

STATEMENT OF HERITAGE IMPACT



Demolition and Mixed Use Development

34 Melbourne St
East Maitland



March 2022 - draft

June 2022 - final

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1. INTRODUCTION

- 1.0.1 Elizabeth Evans, Heritage Consultant has been engaged by to prepare a Statement of Heritage Impact to accompany a DA for demolition and construction of a mixes used development at 34 Melbourne Street East Maitland Lot 1, Section15, DP 151548.
- 1.0.2 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.) It has been undertaken in accordance with the principles of the *Burra Charter, 2013*.
- 1.0.3 The site is located at 34 Melbourne Street East Maitland which is within the East Maitland Heritage Conservation Area as listed in the Local Environment Plan 2011 (LEP 2011).
- 1.0.4 This Statement of Heritage Impact was prepared by Elizabeth Evans and the site was inspected by Elizabeth Evans in June 2021.



Figure 1

Location Plan

Red outline indicates the subject site

source: Six Maps

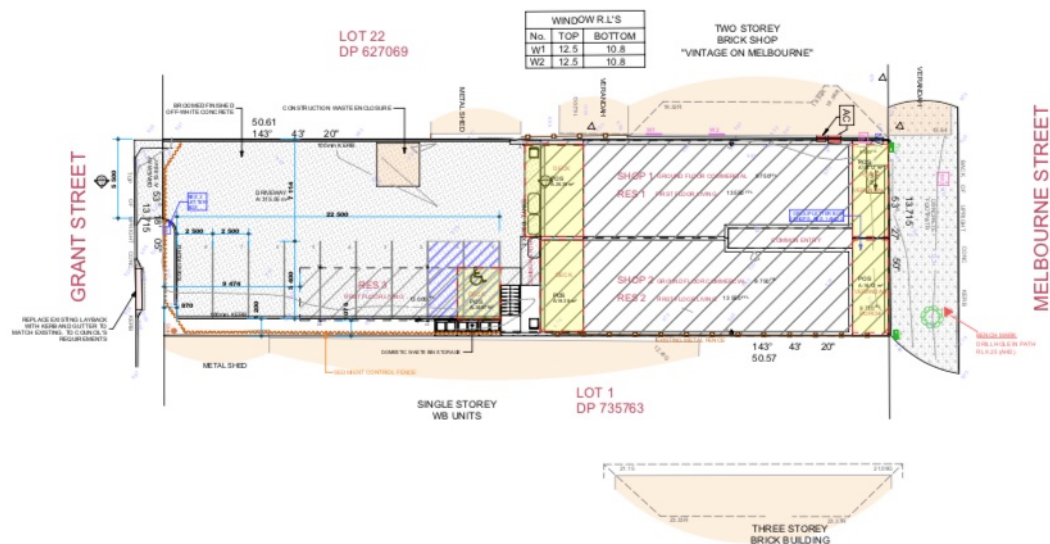


Figure 2
Site Plan
source: Advantage

2. SUMMARY HISTORY – EUROPEAN

Contextual History

East Maitland was developed as the Government Town and land granted in the area of the subject site from the 1820s. By 1848 a gaol was operational and in 1860 the Courthouse was completed.

The subject site at 34 Melbourne St. An 1829 map (figure 3) shows allotments sold and purchasers name as “Furber”; Hotel “Roze” and the reserve to the south for “Cattle Market”. An 1835 map shows allotments in area of the subject site and the cattle markets called “market reserve” (figure 4). By the 1893 the adjacent reserve was marked for use as “reserved for cricket and recreation.”



