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Project no. 24-51

DRAFT STATEMENT OF HERITAGE IMPACT

for

Brown Commercial Building

Prepared by: stephen booker
Heritage Conservation Architect

Draft Issue1: 2 April 2025

Draft Issue 2: 27 May 2025

TASMANIA REGISTERED ARCHITECT NO. 1129

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1. INTRODUCTION

1.1 carste STUDIO has been engaged by Brown Commercial Building, to prepare a Statement of Heritage Impact for a 107 place Child Care Centre and Pre-School at 27 Steam St, Maitland

1.2 The site is located within the Central Maitland Heritage Conservation Area. The site is in the vicinity of several heritage items listed in the Maitland Local Environmental Plan 2011. It is also within the defined area for the Archaeological Management Plan, prepared by Eureka Heritage in association with carste STUDIO pty ltd.

1.3 This report adopts the methodology outlined in the Guidelines for preparing a statement of heritage impact (prepared by Environment and Heritage, NSW Department of Planning and Environment, 2023.) It has been undertaken in accordance with the principles of the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.4 The study site is located to the southwest of the CBD and to the northwest of Maitland Railway Station. (see Figure 1).

1.5 Consultation during the design development phase culminated in the preparation of this Statement of Heritage Impact written by Stephen Booker.

1.6 The site was inspected and the prevailing context assessed and photographed by the writer on the 13th March 2025.

Figure 1 : Location Plan. Combined site shown in the broken red outline. source: NSW Planning Portal

1.7 **Limitations:**

.1 This report is based upon an assessment of the heritage issues only and does not purport to have reviewed planning or compliance issues.

.2 It is assumed that compliance with non-heritage related aspects of Council's planning instruments, the BCA and any issues relate to services, contamination, structural integrity, legal matters or any other non-heritage related matter is assessed by others.

.3 It is beyond the scope of this report to address indigenous associations with the subject site.

.4 It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere, apart from referencing the Draft Archaeological Management Plan prepared by the writer and Sue Singleton.

.5 It is beyond the scope of this report to assess items of movable heritage.

2. HISTORICAL CONTEXT

2.1 SUMMARY HISTORY OF CENTRAL MAITLAND

2.1.1 The Hunter Valley was home of the Wonnarua, Worimi and Awabakal nations of nomadic indigenous peoples that hunted and gathered and had intimate knowledge of their place in the Hunter Valley.

2.1.2 European settlement of the area around Maitland began in 1818 with the granting of land by Governor Macquarie at Wallis Plains. One of these tenants was Mary Hunt, commonly known as Molly Morgan whose subsequent land grant comprised much of the area now known as Central Maitland.

2.1.3 The removal of the penal colony to Port Macquarie in the 1820s allowed for further free settlement. In these very early stages of settlement, selected emancipated convicts were granted small plots of land in the lower Hunter, in an area that was then known as Paterson's Plains, along Paterson Creek. Free settlers soon followed with an influx to the area of generally free immigrants who took up large holdings of land along the Hunter River and its branches including Wallis Creek. Along with this influx of landholders were trades people, artisans, labourers, small businesses, trade and industry. Collectively these people created the foundation of townships and the need for government and administrative services.

2.1.4 Improvements in transport, with ships regularly plying between Morpeth, Newcastle and Sydney and the opening of a road from Richmond to Wallis Plains (the Great North Road) all contributed to the growth of Hunter Valley villages. Towns such as Singleton, Paterson and Dungog and the thriving port of Morpeth began to develop.

2.1.5 East Maitland was established as the preferred Government town above the flood prone areas of Wallis Plains. Two distinct towns were therefore established and in 1835 Wallis Plains became known as West Maitland.

2.1.6 Settlers had established another town centre on farmland, originally leased and then granted to Molly Morgan (Mary Hunt) in the 1820s. By 1835, this centre was known as West Maitland. To avoid confusion the names East Maitland and West Maitland (formerly Wallis Plains) were formally adopted in 1835 (National Trust, nd).

2.1.7 On 1 June 1829 a government notice in the Sydney Gazette announced that the Town of Maitland was to be laid at the head of navigation on Hunter's River (Wood, 1972 in Hartley, 1995). The government town had been planned and surveyed on high land on the southern side of Wallis Creek with road connections to Morpeth and Newcastle. By 1829 substantial administrative buildings had been erected and in 1833 the government town of Maitland was proclaimed.

