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DRAFT STATEMENT OF HERITAGE IMPACT

Project No. 20-20

Multi Unit Development

at

50 Bonar Street

MAITLAND

NSW 2320

Figure 1: The western view of the site from Bonar Street. Source Google Earth Street View

for

Mr Paul Ackroyd,

S and P Projects

30 Teatree Avenue,

ABERGLASSLYN

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1. INTRODUCTION – BASIS OF ASSESSMENT

1.01 carste STUDIO has been engaged by Paul Ackroyd of S and P Projects to prepare a Statement of Heritage Impact to accompany the Development Application (DA) for a multi unit development at 50 Bonar Street, Maitland.

1.02 This report adopts the methodology outlined in the *Heritage Assessments and Statements of Heritage Impact* (prepared by the Heritage Office and the Department of Urban Affairs and Planning, 1996 revised 2002.) It has been undertaken in accordance with the principles of the *Burra Charter, 2013*.

1.03 The subject site is within the Regent Street Heritage Conservation Area, C5 (HCA) as identified in the Maitland City Council LEP 2011.

1.04 As a result of being in the vicinity of heritage items, and situated within the HCA. the development requires a Statement of Heritage Impact

1.05 This Statement of Heritage Impact was prepared by Stephen Booker.

Figure 2: Location Plan. Source Google Earth

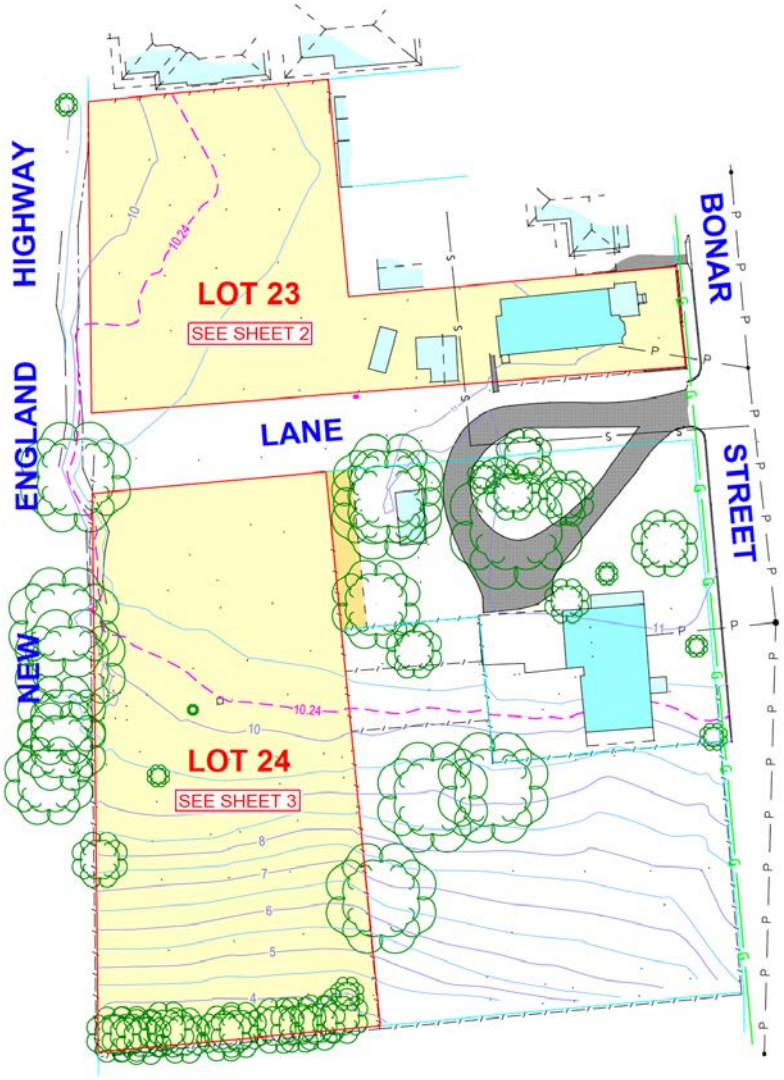

Figure 3: Survey Plan. Source Le Mottee Group

2. STATEMENT OF SIGNIFICANCE AND HISTORICAL CONTEXT

2.01 Regent Street is an important street in Maitland where prominent local businessmen built residences above the flood plain. The street contains houses dating from the 1860s, the Victorian Period and the mid 20th century. The residences, gardens, association with notable townspeople, architects and builders and the prominence of the landform combine to record the historical importance of this street.

2.02 *Cintra* is an example of the Victorian Italianate style with characteristic elements that include a tower, projecting bays, filigree ironwork to verandahs and tower, rendered masonry, prominent chimneys, and an arch at the entry. *Cintra* was built as a residence for Benjamin Levy a prominent businessman in Maitland and the gardens were laid out by R. Cuthbert. The views of *Cintra* from Regent Street and Bonar Street are important within the Regent Street Heritage Conservation Area. Distant views of *Cintra* from the flood plains to the west and south-west are not exposed due to the thick vegetation and mature trees within the garden of *Cintra* and surrounding areas.

2.03 Regent Street is valued by the local community of Maitland for its aesthetic values and as a record of the prosperity of the Victorian city of Maitland.

2.04 The statement of significance for Cintra is extracted from the inventory sheets for listing on the State Heritage Register.

