity.</p>




	<p>Entry stairwell and showing detail to architraves, ceiling and skirting boards in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>
	<p>Front office doors in good condition.</p>	<p>Good level of intactness and integrity.</p>



	<p>Detail view to fanlight over front doors and showing pendant light above all in excellent condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Secondary door into Front Office accessed below stairs all in good condition.</p>	<p>Good level of intactness and integrity.</p>




Front Office		
	<p>View from the front desk and looking northerly to the external door. Reception desk is not of high significance.</p>	<p>Good level of intactness and integrity.</p>
	<p>View from the front desk and looking northerly to the external door. Reception desk is not of high significance.</p>	<p>Good level of intactness and integrity.</p>



	<p>View from northern corner looking south towards the front elevation showing arched windows and the back of the reception desk and original ceilings all generally in good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>View from front elevation looking northerly and showing the underside of the stairs ascending above. All generally in good condition.</p>	<p>Good level of intactness and integrity.</p>


	<p>Substantial damage to south-western corner of Front Office with damage evident to room above. This element is in particularly poor condition but is repairable.</p>	<p>Reasonable level of intactness of remaining fabric however integrity is lost as a result of the ongoing damage over time.</p>
	<p>View from front elevation looking northerly and showing the underside of the stairs ascending above. All generally in good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Original fireplace in situ and matching the same within Secretary's Office. Good condition but lost insert.</p>	<p>Moderate level of intactness and integrity but replacement firebox should be sourced to match that in the Secretary's Office.</p>




Safe Room		
	<p>View looking from within the Front Office and into the Safe Room. Existing lockbox and safe door are in good condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Interior of the safe which is of simple masonry construction and is in good condition but not of high significance.</p>	
	<p>Ceiling within safe room space is in good condition.</p>	<p>Good level of intactness and integrity.</p>

Maitland Mercury – Building 01 First Floor		
Stairwell/Hallway First Floor		
	<p>Entry stairwell in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>
	<p>Entry stairwell in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>




	<p>Entry stairwell showing ceilings and architraves in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>
	<p>Entry stairwell showing ceilings and architraves in very good condition overall.</p>	<p>Good level of intactness and integrity.</p>
	<p>View looking towards the front of the building from the central door between front and rear portions.</p>	<p>Good level of intactness and integrity.</p>



Female Toilets		
	<p>Poor overall condition.</p>	<p>Original ceilings have been replaced and the internal fitout is not original. As a result, intactness and integrity are both low.</p>
	<p>Window within female toilets in moderate but recoverable condition. Bird nesting has caused ongoing damage and should be rectified.</p>	<p>Intactness and integrity are both moderate but recoverable.</p>

	<p>Poor overall condition however all of which is recoverable. Original ceilings have been replaced and internal fitout is not original.</p>	<p>Superstructure including external windows are reasonably well intact and maintain integrity however internal fitout and linings reduce integrity to some extent.</p>
	<p>Poor overall condition however all of which is recoverable. Original ceilings have been replaced and internal fitout is not original.</p>	<p>Superstructure including external windows are reasonably well intact and maintain integrity however internal fitout and linings reduce integrity to some extent.</p>
	<p>Poor overall condition however all of which is recoverable. Original ceilings have been replaced and internal fitout is not original.</p>	<p>Superstructure including external windows are reasonably well intact and maintain integrity however internal fitout and linings reduce integrity to some extent.</p>

Editor's Office		
	<p>Both external windows have been altered to allow air conditioning units to be installed. Original ceilings, floors and architraves remain. All is generally in good condition.</p>	<p>Reasonable level of intactness and integrity.</p>
	<p>View to southerly corner and showing doorway into central hallway. Good overall condition.</p>	<p>Reasonable level of intactness and integrity.</p>
	<p>Both external windows have been altered to allow air conditioning units to be installed. Original ceilings, floors and architraves remain. All is generally in good condition.</p>	<p>Reasonable level of intactness and integrity.</p>

Office 1		
	<p>View to north-western wall and showing substantial damage to western corner.</p>	<p>Damage is local to western corner and original ceilings are otherwise intact and in reasonable condition.</p>
	<p>View to south-eastern wall shared with the adjacent computer room. Windows are within front elevation and all elements are generally in reasonable condition.</p>	<p>Damage is local to western corner and original ceilings are otherwise intact and in reasonable condition.</p>




	<p>View to north-western wall and showing substantial damage to western corner. Window has been altered to allow installation of air conditioning.</p>	<p>Damage is local to western corner and original ceilings are otherwise intact and in reasonable condition.</p>
	<p>Substantial damage to western corner likely from a failed box gutter behind the parapet wall of the front elevation.</p>	<p>Damage is local to western corner and original ceilings are otherwise intact and in reasonable condition.</p>
	<p>Floor coverings are not significant but expected to be in reasonable condition other than western corner to top-left of the image.</p>	<p>Damage is local to western corner and original ceilings are otherwise intact and in reasonable condition.</p>

Computer Room		
	<p>View showing window within front elevation which has been altered to accommodate air conditioning. Remainder of the room and features are in good condition.</p>	<p>Reasonable level of intactness and integrity, later installations appear readily removable in order to improve the condition of this room.</p>
	<p>View showing internal door. Room and features are in good condition.</p>	<p>Reasonable level of intactness and integrity, later installations appear readily removable in order to improve the condition of this room.</p>

	<p>View showing window within front elevation which has been altered to accommodate air conditioning. Remainder of the room and features are in good condition.</p>	<p>Reasonable level of intactness and integrity, later installations appear readily removable in order to improve the condition of this room.</p>
	<p>Ceilings are in reasonable condition.</p>	<p>Reasonable level of intactness and integrity. Damage to ceilings appears minor and readily repairable.</p>
	<p>Ceilings are in reasonable condition.</p>	<p>Reasonable level of intactness and integrity. Damage to ceilings appears minor and readily repairable.</p>




Advertising Manager's Office		
	<p>View looking to south-eastern wall and showing windows within front elevation. All generally in good conditions, existing floorboards have been exposed.</p>	<p>Good level of intactness and integrity.</p> <p>Perimeter cornices are original, central partition bulkhead is not original and should be removed.</p>
	<p>View looking to south-eastern wall and showing windows within front elevation. All generally in good conditions, existing floorboards have been exposed. Internal sliding door to advertising room is not of any significance.</p>	<p>Good level of intactness and integrity.</p>



Advertising Room		
	<p>Advertising Room looking towards the Advertising Manager's Office. Generally in reasonable condition.</p>	<p>Good level of intactness and integrity. Fireplaces at each end need restoration and reinstatement of firebox's and existing windows should have air conditioning removed and be made good as necessary.</p>
	<p>Advertising Room looking towards the Advertising Manager's Office. Generally in reasonable condition.</p>	<p>Good level of intactness and integrity. Fireplaces at each end need restoration and reinstatement of firebox's and existing windows should have air conditioning removed and be made good as necessary.</p>
	<p>Advertising Room looking towards the Advertising Manager's Office. Generally in reasonable condition.</p>	<p>Good level of intactness and integrity. Fireplaces at each end need restoration and reinstatement of firebox's and existing windows should have air conditioning removed and be made good as necessary.</p>
	<p>Advertising Room looking towards the Advertising Manager's Office. Generally in reasonable condition.</p>	<p>Good level of intactness and integrity. Fireplaces at each end need restoration and reinstatement of firebox's and existing windows should have air conditioning removed and be made good as necessary.</p>
	<p>Detail view to masonite ceilings and showing damage to be repaired.</p>	<p>Good level of intactness though integrity is diminished as a result of water damage.</p>

	<p>Detail view to masonite ceilings and showing damage to be repaired.</p>	<p>Good level of intactness though integrity is diminished as a result of water damage.</p>
	<p>Doorway through to adjacent hallway in reasonable condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>Doorway from Advertising Room through to rear Production Room.</p>	<p>Good level of intactness and integrity.</p>




Office 2		
	<p>View showing window in north-western elevation, original ceilings and architraves remain. Good condition generally.</p>	<p>Good level of intactness and integrity.</p>
	<p>View showing window in north-western elevation, original ceilings and architraves remain. Good condition generally.</p>	<p>Good level of intactness and integrity.</p>

Production Room		
	<p>The production room occupies the rear half of the original building above the larger administration space, lunch room etc below. Generally in reasonable condition.</p>	<p>Good level of intactness and integrity.</p>
	<p>This space remains largely open without the substantial partitioning seen below.</p>	<p>Good level of intactness and integrity.</p>
	<p>Office 4 is visible in the far corner. This is a later partition and is not of high significance. Windows shown to north-western elevation and similar to others, have been altered to allow installation of air conditioning.</p>	<p>Good level of intactness and integrity.</p>
	<p>Area of water damage following failure of roof and ceilings over.</p>	<p>The masonite boards covering the floor should be removed and the original flooring below retained and made good as necessary.</p>
	<p>Damaged area of ceiling above the damaged floor previously described.</p>	<p>Ceilings are reasonably well intact and whilst integrity has diminished as a result of water damage, these are considered reasonably repairable.</p>





	<p>View to rear wall and showing hoist for movement of material to and from this first floor space.</p>	<p>Good level of intactness and integrity.</p>
	<p>View to rear wall and showing hoist for movement of material to and from this first floor space.</p>	<p>Good level of intactness and integrity.</p>
	<p>View to rear wall and showing hoist for movement of material to and from this first floor space.</p>	<p>Good level of intactness and integrity.</p>






Dark Room		
	<p>Looking from Office 4 and into the Dark Room. Doors are original and in good condition. Ceilings, wall coverings and fitout are of lower significance. Generally in reasonable condition.</p>	<p>Floor coverings are not original. Low levels of intactness and integrity overall.</p>
	<p>Front half of the Dark Room showing fitout, replacement ceilings and non-original floor coverings.</p>	<p>Floor coverings are not original. Low levels of intactness and integrity overall.</p>




	<p>Front half of the Dark Room showing fitout, replacement ceilings and non-original floor coverings.</p>	<p>Floor coverings are not original. Low levels of intactness and integrity overall.</p>
	<p>Rear half of the Dark Room showing fitout, replacement ceilings, wall linings and non-original floor coverings.</p>	<p>Floor coverings are not original. Low levels of intactness and integrity overall. Windows have been covered over and linings should be removed in order to reinstate.</p>

Powder Room		
	<p>Former powder room used as storage and control room space. Some damage consistent with the age of the building but generally in good condition.</p>	<p>Reasonable level of intactness and integrity.</p>
	<p>Former powder room used as storage and control room space. Some damage consistent with the age of the building but generally in good condition.</p>	<p>Reasonable level of intactness and integrity.</p>
	<p>View to large sliding door between the former Powder Room and the Production Room.</p>	<p>Reasonable level of intactness and integrity.</p>





Male Toilets		
 A photograph showing the entry door to the male toilets. The door is a dark green, paneled door set within a white architrave. The wall is a light pinkish-beige color. There is a small window above the door with a white mesh screen. The floor is dark and appears to be concrete or stone.	<p>Entry door to male toilets from within the Production Room. Original door and architraves remain in situ and in good condition.</p>	<p>Good level of intactness and integrity.</p>
 A photograph showing the interior of the male toilets. The room has light pinkish-beige walls and a dark floor. There are several stalls with white doors and blue panels. The ceiling and floor linings appear to be modern replacements.	<p>Male toilets have been altered over time, partitions, ceilings and floor linings are not original but are in reasonable condition.</p>	<p>Low level of intactness and integrity.</p>




Plate Room		
	Plate Room is of low significance and is in poor condition generally.	Though significance is not particularly high, this area remains intact but is of reduced integrity.
	Plate Room is of low significance and is in poor condition generally.	Though significance is not particularly high, this area remains intact but is of reduced integrity.
Store Room		
	Store Room is of low significance and is in poor condition generally.	Though significance is not particularly high, this area remains intact but is of reduced integrity.
Print Room		
	Print Room is of low significance and is in reasonable condition generally.	Though significance is not particularly high, this area remains intact and with some degree of integrity.