2.1.8 West Maitland continued to grow and thrive as the commercial centre. Churches of every denomination including a synagogue, shops and warehouses in High Street and later in the 1890s a Courthouse was built. Maitland Technical College, a Museum and the Town Hall soon followed.

2.1.9 Maitland boomed in the 1870s and 80s as a centre of agriculture in the Hunter Valley, overtaking East Maitland and Morpeth as the commercial centre in the Lower Hunter.

2.1.10 Major floods in 1949 and 1955 drastically reduced the resident population and the number of houses. New 'wave' of commercial redevelopment begins. (Maitland City Wide DCP December 2011. p44)

2.1.11 In more recent times, Maitland has developed beyond a satellite city of Newcastle into its own right with massive retail and hospitality expenditure, to service the ever growing residential community.

2.1.12 Maitland City Centre is now a desirable place to live with ample infrastructure, lifestyle attractions, broader rural setting and amenities and recreational facilities which would be the envy of a much larger city.

2.1.13 With residential growth opportunities in the CBD, being realised, enhanced amenity is being demanded.

2.2 The Development of the Area surrounding the Subject Site.

2.2.1 Figure 2 also indicates the Steam Street southern edge defined George Yeoman's original Grant. This map shows the parcel of land being converted to Torrens Title under Application 5016.

2.2.2 Figure 3, a map of West Maitland around 1858, indicates the subject land to be very near the racecourse later becoming Maitland Park (in the main).

2.2.3 By January 1899, the racecourse is shown to be on the southern side of the intervening railway line and a proposed site for a Recreation Reserve.

Figure 2: Undated Map of West Maitland, showing the approximate location of the land on Steam Street within George Yeoman's original grant. Source: Maitland Council historic map collection.

Figure 3: Map of West Maitland, showing the subject site. Source: Maitland Council historic map collection. Map 57. Dated 1st January, 1899 Source: Maitland Council historic map collection. Assumed to be around 1858.

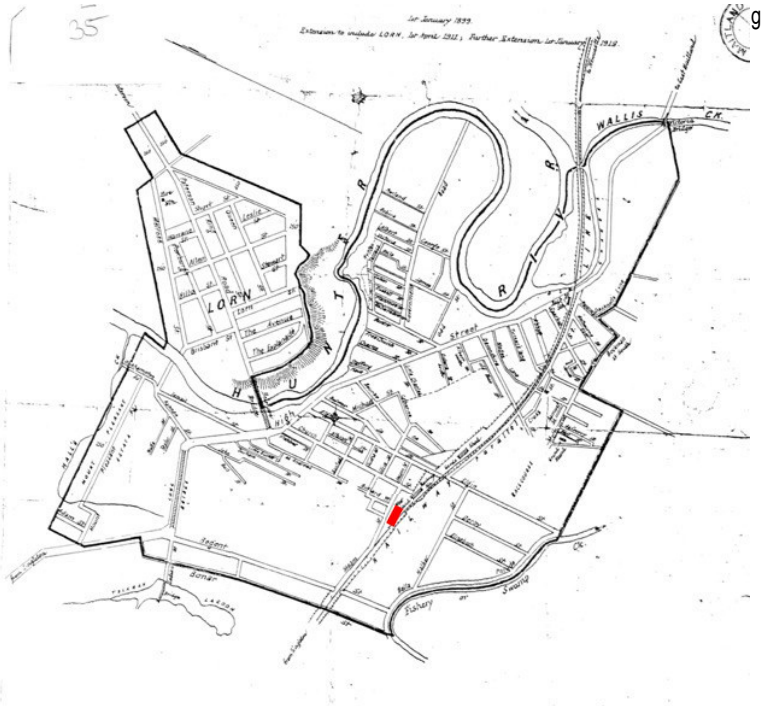

Figure 4: Map of West Maitland, showing the approximate location of the land on Steam Street. Source: Maitland Council historic map collection. 1st January 1899.

Figure 5: Aerial photo of West Maitland, 1944 and a building and two outbuildings occupying the eastern allotment Source: Maitland Council map collection.