Figure 3

Extract from map of East Maitland, 1829
Source: State Library of NSW

Vicinity of
subject site

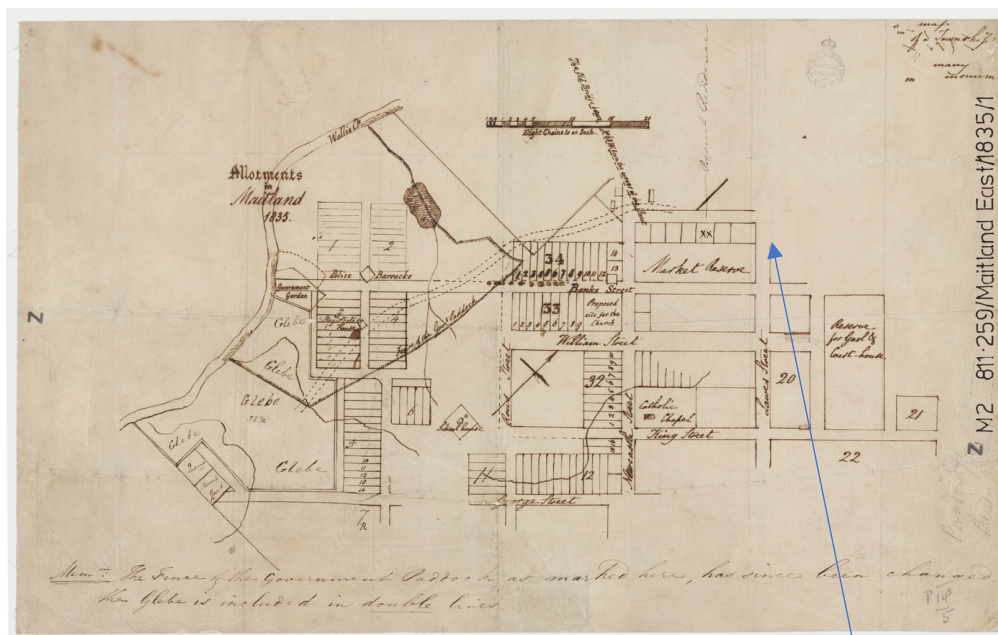


Figure 4

Map dated 1835

Source: State Library of NSW

Vicinity of
subject site



Figure 5

Melbourne St, 1890

Source: Maitland Library

The building located to the east of the subject site was used as a drapery and grocery store according to historian Murphy. The State Heritage Inventory lists this as a hotel and stables but this appears to be incorrect. A photograph from 1890 shows the building as a clothing store in the name of Masterman (figure 5). Murphy states that it was built originally as 'The Northern Stores' for Enoch Cobcroft (1858). Later sold to John Eales and renamed the 'Great Northern Stores' trading in Drapery and Groceries. Proprietors include A. G. Cullum & Co (1865), Messrs. Thompson & Son (1883), Mr G. P. Masterman and Mr Banfield (1890's), Mr Thomas C. Beckett and W. R. Sullivan (1893), T.L. Banfield & Co (1903). In 1904, the store was sold from the Eales family estate. Further proprietors included G. Edwards & Co (1912-1923), L. M. Cotterill & Co (1936).¹

The 1890 photograph also shows the adjacent site to the west as without a building on the street frontage of Melbourne Street. It is possible, though unlikely that a building was located at a setback from the street. All other buildings in this street are built right to the street frontage with little of no setback. The photograph shows a timber paling fence extending along the front of the subject site, so it is possible the subject site may have been used as a service area and or delivery area for the drapery store.

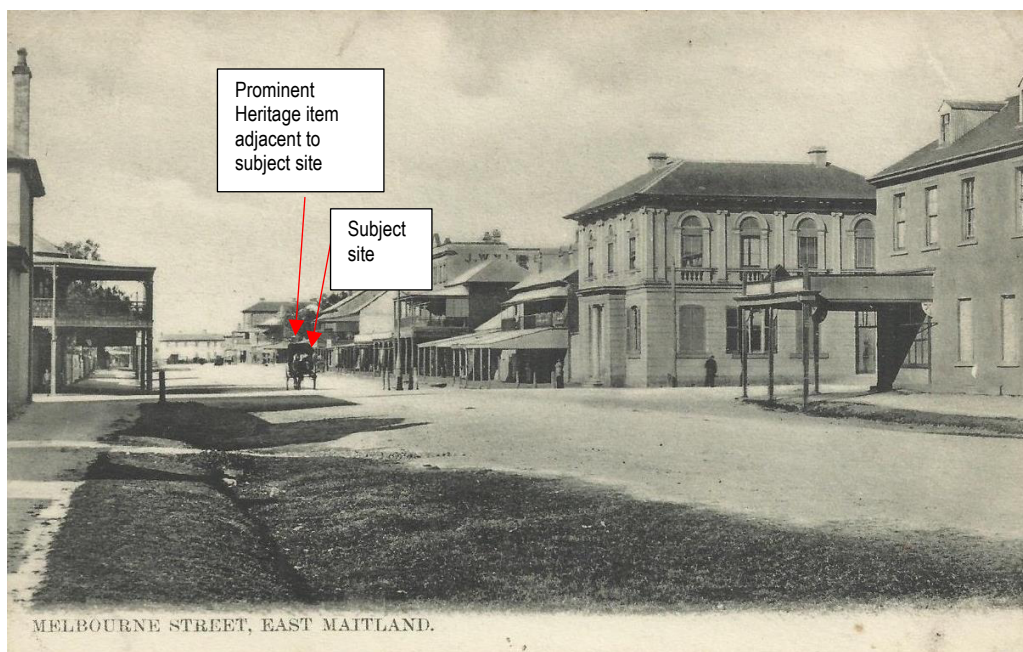


Figure 6

Photograph looking east along Melbourne Street taken in c1900. The adjacent store building is prominent to the east and the subject site is concealed by surrounding buildings.