	<p>Print Room is of low significance and is in reasonable condition generally. There are two floor apertures, one of which remains open with a hoist frame suspended above.</p>	<p>Though significance is not particularly high, this area remains intact and with some degree of integrity.</p>
	<p>Print Room is of low significance and is in reasonable condition generally. There are two floor apertures, one of which remains open with a hoist frame suspended above.</p>	<p>Though significance is not particularly high, this area remains intact and with some degree of integrity.</p>
	<p>Print Room is of low significance and is in reasonable condition generally. There are two floor apertures, one of which remains open with a hoist frame suspended above.</p>	<p>Though significance is not particularly high, this area remains intact and with some degree of integrity.</p>
	<p>Rear stairs between levels of the Print Room in reasonable condition.</p>	<p>Though significance is not high, this area remains intact and with some degree of integrity.</p>
	<p>Rear extending towards the rear of the original building. Lack of use has allowed vegetation to grow.</p>	<p>Though significance is not high, this area remains generally intact but is of low integrity.</p>

Maitland Mercury – Building 02		
Yoga Studio		
	<p>Office within later two storey addition to the 1882 building. Good condition overall.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent. This is a later portion of the building of much lower significance.</p>
	<p>Yoga space showing smaller square window within infilled original window space.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent.</p>
	<p>Yoga space showing original windows.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent.</p>

	<p>Yoga space showing original windows.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent.</p>
	<p>Yoga space showing original windows.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent.</p>
	<p>Yoga space showing original windows.</p>	<p>Good levels of intactness and integrity though suspended ceilings and floor coverings diminish this to some extent.</p>

Ground Floor		
	<p>Ground floor within original 1882 section of the building and showing original windows. Wall to image right is an original external wall whilst the wall to image left is a later wall constructed following demolition of the remainder of the building.</p>	<p>Reasonable level of intactness and integrity though ceilings have been replaced.</p>
	<p>Ground floor within original 1882 section of the building and showing original windows. Wall to image left is an original external wall whilst the wall to image right is a later wall constructed following demolition of the remainder of the building.</p>	<p>Reasonable level of intactness and integrity though ceilings have been replaced.</p>
	<p>View within the ground floor of the latter two storey addition to the building. Earlier windows are evident within the wall to image right.</p>	<p>Reasonable level of intactness and integrity though ceilings have been replaced and windows have been reused elsewhere.</p>
	<p>View within the ground floor of the latter two storey addition to the building. Earlier windows are evident within the wall to image centre.</p>	<p>Reasonable level of intactness and integrity though ceilings have been replaced and windows have been reused elsewhere.</p>

Ground Floor Tenancy		
	<p>Hairdressers fitout in use within the 1970's single storey adjoining element. Very good condition.</p>	<p>Well intact but of little significance.</p>
	<p>Hairdressers fitout in use within the 1970's single storey adjoining element. Very good condition.</p>	<p>Well intact but of little significance.</p>
	<p>Rear room of the hairdressers fitout in use within the 1970's single storey adjoining element. Very good condition.</p>	<p>Well intact but of little significance.</p>

Summary Fabric Condition

- a. Continued maintenance and operation over the lifespan of both buildings has ensured that the overall condition of the site remains generally very good with the identified damage largely a result of the lack of maintenance over recent years.
- b. Disuse of these buildings or portions of buildings will continue to put their future condition at risk and so adaptive, functional reuse options should be considered and implemented wherever possible. Ongoing use is likely to provide the best form of ongoing care to these structures.

5.7 Integrity

- a. The Maitland Mercury site and buildings are well intact, in form and character, and retain a high level of integrity overall. Some alterations and additions to the buildings have been sympathetically carried out, whilst others are less sympathetic but reasonably well reversible ensuring that the significance has not been diminished.

PART 6 HERITAGE SIGNIFICANCE

6. Assessment of Cultural Significance

6.1 NSW Heritage Assessment Criterion (a) Historic Significance

CRITERIA	ASSESSMENT
A: HISTORICAL SIGNIFICANCE	LEVEL: LOCAL

An item is important in the course or pattern of the local area's cultural or natural history.

The Maitland Mercury building is historically significant as an intact commercial business premises that has played an important role in the history of Maitland and the surrounding area.

The buildings provide a legible representation of the history, development and growth of Maitland over time.

<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. shows evidence of a significant human activity	YES	1. has incidental of unsubstantial connections with historically important activities or processes	NO
2. is associated with a significant activity or historical phase	YES	2. provides evidence of activities or processes that are of dubious historical importance	NO
3. maintains or shows the continuity of a historical process or activity	YES	3. has been so altered that it can no longer provide evidence of a particular association	NO

6.2 NSW Heritage Assessment Criterion (b) Historical Association

CRITERIA		ASSESSMENT	
B:	HISTORICAL ASSOCIATION	LEVEL:	LOCAL
<p><i>An item has strong or special association with the life or works of a person, or group or persons, of importance in NSW's cultural or natural history</i></p>		<p>The buildings are both historically associated with Walter H. Pender, a noted and important second generation architect who designed a number of significant local buildings.</p> <p>The Maitland Mercury and its contribution to the growth and presentation of Maitland is important to recognise, employing large number of local people over the years and providing a key piece of communication and advertising infrastructure.</p>	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. shows evidence of a significant human occupation	YES	1. has incidental of unsubstantial connections with historically important people or events	NO
2. is associated with a significant event, person, or group of persons	YES	2. provides evidence of people or events that are of dubious historical importance	NO
		3. has been so altered that it can no longer provide evidence of a particular association	NO

6.3 NSW Heritage Assessment Criterion (c) Aesthetic Significance

CRITERIA		ASSESSMENT	
C:	AESTHETIC SIGNIFICANCE	LEVEL:	LOCAL
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW		<p>The Maitland Mercury buildings have a high degree of aesthetic significance as intact early brick commercial buildings within the centre of Maitland.</p> <p>The aesthetic differences between the earlier 1882 building, the 1936 building and later additions represent the time periods in which they were constructed. Both the 1882 and the 1936 buildings demonstrate a high degree of creative achievement.</p>	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. shows or is associated with, creative or technical innovation	NO	1. is not a major work by an important designer or artist	NO
2. is the inspiration for a creative or technical innovation or achievement	NO	2. has lost its design or technical integrity	NO
3. is aesthetically distinctive	YES	3. its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	NO
4. has landmark qualities	NO	4. has only a loose association with a creative or technical achievement	NO
5. exemplifies a particular taste, style or technology	YES		

6.4 NSW Heritage Assessment Criterion (d) Social Significance

CRITERIA		ASSESSMENT	
D:	SOCIAL SIGNIFICANCE	LEVEL:	LOCAL
<i>An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons</i>		The Maitland Mercury site has a strong and special association with the community of Maitland and the surrounding region and forms part of the community's sense of place.	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. is important for its associations with an identifiable group	YES	1. is only important to the community for amenity reasons	NO
2. is important to a community's sense of place	YES	2. is retained only in preference to a proposed alternative	NO

6.5 NSW Heritage Assessment Criterion (e) Scientific / Technical Potential

CRITERIA		ASSESSMENT	
E:	SCIENTIFIC / TECHNICAL POTENTIAL	LEVEL:	NONE
<i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history</i>		It is not considered that the site or buildings have the potential to yield information that will contribute to an understanding of NSW's cultural or natural history.	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. has the potential to yield new or further substantial scientific and/or archaeological information	NO	1. the knowledge gained would be irrelevant to research on science, human history or culture	NO
2. is an important benchmark or reference site or type	NO	2. has little archaeological or research potential	YES
3. provides evidence of past human cultures that is unavailable elsewhere	NO	3. only contains information that is readily available from other resources or archaeological sites	YES

6.6 NSW Heritage Assessment Criterion (f) Rarity

CRITERIA		ASSESSMENT	
F:	RARITY	LEVEL:	NONE
<p><i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history</i></p>		<p>The buildings are important and significant buildings within Maitland and whilst the remnant portions of the 1882 building include details that are less common, the buildings are not considered to be rare or to possess endangered aspects of NSW's cultural history.</p>	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>	
1. provides evidence of a defunct custom, way of life or process	NO	1. is not rare	YES
2. demonstrates a process, custom or other human activity that is in danger of being lost	NO	2. is numerous but under threat	NO
3. shows unusually accurate evidence of a significant human activity	NO		
4. is the only example of its type	NO		
5. demonstrates designs or techniques of exceptional interest	NO		
6. shows rare evidence of a significant human activity important to a community	NO		

6.7 NSW Heritage Assessment Criterion (g) Representativeness

CRITERIA	ASSESSMENT	
G: REPRESENTATIVENESS	LEVEL:	LOCAL
<p><i>An item is important in demonstrating the principal characteristics of a class of NSW's</i></p> <ul style="list-style-type: none"> - cultural or natural places - cultural or natural environments 	<p>The site and buildings present a good representative example of late 19th – early 20th Century commercial buildings.</p> <p>The intactness of the remaining portions of early buildings on site provide a good level of representative value.</p> <p>Integrity has been somewhat diminished as a result of alterations and additions over time however the story of development created by change over time is important in representing the change in culture over the past 150 years.</p>	
<u>Guidelines for Inclusion</u>		<u>Guidelines for Exclusion</u>
1. is a fine example of its type	YES	1. is a poor example of its type
2. has the principal characteristics of an important class or group of items	YES	2. does not include or has lost the range of characteristics of a type
3. has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	YES	3. does not represent well the characteristics that make up a significant variation of a type
4. is a significant variation to a class of items	NO	
5. is part of a group which collectively illustrates a representative type	NO	
6. is outstanding because of its setting, condition or size	NO	
7. is outstanding because of its integrity or the esteem in which it is held	NO	

6.8 Statement of Significance

The Maitland Mercury site, buildings and operation has significance at a local level for its association with newspaper and its historic role within Maitland and the surrounding area. The buildings provide a legible representation of the history, development and growth of Maitland over time with an important and dominant corner site position centrally located on the High Street. The site and operation is socially significant as a well-known and important community facility contributing to an overall sense of place. The site and buildings present a good representative example of late 19th – early 20th Century commercial buildings and aesthetically provide a good example of the adaptation of classical architectural styles to the more austere and functional tastes of the interwar period.