3. PLANNING AND HERITAGE CONTEXT

3.1 Heritage Act 1977

3.1.1 There are no Heritage items in the vicinity of the subject site listed on the State Heritage Register (SHR).

3.1.2 The Heritage Act makes no provision for requiring adjacent development to consider State Heritage Items in the vicinity of the site when planning for development. The Heritage Act is geared to protect the State Heritage item in isolation of its context and setting providing those elements are not included in the listing citation.

Figure 6: Heritage Map showing the Central Maitland Heritage Conservation area and Local items in the vicinity.
Source: NSW Planning Portal.

3.1.3 The Council's response at the pre-lodgment meeting of 12th December 2024 pertaining to heritage is as follows:

2. Heritage Conservation

The site is located within the Central Maitland Heritage Conservation Area (HCA) and is in proximity to the following local heritage items:

I119 Government Railway
I136 Grand Junction Hotel.

Matters pertaining to clause 5.10 Heritage Conservation of the LEP and Chapter C and E relating to Heritage Conservation will need to be considered and addressed with any application at the subject site.
The site is located within a high exposure site on the public edge to the Central Maitland HCA. Given the exposure Council advises that a conservation architect needs to be on the team to undertake proper site context analysis to inform the design of any development within the HCA.

Council's Heritage Officer offers the following advice:

- *Design Review: Seek input from a Conservation Architect to refine the analysis of the precinct and Statement of Heritage Impact (SOHI) submitted with the Development Application.*
- *Archaeological Assessment: Undertake a comprehensive archaeological assessment of the site to address potential heritage considerations.*

- *Streetscape Integration: Ensure the streetscape frontage integrates effectively with the surrounding context, including the dwelling opposite and the Grand Junction Hotel.*
- *Landscape Design: Engage a Landscape Architect to develop a landscape plan incorporating suitable tree species within and around carpark areas.*
- *Awning Shade Design: Consider site-specific design for the awning shade to mitigate its considerable visual and functional impact.*
- *Building Articulation: Address the long, unarticulated building frontage by breaking it down into smaller segments to improve aesthetic and functional integration.*
- *Boundary Landscaping: Incorporate terraced landscaping along boundaries to reduce the visual impact of retaining walls.*
- *Heritage Features: Heritage elements currently appear superficial; further refinement is needed for authenticity and coherence.*
- *Material Selection: Incorporate traditional materials, such as timber weatherboards, to align with the character of the locality.*
- *Roof Design: Revise the long roof ridge to better reflect the typical proportions and massing found in the area.*
- *Design Detailing: Openings and their placement should be part of detailed design development by the Conservation Architect.*
- *Fence Design: The fence design should avoid long, continuous spans by incorporating breaks and variations, as guided by the Conservation Architect.*
- *Retaining Wall Materials: Avoid using concrete blockwork for retaining walls; alternative materials should be selected to suit the character of the area.*
- *Materials and Colours: Carefully consider materials and colours to ensure compatibility with the surrounding context and heritage values.*

3.2 Maitland City Local Environmental Plan 2011. (LEP 2011).

Maitland Local Environmental Plan 2011 and Maitland City Wide Development Control Plan are the principal statutory documents pertaining to the site.

3.2.1 The subject site is located within an MU1 Mixed Use Land use zoning.

3.2.2 Heritage Items that are in proximity to the subject site include the following:

Item	Address	Real Property Description	Level of Significance	Item Number
The Grand Junction Hotel	88 Church Street, MAITLAND	Lot 1, DP 656914	Local	I136
Maitland Railway Station and Yard Group	Station Street, MAITLAND		Local	I180

3.2.3 Schedule 5 of LEP 2011 identifies two (2) Local heritage items near the subject site. Refer to Figure 6 on the previous page.

3.2.4 This report will assess the potential impacts arising on items both items.

3.2.5 The site is within the Central Maitland Heritage Conservation Area (C2).

3.2.6 The **Statement of Significance** for the Central Maitland Heritage Conservation Area is as follows:

"*Central Maitland has historic significance of exceptional value recording an early settlement of the Hunter Valley which grew to be the major centre in the region – larger than Newcastle. It also became one of the largest settlements in NSW during the middle of the nineteenth century. Its historic role is reflected in the excellent examples of Commercial, Civic and Ecclesiastical buildings and in the rarer and more modest surviving examples of early housing.*

The Heritage Conservation Area's aesthetic significance is derived from the intactness of its streetscapes, its landmark buildings and strong edge definition of river and flood plain. Regent Street contains an exceptional collection of mansions and large residences of the late Victorian and Federation periods.