Cintra House, Garden and Stables is of State heritage significance for its exceptional aesthetic value as an outstanding, highly intact example of a Victorian Italianate style town villa with original and early interiors and extant outbuildings and service wings, including the original stables, kitchen, scullery and laundry, set within an historic landscaped garden setting. The house within its setting is a widely recognised architectural landmark in Maitland. It contributes to the heritage of the Hunter Valley, demonstrating the pattern of settlement and commercial expansion of the region prior to the growth of Newcastle. Constructed in 1878, it is significant for its historical associations with the eminent Hunter architectural firm of J.W. Pender, who designed the house and outbuildings; the famous Jewish merchant families of Levy and Cohen, for whom Cintra was built; and its association and links to the Jewish community in Maitland and Sydney, NSW, and the United Kingdom. It is rare in terms of its exceptional integrity and intactness and is a benchmark of its architectural style.

2.05 Note that there is no separate Statement of Significance provided in the DCP for C5 Regent Street Heritage Conservation Area (HCA), it being treated as part of the Central Maitland heritage Conservation Area. However, the physical presentation and character of the HCA becomes self-evident as to the qualities that Regent Street in particular possesses. Bonar and Ledsam Streets are ancillary possessing more humble dwellings.

3. PLANNING AND HERITAGE CONTEXT

3.1 Heritage Branch of the Office of Environment and Heritage

3.1.1 The following item is listed on the **State Heritage Register** and is located in the vicinity of the subject site:

Cintra House and Garden, 34 Regent Street, Maitland

3.2 Maitland Local Environmental Plan 2011 (LEP 2011)

3.2.1 The following items of European Heritage are located in the vicinity of the subject site and are listed in Schedule 5 of the LEP 2011.

Shaded items are in the closest proximity to the proposed development.

House	*16 Regent Street*	*Lot C, DP 158123*	*Local*	*I171*
"Benhome"	*30 Regent Street*	*Lots 1 and 2, DP 997919*	*Local*	*I172*
"Cintra" and stables	*34 Regent Street*	*Lot 1, DP 996931*	*Local* [sic]	*I173*
Victorian villa	*45 Regent Street*	*Lot 3, DP 510423*	*Local*	*I174*
"Helyhurst"	*76 Regent Street*	*Lot 1, DP 76713*	*Local*	*I175*

3.2.2 The subject site is located within the **Regent Street Heritage Conservation Area**.: Refer to Figure 4.

3.2.3 Clause 5.10 applies to development within Heritage Conservation Areas and the following clauses pertain to this proposal.

5.10 Heritage conservation

(4) ***Effect of proposed development on heritage significance***

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) ***Heritage assessment***

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

3.2.4 Clause 5 (b) and (c) requires the preparation of a Statement of Heritage Impact as the appropriate **heritage management document** to assess the impact that the proposed development will have on the significance of the Heritage Items and the Regent Street Heritage Conservation Area (C5).

3.3 Maitland Development Control Plan 2011 (DCP 2011)

3.3.1 Relevant sections of the DCP 2011 include Part C Design Guidelines, Section 5, General Requirements for New Buildings in Historic Areas

3.3.2 **C.4 Heritage Conservation Areas**

3.3.3 This section of the DCP applies to all heritage items, including heritage conservation areas to which clause 5.10 of the LEP 2011applies.

3.3.4 GENERAL REQUIREMENTS FOR NEW BUILDINGS IN HISTORIC AREAS

This section suggests ways in which new buildings can be designed and located in harmony with existing development in historic areas. It aims to encourage an appreciation of the special character, features and setting of an area, then to reflect this understanding in the design of the new building.

This section relates to wholly new development on the site of a heritage item, on vacant land in a Conservation Area, or land which is in the vicinity of heritage items or Conservation Areas.

It is essential that the scale and siting of new development does not detract from the scale, form, unity, and character of the surrounding area.

New development should therefore respect the character of its surrounds. However, respect does not mean copying. While architectural replicas may appear visually compatible with their surroundings, they can confuse the original buildings in the area and give a false impression of historical development.

New development can be contemporary in design when it is well integrated with and related harmoniously to its older neighbours.

Figure 4: C5 Regent Street Heritage Conservation Area. Source Maitland DCP

3.3.5 An assessment of the development against the heritage design criteria of the DCP is included in Section 5 of this Statement of Heritage Impact.

4. PHYSICAL DESCRIPTION AND SETTING

4.1 Context

4.1.1 The site comprises 2 lots, one of which is zoned R1 the other having a composite R1 and RU1 (rural) zoning.

4.1.2 Located on the western side of Bonar Street, the site is sparsely developed, each allotment containing a single storey residence numbered no. 50 and no. 54.

4.1.3 Both properties are in exceptionally poor condition, both having been tenanted for a considerable time and suffering from physical deterioration as a result. The details of each building is described later in this section.

4.1.4 Bonar Street is in close proximity to the CBD of Maitland with a full array of amenity and services and immediately adjacent the Maitland Hospital.

4.1.5 The height, size, bulk and scale of development: The building stock of Bonar Street is of modest proportions and simple in nature. The bulk of buildings are from the late 19th century to the mid 1920s, which represents the greater number, are of weatherboard walls and corrugated iron roofs.

Figure 5: View south outside no 48 and to the west of Cintra's stables

4.1.6 The architectural style of buildings lay within the Victorian- Federation period, with some later post WW2 residences and then there is a number of more recent adaptive reuse and urban consolidation developments of multi unit housing, some necessitating demolitions and others incorporating the existing dwelling and constructing supplementary dwellings in the rear of the property.

Figure 6: Over view of the west side of Regent Street and Bonar Street. Two Medium density developments are noted on Bonar Street while development around Benholme for aged care accommodation has occupied a substantial part of that site. Source Google Earth

Figure 7: The residence at no.36 was renovated following the construction of two separate residences at the rear of the property. The streetscape remaining unaffected.

