

STATEMENT OF HERITAGE IMPACT



Proposed Subdivision of Lot 721 D.P. 1191240 and
Lot 712 D.P. 1233410

118 and 200 Anambah Road, Anambah (SHR00275)

April 2025 | J6813

**Weir
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Heritage

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Report Details	
Statement of heritage impact for:	A proposed subdivision of Lot 721 D.P. 1191240 and Lot 712 D.P.1233410, part of Anambah House, No. 118 and No. 200 Anambah Road, Anambah, New South Wales.
Prepared For	Anambah Lakes Estate Pty Ltd
Issue	1

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and emerging and all aboriginal people

Cover photo: View across the area of proposed subdivision from Anambah Road, 2021.

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) accompanies a Development Application (DA) for the proposed subdivision of Lot 721 D.P. 1191240 and Lot 712 D.P.1233410 at No. 118 and No. 200 Anambah Road, Anambah, New South Wales.

The site lies within the Maitland Local Government Area. The principal planning instrument for the site is the *Maitland Local Environmental Plan 2011 (LEP 2011)*. No part of area involved in the proposed subdivision is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2011*. It does, however, lie in the vicinity of a heritage item listed by this Schedule, being *Anambah House*, No. 200 Anambah Road, Anambah (I3). Under Part 5.10 of the *LEP 2011*:

(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.

The appropriate heritage management document in this instance is a Statement of Heritage Impact (SoHI).

A larger area of *Anambah House* than is listed under the *LEP 2011* is listed on the State Heritage Register under the *NSW Heritage Act 1977* (SHR00275). This area also lies in the vicinity of the area of proposed works.

This SoHI has been prepared at the request of Anambah Lakes Estate Pty Ltd and accompanies a plan prepared by David Cant Surveyors.

1.2 Summary of Heritage Listings For the Area of Proposed Works

The following table summarises the relevant statutory heritage listings for the area of proposed work.

Listing Type	Item Name and Details	Listing Number
Statutory Listings for the Area of Proposed Works		
Listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No	N/A

Listing Type	Item Name and Details	Listing Number
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Maitland LEP 2011</i>	No	N/A

Table 1: Statutory Heritage Listings.

1.3 Methodology

Site inspections were undertaken in 2021. Unless otherwise noted, all the photographs contained in this statement were taken on these occasions. No major works have been carried out within the immediate area since this time.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and *Guidelines for preparing heritage impact assessments* (2023 update) and with reference to the planning documents listed under Section 7.

1.4 Limitations

The earlier reports for *Anambah House* listed in Section 7 were relied upon for the history and assessment of the item contained in this statement. No provision was made for additional historic research.

An archaeological assessment is outside of the scope for this SoHI.

Community consultation is outside of the scope for this SoHI.

Site photographs taken in 2021 were relied upon. There have been no major changes on the site or within the immediately surrounding area since this time.

1.5 Author Identification

This statement has been prepared by Alice Fuller, B.App.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

2 SITE DESCRIPTION

2.1 Site Location

Anambah lies within the City of Maitland, which lies in the Lower Hunter Region of New South Wales.

No.118 and No. 200 Anambah Road, Anambah lies on the eastern side of Anambah Road approximately 1.4km north east of its junction with the New England Highway. The site comprises Lot 721 D.P. 1191240 (No. 200 Anambah Road) and Lot 712 D.P.1233410 (No. 118 Anambah Road).

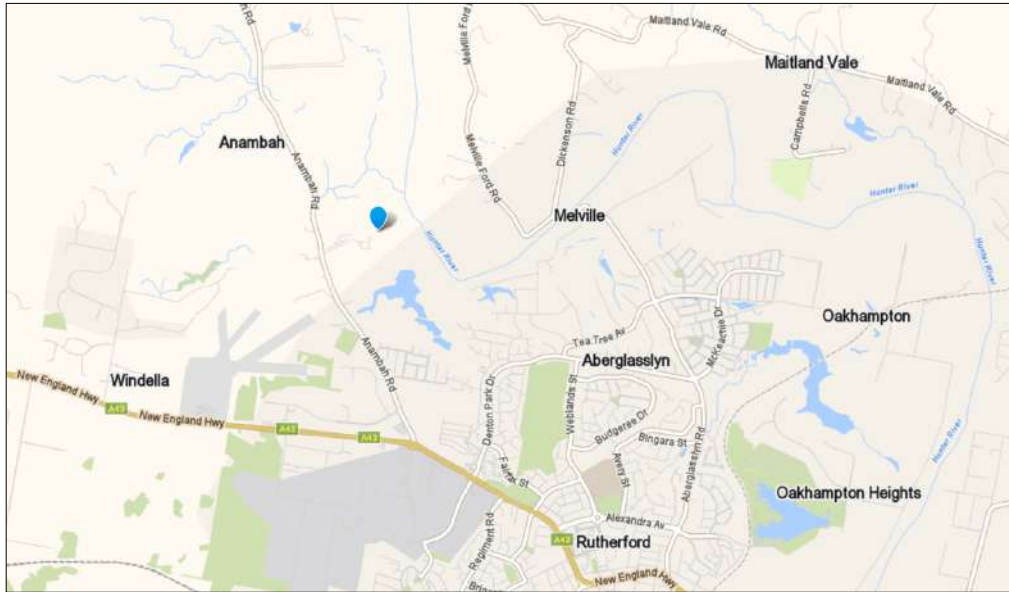


Figure 1: Location of Anambah House within the Lower Hunter Region. The site is marked by the blue drop.

Whereis.com.au.

2.2 Identifying the Area of Proposed Works

The proposed works involve a re-subdivision of Lot 721 D.P. 1191240 (No. 200 Anambah Road) and Lot 712 D.P.1233410 (No. 118 Anambah Road), in effect changing the boundary line between the two lots. Lot 721, containing the heritage item *Anambah House*, will be increased in size.

Figures 2 and 3 identify the two lots, the existing boundary line between them and the proposed boundary line.

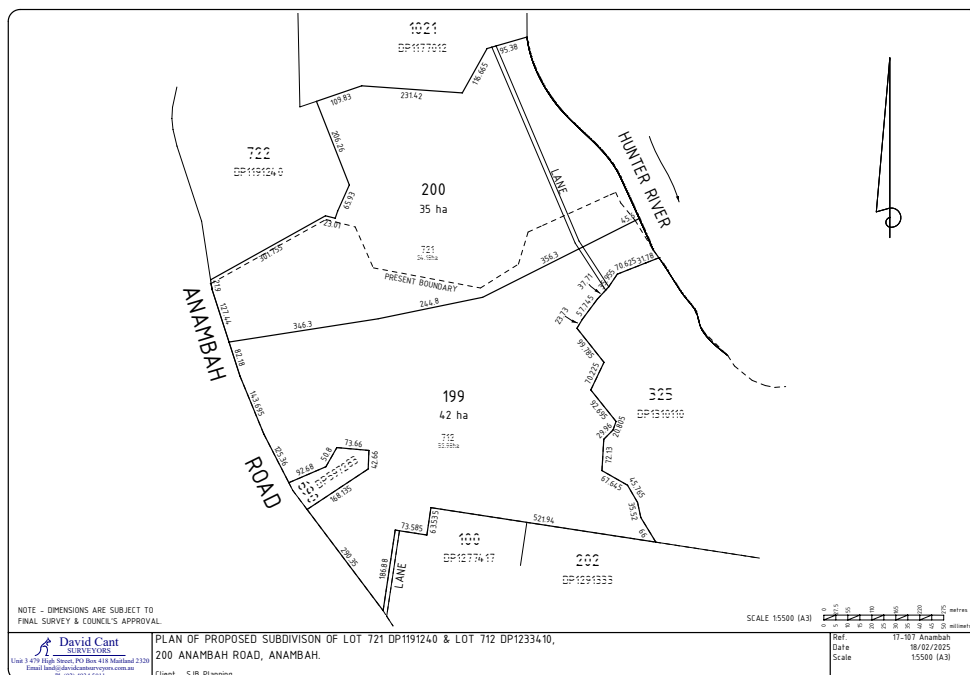


Figure 2: The existing lot boundaries and the proposed lot boundaries.
David Cant Surveyors.