The area is of social significance for its continuing roles as a regional centre for administration, cultural activities and several religious denominations."

3.2.7 The following is an extract from **the LEP Part 5 Clause 5.10 Heritage Conservation**. Text in italics pertains to this proposal.

"5.10 Heritage conservation

(1) **Objectives**

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Maitland,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent**

Development consent is required for any of the following:

~~(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):~~

~~(i) a heritage item,~~

~~(ii) an Aboriginal object,~~

~~*(iii) a building, work, relic or tree within a heritage conservation area*,~~

~~(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,~~

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

~~(d) disturbing or excavating an Aboriginal place of heritage significance~~,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

~~(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.~~

(3) ~~**When consent not required**~~

~~However, development consent under this clause is not required if:~~

~~(a) the applicant has notified the consent authority of the proposed development, and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:~~

~~(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and~~

~~(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or~~

~~b) the development is in a cemetery or burial ground and the proposed development:~~

~~(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and~~

~~(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or~~

~~(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or~~

~~(d) the development is exempt development.~~

(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 sub-clause applies regardless of whether a heritage management document is prepared under sub-clause (5), or a heritage conservation management plan is submitted under sub-clause (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.

(6) **Heritage conservation management plans**
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

3.2.8 Development Consent **is required** as the site is within a Heritage Conservation Area and in the vicinity of heritage items.

3.3 Maitland Development Control Plan 2011 (DCP 2011)

3.3.1 Section C4 Heritage Conservation, Part 4: General Requirements for New Buildings In Historic Areas and Part 6: New Development In the Vicinity of Heritage Items pertain to the proposed development.
The applicable controls are as follows:

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 regarding 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. Much 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 jeopardised. 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 their 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 wherever 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.

5.8 Detailing

a) **Aim:** To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.

b) **Requirements:**

- Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.
- 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.

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.

b) **Requirements:**

Doors and windows

- New doors and windows should proportionally relate to typical openings in the locality.
- Simply detailed four panel doors or those with recessed panels are generally appropriate.
- Mock paneling applied mouldings, and bright varnished finishes should be avoided.
- Older houses have windows which are of vertical orientation and this approach should be used in new buildings.
- 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.
- 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.
- Coloured glazing, imitation glazing bars and arched tops are not encouraged.

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. Prefinished iron in grey or other shades in some circumstances may also be suitable.
- Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.
- Other materials to avoid include modern profile steel deck.
- Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.

Paving

- Preferred materials for driveways include wheel strips and gravel.
- It is important that the amount of hard driveway material does not dominate the front garden area.

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.

Walls: Weatherboard

- 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.

Walls: Brick

- Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.
- Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks.

5.11 New Development in the Vicinity of Heritage Items

In addition to the matters raised previously, the following principles should be given particular attention when considering new development in the vicinity of heritage items.

a) **Aim:**

To ensure that new buildings provide a setting for the adjoining heritage item so that its historical context and heritage significance are maintained.

b) **Requirements:**

- Development in the vicinity of listed heritage items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.
- New development should have regard to the established siting patterns of the locality.
- New development should generally be set back from the building line of the adjoining or adjacent heritage item.
- The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.
- Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.
- Development in the vicinity of a heritage item may be contemporary in design.

3.4 **Part E-Special Precincts-Heritage Conservation Area**

Residential Areas

What to Keep:

- Historical pattern of development, lot frontages, depths and sizes, and setbacks to streets;
- Defined edges, to rural/floodplain areas and to commercial precincts;
- Significant vegetation, particularly where it is part of original gardens;
- The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes;
- Retain and enhance the original scale and form of existing buildings;
- Front garden areas with minimal hard surface treatment.

What to Encourage:

- 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;
- Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP.

What to Avoid:

- Garages and carports becoming a prominent part of the streetscape;
- Intrusion into original fabric of buildings of significance;
- Second storey additions which are visually prominent from the street frontage or other public viewing places;
- Raising of dwellings above flood levels where there would be a significant impact on the streetscape.