4.1.7 Roofs are generally steeply pitched, many roofs are crowned with small gable ends at the crest of the main hip.

4.1.8 The predominant building materials are splayed weatherboard clad walls, galvanised steel corrugated profile roofing. Verandahs are a dominant element together with hoods over windows.

4.1.9 Building facades are often symmetrical with the entry door being central within the elevation. Some of the Federation –Edwardian cottages have a projecting wing with a gable roof, the wing enables a verandah to be tucked into the front elevation.

Figure 8: The residence at no.38 typifying the materiality, roof form and window proportions in the street.

4.1.10 In the northern end of the street, the buildings are closely spaced on regular blocks. To the south the subject sites are larger allotments bearing no relationship to those at the north.

4.1.11 The spaces which exist between buildings. In the northern part of the street beyond the subject site, the pattern of subdivision is regular and the buildings are closely spaced.

Figure 9: Typical form described in 4.1.9.

4.1.12 The predominant street setbacks are in the order of 5 metres, although there are some early buildings that are within 1 metre of the street boundary.

4.1.13 The type, scale and location of landscape elements. Figure 6 gives a good overview of the extent and scale of landscaping in the street. The subject sites and number 38 (shown in Figure 8) have the greatest number of trees on the sites. The remainder have low scale gardens, with the occasional specimen tree, usually located in the rear yard, due to the limited setback from the street edge.

4.1.14 Fencing locations, height and materials and the presence of retaining walls. Due to the relatively flat topography there is no need for retaining walls. Fencing is variable with picket styled timer fences being in preponderance. Some sites are unfenced on the street frontage relying on plantings and hedges as the delineator.

The recommendation made for the subject development was a simple timber picket up to 1200mm high with an unadorned upper end, preferably as in Figure 10, an example taken from the residence at the corner of Ledsam Street. Side and rear fences are timber paling, with the occasional property having colorbond steel fencing, which is considered to be an inappropriate material in the HCA.

Figure 10: Recommended street edge fencing style.

4.1.15 Treatment of footpath areas in front of a development – paving, tree planting etc.
The footpath area is narrow with grassed verges along the north and south sides at the eastern end and only the northern end being a formally concreted footpath. Most driveways extend to the street kerb. There are no street trees.

4.2 Character of the subject sites.

4.2.1 Generally: Both sites are treed on the southern side closest to the New England Highway, thinning to sparse vegetation towards Bonar Street in the immediate proximity of the houses.

4.2.2 Gardens are now haphazard, possibly being more ordered in times past, but now have self-seeded plants such as African Olive and Murraya taking hold, particularly in the area around 54 Bonar Street.

Figure 11: 54 Bonar Street showing the north west of the property and the self sown plantings naturalised on the site. Source: Paul Ackroyd

4.2.3 The street edge defined by the subject sites differs from those at the northern end in that the boundaries are not defined. To the north, even where some properties remain unfenced, adjacent properties are, and so define the unfenced property in a defacto sense.

4.2.4 The setback of the buildings on the subject sites is consistent, being approximately 5 metres.

Figure 12: 50 Bonar Street showing the set back and open landscape contrasting with that of the northern end. View from the north east. Source carste STUDIO

4.3 50 Bonar Street

4.3.1 The residential building located on this site was constructed post World War 2 (late 1940s), typical of a pre-cut home style, well represented in the Newcastle and Maitland areas.

Figure 13: 50 Bonar Street showing the set back and open landscape as well as the poor condition of the building. Source: Paul Ackroyd

Figure 14: Typical of the pre cut post WW2 cottage located in Wallsend. Source Google Street View

4.3.2 The building is clad in weatherboard, the verandah boards are of a later log cabin pattern, popular in the 1960s.

4.3.3 The roof form is hipped, the verandah roof projecting beyond the main roof footprint. In this instance the original verandah has been replaced with butterfly roof form below the projecting bay and supported on reused cast iron columns which are typical of buildings from the Victorian era (mid to late 19th century). The roof covers a verandah extension of approximately 2metrs.

4.3.4 The roof is clad with Marseilles pattern terra cotta tiles and is extensively covered with vine growth. An annexe at the south is separately roofed with a skillion which at its intersection with the main building, tucks under the eaves of the main roof.

4.3.5 The building is in a deteriorated state, with rot in the double hung timber windows and sills and deteriorated weatherboards.

4.3.6 The building is unoccupied and not considered to be fit for occupation. While in form it could be considered to be contributory, its condition is considered to be to its detriment.

4.3.7 A timber clad Garage is located to the south of the building, its double doors facing the east. It is roofed with galvanised corrugated steel and has a skillion addition, clad in vertically oriented corrugated iron with a paint finish, and has a substantial build up of vegetative debris on the roof which has caused deterioration to the structure. The roof drainage system is depleted of downpipes, the roof water being deposited on the ground immediately adjacent to the building.

4.3.8 Photographs of the other areas of the building exterior follow.

Figure 15: East elevation. Source: Paul Ackroyd

Figure 16: South east elevation. Source: Paul Ackroyd

Figure 17: South east elevation of Garage.
Source: Paul Ackroyd

Figure 18: North east elevation showing the intrusive nature of adjacent buildings to the north of the subject site. Source: Paul Ackroyd

4.4 54 Bonar Street

4.4.1 The building located to the east of no. 54 and serviced from a common looped driveway is an assemblage of buildings and additions, the core of which could be another precut cottage of an earlier period than the adjacent building, more modest in scale. S.A Burns and Co Ready cut homes' catalogue from the WW1 period (1916) include similar designs. See Figure 19.

4.4.2 The building has been added to in a number of stages at the eastern end, with a progression of skillion roofed expansions with ever decreasing ceiling heights and step downs in the floor levels.