2.3 The Site of the Proposed Works

As noted above, the proposed works involve two lots: Lot 721 D.P.1191240 (No. 200 Anambah Road) and Lot 712 D.P.1233410 (No. 118 Anambah Road).

No. 200 Anambah Road, Lot 721 D.P.1191240, contains *Anambah House* and its gardens. As set out in Section 3.2 below, only part of this lot is subject to the local and State heritage listings. The listed areas lie north of the current lot boundary between the two boundaries and will lie north of the proposed new lot boundary.

No. 200 Anambah Road has narrow frontage to Anambah Road, providing for driveway, to the west and a longer frontage to the Hunter River to the east. *Anambah House* and its well defined garden, as described below, occupy only part of Lot 721 and are described below. The remainder of the lot is open grazing land. Tree planting, outside of the gardens surrounding the homestead, is limited to the river boundary. The land has a very gentle fall to the east that become steeper in close proximity to the Hunter River. This lot will increase in size as a result of the proposal.

No. 118 Anambah Road, Lot 712 D.P.1191240, has a wider frontage to Anambah Road and a narrower frontage to the Hunter River. Lot 712 is open grazing land. There is a large lagoon in the south eastern corner of the lot and very limited planting. The land falls very gently towards the lagoon. This lot will decrease in size as a result of the proposal.

The two lots are zoned RU2 Rural Lands and C2 Environmental Conservation Zones under the *LEP 2011*.

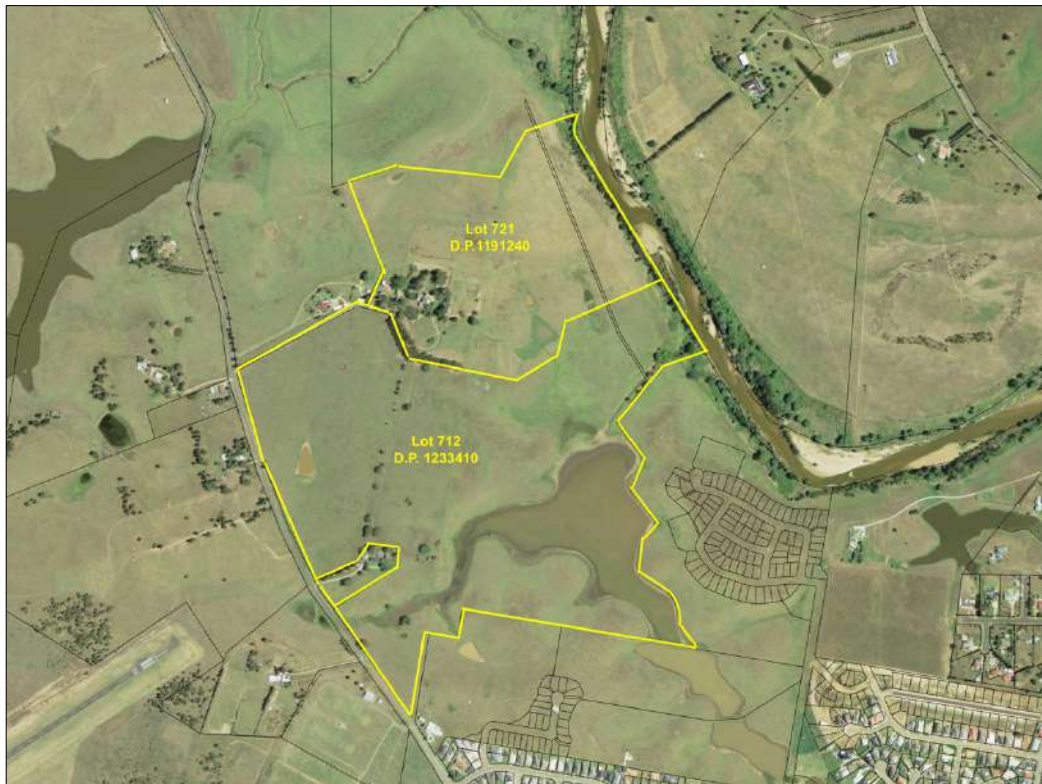


Figure 3: Aerial photograph over Lot 721 D.P. 1191240 and Lot 712 DP1233410. Lot 721 D.P.1191240, which will be increased in size as a result of the proposed subdivision.

Near Maps; annotations by WP Heritage.

3 HERITAGE ITEMS IN THE VICINITY OF THE AREA OF PROPOSED WORKS

3.1 Identifying Heritage Items in the Vicinity of the Site

For the following, refer to Table 2 and to Figure 4, which identify heritage listed items and conservation areas within the vicinity of the site of the proposed works. Note: the State Heritage Register (SHR) curtilage shown by this plan for Anambah House is incorrect. For the correct curtilage, refer to Figure 44 in Section 3.2 below.

Listing Type	Item Name and Details	Listing Number	Distance from the Site
Statutory Listings within the Vicinity of the Area of Proposed Works			
In the vicinity of items listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	<i>Anambah House</i> , No. 200 Anambah Road, Anambah	SHR00275	On current lot boundary, but will be north of proposed new lot boundary
	<i>Aberglasslyn House</i> , No. 92 Aberglasslyn Lane	SHR00195	2.9km
In the vicinity of items/conservation areas listed by Schedule 5 Parts 1 and 2 of the <i>Maitland LEP 2011</i>	<i>Anambah House</i> , No. 200 Anambah Road, Anambah.	I1	On current lot boundary, but will be north of proposed new lot boundary
	<i>Melville House</i> , No. 202 Melville Ford Road, Melville A colonial homestead, c.1839	I186	800m
	<i>Eelah</i> , No. 467 Maitland Vale Road, Maitland Vale A colonial homestead c.1835	I185	2.5km
	<i>Aberglasslyn Cottage</i> , No. 94 Aberglasslyn Lane, Aberglasslyn	I2	3km
	<i>Aberglasslyn Conservation Area</i> , Aberglasslyn (area shaded in red surrounding Aberglasslyn House)	C7	

Table 2: Heritage Items and Conservation Areas in the vicinity of the site of the proposed works.