6.9 Grading of Significance of Components

Element Grading	Definition
Exceptional	<p><i>Rare or outstanding element directly contributing to an item's local and State significance.</i></p> <p>Elements of exceptional significance feature a high degree of integrity and intactness and are essential for understanding the place. Their loss would have a substantial and detrimental impact upon the place as a whole as well as the local area or state.</p>
High	<p><i>High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.</i></p> <p>Elements of high significance feature a high degree of integrity and intactness and demonstrate key features of an item's significance. They are important to understanding a place as whole and their loss would have a substantial and detrimental impact upon the place as a whole. Alterations do not unreasonably detract from the overall significance.</p>
Moderate	<p><i>Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.</i></p> <p>Elements of moderate significance have a lesser degree of integrity and intactness due to modification or alterations that have diminished significance. These elements contribute to the overall significance of the place and their loss would detract from the context in which higher value elements are understood.</p>
Little	<p><i>Alterations detract from significance. Difficult to interpret.</i></p> <p>Elements of little significance have little heritage value but still make some minor contribution to the overall significance of the place and the context in which higher value elements are understood. Their loss would have a minor impact on the significance of the place as a whole.</p>
Neutral	<p>Elements of neutral significance do not have any bearing on the significance of the place as a whole. They neither contribute nor detract from the place and their loss or retention will not have any impact, positive or negative.</p>
Intrusive	<p><i>Damaging to the item's heritage significance.</i></p> <p>Elements of neutral significance detract from the place as a whole and should be removed where possible as this will ameliorate or reverse negative impacts. The impact of replacements or alterations to intrusive fabric should still give consideration to the significance of other elements of higher significance.</p>



Figure 74 Site Plan – Ranking of Significance – Not to Scale
source: Contemporary Heritage



Figure 75 Building 01 – Ranking of Significance – Not to Scale
source: Contemporary Heritage

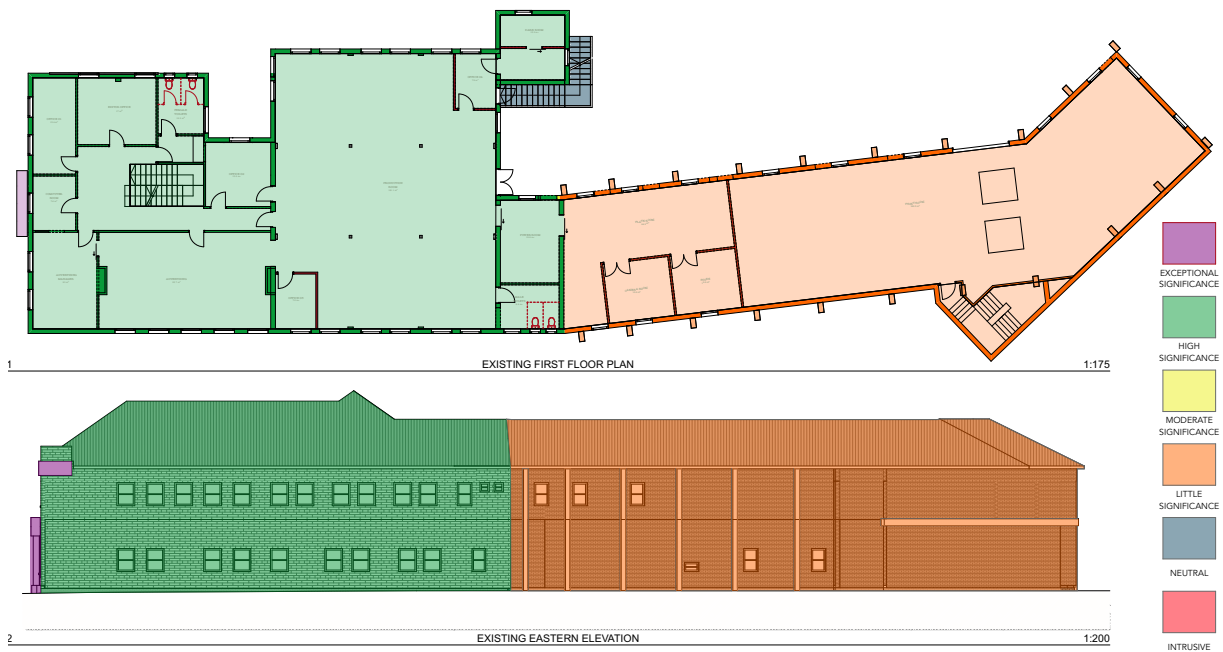


Figure 76 Building 01 – Ranking of Significance – Not to Scale
 source: Contemporary Heritage

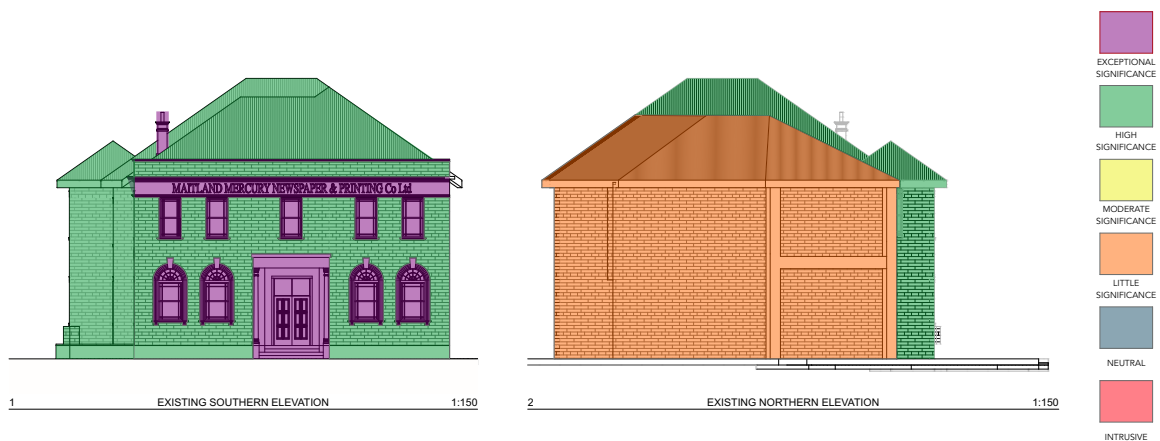


Figure 77 Building 01 – Ranking of Significance – Not to Scale
 source: Contemporary Heritage

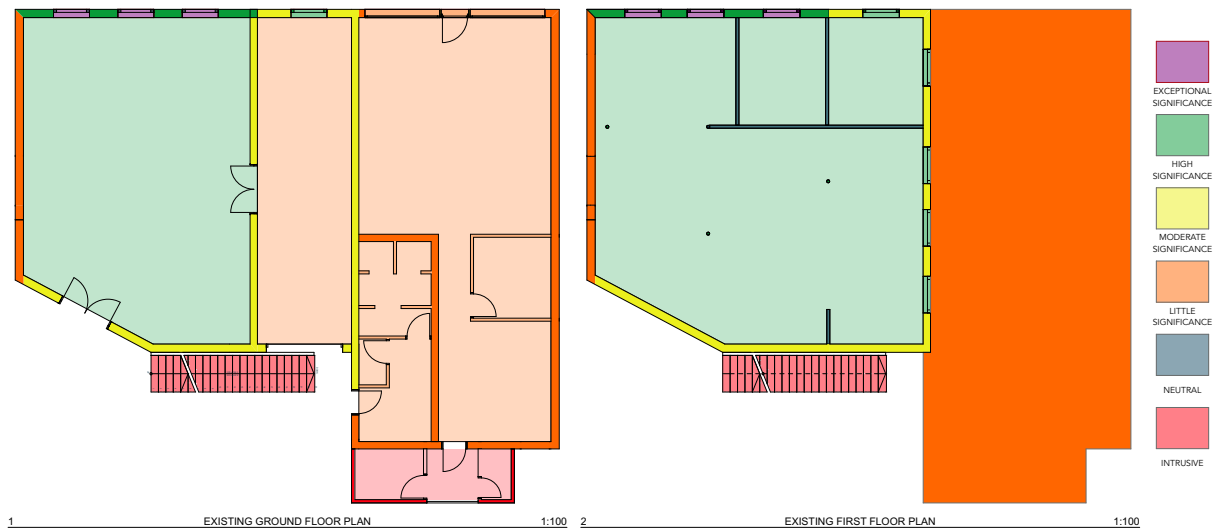




Figure 78 Building 02 – Ranking of Significance – Not to Scale
source: Contemporary Heritage



Figure 79 Building 02 – Ranking of Significance – Not to Scale
source: Contemporary Heritage

Image	Description and Significance
Maitland Mercury Building 02 – Hunter Street	
	<p>The Hunter Street building is the earliest building on the site, with the remnant original portion constructed in 1882.</p> <p>The overall significance of this building is high with elements of exceptional significance remaining. This building is 1 of 4 bays to the original building and is critical to the understanding and development of the place as a whole.</p>
	<p>A number of demolitions, alterations and additions to the building have been undertaken over the years and this is reflected in the significance ratings identified below.</p> <p>This building is not very well intact but is in reasonable condition having remained in use.</p> <p>The two storey side addition is of moderate significance however it appears that original windows have been reused and these are of exceptional significance. The single storey side addition is of little significance.</p> <p>OVERALL SIGNIFICANCE: HIGH</p>
External Walls (Frontage)	High
External Walls (Sides)	Little
External Walls (Rear)	Moderate
External Roof Coverings	Moderate
External Doors	Neutral
External Windows	Exceptional
Original Signage	Exceptional
External Detailing (Frontage)	Exceptional
c.1930's Two Storey Side Addition	Moderate
c.1970's Single Storey Side Addition	Little
Rear Additions	Intrusive
Rear Stair	Intrusive

Maitland Mercury Building 01 – High Street



The High Street building is the later original building on the site, constructed in 1936.

The overall significance of this building is high with elements of exceptional significance remaining. This building is largely intact and in fair condition, disuse over the past years has left maintenance issues unattended to which has resulted in damage.

Alterations and additions to the building have been undertaken to the rear and interior and this is reflected in the significance ratings identified below.



Internal partitioning of the production and admin rooms in the rear portion of the original building are intrusive but the remainder of the interiors are generally of high significance.

The two storey rear addition is of moderate significance however it appears that original windows have been reused and these are of exceptional significance.

OVERALL SIGNIFICANCE: HIGH

External Walls	High
External Roof Coverings	High
External Doors	Exceptional
External Windows	Exceptional
Original Signage	Exceptional
External Detail (Frontage/Chimneys)	Exceptional
Interiors	High
Interiors (Alterations / Partitions)	Intrusive
c.1970's Rear Additions	Moderate

PART 7 CONSTRAINTS & OPPORTUNITIES

7. Issues, Constraints and Opportunities

7.1 Issues, Constraints & Opportunities arising from Statement of Cultural Significance

- a. The cultural significance of the Maitland Mercury group should underpin its management. According to the Burra Charter, the cultural significance of a place should be retained through conservation and management decisions should be informed by an understanding of such significance.
- b. Elements classified as being of exceptional or high significance should be conserved.
- c. Elements of moderate significance should be conserved as first priority.
- d. Elements of low or neutral significance may be altered or removed provided they do not affect adjacent components.
- e. Elements that detract from the cultural significance of the place should be removed or altered to mitigate negative impacts.

7.2 Issues, Constraints & Opportunities arising from Statutory and Non-Statutory Obligations

- a. Development on Local listed heritage sites is restricted and regulated more carefully than other sites and as such there is an obligation to seek the appropriate levels of approval for all work. All works shall require approvals in accordance with the Heritage Act 1977, the EP&A Act, Maitland's Local Environmental Plan 2011 with reference to Clause 5.10.
- b. Change of use of part or all of the building to facilitate ongoing use and operation will require approval from Maitland City Council, as will alterations or additions to any part of the building to facilitate other required changes.
- c. There may be a future requirement within places of a public nature for the display of notices and signage, for security and safety as well as way-finding. The alterations, removal and installation of signage is constrained by a requirement for consent and should be undertaken in accordance with the policies within this CMP.
- d. Compliance with the National Construction Code and AS 1428 (Universal Access) is an important aspect of the ongoing operation of the buildings in order to ensure appropriate levels of accessibility, fire protection, safety and operation, and may require material changes which must be appropriately managed and guided by this CMP.
- e. The Burra Charter 2013 adopted by Australia ICOMOS, sets the nationally accepted standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance. All procedures for managing change and activities at the site should be in accordance with the conservation methodologies established by The Burra Charter.

7.3 Issues, Constraints & Opportunities arising from Curtilage

- a. The curtilage should protect and conserve the elements essential for the cultural significance of the place. The Maitland Mercury sites curtilage is quite restricted, comprising the lot boundaries itself.
- b. Views to and from the site should be maintained. There are a number of views to the site as described in Section 5.5 due to its prominent corner position at the junction of 4 streets on 3 of 4 sides of the site, as such it is expected that views shall be reasonably well maintained and protected.