Source: Maitland Library

¹ Murphie, Troy,

<https://www.flickr.com/photos/98887654@N05/12848337965/in/photolist-2hm6Zdb-2hg4yxd-2hm6vE6-2hmYzS6-2hmVgTU-SedrLx-2hmXNjZ-2hmYzGr-2hm6V75-2hmYzzH-2hm6PQd-2hm6qcN-2hmX5F7-2jDEHQv-2hm6LBe-2hm45wW-2hg4Wka-2hm7s3E-2jDJP1h-2jCyo2t-2hmX5Qk-L9361Y-NyMorG-2isvGsk-EKtDEM-29iZvnt-QJ7nBE-R2UHUX-7VYoMc-AZQKNL-LsAhei-kzn6fn-8YcLkB-KCAfqt-9fB8JF-rrBDPQ-jdKh46-ebBeuB-tAEe7g-hSHDPR-hLu9en>

3. STATUTORY REQUIREMENTS AND GUIDELINES

3.0 Maitland Local Environment Plan 2011 (LEP 2011)

The subject site is located within a heritage conservation area:
East Maitland Heritage Conservation Area

| | | | | |
|--------------------------------------|-------------------------------|--|--------------|------------|
| <i>Former hotel and stables</i> | <i>24–26 Melbourne Street</i> | <i>Lot 1, DP 735763</i> | <i>Local</i> | <i>167</i> |
| <i>George & Dragon Hotel</i> | <i>48–50 Melbourne Street</i> | <i>Lots 101 and 102, DP 1063918</i> | <i>Local</i> | <i>168</i> |
| <i>Shop</i> | <i>82 Melbourne Street</i> | <i>Lot 1, DP 195193</i> | <i>Local</i> | <i>169</i> |
| <i>Shop</i> | <i>84 Melbourne Street</i> | <i>Lots 501 and 502, DP 1098919</i> | <i>Local</i> | <i>170</i> |
| <i>Literary Institute</i> | <i>20 Banks Street</i> | <i>Lots 1 and 2, DP 997833</i> | <i>Local</i> | <i>123</i> |
| <i>Matthew Talbot Hostel</i> | <i>36 Banks Street</i> | <i>Lot 100, DP 1069935</i> | <i>Local</i> | <i>124</i> |
| <i>Red Lion Inn</i> | <i>38 Banks Street</i> | <i>Lot 111, DP 1092766; Lot 1, DP 344573</i> | <i>Local</i> | <i>125</i> |
| <i>Residential row</i> | <i>53 Banks Street</i> | <i>Lots 1012, 1013 and 1015, DP 1084812</i> | <i>Local</i> | <i>126</i> |
| <i>Georgian House</i> | <i>67 Banks Street</i> | <i>Lots 3 and 4, DP 741044</i> | <i>Local</i> | <i>127</i> |
| <i>Former Cottage of Content Inn</i> | <i>14 Banks Street</i> | <i>Lot A, DP 153781; Lot 1, DP 154863</i> | <i>Local</i> | <i>122</i> |

NOTE: There are a number of heritage items in the vicinity. **Those items shaded in grey are assessed as** not been visible to and from the proposed development. Whilst Numbers 82 and 84 Banks Street are not visible from the subject site, these buildings in combination with the Former Hotel and Stables and George and The Dragon, determine the historic and aesthetic context of Melbourne Street.

3.0.1 The following is an extract from the LEP 2011 that is relevant 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.*

- 3.0.2 Clause 5 (a) 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 conservation area.

3.1 Maitland Development Control Plan 2011 (DCP 2011)

The following is an extract of some of the relevant clauses from the DCP 2011. The full document was used for this assessment of impact:

C4 Heritage Conservation [General Provisions]

5. GENERAL REQUIREMENTS FOR NEW BUILDINGS IN HISTORIC AREAS

5.2 Siting a New Building

a) Aim:

To ensure that siting of new buildings respect the significance and character of the surrounding area

b) Requirements:

- *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 siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.*
- *New development should be sited behind the building line of any adjoining heritage item.*

5.3 Scale

a) Aim:

To ensure that the scale of the new building respects the significance and character of the surrounding area nor detrimentally impacts upon an established pattern of development in the vicinity.

The majority of the Maitland Region is flat. This means that particular attention should be given to approach views and internal views of existing landmarks which should not be jeopardized.