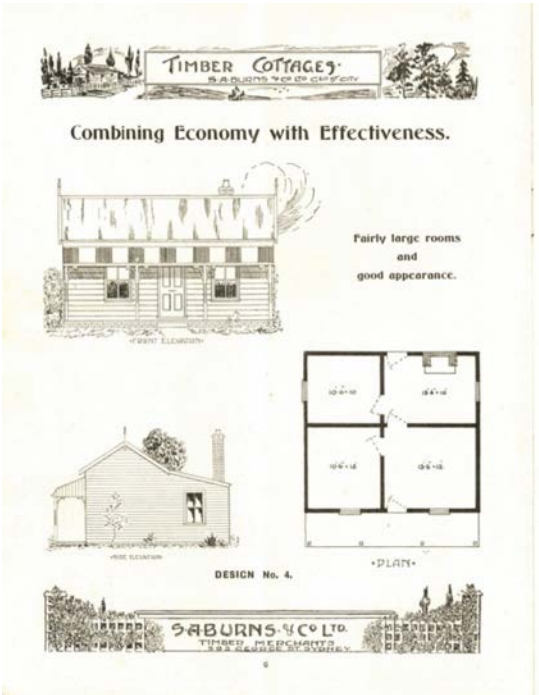

Figure 19: S.A Burns and Co cottage design from 1916.
Source Sydney Living Museums

Figure 20: North eastern view of the cottage #54.
Source: Paul Ackroyd

Figure 21: Norhtern view of the cottage verandah.
Source: Paul Ackroyd

4.4.3 A separate skillion roof covers the northern verandah addition which forms the main entry to the residence from a concrete paver pathway and verandah floor.

4.4.5 The subsequent eastern additions take advantage of the sloping site following the fall of the land with successive floors stepping down from the preceding. The southern elevation clearly demonstrates the extent of and the disparate nature of the additions.

Figure 21: North elevation from Bonar Street showing the successive additions. Source: Paul Ackroyd

Figure 22: South elevation showing the successive and disparate additions. Source: Paul Ackroyd

4.4.6 The eastern end of the building terminates in an elevated verandah. (Figure 23).

Figure 23: Eastern Verandah. Source: Paul Ackroyd

Figure 24: Southern enclosed verandah. Source: Paul Ackroyd

4.4.7 The building is variously clad in splayed weatherboards to the northern and southern elements, the northern elevation is partly clad with vertical boards, while the central enclosed verandah is clad with wide profile Hardieplank.

4.4.8 A range of window types and materials are present including a 4 paned double hung window centrally on the east elevation and a number banks of three timber framed windows, double hung at each end and a fixed pane centrally. The remainder of the windows are aluminium sliding units.

4.4.9 The building is flanked by an open carport at the west and a free standing rectilinear outbuilding referred to on the Survey plan as a fibro garage.

Figure 25: Western enclosed verandah and the array of additions to the core building Source: Paul Ackroyd

Figure 26: Western carport adjacent the building. Source: Paul Ackroyd

4.4.10 While the underlying core building is visible within the additions, it has lost its integrity as a built element within the HCA and is assessed as being non contributory with the additions being considered to be intrusive.

5. THE PROPOSAL

5.01 This statement was prepared in conjunction with the preparation of the DA drawings. It is our professional practice to review all design during design development and provide advice, suggesting changes or modifications where we deem necessary to make the proposal more contextually appropriate.

5.02 Documents reviewed in preparation of this Statement of Heritage Impact were prepared by Hugh Walker of Building Design Direct (BDD) and are listed below.

Drawing No.	Title	Issue	Date
2020004 A100	Site Plan	3	May 2020
2020004 A101	Floor Plan Units 01 and 02	4	29.04.2020
2020004 A102	Floor Plan Unit 03	4	29.04.2020
2020004 A103	Floor Plan Unit 04 and 05	4	29.04.2020
2020004 A104	Floor Plan Unit 06	4	29.04.2020
2020004 A105	Floor Plan Unit 07 and 08	4	29.04.2020
2020004 A106	Floor Plan Unit 09 and 10	4	29.04.2020
2020004 A107	Floor Plan Unit 11 and 12	4	29.04.2020
2020004 A108	Floor Plan Unit 13 and 14	4	29.04.2020
2020004 A109	Floor Plan Unit 15 and 16	4	29.04.2020
2020004 A110	Floor Plan Unit 17 and 18	4	29.04.2020
2020004 A111	Floor Plan Unit 19 and 20	4	29.04.2020

Drawing No.	Title	Issue	Date
2020004 A300	Unit 01 and 02 Elevations	4	29.04.2020
2020004 A301	Unit 01 and 02 Elevations	4	29.04.2020
2020004 A302	Unit 03 Elevations	4	29.04.2020
2020004 A303	Unit 04 and 05 Elevations	4	29.04.2020
2020004 A304	Unit 04 and 05 Elevations	4	29.04.2020
2020004 A305	Unit 06 Elevations	4	29.04.2020
2020004 A306	Unit 07 and 08 Elevations	4	29.04.2020
2020004 A307	Unit 07 and 08 Elevations	4	29.04.2020
2020004 A308	Unit 09 and 10 Elevations	4	29.04.2020
2020004 A309	Unit 09 and 10 Elevations	4	29.04.2020
2020004 A310	Unit 13 and 14 Elevations	4	29.04.2020
2020004 A311	Unit 13 and 14 Elevations	4	29.04.2020
2020004 A312	Unit 15 and 16 Elevations	4	29.04.2020
2020004 A313	Unit 15 and 16 Elevations	4	29.04.2020
2020004 A314	Unit 17 and 18 Elevations	4	29.04.2020
2020004 A315	Unit 17 and 18 Elevations	4	29.04.2020
2020004 A316	Unit 19 and 20 Elevations	4	29.04.2020
2020004 A317	Unit 19 and 20 Elevations	4	29.04.2020
2020004 A400	Site Sections	4	29.04.2020