7.4 Issues, Constraints & Opportunities arising from Physical Condition and Integrity of the Fabric

- a. Places of cultural significance should be conserved in accordance with Article 2 of the Burra Charter and as such there should be qualified constraints on alterations to physical fabric in order to retain integrity.
- b. With reference to Article 6, the process for conservation should be informed by the relative condition of the fabric, the level of documentary and historical evidence associated with the fabric and an understanding of the gradings of significance.

- c. Management and maintenance of the asset should aim to conserve its heritage significance. Works should be sympathetic to fabric of Exceptional and High significance. Maintenance and repairs should be undertaken rather than replacement, where possible. Where works to significant fabric are required, these should be undertaken as a priority and should retain significant fabric in situ in preference to removal and reinstatement.
- d. Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant/architect and/or relevant materials specialist or conservator.
- e. Owners, occupiers and stakeholders responsible for the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance including identified significant internal and external fabric and spaces.
- f. Works to achieve compliance or environmental performance standards should be carefully considered in conjunction with heritage advice.
- g. Existing spaces and building fabric that have been substantially altered or with lower levels of significance provide an opportunity for intervention where necessary to ensure the future use and operation of the site.

7.5 Issues, Constraints & Opportunities arising from Client's Requirements and Stakeholders

- a. The 1936 building is completely vacant and has been for a number of years whilst the 1882 building is only partially occupied. Providing an adaptive reuse of the building to ensure its ongoing use and operation is essential.
- b. The continued use of the site centres around the ability for it to be adapted in response to changing uses, standards and requirements, especially the incorporation of modern services and facilities. However, the change should be balanced with conservation requirements and should not detract from the significance of the place.
- c. Adequate funding is needed for the maintenance, management and conservation of the site and buildings.

7.6 Issues, Constraints & Opportunities arising from Access and Security

- a. Street entrances are stepped and do not provide equal access, furthermore, their positions on the street boundary mean that there is no opportunity to provide access and as such interventions within other parts of the site may be required in order to facilitate access.
- b. There is no lift facility within either building and as such access to first floor elements is restricted to the use of stairs only.
- c. The void between the front and rear halves of the 1936 building provides opportunity for an external lift installation with minimal intervention.
- d. The previously altered side and rear walls of the 1882 building provides opportunity for an external lift installation with minimal intervention.

7.7 Issues, Constraints & Opportunities arising from Interpretation

- a. The site is relatively well interpretable due to the remnant external signage which should be retained. Further interpretation measures could assist in presenting the history, development and chronology of the site over time.
- b. Preservation, restoration and reconstruction of key significant elements, areas and fabric preferred. Where adaptive reuse is part of the conservation methodology, it should be compatible with the values and significance of the building.
- c. Intangible aspects of the heritage values of the place should be incorporated in heritage interpretation methods, and aim to highlight little known or lost elements of its history. In this instance the demolished portions of the original 1882 building are an important consideration.

7.8 Issues, Constraints & Opportunities arising from Adaptive Reuse Options

- a. The buildings presents an opportunity for adaptive reuse. Any proposals must be sympathetic to the heritage significance of the building and fabric itself.

PART 8 CONSERVATION POLICIES

8. Conservation Policies

8.1 Introduction

This section of the CMP outlines conservation policies for the Maitland Mercury group. These policies aim to provide guidance to owners, management bodies, consultants and contractors on the conservation and management of the place to ensure that the cultural heritage significance is retained.

A clear understanding of the significance of the place, holistically as well as its individual components, should underpin the conservation and management. The policies should inform decision-making, the proposal and implementation of change and the assessment of statutory applications regarding change to the place. The policies are outlined in boxes with brief explanations of the policies and general guidelines provided to aid the implementation of the policies.

Policies aim to:

- Ensure the cultural heritage significance of the site and significant elements are conserved
- Identify vulnerabilities that should be addressed and mitigated
- Propose how to manage change to ensure it does not adversely impact the heritage significance of the place

8.2 Primary Conservation Policy

Maitland Mercury Group retains a moderate degree of integrity and intactness overall but there are a number of elements of high and exceptional significance and so prolonging the life of the existing fabric is critical.

The objective of this CMP is to ensure that the history, fabric and significance of the place is understood and protected. Physical conservation work is important in order to protect existing fabric from deterioration without detracting from the cultural significance of the place.

POLICY 1

The following aspects of Maitland Mercury group are essential to the significance of the place as a whole and they should be conserved and managed to ensure that their significance is not diminished.

- the primary built elements including the 1882 and c1930's portions of Building 02 on Hunter Street and the 1936 portion of Building 01 on High Street.

POLICY 2

All design and tradespeople working on the site must be required to undertake an induction on the heritage significance of the building and should be provided with a copy of this CMP.

Guidelines

Ensure that conservation works are lead and understood by a project manager who is familiar with this CMP and has appropriate and relevant experience.

Each conservation project should be supported by a record of the underlying methodology which is to consist of documentation of any research, recording and testing that has been undertaken as well as documentation of any major decisions.

8.3 Statutory Obligations

Proposed work to the Maitland Mercury group may be required and should be managed by relevant policies. depending on the nature of the proposed works, these policies are described within this section and should be referred to in addition to other management documents for this site.

Environmental Planning and Assessment Act 1979

The site is listed within The City of Newcastle's LEP 2012 under Schedule 5: Heritage and Section 5.10 of the LEP contains heritage conservation clauses that require that work to listed places is preceded by a development consent.

Minor Works:

Certain minor works that would otherwise be classified as 'Exempt Development' if not for the site being a Heritage Item, may be undertaken via Heritage Minor Works Application. Council must be notified of the proposed works, and a written response from Council advising that development consent is not required must be obtained, before commencing any works. It is important to note that some works may be considered 'minor' on an individual basis but the cumulative effect of a number of elements may require a development consent.

Major Works:

Major works are defined by Heritage NSW as those works that will "materially affect" the heritage significance of the heritage item and is not only limited to changes to physical fabric. All work that is not allowed to proceed under a Heritage Minor Works Application is considered major works and will require the appropriate approvals.

Heritage Act 1977

The site is not listed on the register as being of State significance and as such a Section 60 application to Heritage NSW will not be required in addition to a development consent from Maitland City Council.

POLICY 3

The owners will obtain the required statutory approvals or exemptions prior to undertaking any changes within the listed heritage curtilage for the Maitland Mercury group. Works will be carried out in accordance with any conditions placed on these approvals and provide a report on completion certifying compliance.

POLICY 4

Before applying for statutory approvals for development associated with Maitland Mercury group, the proponent shall:

- Seek expert heritage advice
- Liaise with Maitland City Council

POLICY 5

When proposing minor works to Maitland Mercury group, make a Heritage Minor Works Application and obtain a written response from Council before proceeding.

POLICY 6

This CMP should be submitted to Maitland City Council as part of any application for new development proposals. Where appropriate or requested, it should be accompanied by a Statement of Heritage Impact that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

NSW National Parks and Wildlife Act 1974

Heritage NSW administers the National Parks and Wildlife Act 1974 which, among other things, protects all Aboriginal Objects. It is an offence for a person to destroy, deface, damage or desecrate an Aboriginal Object or Aboriginal Place and an Aboriginal Heritage Impact Permit is required under Section 90 of the Act.

The site has been identified as unlikely to contain any Aboriginal Objects.

POLICY 7

If unexpected archaeological deposits or relics are discovered, work must cease in the affected areas and the appropriate advice and further assessment, or approvals obtained as may be required.

POLICY 8

Should any objects suspected to be Aboriginal in origin be discovered, any excavation or disturbance work in the area should stop and the appropriate Aboriginal Heritage Impact Permit obtained.

Commonwealth Policies

National Construction Code 2019

The National Construction Code is Australia's primary set of technical design and construction provisions for buildings. It is a performance-based code and sets the required level for the safety, health, amenity, accessibility and sustainability of buildings.

A consent authority may condition any approvals to require that existing buildings comply with current codes. Under Clause 94 of the Environmental Planning and Assessment Regulation 2000.

POLICY 9

To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions deemed to satisfy the provisions of the BCA/NCC should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency.

POLICY 10

Management of hazardous materials needs to be assessed and a management plan put in place for their appropriate management. Where removal is necessary, damage to surrounding significant fabric must be minimised and replacement material, if required, should be compatible with existing significant fabric.

Australian Standard AS1428 (Universal Access)

AS1428 provides minimum design standards for building work in order to enable access for people with disabilities.

Whilst standardised solutions may be possible, performance based assessment should be undertaken in order to derive alternate solutions that meet the requirements of the standard whilst mitigating the impact of any interventions and maximising the exposure of significant fabric.

POLICY 11

Prior to designing any new equitable access solutions, investigate best practice solutions to improve the accessibility of the building for all whilst retaining heritage significance and mitigating impact.

Guidelines

Changes should be managed using this CMP as a guiding document. Any applications for approval should be supported by a Statement of Heritage Impact with the relevant controls provided by Maitland City Council referenced and addressed.

8.4 Use

The Maitland Mercury group has been used primarily as the offices, print and production of the Maitland Mercury newspaper since its construction for which it was specifically built. The 1936 building has been vacant for a number of years whilst the 1882 building is only partially occupied by small business tenants. It is expected that the use of the building will change and that adaptive reuse with a new compatible function will be necessary for the ongoing care and maintenance of the site and structures.

8.5 Conservation of Fabric

Conservation of fabric includes necessary and ongoing repair and maintenance of the building as well as appropriate management of heritage significance and management of change. The subject site is formed by a grouping of related structures, completed at different times and with differing levels of significance. Elements of Exceptional and High significance are less accommodating of change than those elements that are of a lesser significance.

In all instances, an understanding of the significance of affected elements is necessary in order to assess the suitability and impact of modifications, alterations, repairs, maintenance as well as the impact of neglect or a lack of maintenance. This section provides policies and guidance around the conservation of significant fabric in order to support the future management of the station group.

The Burra Charter, which provides a widely accepted basis for the management of heritage in Australia indicates in Article 3 that conservation should be based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. The guiding principle in all decisions regarding change to a building should be doing “as much as necessary and as little as possible”.

The types of work that will require consideration of conservation include but are not limited to:

- Removal of intrusive elements
- Reconstruction, repair and maintenance works
- Introduction of new fabric, including additions to the building as well as minor changes, services and equipment
- Compliance with statutory obligations

The street facades in particular have a lower tolerance for change than other elements due to their higher significance.

POLICY 12 Elements of Exceptional Significance

Retain and conserve all elements of exceptional significance as a priority.

- Original fabric of exceptional significance must be retained and protected. The extended life of these elements should be facilitated wherever possible.
- The street facades as a whole in particular should be protected
- Alterations and additions or other modifications to elements of exceptional significance should be avoided where this will negatively impact upon significance.
- Where changes are permitted, those changes should be reversible if possible and a full photographic and drawn Archival Recording is essential.

POLICY 13 Elements of High Significance

Retain and conserve all elements of high significance.

- Original fabric should be retained and protected. The extended life of these elements should be facilitated wherever possible.
- Alterations and additions or other modifications to elements of high significance should only be undertaken where they will not detract from significance.
- Where changes are permitted, those changes should be reversible if possible and a full photographic and drawn Archival Recording is essential.

POLICY 14 Elements of Moderate Significance

Retention and conservation of elements of moderate significance is preferred.

- These elements contribute to the overall significance of the place and modification or replacement should ensure that this contribution is not diminished.
- If retention of the element will compromise the integrity of more significant elements or of the place as a whole then the element could be altered, replaced or demolished provided that any new work complies with the policies within the CMP and does not negatively impact upon elements of Exceptional or High significance.

POLICY 15 Elements of Little Significance

Elements of little significance could be demolished or replaced in order to reveal significant fabric or to reinstate a more authentic element.

- Demolition of these elements may also provide opportunity for new additions or other modifications that would facilitate adaptive reuse of the buildings.