Large unbroken roof spans may be obtrusive in flat areas of low scale buildings. Articulation of the floor plan can be a useful way to break up large spans.

To ascertain the appropriate scale of new buildings, the following design aspects are of particular importance;

- *Reference to the main ridge line heights of original surrounding buildings;*
- *Natural ground or street levels;*
- *Ensuring different parts of the building are in scale with the whole;*
- *Ensuring the scale of verandahs relate to the scale of those in adjacent buildings.*

b) Requirements:

- *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.*
- *Large houses may be better located on large allotments in less sensitive areas.*
- *New houses should generally remain at single storey in areas where the majority of 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.*

5.4 Proportions

The composition and proportion of building facades often form a pattern or rhythm which gives the streetscape its distinctive character.

Traditionally, older buildings up to the 1930's used vertical proportions, reflecting the construction technology of the day. Modern technology allows for much greater spans and often leads to a horizontal emphasis.

The shape, proportion and placement of openings in walls are important elements in the appearance of a building.

a) Aim:

To ensure that the proportions of the new building respect the significance and character of the surrounding area.

b) Requirements:

- *Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.*
- *New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.*
- *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.*

5.5 Setbacks

a) Aim:

To ensure that the setback of the new building respects the significance and character of the surrounding area.

b) Requirements:

- ***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.*
- *If the setback varies, the new building should not be set closer to the street than an adjoining 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.*

5.6 Form & Massing

The form and massing of a building is its overall shape and the arrangement of its parts. Important elements of mass in buildings include roofs, facades and verandahs.

Residential plan and roof forms differ greatly depending on the era of the building.

Plan forms characteristic of typical 1800's houses were simple often with a straight frontage, or where there walls at different lines, a verandah was placed to produce a plan form of a basic square or rectangular shape. Most buildings constructed up to the 1900's were characterised by small roof forms with a roof.

Hips and gables generally did not span greater than 6.5 metres. If a house was to be wider or longer, another hip or gable or skillion were added.

The basic plan and roof form were often extended at the rear or sides by a skillion roof with a typical 25-degree pitch.

The roof is usually the most influential aspect of the design of new building in a Conservation Area. The shape of a roof and pattern it makes against the sky is generally distinctive in a Conservation Area and should be a primary consideration in the design of new development.

a) Aim:

To ensure that the form and massing of new buildings respect the significance and character of the surrounding area.

b) Requirements:

- *New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.*
- *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.*

5.7 Landscaping

a) Aim:

To ensure that new landscaping respects the significant characteristics and elements of the surrounding area.

b) Requirements:

- *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.*
- *New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.*
- *Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development...*

5.9 Building Elements & Materials

Materials and their colours will influence how a new building will blend or intrude with the character of its surrounds.

a) Aim:

To ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area...

Part E3 East Maitland Heritage Conservation Area Section 1.3

1.3 Conservation Policies

What to Keep:

- *Retain significance of the area as a relatively rare example of a town based on government/administrative functions;*
- *Retain formal street plantings and footpaths in and around William and Banks streets;*
- *Retain the landscape setting of the major administrative buildings such as the Courthouse and formal nature of original street layout;*
- *Retain street widths of original townships and terminations of major vistas at parks;*
- *Retain scale of original residential development within the limits of original township;*
- *Retain original subdivision pattern, lot sizes and building setbacks.*
- *Original layout of sandstone kerb and guttering.*

What to Encourage:

- *Generally low density, residential development retaining existing subdivision layout;*
- *High quality of new and infill commercial design through better guidelines and more stringent controls.*

What to Avoid:

- *Large scale medium density development on large lots or at the rear of existing dwellings on larger lots;*
- *Re-subdivision of large residential lots;*

- *Inadequately controlled expansion of “Support Business” and “Special Business” uses in the Heritage Conservation Area.*

4. STATEMENT OF SIGNIFICANCE

Statement of Significance for the East Maitland Heritage Conservation Area sourced from Maitland DCP 2011:

East Maitland’s historic significance is in its surviving record of the urban growth of Maitland. It is a relatively rare example of a town with origins based primarily on government functions, with links to the convict period and early immigration (Caroline Chisholm House). Its government functions, continued in the ongoing use of the Gaol (over almost 150 years), Courthouse and Lands Office and in the preservation of the former police buildings and Post Office, contribute to both historic and social significance. The Heritage Conservation Area’s aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.