5.1 Design

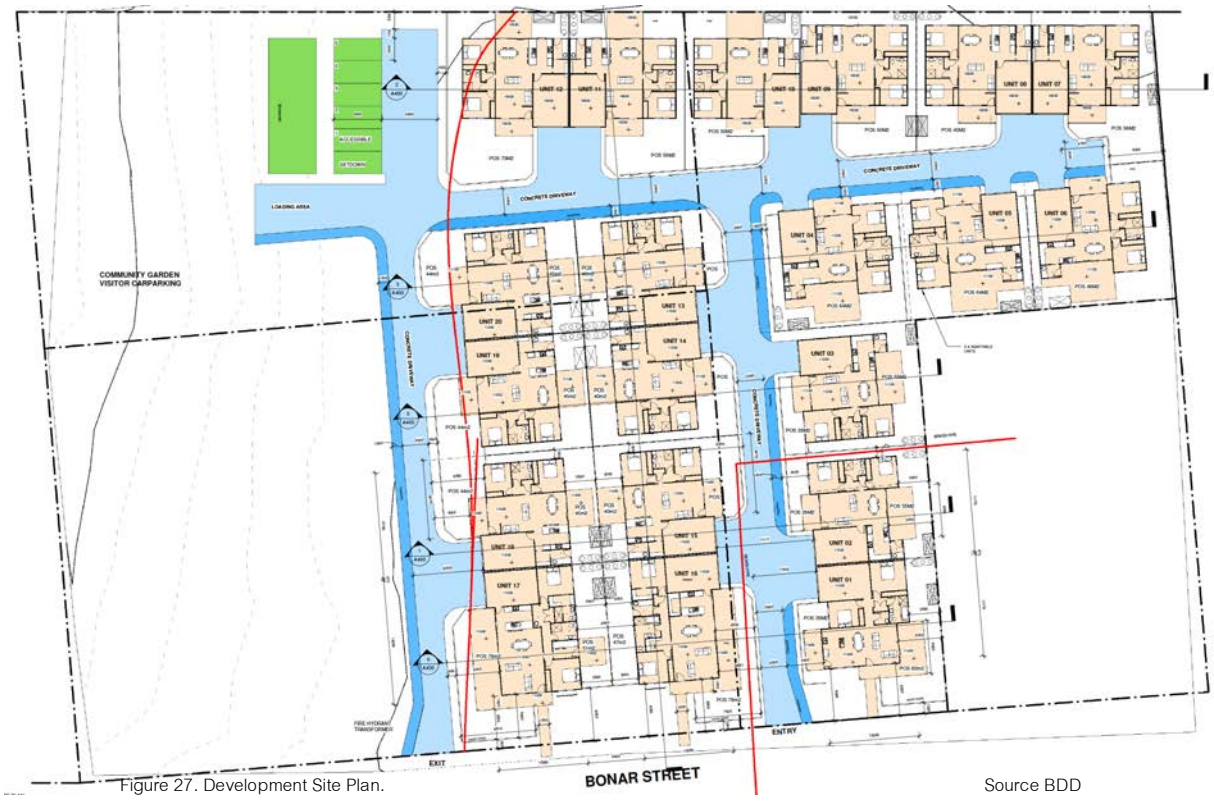

Figure 27. Development Site Plan. Source BDD

5.1.1 The site is to be consolidated, retaining the lane running along the eastern boundary of lot 23 as part of the common driveway.

5.1.2 The premise for the development is the demolition of the existing dwellings on the respective sites and the clearing of a substantial copse of trees to the west of the combined site.

5.1.3 The presentation of the development to the public domain is as three individual dwellings. The scale of the development is not discernible from Bonar Street.

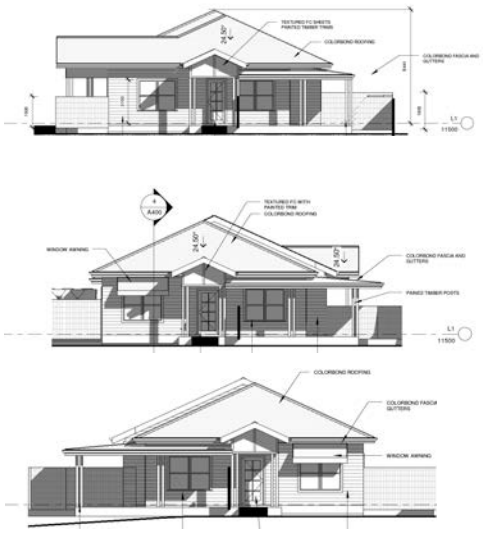

Figure 28. Street frontage elevations all providing a compatibility to the heritage conservation area. Source BDD

5.1.4 The western facing view scape along the driveways provides a streetscape punctuated with gable roofed entry porches of a compatible form as in Bonar Street, terminating to the west at the entry driveway with Unit 10 porch, a broader gabled roof element. The Garage door remains out of the view scape due to the arrangement of building mass.

Figure 29. Unit 10 east elevation facing the entry driveway.
Source BDD

5.1.5 The proposal is for the construction of twenty (20) single storey dwellings within the R1 zoned area and developing the RU1 area and within the floor prone zone to the south as exit driveway, parking area to the west and community garden area and visitor car parking.

5.1.6 Open space is evenly distributed throughout the development with ample opportunity to incorporate specimen trees and detailed landscape consistent and compatible with the prevailing nature of the heritage conservation area's gardenesque character.