3.5 The DCP controls are addressed in tabular form in Section 6.

3.6 As the subject site has been previously cleared of any built improvements, the preceding is not pertinent to this development.

3.6 DRAFT CENTRAL MAITLAND ARCHAEOLOGICAL MANAGEMENT PLAN 2014

3.6.1 The subject site was not specifically identified in the draft Maitland Archaeological Management Plan, and it is not known to have archaeological potential. The site is located in the vicinity of other items that were identified as having archaeological potential. If sub-surface relics are found during excavation, then investigation and recording by an archaeologist would be required. At-call monitoring of excavations by an experienced archaeologist is recommended in this circumstance.

4. CONTEXT AND SETTING

4.0.1 The site comprises 27 Steam Street, MAITLAND.

4.0.2 The subject site has a fall of approximately 4 metres downwards to the west.

4.0.3 Steam Street has been closed off at the western intersection with Allan Walsh Drive, whereas before the establishment of this by-passing road to the Belmore Bridge over the Hunter River, Steam Street extended to Regent Street to the west. (Refer to the 1944 overlay photo at Figure 5.)

4.0.4 The prevailing scale in Steam Street is single storey residential. Its MU2 zoning flags intended change in character.

4.0.5 The streetscape to the east of the site comprises two storey masonry walled buildings with corrugated steel pitched roofs.

Figure 8: The western termination of Steam Street. The site is immediately beyond the cul-de-sac.

Figure 7: Weatherboard clad building to the north of the site on brick base course. c1950

Figure 9: Traditional timber residence c. 1890 on the corner of Ballard and Steam Streets to the north of the site

Figure 10: Northern view to Steam Street along Ballard Street.

Figure 11: Heritage item i120, The Hermitage at the northern end of Ballard Street. The proposed development is remote from this site.

Figure 12: A range of residences on the eastern side of Ballard Street adopting a composition of brick, fibre cement planks and sheet claddings.

Figure 13: View east along Ballard Street to the Primary School in Church Street

Figure 14: Southern side of Steam Street to the east of the subject site. Both are significant masonry buildings.

Figure 15: Grand Junction Hotel on the Steam and Church Street corner

Figure 16: Southern side of Steam Street buildings viewed from the car park edge at Allan Walsh Drive.

Figure 17: Steam Street residential buildings viewed from the southern side of the subject site.

Figure 18: View along Ballard Street from the southern side of the subject site.

Figure 19: West Elevation of the adjacent building to the east side of the subject site. c 1890 building

Figure 20: View eastwards across the subject site

Figure 21: Two residences on the northern side of Steam Street, noting the brick retaining wall on the western property boundary, opposite the site.

Figure 22: View eastwards along the northern side of Steam Street beyond the subject site.

Figure 23: View to the southeast towards Maitland Railway Station.

Figure 24: View to the south approach to the site.

Figure 25: Northeastern Steam Street vista.

Figure 26: Extension of Steam Street to the east of Church Street.

Figure 27: The view of the site and its neighbouring buildings from Allen Walsh Drive.

4.0.6 Principal vistas to the site are from Church Street to the east, diagonally from Maitland Railway Station and south along Ballard Street.

4.0.7 The vistas provide an opportunity to "flag" the site and building to provide a visual terminal or marker particularly on the northeastern corner.

4.0.8 The northeastern corner, being adjacent to a substantial two storey masonry residence (c1890), provides an opportunity to increase the height of the building, or part thereof at this location, while avoiding overshadowing, given the set back of the built elements as a result of the car park location.

4.0.9 Visual implications of the development from the southeast are not so much having an impact on the visual setting of Maitland Station, but the appearance of the corner of Allen Walsh Drive, with the Grand Junction Hotel and the rear of the adjacent two storey dwelling.

4.0.10 The foreground treatment of the development from the southeast will determine its success in responding to the context.

4.0.11 The materiality of the development will need to be largely brickwork or at least masonry on the southern and western side. The northern side presents the duality of the site, with residences in the immediate locale being of weatherboard cladding. However, buildings in Ballard Street are also of masonry, with a few more contemporary examples utilizing modern sheet and board materials.

4.0.12 Roofs should be of gable or hip form no less than 25-27° in the main. Roofing should be of corrugated steel profile with plain zincalume or emulation using colorbond shale grey or similar.