POLICY 16 Elements that are Neutral

Elements of neutral significance could be retained or removed as required.

- All work should be in accordance with the policies in this CMP

POLICY 17 Elements that are Intrusive

Elements that are intrusive should be demolished, removed or altered to reduce or mitigate intrusion in order to improve the significance of the site overall.

- Damage to adjacent fabric should be minimised as much as possible. If removal of an intrusive element is likely to cause irreparable damage, consider alternative alterations that will ameliorate instead.
- Intrusive elements may be replaced in accordance with the policies in this CMP.

POLICY 18

Allow appropriate alteration to fabric to facilitate access only after thorough investigation. Adaptation should avoid any damage to fabric of higher significance and provide reversible or removable solutions where possible.

POLICY 19

Extant significant building elements, spaces and moveable fabric should be retained and conserved in accordance with the levels of significance identified within this CMP and these policies. Significant fabric that requires removal should be carefully stored on site and reused elsewhere wherever possible.

POLICY 20

Ensure all conservation works, maintenance programs and new work:

- are undertaken in accordance with the Burra Charter and this CMP.
- use an understanding of the cultural significance of the place as a whole as well as its component parts as a guide to understanding the impact of and tolerance for change.
- strive to retain and enhance significance and mitigate adverse impacts

POLICY 21

Ensure that proposals for restoration and/or reconstruction works are not based on conjecture but rather on suitable and sufficient evidence.

POLICY 22

Modifications or the addition of new fabric should be reversible whenever possible, particularly in instances where cultural significance may be reduced. Reversible work should be temporary in nature and should not prevent other conservation works at the time of implementation or in the future.

POLICY 23

Relevant specialists with relevant experience in heritage conservation work should be consulted during the planning and implementation stages of heritage conservation work

POLICY 24

Section 118 of the Heritage Act 1977 provides minimum standards of maintenance and repair for weatherproofing, fire protection, security and essential maintenance which should be adhered to in order to ensure the ongoing long-term care of the item.

POLICY 25

Signage, including way finding, security and interpretation should be managed as follows:

- Do not affix signage to elements of Exceptional significance
- Do not remove or alter historic signage of significance referenced in Policy 28
- Ensure all new signage is consistent in character and style and is appropriately located

POLICY 26

Evidence of fireplaces and chimneys should be conserved

POLICY 27

Evidence of the safe should be conserved through retention in situ or reuse of the safe door elsewhere.

POLICY 28

Maintain existing Maitland Mercury signage to both buildings as existing. Including as follows:

To the 1882 Building 02:

“ESTABLISHED 1843” located on the parapet facing Hunter Street

To the 1936 Building 01:

“MAITLAND MERCURY EST 1843” located on the northwestern elevation facing Hunter Street.

“MAITLAND MERCURY NEWSPAPER & PRINTING CO LTD” located on the parapet facing High Street.

“ESTD 1843-1936” located on the portico facing High Street.

Guidelines

In accordance with the principles of the Burra Charter, any proposed work should be considered necessary in order to maintain the element or item as a whole in working order, to retain its existing use or to prevent deterioration, prior to that work being undertaken.

The Statement of Significance provides an anchor statement from which conservation of fabric should be guided and this is supported in greater detail by the Grading of Significance for various elements within the curtilage as a whole

A suitably qualified and experienced heritage consultant must be nominated to advise upon any conservation works or alterations and to oversee works in order to minimise impacts to heritage values.

All work that affects or has the potential to affect significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

In addition to the above, specialist advice from a heritage and conservation architect, engineer or materials conservation specialist may be required to advise upon specific elements. Depending on the extent of work, coordination of the various consultants required may become an important factor in which case a heritage architect or project manager with relevant heritage experience should be consulted to perform that role.

8.6 Curtilage, Setting and Views

Curtilages are important in conserving and managing a heritage item. A curtilage establishes the extent of protection and management facilitated by a heritage listing. The Maitland Mercury group is listed in the Maitland Local Environmental Plan. The curtilages defined in this CMP as a lot boundary curtilage are site elements essential to the heritage significance of the place.

Whilst curtilage is limited in this instance, the position of the site at major road junctions with High Street, Hunter Street and Odd Street is valuable as this essentially creates a buffer zone for the maintenance of important views and settings within the Conservation Area.

The important views identified within this CMP follow the direction of these relevant streets and as such additional policies governing views are not considered necessary however the following policies guide the conservation of setting and context.

POLICY 29

Ensure new developments and uses in the vicinity of the site are compatible with and do not negatively impact the site.

POLICY 30

New development within the site, including buildings, hard standings and landscaping should be compatible with the existing significant elements, be sympathetic and not undermine the significance of the place.

POLICY 31

The existing Norfolk Island Pine in the garden on the corner of Hunter Street and High Street should be retained.

Guidelines

All proposed works within the curtilage should be assessed for its heritage impact and must seek. The required levels of approval are outlined in Section 7.2 and 8.3.

Work undertaken at the site should be informed by relevant specialists including heritage architects, archaeologists and material conservation specialists.

Proposals to remove or alter elements of the site should always consider the cultural significance of the place and be informed by the gradings of significance in Section 6.9 and the policies regarding the management of different levels of significance found under the primary conservation policies in Section 8.2.

8.7 Management and Ownership

The Maitland Mercury group is owned by Quicksilver Holdings who are responsible for the entirety of the site, including the buildings and land.

POLICY 32

Future management decisions should ensure a commitment to conserving the identified heritage values of the place.

8.8 Interpretation

A reintroduction of function to the site and to all buildings is of utmost importance to the ongoing care and conservation of the Heritage Item. As the original use is unlikely to be returned to, it is important that interpretation is used to ensure an understanding of the significance of the site overall.

The 1936 Building 02 is presently under threat as it is no longer in use and this will have an inevitable impact on the heritage significance of the place. Suitable interpretation measures are necessary to ensure that the diminishment of significance is mitigated as far as practicable.

Interpretation may use a combination of conservation works, adaptive reuse or reconstruction as well as display panels or signage in order to better represent and make the significance of the place understood.

POLICY 33

Include interpretation measures as part of any conservation works, adaptive reuse or reconstruction.

POLICY 34

Facilitate adaptive reuse of the site and building.

POLICY 35

Reinstate use and public access into parts of the buildings, particularly into spaces that were historically accessible such as foyers and reception rooms etc.

POLICY 36

Provide interpretation panels on, near or within the garden on the junction of Hunter Street and High Street to describe the original 1882 building prior to its partial demolition.

POLICY 37

Provide interpretation measures that describe the original fountain that was present at the junction of Hunter Street and High Street. This could include interpretation panels, a reintroduction of a fountain within this corner of the development or combination of measures.

Guidelines

Ensure that the installation of any interpretative signage is in accordance with the policies of this CMP.

Any interpretation measures should make the historic function and physical changes to the site as the offices of Maitland Mercury Newspaper and Printing Co Ltd readily apparent to the general public.

8.9 Compatible Future Use

The Maitland Mercury group should seek a compatible adaptive reuse to return full functionality and occupation to the site. Adaptive reuse should always consider the heritage value of the buildings and fabric, and strive to maintain them.

The site lies within a B4: Mixed Use zone and as such the following are permissible uses that are considered compatible; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres.

Other permissible uses may be compatible but could rely on a greater level of intervention.

Other compatible use may not be permissible in the zone however could be considered for approval under Clause 5.10(10) of Maitland LEP 2011 if the proposed use, among other requirements, is considered to facilitate the ongoing conservation of the place.

POLICY 38

Encourage compatible adaptive reuse of the buildings to ensure their ongoing functionality, care and maintenance.

POLICY 39

Operation relating to the Maitland Mercury newspaper is directly related to the site's significance. This use is unlikely to be able to continue or return to the building and so modifications that seek to facilitate adaptive reuse should be given careful consideration.

8.10 Adoption, Implementation and Review

The CMP is intended to guide the management and conservation of the site to ensure that the cultural heritage significance is conserved. Thus, the following policies are designed to ensure that this document is appropriately and effectively adopted and implemented as a guiding document. As time progresses, the context in which this CMP was created, and the circumstances of the site will have changed. Therefore, this document will have to be reviewed to ensure it continues to be applicable and effective.

POLICY 40

Current and future owners and management bodies for the site should adopt the CMP and ensure it underpins it's management.

POLICY 41

Provide a copy of this CMP to staff responsible for managing the buildings and site. Consultants and contractors undertaking work at the site are to be made aware and provided with copies of the relevant section of the CMP.

POLICY 42

This CMP should be easily accessible, and copies should be given to the stakeholders, Maitland City Council and the public through public repositories including Maitland Library.

POLICY 43

All work including conservation, repair and maintenance should be undertaken in accordance with the policies of this CMP.

POLICY 44

Any changes or modifications should be adequately recorded and archived.

POLICY 45

The CMP should be reviewed and updated every 5 years or in response to major changes or the revelation of new information.

POLICY 46

Ensure there is adequate funding for the management and conservation of the site and buildings.

8.11 Further Research

The Maitland Mercury site is located in an area that has been occupied for thousands of years by the traditional owners of the land, the Wonnarua people, who are members of the Mindaribba Local Aboriginal Land Council, however, it is unlikely that any archaeological evidence remains due to extensive disturbances as a result of a number of developments across the site.

POLICY 47

An Aboriginal Heritage Impact Permit is not required for any excavation works because the Maitland Mercury site is unlikely to contain Aboriginal objects. However, should any unexpected Aboriginal objects be discovered, site works should cease and the Heritage NSW of the Department of Premier and Cabinet should be informed in accordance with the NSW National Parks and Wildlife Act 1974 Section 91.

Guidelines

Excavation work must be supervised by a suitably qualified historical archaeologist. Additionally, work that has the potential to disturb Aboriginal objects must involve members of the relevant Aboriginal groups.

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PART 10 APPENDICES

Appendix I Location and Site Plans

Legend



Area Calculations

Amendments

REV	DESCRIPTION	DATE

Notes

1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.
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7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

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1.	MAITLAND MERCURY
2.	MAITLAND MERCURY
A.	1887
B.	xxxx
C.	xxxx
D.	xxxx
E.	xxxx
F.	xxxx
G.	xxxx
H.	xxxx
I.	xxxx
J.	xxxx
K.	xxxx
L.	xxxx
M.	xxxx
N.	xxxx
O.	xxxx
P.	xxxx
Q.	xxxx
R.	xxxx
S.	xxxx
T.	xxxx
U.	xxxx
V.	xxxx



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Project Number:
 CH22012

Project Name:
 Maitland Mercury Building
 Corner of 258 High Street & 2 Hunter Street,
 Maitland

Proprietor:
 Clint Marquet

Drawing:

Title: Location Plan
 Scale: 1:2000 @ A3

Status:

Drawn Date:

Plot Date: Tuesday, 28 June 2022

Bar Scale:







Drawing No: S.1

Drawn By: JP

Reviewed By: JP



Legend

			
SUBJECT SITE	HERITAGE ITEM	LOCAL PLACE	LOCAL COMMERCIAL

Area Calculations

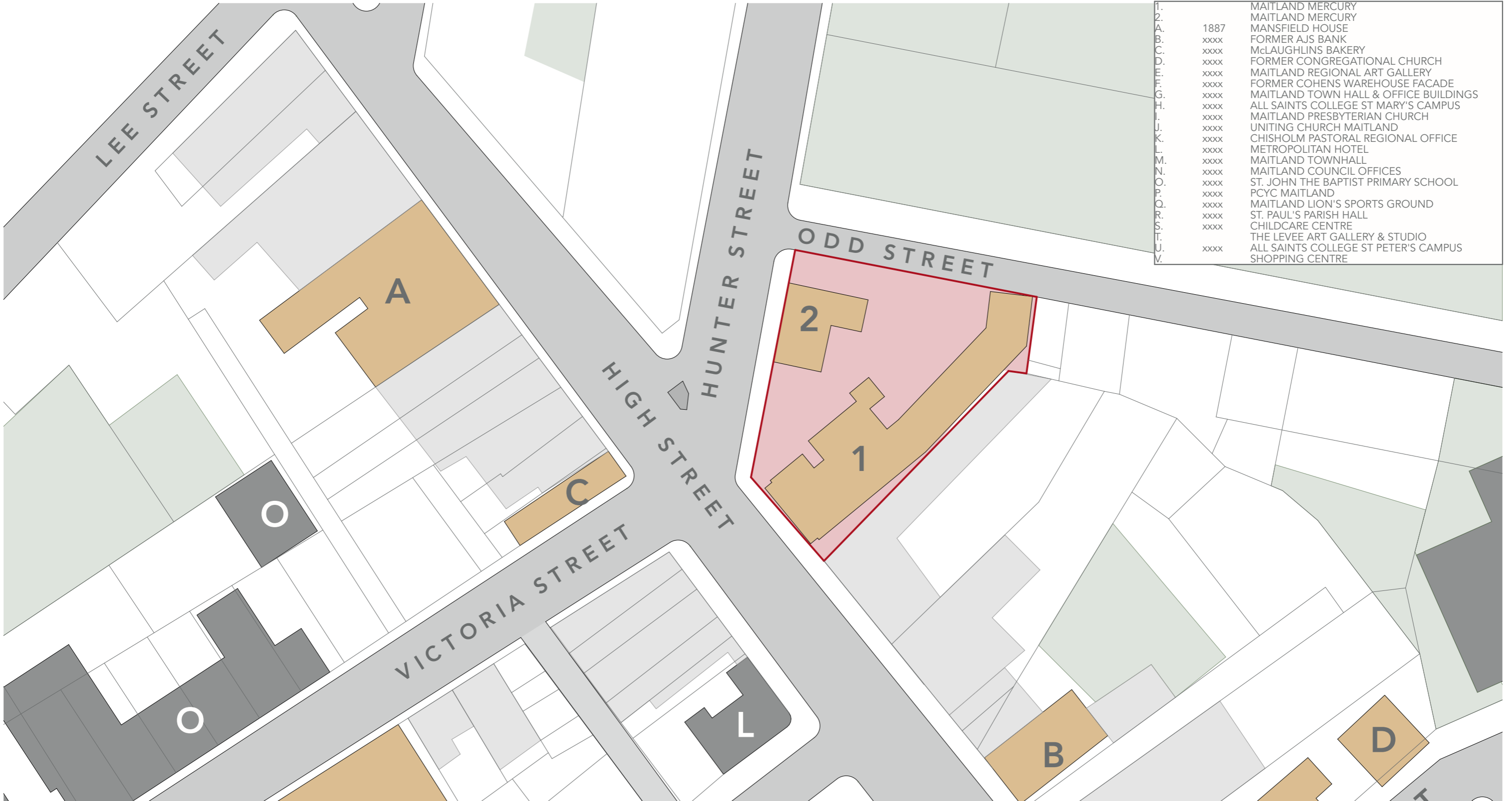
Amendments

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1.	MAITLAND MERCURY
2.	MAITLAND MERCURY
A.	1887
B.	xxxx
C.	xxxx
D.	xxxx
E.	xxxx
F.	xxxx
G.	xxxx
H.	xxxx
I.	xxxx
J.	xxxx
K.	xxxx
L.	xxxx
M.	xxxx
N.	xxxx
O.	xxxx
P.	xxxx
Q.	xxxx
R.	xxxx
S.	xxxx
T.	xxxx
U.	xxxx
V.	xxxx



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Project Number:
CH22012

Project Name:
Maitland Mercury Building
Corner of 258 High Street & 2 Hunter Street, Maitland

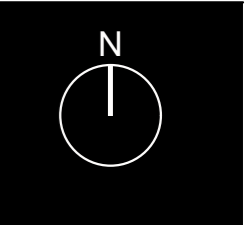
Proprietor:
Clint Marquet

Drawing:

Title: Site Plan
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 Status:
 Drawn Date:
 Plot Date: Tuesday, 28 June 2022

Bar Scale:

Drawing No: S.2
 Drawn By: JP
 Reviewed By: JP

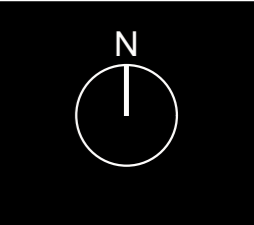
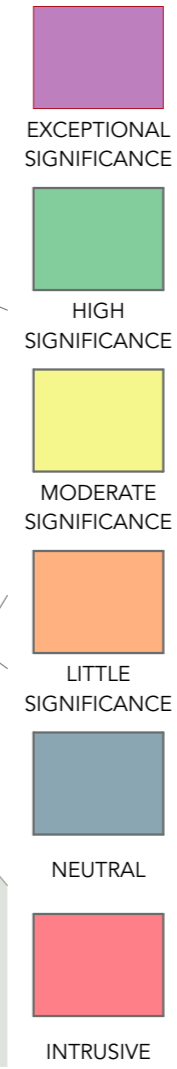


Appendix II Significance Plans

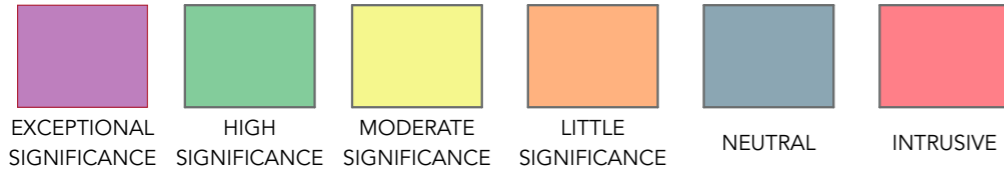
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Legend



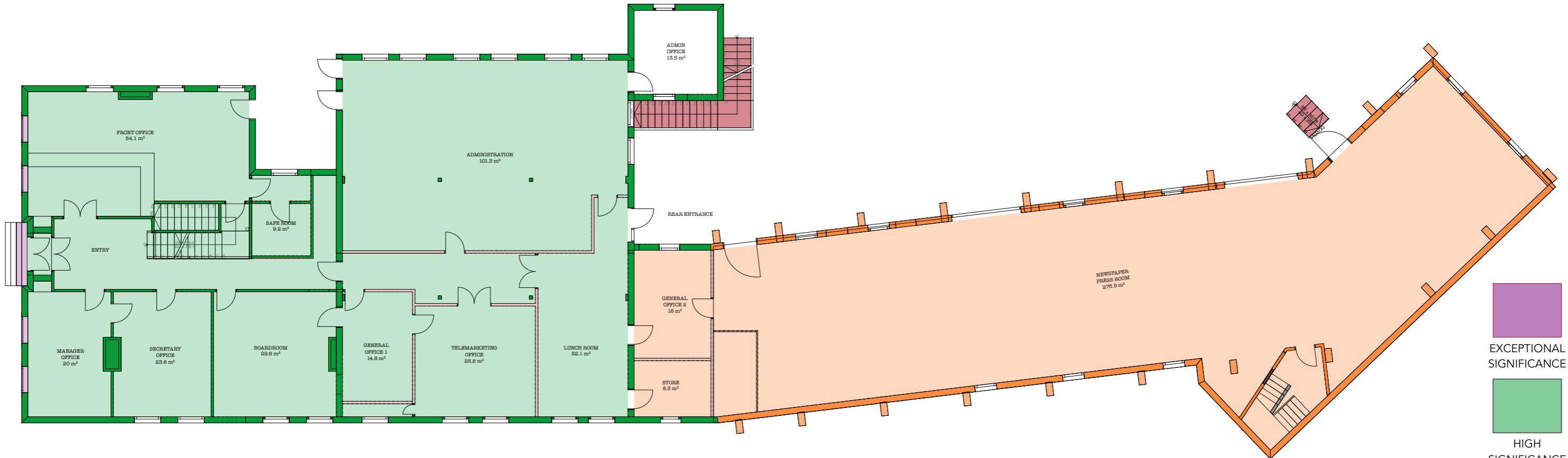
Amendments

REV	DESCRIPTION	DATE

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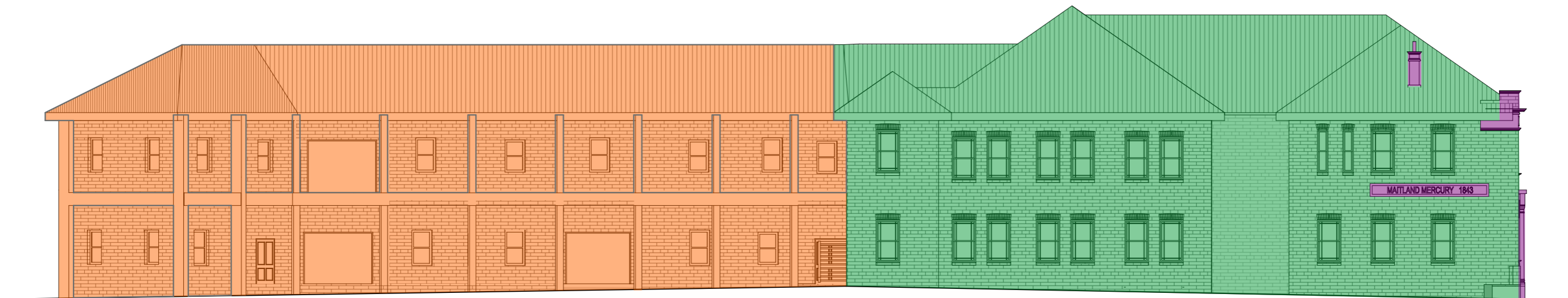
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1

EXISTING GROUND FLOOR PLAN

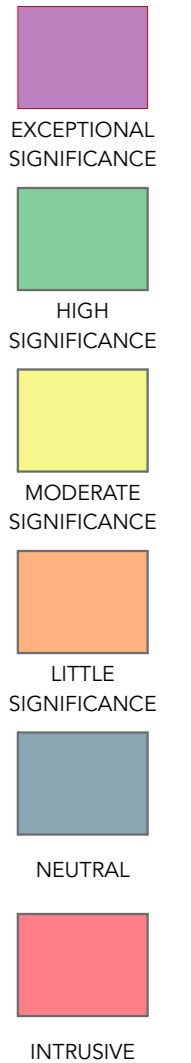
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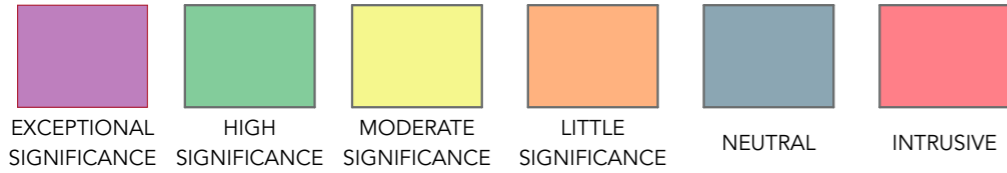
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WESTERN ELEVATION