5.1.7 The southern end of the site provides ample opportunity for revegetation and tree planting providing the floodway is suitable for planting under the flood management guidelines.

5.1.8 Inter allotment fencing is recommended as being constructed of timber paling fixed to rails spanning between square hollow section posts precluding termite vulnerability. The palings can be close spaced or lapped or lapped and capped. Colorbond fencing is not appropriate in the HCA.

5.1.9 The recommended fencing type for the street frontage areas of Units 1 and 2, 15 and 16 and 17 and 18 comprises pickets at 1200mm high on supporting rails spanning between H4 treated posts.

5.1.10 The roofs are primarily hipped, adopting a 24.5 degree pitch and clad with corrugated profiled colorbond steel sheets. There are three standalone units 4, 5 and 6 located to the north west of the site, all others are grouped in pairs as duplexes. The entry area to each unit is protected by a gable roofed porch, providing articulation of roofs together with Garage areas which stand forward of the main wall plane but in no case are directly visible from the street.

5.1.11 The scale and placement of driveways is such that they are consistent with domestic scaled drives.

5.1.12 Buildings at the western end of the site are 1metre lower than those at the street front and the incorporation of foreground landscaping of units 7 to 12 will further reduce the visibility from Bonar Street.

5.2 Material and Colour Palette

5.2.1 A number of colour schemes have been recommended for implementation to introduce variability of presentation across the site. This variation should extend to roof colours as it appears in the remainder of the street.

5.2.2 Where a “natural” zincalume/ galvanised appearance is required Colorbond Shale Grey is recommended. Adoption of this across the whole site would present in a monotonous manner and is to be avoided. Appropriate alternative colours include Cottage Green, Manor Red and Surfmist. Images of suggested colour schemes are illustrated below.

Figure 30. Suggested range of colour schemes for the development to break down any monotonous presentation.

5.2.3 Walls are all of splayed weatherboards and it has been suggested that windows in the street front units be of timber of a timber appearance such as PVC in the proportions 1 width : 2 height as in the four images above, or combined in banks of individual units complying with those proportions. The proportions have been incorporated in the elevations. Beyond the street front, windows may be of powder coated aluminium but should still retain the proportions of the eastern buildings.

5.2.4 Driveways will be of concrete. The suggested finish is to adopt the “Morpeth Mix” of gravel and oxides applied within the concrete mix at least in the driveways leading to the eastern units Garages but preferably the whole driveway network. The incorporation of wheel strips is not viable with the scale of the development, and this has been what has been incorporated in other multi-unit developments in the street.

5.2.5 The composition of **Morpeth Mix** is as follows:

“It is a locally devised concrete mix that consists of river pebbles in place of crushed blue metal with an oxide mix of 5kg yellow, 2kg brown to 1 cubic metre of concrete, which provides an earthy colour (Note: the tint, paperbark is a good equivalent.) When the concrete has reached its initial set, shape with a steel trowel (only once) and give a light finish with a hair broom. This produces

an attractive, aged look reather than a stark grey concrete finish and enhances the appearance of the property and the area".(Note from a formerly issued Condition of Consent by Maitland City Council).

Figure 31. Concrete finish equivalent to "Morpeth Mix".

5.2.6 The fencing style has been described hereinbefore. The style of gate suggested could be either, and/or the construction to match the picket fence or a decorative fence as per Figure 32, could be incorporated.

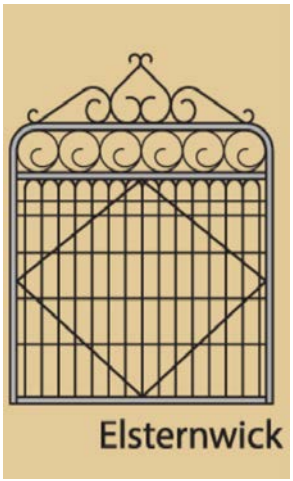

Figure 32. Gates similar to the traditional Buzacott gates could be incorporated.

5.2.7 Street front fences should be painted in co-ordination with the residence colour scheme.

Side and rear fences should be left to weather.

6. Assessment Against Maitland City Council DCP

6.1 The section following sets out in tabular form the principle controls pertaining to interventions in Heritage Conservation Areas and development in the vicinity of heritage items and the assessed response of the proposal to those controls.

Criterion	Control	Proposal Response
Character of an Area:	It is important to understand the characteristics and features of an area before deciding on the form and style of a new building	The proposal has been informed by the local character and built form through consultation with the writer during design development.
Conservation Areas:	Part E of the DCP, provides an introduction to what are considered to be important characteristics of specific conservation areas	
Siting a New Building	New development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment.	The street front buildings are arranged similar to the traditional corner located building with a primary elevation facing both street faces. In this way the building presents positively to each elevation visible to the public.
	The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.	Each of the residences facing Bonar Street sit within grounds that are consistent with those of the buildings in Regent Street and to the north in Bonar Street allowing for the development of "gardenesque" grounds.
	New development should be sited behind the building line of any adjoining heritage item.	The front set back is 6 metres, 5 metres from the picket fence, allowing for boundary landscaping