4.0.13 Wall colours should remain in the earth coloured hues, with recessive elements adopting a dark colour either in paint or brick, assisting with articulation of the long wall lengths. This is particularly important on the Steam Street façade which is an expanse of walling and retaining wall.

4.0.14 Retaining walls are a large part of the grounding of the building in its response to the flooding potential of the western end of the site.

5. THE PROPOSAL

5.0.1 The drawings relied on in this Statement of heritage Impact were prepared by Brown Commercial Building and are as follows:

Number	Title	Date	Revision
BC0503-01	Upper Site Plan	13.05.25	25
BC0503-02	Lower Site Plan	13.05.25	25
BC0503-03	Elevations	13.05.25	25
BC0503-04	Elevations (Perspectives)	13.05.25	25
BC0503-05	Elevations (Perspectives)	13.05.25	25
BC0503-06	Elevations (Perspectives)	13.05.25	25
BC0503-07	Elevations (Perspectives)	13.05.25	25
BC0503-08	Roof Plan	13.05.25	25

5.1 Description of Planning

5.1.1 The drawings relied upon in this report represents the 2nd major iteration of the design, following consultation with the writer in relation to the nature and context of the site and the massing and form criteria that apply to the heritage context of the site.

5.1.2 The building proposed is one and a half storeys, optimising the slope of the site. The lower floor level accommodates 28 carparking spaces in all and one small rigid vehicle space including waste receptacles; 4 x dedicated staff parking spaces, 1x disabled person parking with an adjacent shared space. Bicycle parking is provided on the inner southern side of the parking area.

5.1.3 Access to the parking area is from the cul-de-sac in Steam Street.

5.1.4 The carpark access to the upper floor is via a Foyer containing a central lift with an enveloping stair rising to the upper level.

5.1.5 Two tiered planter boxes are located on the northeastern outside area of the lower ground floor, to break up the otherwise uninterrupted height of the western wall of the Upper floor building.