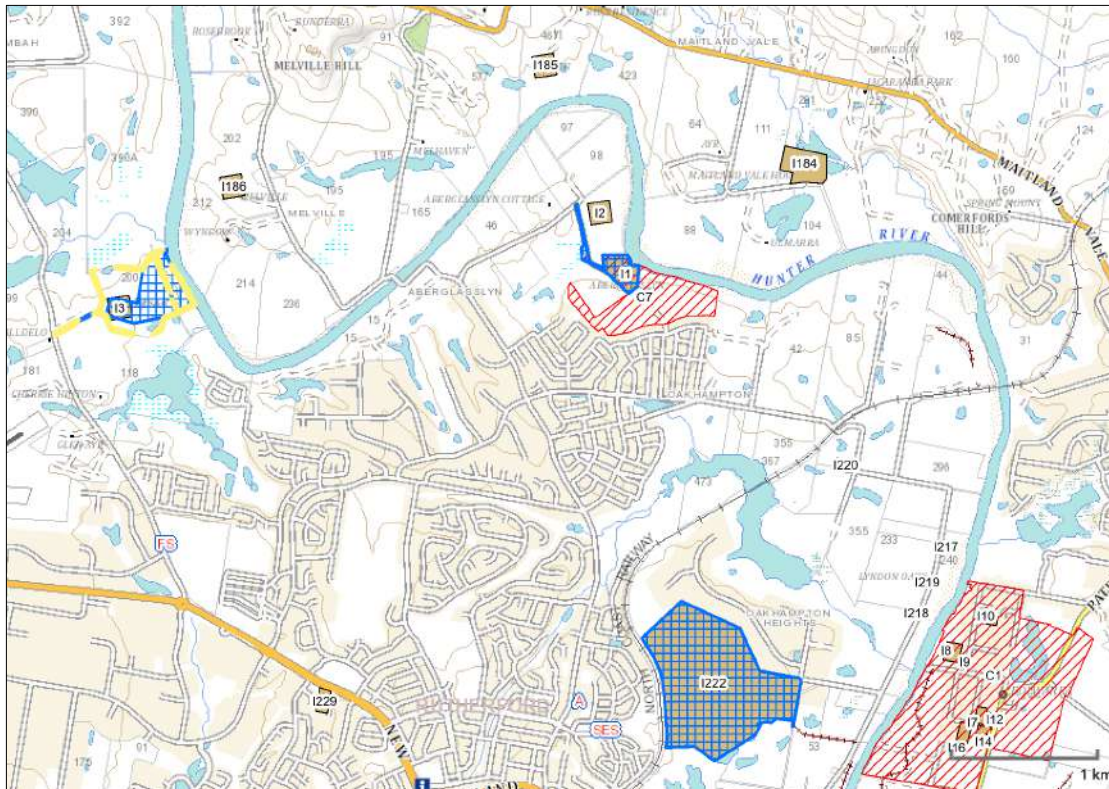


Figure 4: Plan identifying Heritage Items/Conservation Areas in the vicinity of the site, which is outlined in yellow. Heritage items listed by the State Heritage Register are hatched in blue. Heritage items listed by Schedule 5 Part 1 of the LEP 2011 are coloured brown and numbered. The numbers relate to the LEP 2011 listings.

Planning Portal NSW.

With the exception of *Anambah House*, all the above items are sufficiently removed from the site for the proposed subdivision to have no impact on their fabric, view corridors or setting. Any structures built as a result of the proposed subdivision will be assessed as to impact at the time of the development application. They are not further considered for the purposes of this statement. *Anambah House* is identified in greater detail below.

3.2 Anambah House

Unless otherwise stated, the information in the history below was taken from the Visual Assessment Report prepared by Weir Phillips Heritage in 2011 (see Section 7.1.1 for details).

3.2.1 Brief History

Always Was, Always Will Be

Anambah lies within the traditional lands of the Wonnarua People, whose lands extended from the upper Hunter River at Maitland to the Great Dividing Range and north to the Liverpool Plains.

Early European History

The Colony of New South Wales was formally established on 26 January, 1788. By the late 1790s, coal was being mined in the Hunter Valley. Ignoring the rights of the Aboriginal people, all land was declared to be Crown Land.

The first official survey of the Hunter region was undertaken in 1801. The future Parish of Gosforth (County of Northumberland), in which the site is located, was described as being

thick with scrub and swampy, with an abundance of cedar, fertile soil and coal along the river. The first official settlement, King's Town, failed (1801). Coal River, later Newcastle, was established three years later, in 1804, as a place of secondary punishment for convicts.

In 1818, the penal settlement at Newcastle was transferred to Port Macquarie. From 1820 onwards, large land grants were made in the surrounding area, mostly to people who had the resources to develop the land. As a result of these early grants, a strong mercantile and agricultural class developed.

The First Anambah House

Anambah House lies on a 2,100 acre grant made to George Cobb on 30 June, 1823, being Portion 69 in the Parish of Gosforth (Figure 5). The first *Anambah House*, built by Cobb, was located north of the current homestead site, on a slight hill above a lagoon five kilometres north west of Central Maitland. George left the management of the estate in the hands of his brother, John Cobb. A newspaper article described the improvements made to the Estate under the 'late John Cobb' as 'extensive and useful.' In addition to the main homestead, there were all the outbuildings, orchards etc. required to run a largely self-sufficient estate. Over 100 acres were enclosed for tillage and 40 acres were sowed with wheat. The remainder of the land was 'well-watered' grazing land.



Figure 5:
Location of Cobb's grant within the Parish of Gosforth.

Parish of Gosforth, County of Northumberland, 1885.
HLRV. Cited in the Weir Phillips, *Anambah House*, Visual Assessment Report, 2011.

The Second Anambah House

Anambah remained in the Cobb family until it was transferred to John Kenneth Mackay, the brother in law of John Cobb's eldest son, in 1871. Mackay was a wealthy grazier from Dungong. In 1889, he commissioned architect J.W. Pender (1833-1917), a prominent local architect, to design a new homestead complex. The new homestead, being the existing *Anambah House*, and its associated outbuildings and gardens, were constructed on a rise to

the south of the original homestead. The University of Newcastle hold a large archive of Pender's work, including the original plans for the homestead and some of its outbuildings.

Mackay expanded the estate boundaries, mostly to the west of the original grant, so that, by 1926, he had doubled the original land holding. By c.1890, he had also acquired the smaller parcel of land to the south east of *Anambah House* where the lagoon is located (now part of Lot 712 D.P. 1233410). Mackay primarily used the land for grazing and cultivation. Figure 6, prepared by Extent Heritage for an earlier report, shows the Mackay family holdings by 1926. In this plan, the Mackay land is shadowed blue. *Anambah House* is outlined in green. The yellow and red lines are not relevant for the purposes of this assessment.