		within the property. The inter allotment space is unfenced at the boundary maintaining a remnant of the open nature of the extant landscape setting. The set back is consistent with the prevailing setback within the HCA.
Scale	The scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. This does not apply to consolidated lots. New buildings should be in scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area.	The manner of setting out the street front residences is consistent with the historical pattern of subdivision in the northern part of the street. The resulting building to allotment relationship is similar to that of the single residential allotments. The buildings are all of a scale consistent with the prevailing scale of built improvements.
	Large houses may be better located on large allotments in less sensitive areas.	The buildings are no large, being of two Bedrooms with an attached garage arranged in all but three cases as duplexes, when viewed from within the site.
	New houses should generally remain at single storey in areas where the majority of buildings are single storey.	All buildings are single storey.
	Landmark buildings in Conservation Areas which may be heritage items, mansions or public buildings will generally be surrounded by single story buildings, or those of a lesser scale. These landmark buildings should not be used as a precedent for increasing the scale of new buildings. New buildings should rather relate to the scale of existing development around the landmark and respect its prominence.	The buildings comprising the proposed development are all of a scale comparable to the prevailing domestic scale of building in the locality. The two landmark estates, Cintra and Benholme retain their stand out value in the urban setting.
Proportions	Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.	The ratio 1 width to 2 height has been adopted in the street front facades, in units comprising pairs of windows.
	New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.	The proposed buildings incorporate the form and proportions of surrounding residential building stock.
	New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.	The proposal incorporates the common features of the traditional surrounding buildings including verandahs and porches.
Setbacks	Where there is a uniform historically based setback, it is generally advisable to maintain this setback in a new building. Where the new building will be obtrusive it should be set well back and heavily screened.	Set backs are retained as are found in surrounding modest development. The landmark buildings are set in large grounds with expansive gardens. The development is set against the background of the Cintra stables, a two storey brick building sitting on the Bonar Street boundary.
	If the setback varies, the new building should not be set closer to the street than an adjoining	The proposal complies with this.

	historic building (even if it is not an identified heritage item).	
	Setback from side boundaries should be consistent with typical buildings in the immediate vicinity.	The proposal complies with this.
Form & Massing	New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.	The proposal complies with this taking direct reference from the prevailing context.
	Houses generally had ridges of the same height. It is therefore important in new buildings to ensure that the width of wings can maintain a consistent ridge and roof height.	
	Generous green landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and Conservation Areas.	The proposal complies with this.
Landscaping	New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.	No landscaping plan was available at the time of writing. Space at the street frontage is generous.
	Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.	The treed setting of the site in its present state is counter to the developed areas of the HCA. Sufficient green space is provided in the southern section of the site for a community garden and the establishment of some urban forest. Allotments are large enough to support a range of specimen trees distributed throughout the developed site.
Detailing	Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.	Detailing is simple without applique. Gable end infill of textured fibre cement and timber battening is the only reference to traditional ornamentation.
	Avoid slavishly following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. Original materials and details on older buildings need not be copied, but can be used as a reference point.	Detailing of the buildings is simple, sympathetic and contemporary using the existing building stock as a reference.
Building Elements & Materials		
Doors and windows	New doors and windows should proportionally relate to typical openings in the locality.	The proposal complies with this.
	Simply detailed four panel doors or those with recessed panels are generally appropriate.	This is not implemented
	Mock panelling, applied mouldings and bright varnished finishes should be avoided.	The proposal complies with this.
	Older houses have windows which are of vertical orientation and this approach should be used in new buildings.	The proposal complies with this.

	Standard windows often come in modules of 900mm wide. Their use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type.	The proposal complies with this.
	If a large area of glass is required, vertical mullions should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void.	The proposal complies with this.
	Coloured glazing, imitation glazing bars and arched tops are not encouraged.	Coloured glass is not envisaged.
Roofs	Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable.	The proposal complies with this. There are numerous instances of painted roofs in Bonar Street. The use of a single finish in this development wold be overtly monotonous.
	Tiles may be appropriate in areas with buildings dating to the 1900's	No tiles are used but could be appropriate to introduce variation in finish.
	Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.	Not applicable.
	Other materials to avoid include modern profile steel deck.	Not applicable Custom orb corrugated sheeting is used.
	Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.	The proposal complies with this.
Paving	Preferred materials for driveways include wheel strips and gravel.	Neither is appropriate in this instance. In lieu, the Morpeth mix concrete has been recommended for adoption.
	It is important that the amount of hard driveway material does not dominate the front garden area.	Driveways are kept to a minimum though the adoption of a single direction thoroughfare.
Walls Imitation Cladding	Cladding materials which set out to imitate materials such as brick, stone, and weatherboard should be avoided as they tend to detract from the authentic character of the surrounding original buildings.	The wall cladding is unequivocally splayed weatherboard referencing the earlier building stock.
Weatherboard	150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.	The proposal complies with this.
Brick	Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.	Not applicable.
E.3 Heritage Conservation Central Maitland Heritage Conservation Area	Regent Street, while separately listed as a HCA, is treated in the DCP 2011 (revised 2016_) as part of the Central Maitland HCA.	The site is unique within the HCA providing opportunity for increasing the density and the number of residence that can enjoy the character

	The requirements for Residential Areas applies in part to the R1 and RU1 zones that pertain to the development site.	and ambience of the HCA WITHOUT destroying it.
	Second storey additions which are visually prominent from the street frontage or other public viewing places;	All buildings are single storey.
	Raising of dwellings above flood levels where there would be a significant impact on the streetscape.	Not applicable. All dwellings are out side of the flood zone.
Specific controls pertaining to Regent Street are as follows:		
What to Keep:	Garden suburb character of substantial, single dwellings with surrounding gardens;	The proposal complies with this.
	Well defined edges to floodplain areas, and semi-rural nature of uses in large surrounding allotments.	The proposal complies with this. This is complied with internal to the site.
What to Encourage:	Generally single residences, on allotments of similar size to surrounding lots;	The impression of the buildings to the street frontage is that there are three distinct residential buildings that relate to the remaining development in the street. The depth of development is not discernible from the public domain.
	Alterations and additions to dwellings that do not necessitate changes to roof form, or are at the rear of the dwelling and not visible from the street.	Not applicable.
	Retention of the dominant presence of landmark buildings.	The proposal complies with this. Cintra and Benholme remain the distinguished buildings of the locality.
	Retain and enhance the scale, form and detail of existing buildings.	The proposal complies with this.
What to Avoid:	Re-subdivision of allotments, battle-axe lots and the like;	The size of the allotments and potential to present a low scale to the street provide a perfect site for medium density or multi unit housing on this site, without destroying the fabric of the HCA.
	Dual-occupancy developments unless able to be accommodated within existing building structure and with minimum disturbance to garden areas for parking and driveways;	Not applicable.
	Garages and carports becoming a prominent part of the streetscape;	Garages are not a dominating element of this development.
	Second storey additions which are visually prominent from the street frontage or other public viewing places.	Not applicable