1:200



Legend



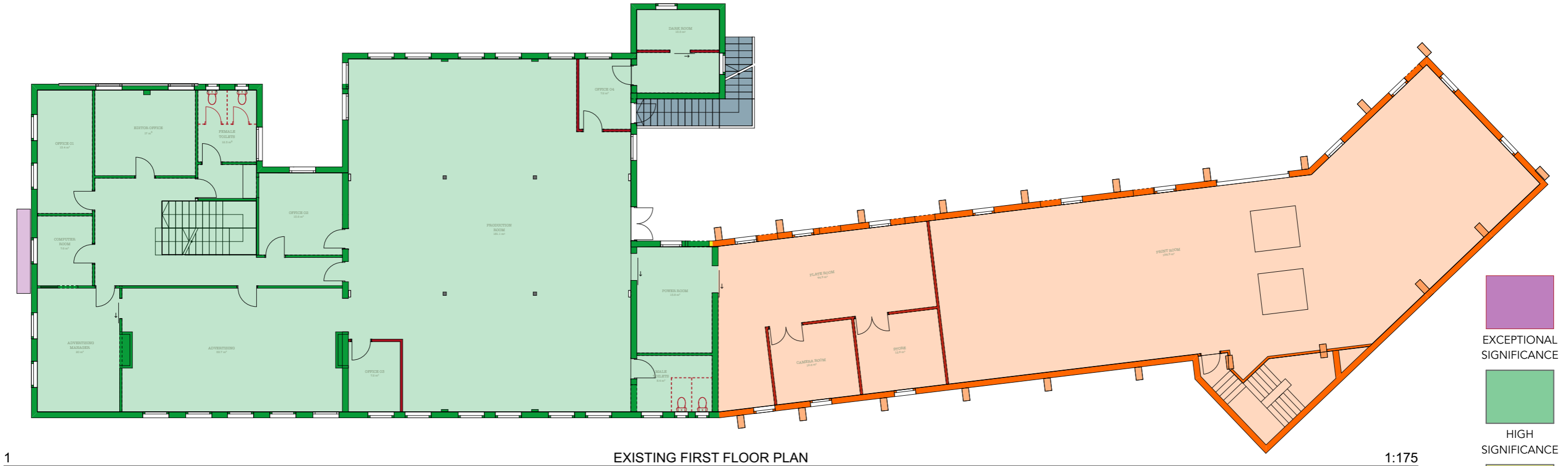
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REV	DESCRIPTION	DATE

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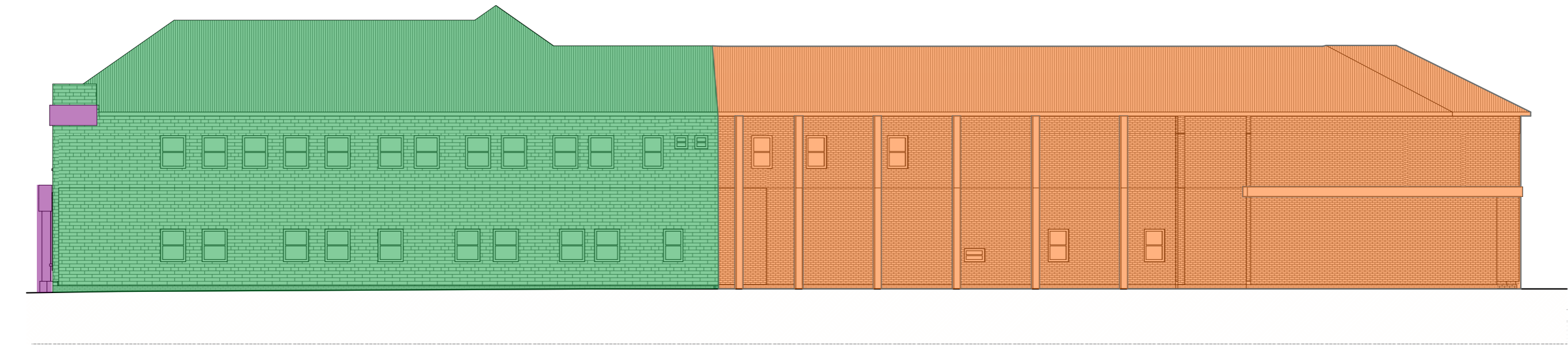
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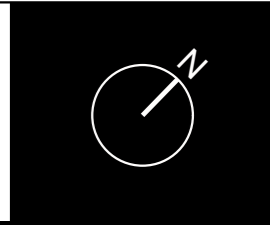
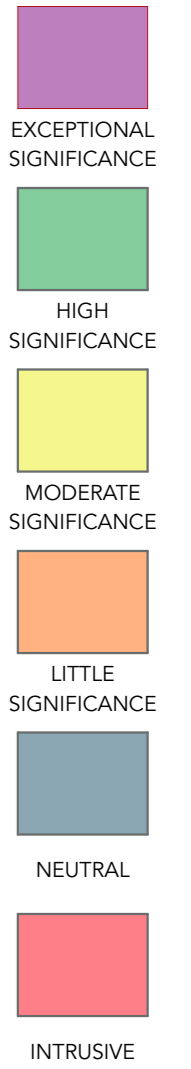
EXISTING FIRST FLOOR PLAN

1:175

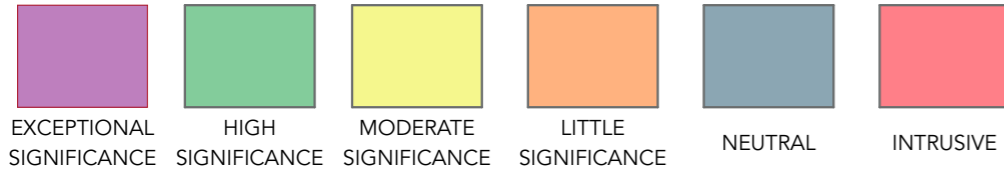


EXISTING EASTERN ELEVATION

1:200



Legend



Amendments

REV	DESCRIPTION	DATE

Notes

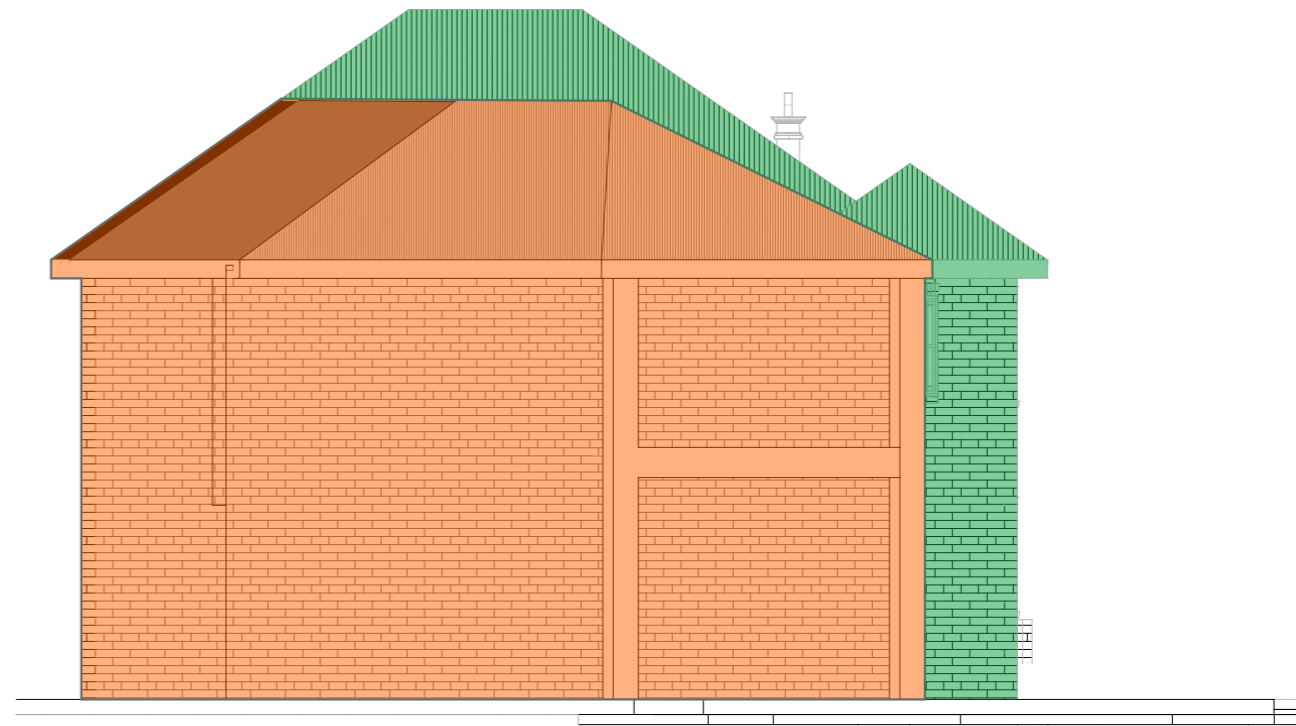
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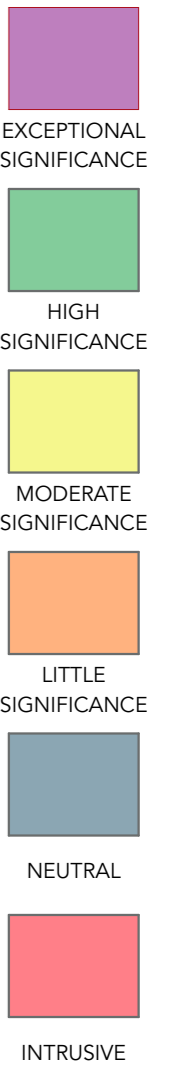
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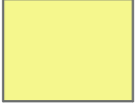