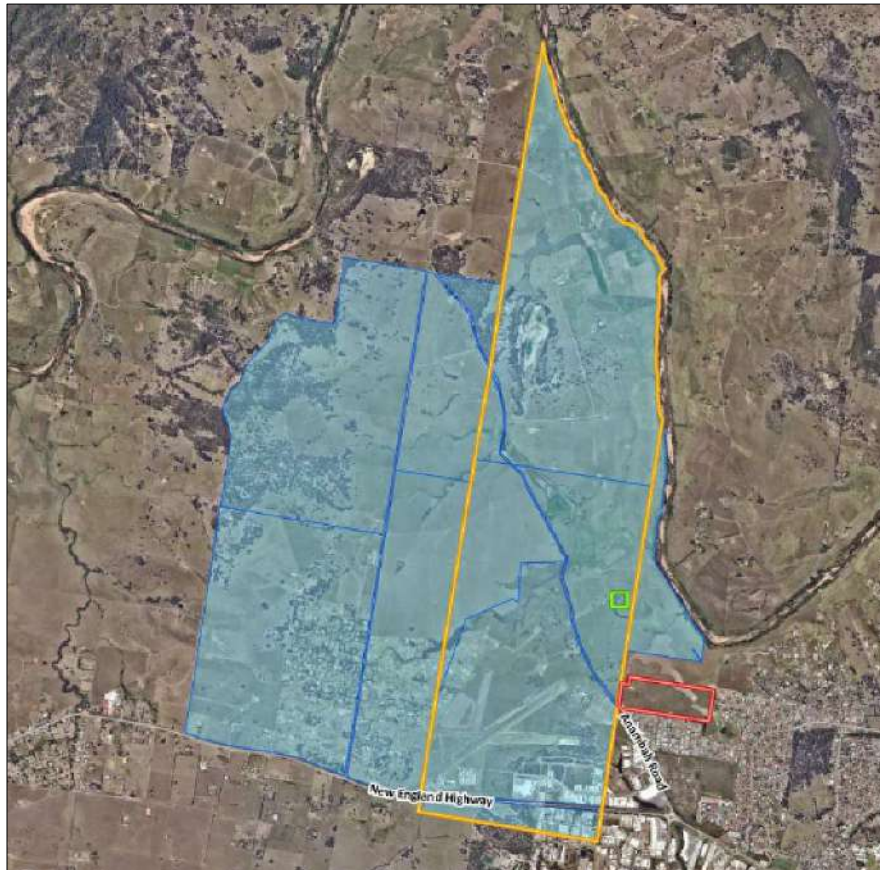


Figure 6: Plan showing the extent of the Mackay land holding by 1926.

Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017. The yellow and red lines are not relevant for the purposes of this assessment.

The land remained predominately in the hands of the Mackay family until the 1930s. Mollie Jean Lashwood, nee Mollie Jean Mackay nee Crothers, however, retained part of the estate until at least 1956. Mollie's husband was Harold Francis Lashwood (1915-1992), a prominent radio personality.

Figure 7 provides a historic photograph of *Anambah House* taken during the Mackay family period of ownership, showing the homestead in a well-developed garden setting. Figure 8 provides a historic photograph of the lagoon, now on Lot 712 D.P. 1233410 from *Anambah House*.



Figure 7: Carriage loop and driveway on the eastern side of Anambah House in c.1909.
Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017.



Figure 8: View to the Lagoon from Anambah House in 1909.
Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017.

Later Owners

On 15 August, 1956, 436 acres of the Anambah Estate, including the homestead, were transferred to John Blackwood Crothers and Geoffrey Thomas Crothers, of Anambah. This land also included land part of Portion 70 of the Parish, being land originally granted to Dr. George Shaw Rutherford on 19 July, 1841. These 436 acres would remain intact until at least 1967 when John Blackwood, now the sole owner of the land, transferred them to Percy Clifford Bird, a Company Director of New Lamberton, on 16 August, 1967.

The adjoining parcel to the north (92 acres), part of the same land holding at an earlier date and later subdivided, follows the same general pattern of ownership, providing a combined parcel of land of at least 528 acres in size (Figure 9). *Anambah House* may have been associated with a larger area of land at this time. A full land title search of the surrounding lots would be required to ascertain if the owners of *Anambah House* owned adjoining lots under different Certificates of Title.

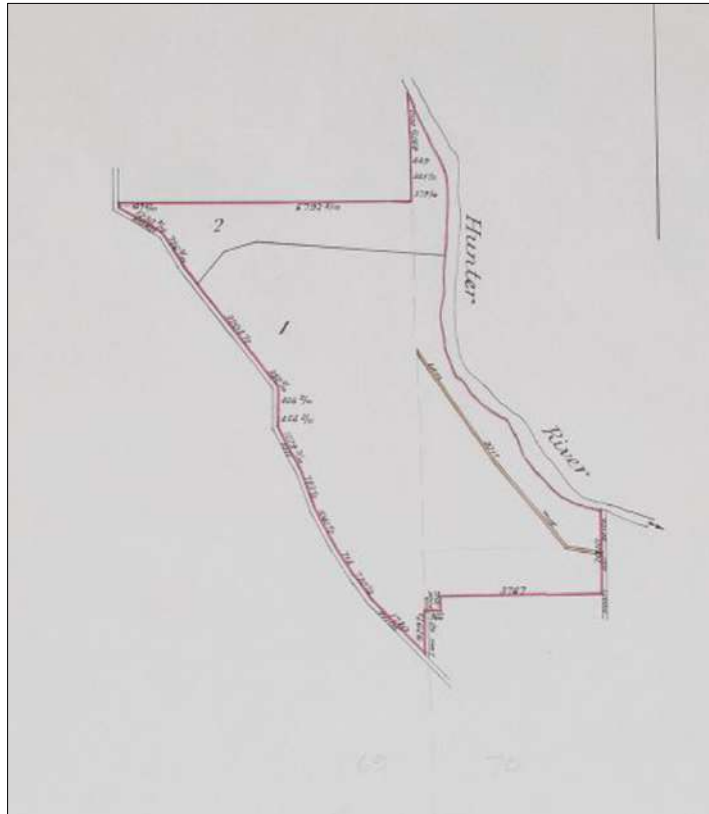


Figure 9:
The lot of land on which
Anambah House stood
in 1944.

C.T. Volume 5447-2 cited
in the Weir Phillips,
Anambah House, Visual
Assessment Report, 2011.

The land was further subdivided in 1977, leaving *Anambah House* standing on an 83.55ha lot. Refer to Figure 10. This is the lot boundary of the Permanent Conservation Order listing made in 1983.

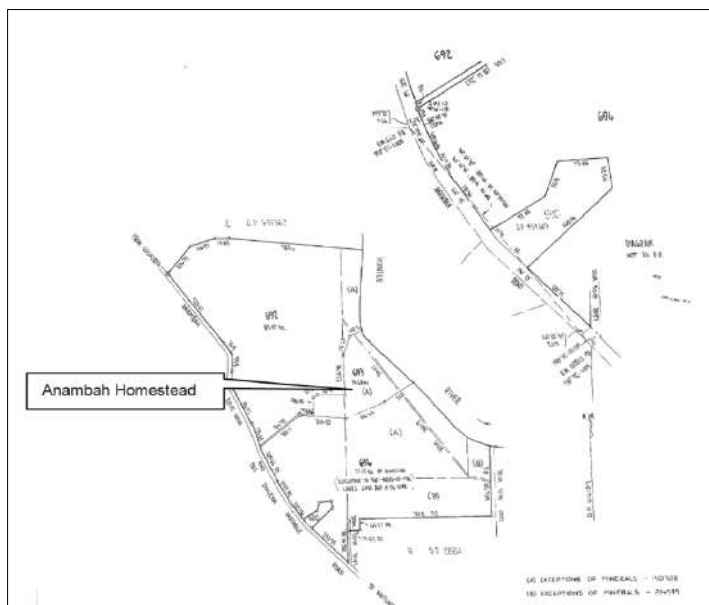


Figure 10:
Detail of a survey dated
1981.