5. PHYSICAL CONTEXT

5.0 Context

- 5.0.1 The site is located at 34 Melbourne Street, East Maitland, 1/15A/DP151548
- 5.0.2 Vehicle access to the site is from Grant Street and pedestrian access from Melbourne Street.
- 5.0.3 The site includes one existing dwelling and shed.
- 5.0.4 The site is fenced on the street frontage with a brick fence and the remainder of side the boundaries are fenced with Colorbond.

5.1 Proposal Description

- 5.1.1 Heritage advice was provided during the design process. The design was reviewed before finalising the Statement of Heritage Impact and changes made where necessary to make the proposal more appropriate.
- 5.1.2 The proposed new work includes:
 - Demolition of one dwelling and shed;
 - Construction of three new residential units and two commercial areas.
 - Removal of one semi-mature tree. Refer to figure 22.
 - New fences (reuse and relocation of existing Colorbond fences), landscaping, paving and carparking area.

6. ASSESSMENT OF IMPACTS

6.0 Introduction

- 6.0.1 The proposal includes the demolition of one dwelling assessed as having little significance and making little contribution to the streetscape and conservation area. A mixed use development is proposed with shop top housing which is in keeping with the historic use of Melbourne Street.
- 6.0.2 Heritage advice has been provided on the proposed demolition and new development, based on the statutory requirements and the guidelines. The impacts and the mitigative measures within the design have been assessed in detail.
- 6.0.3 **Potential impacts** of the proposed development include:
- impact of demolition of the existing dwelling
 - impact of new development on the streetscape of Melbourne Street, Grant Street and the East Maitland Heritage Conservation Area; and
 - impact on heritage items in the vicinity.

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

- 6.0.4 Documents reviewed in preparation of this Statement of Heritage Impact were prepared by Advantage and include:

| Number | Title | Revision | Date |
|--------|---|----------|------------|
| 1.1 | Cover | DA2 | |
| 1.2 | Site Analysis | DA2 | 10/06/2022 |
| 1.3 | Demolition/Bulk Earth Works Plan | DA2 | 10/06/2022 |
| 1.4 | Site Plan | DA2 | 10/06/2022 |
| 1.5 | Concept On-Site Stormwater Detention / Landscape Plan | DA2 | 10/06/2022 |
| 1.6 | Shop Ground Floor Plan | DA2 | 10/06/2022 |
| 1.7 | Res 1 and 2 First Floor Plan | DA2 | 10/06/2022 |
| 1.8 | Res 3 First floor Plan | DA2 | 10/06/2022 |
| 1.9 | Elevations/ Colour Scheme | DA2 | 10/06/2022 |
| 1.10 | Sections / BASIX | DA2 | 10/06/2022 |
| 1.11 | Driveway Profile / Swept Path Diagram | DA2 | 10/06/2022 |
| 1.12 | June 21st 9:00am Shadow Diagram | DA2 | 10/06/2022 |
| 1.13 | June 21st 12:00pm Shadow Diagram | DA2 | 10/06/2022 |
| 1.14 | June 21st 15:00pm Shadow Diagram | DA2 | 10/06/2022 |

6.1 Impact of the Proposed Demolition on the streetscape of Melbourne Street, Grant Street and the East Maitland Heritage Conservation Area

Refer to Section 9.0 for photographs and analysis of the existing dwelling and streetscape analysis

- 6.1.1 The existing house on the site has been assessed as having little significance. The house appears to date from the 1940s, based on the internal features including the cornice and other decorative features. It is set back from Melbourne Street which is uncharacteristic of other minimal building setbacks in the street. Its scale, setback, date and style are atypical of Melbourne Street and it is assessed as making little contribution to the streetscape of Melbourne Street.

The demolition of this house is therefore assessed as having little impact on the streetscape or conservation area.

- 6.1.2 The existing shed is proposed to be demolished. This building is assessed as having no significance value.

6.2 Impact of the proposed Development of Heritage Items in the Vicinity

- 6.2.1 The subject site is in the vicinity of heritage items located in Melbourne Street, some of which are listed on the LEP2011.

- 6.2.2 The following items are listed on the LEP 2011:

| | | | | |
|-------------------------------|------------------------|---------------------------------------|-------|-----|
| Former hotel and stables | 24–26 Melbourne Street | Lot 1, DP 735763 | Local | I67 |
| George & Dragon Hotel | 48–50 Melbourne Street | Lots 101 and 102, DP 1063918 | Local | I68 |
| Shop | 82 Melbourne Street | Lot 1, DP 195193 | Local | I69 |
| Shop | 84 Melbourne Street | Lots 501 and 502, DP 1098919 | Local | I70 |
| Literary Institute | 20 Banks Street | Lots 1 and 2, DP 997833 | Local | I23 |
| Matthew Talbot Hostel | 36 Banks Street | Lot 100, DP 1069935 | Local | I24 |
| Red Lion Inn | 38 Banks Street | Lot 111, DP 1092766; Lot 1, DP 344573 | Local | I25 |
| Residential row | 53 Banks Street | Lots 1012, 1013 and 1015, DP 1084812 | Local | I26 |
| Georgian House | 67 Banks Street | Lots 3 and 4, DP 741044 | Local | I27 |
| Former Cottage of Content Inn | 14 Banks Street | Lot A, DP 153781; Lot 1, DP 154863 | Local | I22 |