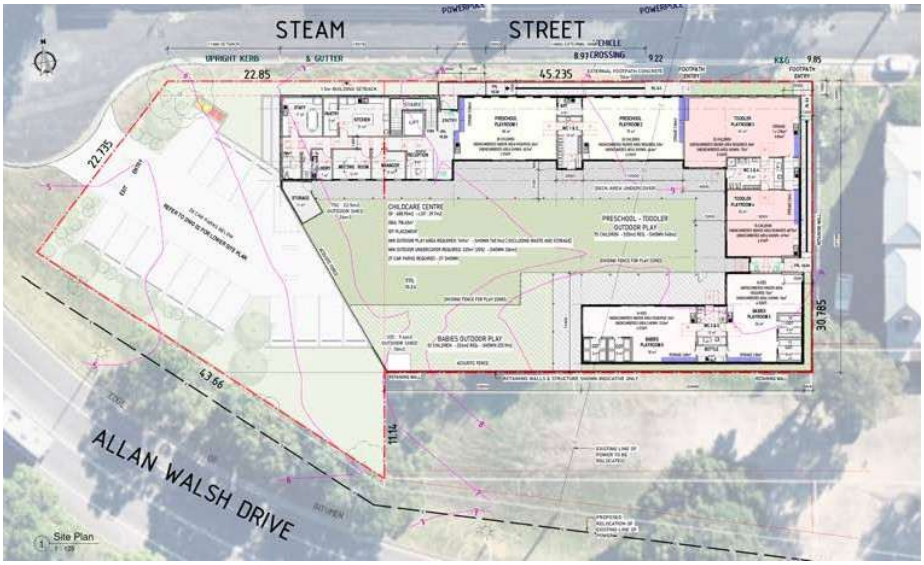

Figure 29: Lower Ground Floor Plan Source: Brown Commercial

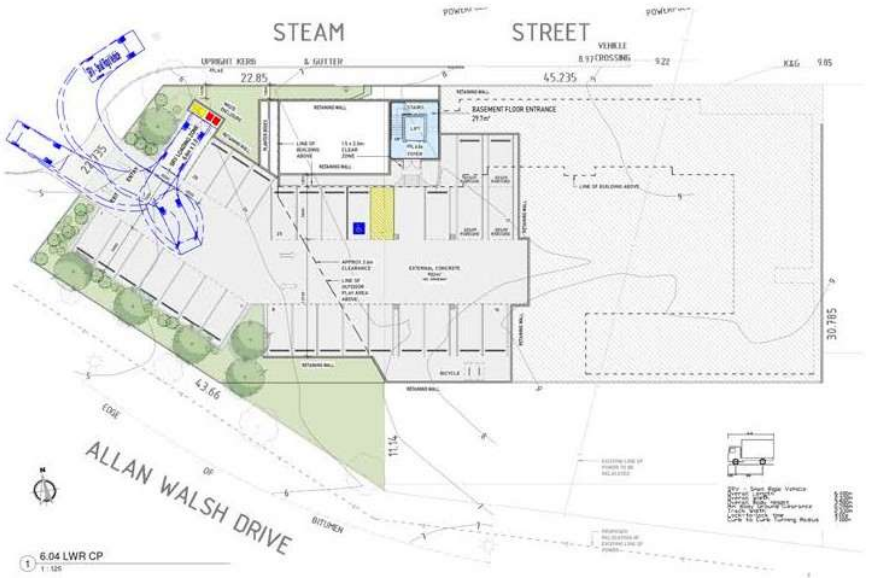

Figure 29: Lower Ground Floor Plan Source: Brown Commercial

5.1.6 The lower ground area is substantially planted on the southwestern and northwestern perimeter of the site. This supplements the existing tree planting along Allan Walsh Drive (see Figure 20).

5.1.7 Enclosed spaces extend along the northern, eastern and part of the southern edges of the site forming an on edge 'J' plan form. (See Figure 29)

5.1.8 The Administration area is concentrated around the lift and stair well which culminates in the Reception Area, which is also accessed via a walkway from Steam Street.

5.1.9 Two Playrooms are arranged around a central Amenities and Art space serving both adjacent spaces. The Amenities are accessible from the outdoor play areas as well as the internal Playrooms.

5.1.10 A Toddler Playroom occupies the northwestern corner, arranged similarly to the other playrooms, around a shared Amenities and Art space along the east side of the site.

5.1.11 Immediately to the south of the Toddler's Playrooms is an Exit leading to an external walkway dispatching to Steam Street along the eastern boundary.

5.1.12 The southern return building are two Babies' areas with shared centrally located WC, Change and Bottle rooms.

5.1.13 A continuous verandah skirts the internal space between buildings, with Childcare, Preschool and babies' Outdoor Play space occupying the central open space protected by the encompassing buildings and acoustic fencing to part south and western side of the upper floor.

5.1.14 Two outdoor play equipment storage sheds are provided; the northwestern attached to the verandah west end and the Babies' area shed free standing.

Figure 30: Concept Design heritage appraisal and suggested modifications Source: carste STUDIO

5.2 The Built Form

5.2.1 Guided by earlier analysis of the context and setting included in Section 4, and illustration of the suggested massing and means of achieving articulation of previously long homogenous wall planes, the building has been segmented and each is individually roofed, enabling a variation in the elevational silhouette and height and scale.

5.2.2 In providing such analysis, the heritage response to Council's Pre-DA comments (*included in italics*) were provided in relation to form, articulation and materials as follows.

Streetscape Integration: *Ensure the streetscape frontage integrates effectively with the surrounding context, including the dwelling opposite and the Grand Junction Hotel.*
The images included in Section 4 hereinbefore prompted the revised design response to form and materiality and proportions.

Building Articulation: *Address the long, unarticulated building frontage by breaking it down into smaller segments to improve aesthetic and functional integration.*
I marked up a plan to indicate how I would approach the wall faces and roofscape and recommended that approach to enable a varied roofscape and introduce height differences in walls. Based on the previous planning arrangement my illustration shows the suggested segmenting of the building in order that the individual components could encompass locally prevailing architectural forms, which included gable and hipped roofs as well as brick and weatherboard wall construction.

Boundary Landscaping: *Incorporate terraced landscaping along boundaries to reduce the visual impact of retaining walls.*
I would suggest a "living green wall" approach be adopted to take the "hardness "away from the edge treatments. Hedging is not uncommon in the immediate area, and with this expanse of edge walling, could be the most effective way of treating the boundaries. This could be a combination of trailing and climbing plants interspersed with shrubs and maybe a tree or two.