Cited in the Weir Phillips,
Anambah House, Visual
Assessment Report, 2011.

In 1980, *Anambah House* was purchased by Stephen and Heather Berry, who commenced restoration works. The surrounding lots appear to have remained in common ownership with *Anambah House*.

A Permanent Conservation Order was placed on *Anambah House* in 1983, comprising the boundaries of the lot on which it then stood. In 1985, a re-subdivision occurred, enlarging the lot on which *Anambah House* stood to the north and south. The homestead now stands on

Lot 712 in D.P. 1233410 (refer to Figure 11). As noted above, this lot will be increased in size as a result of the proposed subdivision.

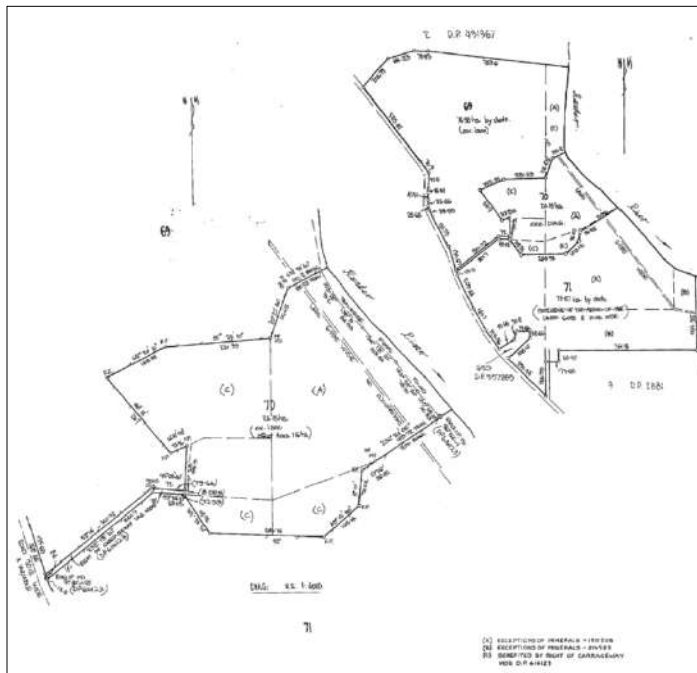


Figure 11:
Detail of a survey
dated 1981.
Cited in the Weir
Phillips, *Anambah*
House, Visual
Assessment Report,
2011.

In July 2011, *Anambah House* was purchased by the current owners, Maurizio and Jann Zappacosta. The existing line of the driveway from Anambah Road to the homestead dates from c.2012, replacing an earlier line, itself not the original driveway, which now services the neighbouring property to the north west.

3.2.2 Description

Anambah House stands on part of Lot 721 D.P.1191240. It is accessed via a long access handle from Anambah Road to the west. The western most end of this driveway, closest to Anambah Road, has little planting. Screening planting has been planted along the driveway further to the east, adjacent to No. 204 Anambah Road. This driveway does not lie within either the SHR or *LEP 2011* curtilages.

The homestead is located on a slight hill at the top of the driveway. The mature araucaria pines and silky oaks within its immediate surrounds make it a prominent element in a landscape that is otherwise, except for planting along the Hunter River, largely cleared.

Anambah House is a large two storey Victorian mansion constructed of sandstock brick with a hipped and gabled slate roof clad in slate. There are two storey verandahs on three sides and large two storey bays on the northern and eastern sides. The homestead is orientated in these directions, with the principal elevation being the eastern elevation, addressing the Hunter River. To the rear lies a courtyard which is enclosed on three sides by the main dwelling, the kitchen wing and the servant's wing. The courtyard was further enclosed in 1907 with the addition of a billiard room.

The homestead complex includes other outbuildings, including a two storey brick stable block, rude timber barn (recently reconstructed), a weatherboard garage and dairy and outhouse. The whole is surrounded by garden with mature trees and hedges which, as noted by the heritage listing sheets, gives the garden an overall feeling of 'enclosure.' The *LEP 2011* curtilage relates to a lot boundary that no longer exists. It equates to the homestead and its immediate surrounds only.

Figures 12 and 13 identify the major elements of the gardens surrounding *Anambah House*. Figures 14 and 15 illustrate the homestead.

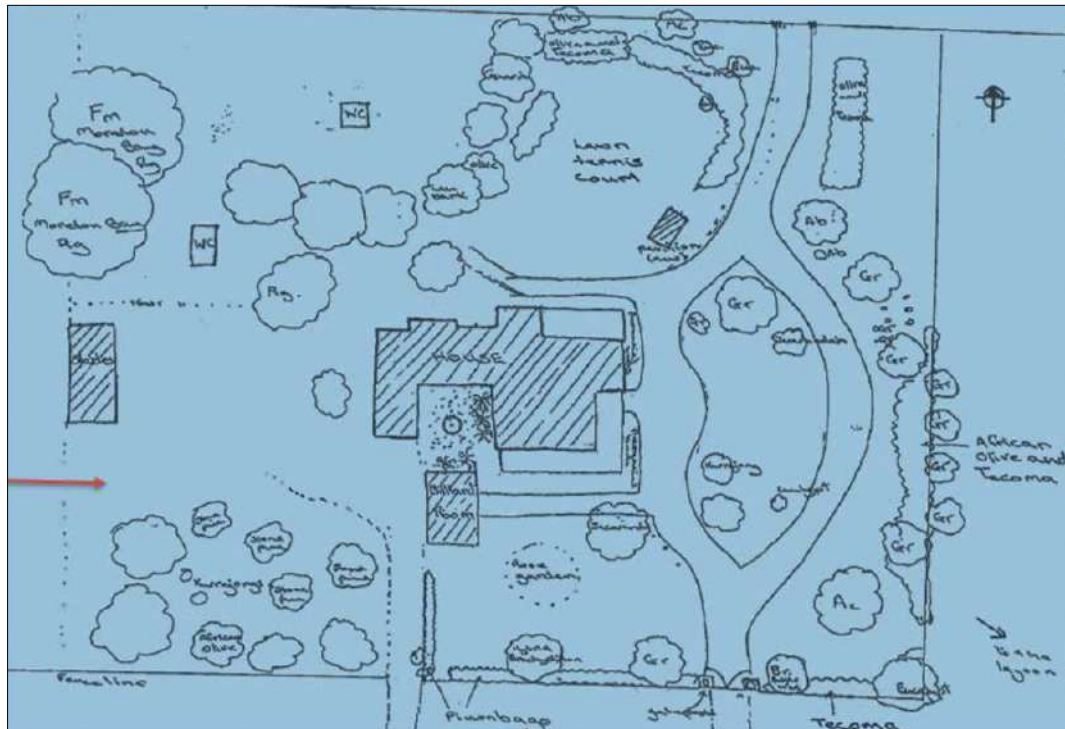


Figure 12: Plan showing the layout of the homestead group of buildings and garden. The barn, since reunited with the site lies to the west of the stables (out of this sketch plan).