NOTE: There are a number of heritage items in the vicinity. Those items shaded in grey are assessed as not been visible to and from the proposed development. Whilst Numbers 82 and 84 Banks Street

are not visible from the subject site, these buildings in combination with the Former Hotel and Stables and George and The Dragon, determine the historic and aesthetic context of Melbourne Street.

- 6.2.3 The heritage item denoted as the "Former hotel and stables " is located adjacent to the subject site. Historical research in Section 2 of this report found that this building was formerly a store and was not used as a hotel.

The new development has been designed to continue the streetscape pattern of buildings with minimal setback and is lower in height and modified with a verandah to the street mitigating any impact on the adjacent heritage item. The form of the buildings to the west has been chosen as a type for the new design with verandahs and pitched roof. Hence the new work repeats characteristics of the street, but allows the heritage item on the corner of Melbourne and Lawes Street to remain the dominant building.

- 6.2.4 The heritage item at 14 Banks Street is at some distance from the subject site beyond the park to the south and this distance will minimise any impacts.

The southern elevation of the proposed new building has been designed to address Grant Street in a similar way to the existing buildings in this street. The new building continues the use of this street as a service and access street for businesses on Melbourne Street whilst overlooking Grant Street with a verandah and windows.

6.3 Impact of the Proposed New Work on the Streetscape of Melbourne Street, Grant Street and the East Maitland Heritage Conservation Area

Refer to Section 9.0 for photographs and streetscape analysis

- 6.3.1 The proposed mixed use development includes two shops and 3 units. This is proposed to be built to the scale and form of a Victorian style shop with dwelling above, and to address Melbourne Street in the same pattern as surrounding two-storey buildings with a verandah frontage.

Mitigative measures include:

- i. Setback from the Melbourne Street with a verandah designed in proportion height and detail with surrounding verandahs.
- ii. Pitched and gabled roof in keeping with form of roofs in Melbourne Street.
- iii. Materials and finishes that are characteristic of the conservation area, including red brick, timber verandah posts and timber fascia on gables and vertically proportioned openings.

- 6.3.2 The DCP 2011 (C4) includes guidelines on the siting of 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 siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.*
- *New development should be sited behind the building line of any adjoining heritage item.*

The new building has been sited without a setback as typical of Melbourne Street. A verandah has been included to provide an interim space instead of a hard edge to the street.

- 6.3.3 The DCP 2011 (C4) guidelines include new residences are an appropriate scale.

- *Reference to the main ridge line heights of original surrounding buildings;*

- *Natural ground or street levels;*
- *Ensuring different parts of the building are in scale with the whole;*
- *Ensuring the scale of verandahs relate to the scale of those in adjacent buildings.*

The ridge line of the new building is lower than the adjacent heritage listed building to the east and the buildings to the west.

Natural ground has been retained at street level.

The verandahs to the new dwellings have been designed in proportion and to be level with the height at floor and eaves with the verandah of the building to the west.

6.3.4 The DCP 2011 guidelines include new residences are appropriate proportions.

- *Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.*
- *New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.*
- *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 windows visible from Melbourne and Grant Street have been vertically proportioned and verandahs, gables appropriately proportioned. Elements of surrounding buildings have been repeated including the verandahs, gables roof form and a uniform ridge.

6.3.5 The DCP 2011 guidelines include 5.5 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.*
- *If the setback varies, the new building should not be set closer to the street than an adjoining 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 new building includes a setback consistent with surrounding buildings on Melbourne Street with a verandah as an interim space.

6.3.6 The DCP 2011 includes guidelines 5.6 Form and Massing:

- *New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.*
- *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.*

The proposed new building is similar in form and massing to surrounding commercial buildings with a simple double gable roof form and uniform ridge that is appropriate in the conservation area.

6.3.7 The proposal includes the removal of some plants including a semi-mature tree located in the rear garden area shown in figure 28. This is assessed as not being a significant tree and it does not contribute to the tree canopy within the conservation area.

Mitigative measures include:

The landscape plan shows the proposed planting of a Lilli Pilli hedge and the retention of the street tree.