1 EXISTING SOUTHERN ELEVATION 1:150



2 EXISTING NORTHERN ELEVATION 1:150



Legend

					
EXCEPTIONAL SIGNIFICANCE	HIGH SIGNIFICANCE	MODERATE SIGNIFICANCE	LITTLE SIGNIFICANCE	NEUTRAL	INTRUSIVE

Amendments

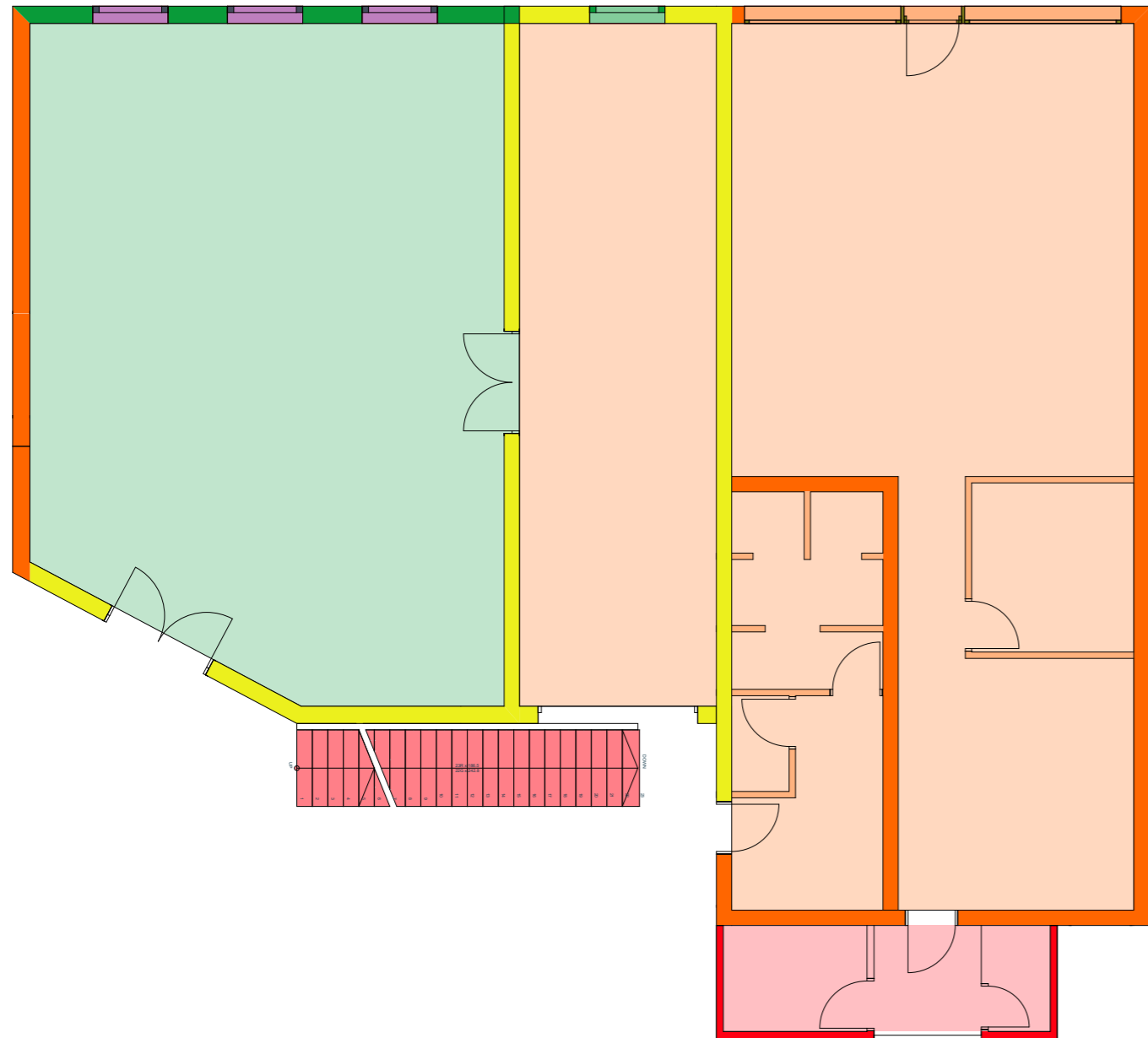
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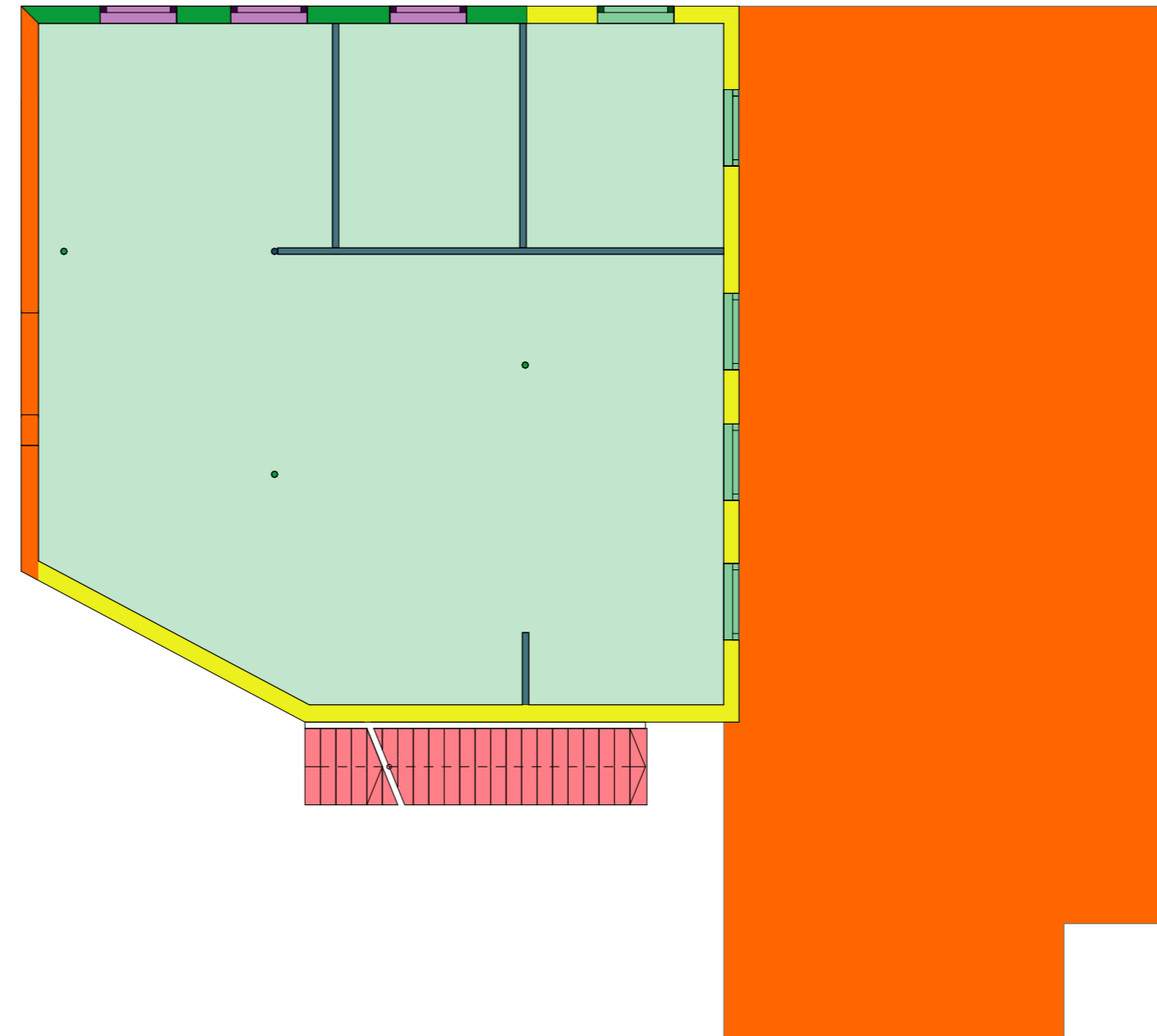
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION









1 EXISTING GROUND FLOOR PLAN

1:100



2 EXISTING FIRST FLOOR PLAN

1:100

	EXCEPTIONAL SIGNIFICANCE
	HIGH SIGNIFICANCE
	MODERATE SIGNIFICANCE
	LITTLE SIGNIFICANCE
	NEUTRAL
	INTRUSIVE



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Project Number:
CH22012


Project Name:
Maitland Mercury Building
Corner of 258 High Street & 2 Hunter Street,
Maitland

Proprietor:
Clint Marquet

Drawing:

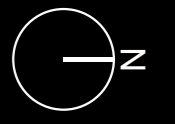
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 Status:
 Drawn Date:
 Plot Date: Tuesday, 28 June 2022

Bar Scale:

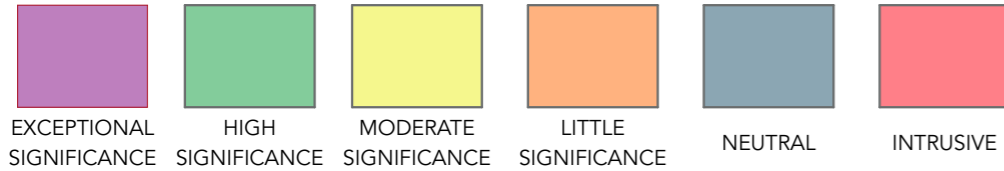


1:100

Drawing No: S.7
 Drawn By: J.P.
 Reviewed By: J.P.



Legend



Amendments

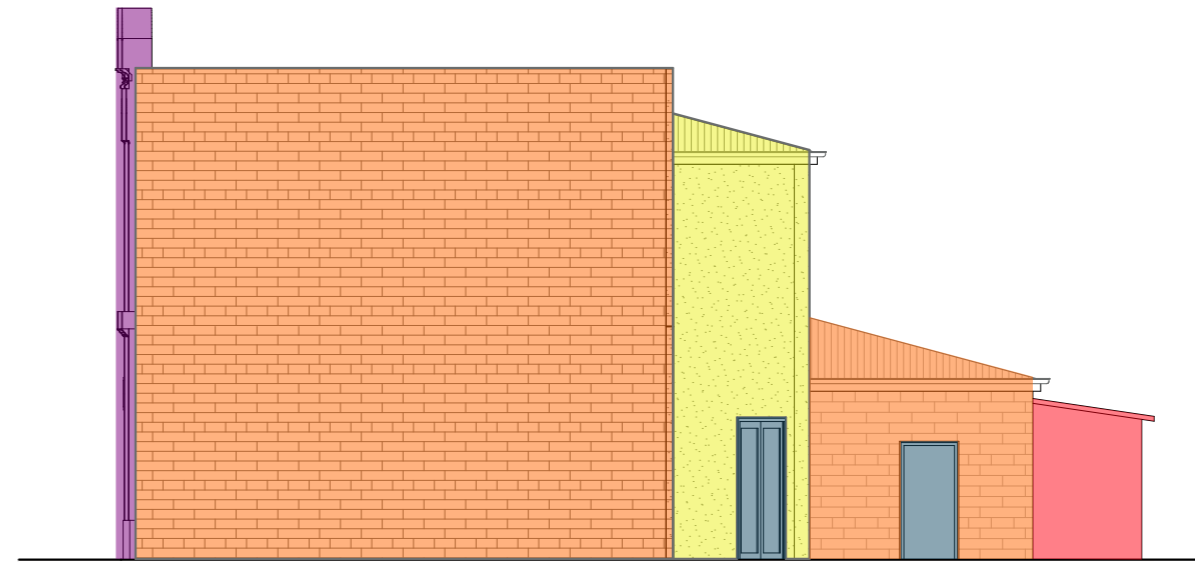
REV	DESCRIPTION	DATE

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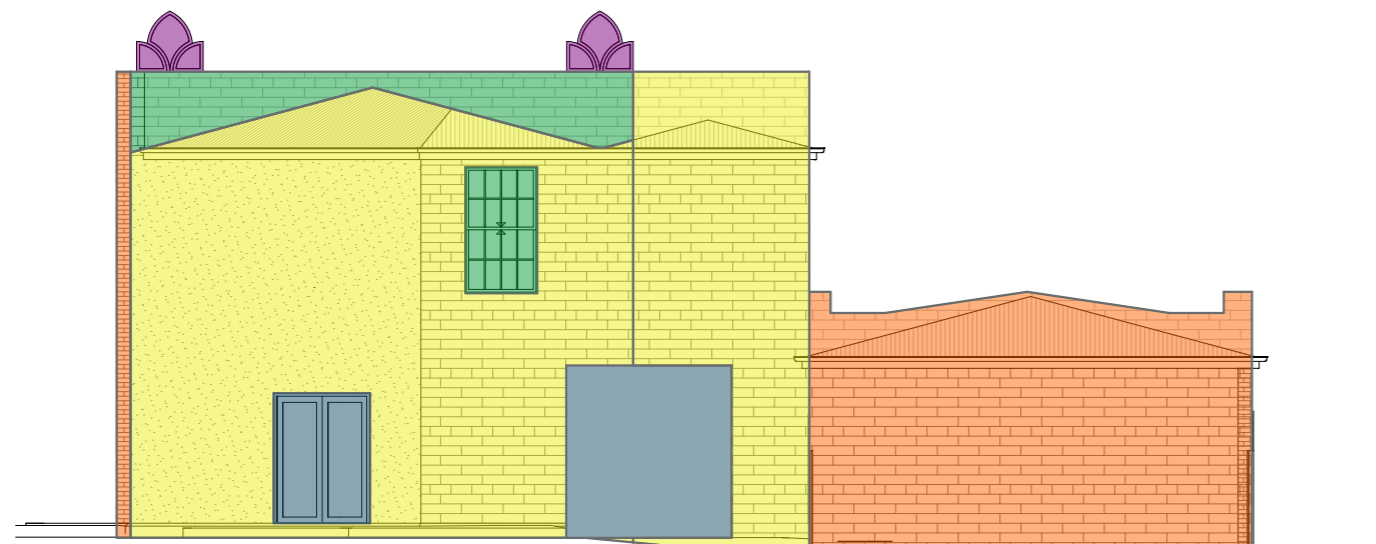
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1 EXISTING WESTERN ELEVATION 1:125



3 EXISTING SOUTHERN ELEVATION 1:125



2 EXISTING EASTERN ELEVATION 1:125



4 EXISTING NORTHERN ELEVATION 1:125