National Trust 1983, cited in Extent, *HIS*, 2017.



Figure 13: Recent aerial photograph over the area shown by Figure 12 above.

NSW Planning Portal.



Figure 14: Eastern (front) elevation of *Anambah House*.

Figure 15: Southern elevation and garden, facing the area of proposed works.

3.2.3 Setting

Beyond the confines of the garden surrounding *Anambah House* (which correspond roughly to the *LEP 2011* heritage listing), within and beyond the SHR curtilage, lie large, mostly cleared, paddocks. To the east, approximately 500m from the gardens of *Anambah House* and forming the eastern boundary of the property lies the Hunter River. The River is narrow at this point and is lined with vegetation. The land in front of the homestead has a very gentle fall that steepens slightly towards the River. The land on the opposite side of the River is open pastureland with scattered homesteads.

Around 500m to the southeast of the gardens of *Anambah House*, and well outside of the SHR curtilage, lies an irregularly shaped lagoon. This lagoon lies on Lot 712 D.P.1233410. The land slopes gently towards the lagoon. Further to the east and south lies small lot suburban development. The height of development in this area is limited by flood restrictions.

To the west and north lie open pasture lands. There are undulating low hills to the east; to the north, the land rises steeply from the northern bank of the Hunter River.

3.3 Views

The principal views out of the areas within the curtilages of *Anambah House* listed by the *LEP 2011* and the SHR under the *NSW Heritage Act 1977* were identified in a Visual Assessment Report prepared by Weir Phillips Heritage and Planning in 2021. Section 5 of this report is reproduced below, with selected photographs (not relevant to this proposal) removed.

For the following, refer to Figures 16 and 17, which identify significant view corridors to/from *Anambah House* from the surrounding area and from *Anambah House* to nearby heritage items.



Figure 16: Significant view corridors to/from Anambah House.
Weir Phillips Heritage.

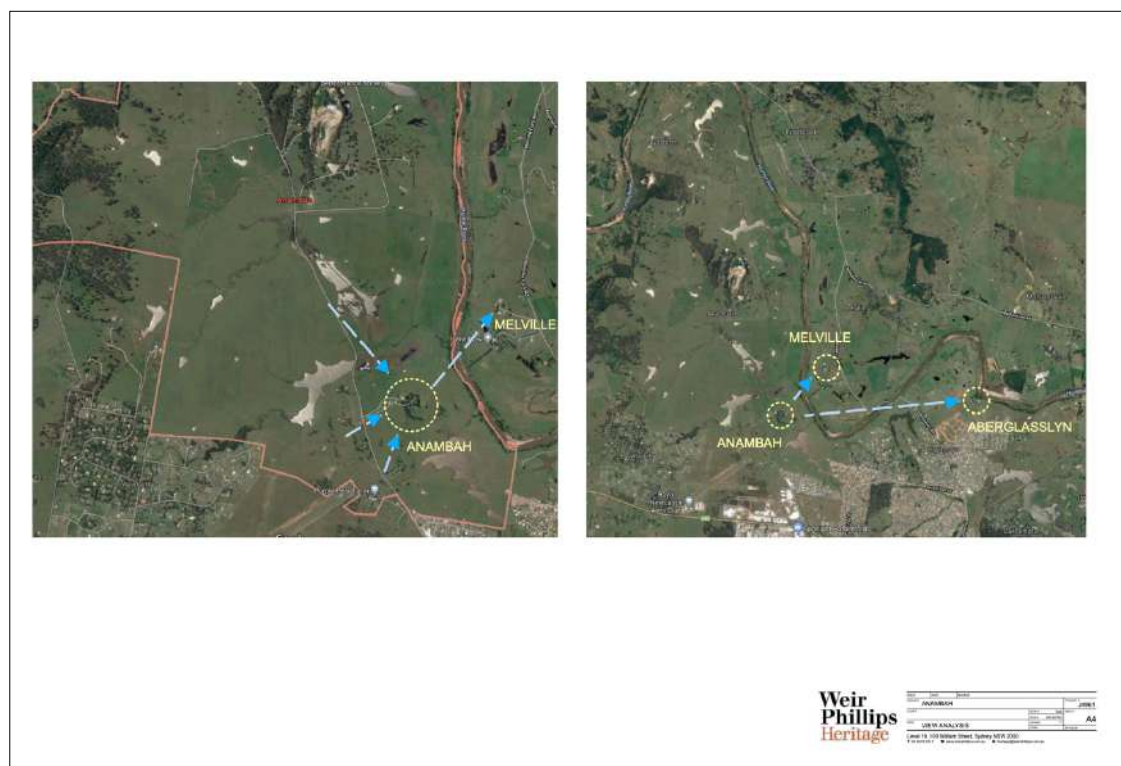


Figure 17: Significant view corridors to/from Anambah House to nearby historic homesteads.
Weir Phillips Heritage.

Views from the Homestead to the North, Northwest and Northeast

The principal view corridors pertaining to *Anambah House* are to/from the homestead, in particular the eastern verandah. The views are across the formal garden to pastureland sloping down to the Hunter River to the east. This vista is wide, spanning almost 180 degrees. It encompasses views to the hills of the County of Durham on the northern side of the Hunter River. Figure 18 to 27 below illustrate these view corridors.



Figure 18: View from the front garden of the homestead to the east towards the Hunter River.



Figure 19: View east from the northeastern verandah.



Figure 20: Billiards Room lawn. View to the southeast from the homestead. Note the density of trees intervening.



Figure 21: View to the hills to the northeast on the other side of the Hunter River.



Figure 22:View from the centre of the front garden to the north.



Figure 23: Looking from the centre of the front garden to the northeast.



Figure 24:Continues from Figure 23. From the centre of the front garden to the east.



Figure 25: Continues from Figure 24. From the centre of the front garden to the southeast.



Figure 26: Continues from Figure 25. From the centre of the front garden to the southeast.

Figure 27: Continues from Figure 26. From the front garden to the southeast. In the far distance is historic homestead *Aberglasslyn*.

Views from the Homestead to the South, East, South East and South West

Views from the homestead to the south are curtailed by the dense planting. The dense planting along this boundary is also filtered by the substantial trees lying in the area immediately to the rear of the homestead.

The planting totally curtails the view from the south of the homestead such that any development beyond the fence line to the paddock beyond will not be visible from the homestead. This is recognised by the fact that the SHR curtilage is confined to the southern boundary of Lot 721 D.P. 1191240, itself not a historically significant boundary.

Figure 28 to 31 illustrate view corridors to the south, east and south east and south west, being the view across the proposed subdivision. These lands lie outside of the *LEP 2011* and SHR curtilages.



Figure 28 and Figure 29: Looking south east from the first floor of the homestead looking southeast.



Figure 30: View east from upstairs front bedroom of the homestead.

Figure 31: Looking southwest from the rear yard towards the driveway to Anambah Road.

Views from Anambah Road towards the Homestead

There are a number of view corridors to the homestead from Anambah Road. The road runs in a north westerly direction from its intersection with the New England Highway at Rutherford and serves the Gosforth area, immediately to the north of Anambah and located in a large bend in the Hunter River.