7. SUMMARY HERITAGE IMPACT ASSESSMENT

7.0.1 The following aspects of the proposal will retain and / or have the potential to enhance the East Maitland Heritage Conservation Area, heritage items in the vicinity, Melbourne Street and Grant Street:

1. The demolition of the existing c1940s dwelling removes a building that is assessed as not contributing to the streetscape
2. This mixed-use proposal with shops at ground level and residences above, repeats the historical pattern of Melbourne Street and will enhance the activity of Melbourne Street.
3. The residential use overlooking Grant Street will also enhance this streetscape.

7.0.2 The following aspects of the proposal could have a detrimental impact on East Maitland Heritage Conservation Area, heritage items in the vicinity, Melbourne Street and Grant Street:

1. This new building will increase the density of this site and decrease the current setback on this site. However the proposal repeats the pattern of setbacks and urban density in Melbourne Street.

Mitigative measures:

- i. Setback from the Melbourne Street with a verandah designed in proportion height and detail with surrounding verandahs.
- ii. Pitched and gabled roof in keeping with form of roofs in Melbourne Street.
- iii. Materials and finishes that are characteristic of the conservation area, including red brick, timber verandah posts and timber fascia on gables and vertically proportioned openings.
- iv. Proposed verandah designed to be level and in proportion with adjacent existing verandah.

v.

7.0 Recommended Materials and Colours

The following materials and colours include some options.
A selection of these should be included in the DA documentation:

| Item | Material | Colour (OR SIMILAR) |
|--------------------|---|--|
| Dwelling | | |
| Walls and gable | Timber / compressed fibre in timber lapped weatherboard profile | Dulux Royal Beige/Dulux Flooded Gum/Dulux Royal/ Dulux Dune |
| Walls | Face Brick | PGH Black and Tan |
| Windows | Timber framed / Aluminium with 50mm frame | Dulux Windspray/ Basalt |
| Roof | Zincalume Custom Orb / Colorbond Custom Orb | Natural / Shale Grey / Windspray |
| Barge Board | Timber | Dulux Basalt |
| Gutters | Zincalume / Colorbond | Basalt / Shale Grey / Windspray |
| Downpipes | Zincalume / Colorbond | Basalt/ Natural / Shale Grey / Windspray |
| Fence | Timber paling to street frontage of Grant Street | Windspray /oiled timber |
| | Colorbond where not visible from street | Windspray |
| Verandah | | |
| Posts | Timber / Steel square section 135mm minimum | Oiled / Dulux Basalt / Windspray |
| Balustrade | Timber / Aluminium square section minimum 30mm | Oiled / Colorbond Basalt / Windspray |
| Doors | Timber / Aluminium | Woodland Grey/ Oiled / Painted White / Dulux Manor Red / Windspray |
| Roof | Zincalume / Colorbond Custom Orb | Natural / Shale Grey / Windspray |
| Driveway | | |
| | | Concrete broom finish off white |
| Water Tanks | | Colorbond Shale Grey/ Windspray |

8. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of heritage impact:



- 8.0.1 The materials and colours shown in the table above have been included in the documentation dated 10/06/2022.
- 8.0.2 Fences should be timber paling where visible from the street including frontage to Grant Street. Colorbond fencing in Windspray to be used only where not visible from the street.
- 8.0.3 The proposed verandah should be level with the verandah of the existing building located on the western boundary at Lot 22 DP627069. The first floor verandah level should be 13550mm as shown on the documentation (drawing 1.9) and the eaves at first floor should be level with the eaves height of the adjacent existing verandah.
- 8.0.4 The proposal is assessed as good infill development that will enhance the streetscape of Melbourne Street, Grant Street and the Conservation Area.



Elizabeth Evans
Heritage Consultant

9. PHOTOGRAPHS and STREETSCAPE ANALYSIS

| Photograph | Description and Analysis |
|--|--|
|  | <p>Figure 7</p> <p>View of subject site from Melbourne Street looking south-east</p> <p>The house and street fence are proposed to be demolished.</p> |
|  | <p>Figure 8</p> <p>View of subject site from Melbourne Street looking north-west</p> <p>The house, shed and rear fence are proposed to be demolished</p> |

| Photograph | Description and Analysis |
|--|---|
|  | <p>Figure 9</p> <p>View of subject site from Banks Street and heritage items, looking north-west</p> <p>Due to the distance the proposed new work will have minimal impact on views from Bank Street.</p> |
|  | <p>Figure 10</p> <p>View of Melbourne Street looking north-east.</p> <p>The subject site is located adjacent to the <i>former hotel and stables</i> which is a heritage item. The new work is proposed to be setback and will not be immediately visible from this view.</p> |