7. ASSESSMENT OF IMPACTS

7.1 Identification of Impacts

7.1.1 Potential impacts arising from the proposed development include:

- impact of proposed demolition on the Regent Street Heritage Conservation Area;
- Impact of the new buildings on the Heritage Conservation Area
- Impact of the new buildings on the heritage items in the vicinity.

7.1.2 This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts.

7.1.3 Assessment against the DCP criteria in the foregoing section address the issues associated with the potential impacts identified above.

7.2 Impact of the proposed demolition of two dwellings on the Regent Street Heritage Conservation Area.

7.2.1 Section 4 investigated and analysed the condition of the existing buildings on this site. The mid 20th century building at no. 54 was seen to have been in decay for some time with fabric deterioration to the extent that it is not fit for occupation.

7.2.2 Vines growing across the roof and the out building, deteriorated external finishes including rot and timber decay including termite destruction limit the reuse potential of the building. Were it not for its advanced deterioration the building could be considered to be a contributory building to the locality in the post war period.

7.2.3 Buildings to the north of the site are contemporary and of no contribution to the HCA character. In fact, the southern section of the HCA on the western side of Bonar Street is considered to be intrusive to the character of the HCA and its integrity and gardenesque qualities which are limited in the Bonar Street context.

7.2.4 Consideration of the building at no 54 Bonar Street indicated that while the core of an early (possibly post WW1) building was discernible amidst the additions and accretions, it is not viable to strip it back to reveal of its own the core cottage considering the value and desirability of properties in this area. Through accretion the building has lost its integrity and the core building is subsumed under a myriad of additions and alterations.

7.2.5 The redevelopment of the property considering its size and location and context would precipitate a better outcome for the HCA than retention and supplementary development of these sites.

7.2.6 As a result of the sites remaining as larger land packages, the area remaining treed adjacent to the highway was notable. To develop the site would require the sacrifice of tree cover and vegetation. The flood prone area and theRU1 zoning would facilitate revegetation of that part of the site including the development of a community garden.

7.3 Design of the Proposal and Impact on the Regent Street Heritage Conservation Area

7.3.1 The Bonar Street precinct is far more humble than the Regent Street area, the buildings being more rudimentary and of limited means, while still enjoying the fringe of the gardenesque setting.

7.3.2 The proposed development treats the street edge as a row of three discreet residential buildings imbuing the qualities of the prevailing typology, form and materiality.

7.3.3 Beyond this, the extent of the development is largely concealed, with the ingress and egress driveway being treated as a new street edge, and reading from Bonar Street as an adjunct to the HCA, the buildings adopting the same core values and characteristics as those in the street itself.

7.3.4 The presence of garages is discreet, with there being no direct view of a Garage being available from the public domain.

7.3.5 Differentiation of finish of roof colour, wall and joinery colour is encouraged to incorporate sufficient variance to minimise the potential for the development to appear monotonous and homogeneous.

7.3.6 There is sufficient variance in the building forms to create interesting streetscapes from Bonar Street and within the internal driveway network.

7.3.7 The forms, materials and colour selections made for the proposal provide sufficient variation across the site to appear like an array of individual developments/ interventions, in a sensitive response to the HCA character and fabric.

7.4 Impact of the Proposal on the Heritage Items in the Vicinity

7.4.1 Landmark buildings in the vicinity are not directly addressed by the proposed development, being at the rear of Cintra and Benholme. The size of these buildings and the expanse of grounds, particularly Cintra which has not been subsumed by adjacent on site development precludes them being impacted by low scale single storey development of a residential nature.

7.4.2 The building in the immediate vicinity of the subject site is the Cintra stables, a two storey brick building located on the Bonar Street boundary. It is a very dominant element in the southern street scape and is not dominated in any way by the proposal.

7.5 Mitigative Measures

7.5.1 The buildings have taken direct reference to the form, massing and materiality of the prevailing extant building types.

7.5.2 The scale and density of buildings is not counter to the prevailing density but is arranged so as to appear as if the development at the public face of Bonar Street, is three individual residences presenting to the street, with all the appurtenant open space, set backs, landscaping potential and adopting the character of the existing building form, siting and arrangement that prevails.

7.5.3 The issues and controls raised in the DCP are met by the proposal, with the design development being an iterative process between the designer and the heritage architect.

8. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the Heritage Assessment:

1. The demolition of the two existing buildings is appropriate given their condition and lack of integrity remaining, and that a better outcome for the aesthetic value of the HCA could be achieved and has.
2. The design of the individual units pay credence to the existing building stock and the historical pattern of development when viewed from Bonar Street.
3. The development positively responds to the objectives and controls of the DCP.
4. This report shall be read in conjunctions with the final DA drawings and Statement of Environmental Effects.
5. The final assessment is that, if our recommendations are followed, based on heritage criteria, the proposal should be approved.

Director

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