Between the end of the urban area of Rutherford and to Gosforth, the country is open with

stands of trees along sections of the road approaching Gosforth.

The land around the homestead is open with trees and planting concentrated around the homestead itself. Views of the homestead are completely obscured by the trees, except for the approach from the northwest when travelling along Anambah Road towards the homestead from the northwest.

Travelling from Rutherford, the view is of the stand of trees to the south of the homestead. Similarly, when travelling from the north, the view is of the vegetation around the homestead.

From Anambah Road it is the trees, in particular the *Araucaria bidwillii* surrounding the homestead, set on the highest immediate local point, that are the pointers to the homestead. I

Refer to Figures 32 to 38.



Figure 32: View along the drive to the homestead showing the visual barrier of the trees and the *Araucaria bidwillii* showing above.



Figure 33: Row of pencil pines at top of driveway from adjacent paddock.



Figure 34: The stand of trees to the east of the pines in Figure 55.



Figure 35: View from Anambah Road to the west of the site. Showing the cluster of trees around the homestead complex and the prominent *Araucaria bidwillii* above the general crown line of the trees.



Figure 36: Zoomed in shot from Anambah Road to the west showing filtered views towards the west elevation of the homestead and the barn to the south of the homestead complex.



Figure 37:

The current driveway to the homestead from Anambah Road. From this distance the trees in the immediate curtilage obstruct a view of the rear of the homestead. Again, *Araucaria bidwillii* are prominent, marking the location of the homestead in the landscape.



Figure 38: View from adjacent driveway entrance on Anambah Road to the southeast. In the distance to the right is the suburb *Aberglasslyn*.

View Along the Existing Driveway to the Homestead

The view along the existing driveway to the homestead is obscured by a bend in the driveway and a stand of closely planted mature pencil pines. Above this stand of trees, the tops of the *Araucaria bidwillii* remain visible. This view is not historically significant, given that the driveway is relatively recent in date.

Refer to Figures 39 to 41.



Figure 39:
Looking southwest along the driveway from the rear yard. The pencil pines form a dense visual barrier between the homestead and the adjoining paddocks.



Figure 40: Looking north along the driveway showing the dense visual barrier of trees below the homestead garden.



Figure 41: The bend in the drive adjacent to the rear yard of the homestead. Also demonstrating the density of the visual between the proposal, foreground right and the homestead beyond the trees

Views from the Homestead Towards Other Historic Properties

Views towards the colonial era homestead *Aberglaslyn* from the homestead are obscured by development along Aberglaslyn Road between Avocet Street and Aberglaslyn Lane. The visual connection between the two is incidental and too far distant to have had a deliberate

visual relationship.

There is a direct view across the Hunter River to *Melville*, another colonial era homestead. The view is distant and *Melville* is set slightly higher than Anambah. Refer to Figure 42.



Figure 42:
View from adjacent to the vineyard to the northeast towards *Aberglasslyn*. The visual connection between the two homesteads is incidental and too far distant to have had a deliberate visual relationship.



Figure 43:
Zoomed in image towards *Aberglasslyn* and Rutherford.

3.4 Significance

The State Heritage Inventory (state listing sheet) provides the following statement of significance for *Anambah House*:

‘Anambah House with its house, billiard room, stables and gardens form a complete and intact example of a prosperous late 19th century graziers homestead. It is an important relic of the great agricultural heritage of the lower Hunter, now passing into history with the onset of the resources boom. The house is also significant as a major example of the work of J. W. Pender an important architect of the Hunter region.’¹

The local listing sheet does not provide a statement of significance for the site.

An assessment prepared by Extent Heritage in 2017 provided the following statement of significance for *Anambah* in 2017, which was adopted by Weir Phillips in 2021 as a comprehensive and concise statement of significance:

‘Anambah is historically significant as part of the early European settlement and original subdivision of the Hunter Region in the 1820s and reflects the primary use of the land for agricultural purposes through the 19th century. The homestead is aesthetically significant for its grand design, materials and workmanship, as well as its siting that takes advantage of the surrounding topography and views. The garden contributes to the aesthetic values of the site and provides the immediate setting for the homestead within its wider context of rural farmlands. There are significant views from the house to the north and the east, as well as to the lagoon in the south-east. Anambah is associated with important local architect JW Pender, who designed the house for the wealthy grazier KM Mackay in the 1890s. Anambah, with its complex including gardens, servant’s quarters and outbuildings, set within a rural agricultural landscape, is representative of 19th century Hunter Region estates.’²

3.5 Curtilage

3.5.1 SHR Curtilage

The curtilage of the heritage listing of *Anambah House* on the SHR is the area shaded in red in Figure 44 below. This is reduced lot boundary curtilage, i.e. is less than the lot boundary of Lot 721 D.P. 1191240.

¹ *Anambah House*, Anambah Road via Rutherford, Gosforth. State Heritage Inventory Heritage ID 5045641. State Listing.

² Extent Heritage, *106 Anambah Road, Anambah: Statement of Heritage Impact*, February 2017.



Figure 44:
Curtilage of the SHR
listing for Anambah
House.
Plan .
SHR. 00275 Plan 662.

3.5.2 LEP 2011 Curtilage

The curtilage for the heritage listing for *Anambah House* under Schedule 5 Part 1 of the *LEP 2011* is Lot 70 D.P. 714785. This lot no longer exists but forms part of Lot 721 D.P. 1191240. The listed area is shaded in brown below.



Figure 45:
Curtilage of the *LEP*
2011 listing for
Anambah House.
NSW Planning Portal.

The SHR listing curtilage is the larger of the two and is appropriate for the following reasons:

- The lot boundaries of the Anambah Estate have altered over time as land was bought and sold.
- *Anambah House* was clearly built to address vistas in all directions except the west, but in particular to the east:
 - The principal elevations- with their two storey bays and verandahs- address these vistas. The view is towards the Hunter River and is partially screened by historic plantings, hedges and trees.
 - The homestead service areas and its outbuildings are located to the west, or back, of the homestead. Beyond these buildings, to the north, north east and north west, there are paddocks, views towards which are also partially screened by vegetation.
 - The layout of the grounds around the homestead, including carriage loop clearly reinforce the orientation of the homestead.
 - The principal plantings are to the north framing vistas from the sides of the homestead.
 - The homestead was likely originally approached from the southwest from a point on Anambah Road several hundreds of metres closer to Rutherford. The line of the original drive probably followed a sporadic line of trees running north by north east from Anambah Road in direct line with the homestead. The line probably veered to the right some distance before the homestead to veer around to meet the exiting circular drive. This driveway is no longer owned by *Anambah House* and lies outside of the curtilage boundaries.
 - Views south east towards the lagoon are available from the homestead, filtered through the gardens and from the garden itself, again filtered.
 - Existing views towards the homestead from Anambah Road to the west are already heavily screened by vegetation.

4 HERITAGE IMPACT ASSESSMENT

4.1 Scope of Works

The following should be read in conjunction with the subdivision plan prepared by David Cant Surveyors that accompanies this application.

It is proposed to re subdivide lots Lot 721 D.P. 1191240 (No. 200 Anambah Road) and Lot 712 D.P.1233410 (No. 118 Anambah Road). Lot 721, which is currently in 24.18Ha in size will become 35Ha size. Lot 712, which is currently 52.98Ha in size, will become 42Ha in size.