| Photograph | Description and Analysis |
|--|--|
|  | <p>Figure 11</p> <p>View of Melbourne Street shops looking south.</p> <p>The subject site is located adjacent to these shops. The new work is proposed to be setback from these buildings and verandahs have been designed to be in proportion.</p> |
|  | <p>Figure 12</p> <p>View of Heritage item: George and the Dragon located in Melbourne Street.</p> <p>The subject site is east of this building. Melbourne Street varies with both single and two-storey buildings. Most buildings are located with a minimal or no setback on the street.</p> |

| Photograph | Description and Analysis |
|--|---|
|  | <p>Figure 13 View of Melbourne Street looking south-west.</p> <p>The subject site is located adjacent to the <i>former hotel and stables</i> which is a heritage item. The new work is proposed to be set back and will be visible from this view.</p> |
|  | <p>Figure 14 View from Lawes Street looking west</p> <p>The subject site is located adjacent to the <i>former hotel and stables</i> which is a heritage item. The new work will be visible from this view. It will be two-storey and lower in height than the <i>former hotel and stables</i>.</p> |



Figure 15
View of Melbourne Street
looking south-west.

The subject site is located adjacent to the *former hotel and stables* which is a heritage item. The new work is proposed to be setback and will be visible from this view.



Figure 16
View of subject house from Melbourne Street. The house appears to date from the 1940s based on the internal cornice and other decorative features.

The subject house is a lightweight timber construction clad in weatherboards with a galvanised steel roof.



Figure 17
View of existing house from Melbourne Street.

The subject house is setback from adjoining properties to the west and hence the western exposes the brick wall of the building on the western boundary.

This larger setback is uncharacteristic of the remainder of Melbourne Street.

| Photograph | Description and Analysis |
|---|---|
|  | <p>Figure 18 View of porch on Melbourne Street frontage</p> |
|  | <p>Figure 19 Internal view showing plaster cornice c1940s.</p> |

| Photograph | Description and Analysis |
|---|---|
|  | <p>Figure 20 Internal view of bathroom.</p> <p>All recent fixtures.</p> |
|  | <p>Figure 21 View of kitchen area.</p> <p>All recent fixtures.</p> |

| | |
|---|---|
|  | <p>Figure 22 View of chimney in kitchen.</p> <p>This element has been changed with new tiles.</p> |
|  | <p>Figure 23 View of chimney piece in lounge room area c1940.</p> |



Figure 24
View of glass front door
c1940.

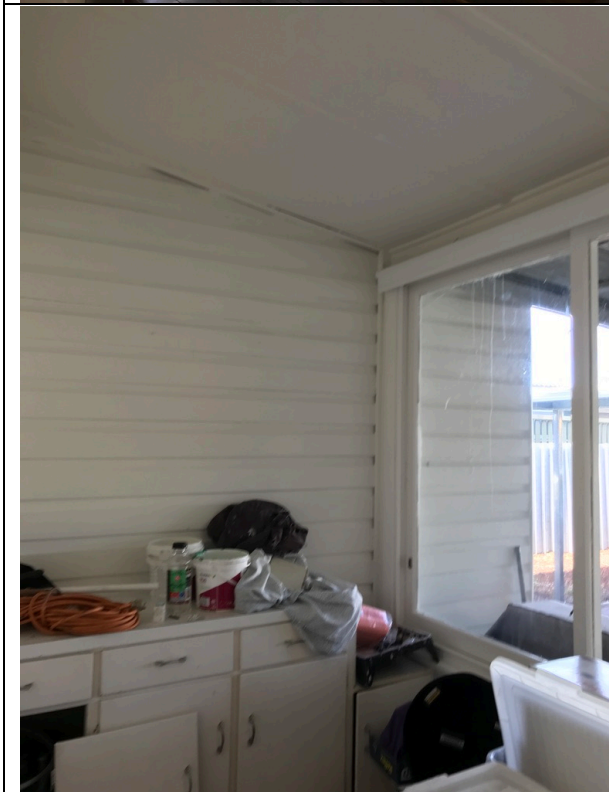


Figure 25
View of back laundry area
showing skillion roof.



Figure 26
View of shed proposed to be demolished.

This building is assessed as having no significance value.



Figure 27
Internal view of shed.
This building is assessed as having no significance value.



Figure 28
View of garden area showing
semi-mature tree proposed
to be removed.

**This is assessed as not
being a significant tree and
it does not contribute to
the tree canopy within the
conservation area.**