Each lot will have a single dwelling entitlement.

4.2 Pre-Lodgment Consultation

No pre-lodgement consultation has been held.

4.3 Consideration of Alternatives

This is the second proposal considered in recent years for the subdivision of No. 118 and No. 200 Annandale Road. The first proposal involved subdivision of Lot 712 D.P.1233410 into multiple lots for rural residential living. This option was ultimately not pursued.

The proposed option is a better option because the lot adjoining the SHR listed lot will remain as a single large lot with only one dwelling entitlement, as opposed to multiple lots with multiple dwellings and because the lot on which *Anambah House* stands is increased in size. Note: this will not impact upon the SHR curtilage, will remain defined by the shaded area on Plan 662 (Figure 44 above).

4.4 Fabric and Spatial Arrangements

Regarding *Anambah House*:

The proposed works will have no impact on significant fabric within either the SHR or *LEP 2011* curtilages of *Anambah House*. The proposed works are located outside of the curtilages for both the *SHR* and *LEP 2011* heritage listings.

The proposed works will have no impact on significant spatial arrangements, on integrity or aesthetic significance for the following reasons:

- The existing lot boundary (and part of the boundary of the SHR curtilage) is not a historically significant lot boundary.
- No significant built structures or planting that define a significant space or frame a significant view corridors will be removed.
- The proposed works are for subdivision only. Any applications for new structures will be subject to a separate DA and will be assessed at that time, including any impacts arising out of the location, size, style etc. of proposed buildings and landscaping works. The lot will have a single dwelling entitlement. It is anticipated that a single dwelling with associated outbuildings and landscaping can be constructed on the proposed Lot 199 with an acceptable impact on *Anambah House*, particularly given the well-established planting within the SHR curtilage.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.5 Setting, Views and Vistas

Regarding *Anambah House*:

The proposed works will have no impact on the setting, views or vistas associated with *Anambah House* because it is for subdivision only. As established above:

- No significant built structures or planting that define a significant space or frame a significant view corridors will be removed.
- The proposed works are for subdivision only. Any applications for new structures will be subject to a separate DA and will be assessed at that time. The proposed Lot 199 will have a single dwelling entitlement. It is anticipated that a single dwelling with associated outbuildings and landscaping can be constructed on a lot of this size with an acceptable impact on *Anambah House*, particularly given the well-established planting within the SHR curtilage.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.6 Landscape

Regarding *Anambah House*:

The proposed works will have no impact on the landscaped setting of *Anambah House* within the *LEP 2011* or SHR curtilages. No works are proposed within the curtilages.

The proposed works are for subdivision only. The impacts of any future works on the subdivided lots will be assessed under a separate application. A large lot with a single dwelling entitlement (proposed Lot 199) supports the continuation of the rural setting to the south of *Anambah House* to be retained.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.7 Use

Regarding *Anambah House*:

No change in use is proposed for *Anambah House*.

The proposed use of Lot 199 is consistent with the zoning. As set out above, it is anticipated that the lot with a single dwelling entitlement can be developed in a manner that will have no or minimal and acceptable impacts on *Anambah House*.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.8 Demolition

Not applicable to this proposal. No demolition is proposed.

4.9 Curtilage

Regarding *Anambah House*:

Changing the lot sizes will have no impact on the *LEP 2011* curtilage, which does not follow the existing lot boundaries and will remain unaffected.

The SHR curtilage is not impacted upon and will remain the area shaded in Figure 45 above. The proposed new lot boundary line lies south of this curtilage. If anything, the lot boundary change provides the opportunity for an expanded curtilage, given that the existing curtilage boundary does not relate to a historic use or subdivision pattern.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.10 Moveable Heritage

No moveable heritage will be impacted upon.

4.11 Aboriginal Cultural Heritage

An Aboriginal cultural heritage assessment is not part of the brief for this statement.

4.12 Historical Archaeology

An historical archaeological assessment was not part of the brief for this statement.

4.13 Natural Heritage

A natural heritage assessment was not part of the brief for this statement.

4.14 Conservation Areas

The site is not located within a Conservation Area.

4.15 Cumulative Impacts

Regarding *Anambah House*:

The proposed works are for subdivision only. It can be anticipated that a future application will be made to develop the lot in line with the single dwelling entitlements. The proposed Lot 199 is large. It is anticipated that a dwelling (and associated outbuildings etc.) can be located on the lot and designed in a manner that will minimize impacts on the setting and view corridors of *Anambah House*. The lot which includes *Anambah House* (the proposed Lot 200) is increased in size, which will have a positive impact.

Regarding Other Heritage Items Identified in Table 2:

The other heritage items identified in Table 2 are sufficiently removed from the site for works of the proposed nature to have no impact upon them. The impacts on any future development will be assessed by a future DA.

4.16 The Conservation Management Plan

There is no CMP for this site.

4.17 Other Heritage Items in the Vicinity

See Sections above.

4.18 Commonwealth/National Significance

Not applicable to this site.

4.19 World Significance

Not applicable to this site.

5 SUMMARY AND RECOMMENDATIONS

Anambah House has historic and aesthetic significance at a local and a State level. The two levels of listing have two different curtilages, both wholly contained within the existing Lot 721 D.P. 1191240. The proposed subdivision does not involve land within either curtilage. There will thus be no impact on fabric, view corridors, the spatial layout or view corridors within these curtilages.

The proposed subdivision will have no impact on the historic significance of *Anambah House* because the existing lot boundaries are not heritage significant boundaries.

The potential impacts will arise when new works are proposed on the subdivided lots. Any future works will be subject to a Development Application; the impacts on *Anambah House* will be assessed at that time. The proposed Lot 199 will have a single dwelling entitlement and will retain its current zoning. It is anticipated that a lot of this size can be developed in a manner that will have a minimal impact on *Anambah House*, particularly given the well-established planting that lies within the SHR heritage listed curtilage. The lot on which *Anambah House* will stand, Lot 200, is enlarged, which will have a positive impact. There will be no impact on more distant heritage items.

A future development will need to be accompanied by a Statement of Heritage Impact to ensure that impacts on the wider setting and view corridors to/from *Anambah House* are retained.

6 REFERENCES

6.1 Documentary Evidence

6.1.1 Prior Reports for the Site

Extent Heritage, *106 Anambah Road, Anambah: Statement of Heritage Impact*, February 2017.

John Carr Heritage Design, *Curtilage Study and Statement of Heritage Impact: Application to Amend the Zoning of Two Allotments Surrounding Anambah House*, 3 November, 2017.

Weir Phillips Heritage, *Visual Assessment Report: Anambah House*, 2021. Report prepared to accompany a Planning Proposal.

6.1.2 Heritage Inventory Sheets

Anambah House, Anambah Road via Rutherford, Gosforth, New South Wales. State Heritage Inventory Heritage Item ID No.: 5045641.

Anambah Gardens, Anambah Road, Anambah via Maitland, New South Wales. Register of the National Estate. Place ID 101391.

6.1.3 Council Plans

Maitland Development Control Plan.

Maitland Local Environmental Plan 2011.