Heritage Features: *Heritage elements currently appear superficial; further refinement is needed for authenticity and coherence. (???)*

There is no heritage authenticity, as this is a new group of buildings. I would suggest the breaking up of the mass to enable more domestic forms to be introduced and this will help with articulation. (See Figure 30)
Also, a northeast corner "tower" element would be helpful to mark the entrance and provide a street presence from Church Street and along Ballard Street. This particularly applied to the previous design to articulate the principal entry point and to 'anchor' the corner, especially when viewed along each of the adjoining streets.

Materials Selection*: Incorporate traditional materials, such as timber weatherboards, to align with the character of the locality.*
I don't agree that weatherboards prevail here, only in a small number of houses. The preponderance is brickwork particularly around Church and northern Ballard Streets.

It is suggested that the northern wall incorporate a panelised arrangement of wall cladding to effectively break up the perceived wall length. This could be a combination of bagged or rendered brickwork, or painted tilt up panels with weatherboard cladding interspersed.

Roof Design: *Revise the long roof ridge to better reflect the typical proportions and massing found in the area.*
Looking at the plan, it lends itself to being treated as a series of smaller linked buildings. In this way, gable or hipped (or both) roof types could be incorporated, breaking up the monotonous Steam Street presentation.

Design Detailing: *Openings and their placement should be part of detailed design development by the Conservation Architect.*
I would assume that there would be minimal openings in the Steam Street elevation, with the prime location for openings being on the southern side facing the play areas. Large areas of south facing glass would be totally suitable as these areas are read independently from the Steam Street approach.
Where Steam Street fenestration is incorporated it would be windows with a 2 height to 1 width proportion to follow the conservation area formula, however most contemporary building in this location follows no pattern. I would be taking the lead from the 2-storey house to the east and the Grand Junction Hotel which do incorporate the said proportioned windows.

Fence Design: *The fence design should avoid long, continuous spans by incorporating breaks and variations, as guided by the Conservation Architect.*
Fencing styles are limited in this locale. In many cases they are absent. A combination of hedging and high picket fences (wide spaced narrow palings) are prevalent. Many places have no fences in the nearby streets.

Retaining Wall Materials: *Avoid using concrete blockwork for retaining walls; alternative materials should be selected to suit the character of the area.*
Concrete retaining wall structure with brick / brick biscuit facing as per the building to the northwest would be appropriate.

Materials and Colours: *Carefully consider materials and colours to ensure compatibility with the surrounding context and heritage values.*
Roofing: I suggest corrugated steel as either light grey colorbond or zincalume (natural finish).
Earthy tones should be adopted for articulated walls and those that you want to be recessive, paint or render in a dark grey paint or darker brickwork or cladding. I don't see a major role for weatherboard in this building, at least in the public face, to minimise maintenance.

Walling: as above, a range of finishes largely masonry, painted masonry, bagged, rendered, concrete tilt up or brickwork with panels of applied lightweight cladding rationalised with the roof forms as distinguished.

5.2.3 The revised design largely adopts the advice provided.

5.2.4 The Entry at Ground Level is accentuated through the introduction of a raised gable roofed hood, weatherboard clad hood supporting signage.

5.2.5 The Steam Street roof treatments include a hipped roof to the east and west elements, with an intermediate low pitched skillion roof over the Preschool play areas, falling to the south side of the building. The elevation is punctuated by the gable over the Entry.

5.2.6 The elevational form and treatment positively responds to the residential buildings on the northern side of the street. The two elements anchoring the east and west ends are of masonry construction, the east being rendered/bagged and painted wall surface, the west being of light coloured face brickwork.

5.2.7 A consistent brick base course extends along the weatherboard and face brick sections, including the perimeter retaining wall faces.

Figure 31: North elevation . Source: Brown Commercial

5.2.8 The southern elevation comprises the Babies' areas, clad in weatherboard and has a gable ended roof with a simple truss frame exposed on the respective ends. The Administration section of the complex is exposed in the background view of the elevation with the low pitched verandah roof providing horizontal relief to the wall elevation.

5.2.9 The remainder of the western extent of the southern presentation is the acoustic lapped and capped paling fence extending the full length of the upper floor plate, surmounting the lower floor brick retaining wall. A metal palisade fence extends west from the return end of the Basement wall enclosing the car parking area.

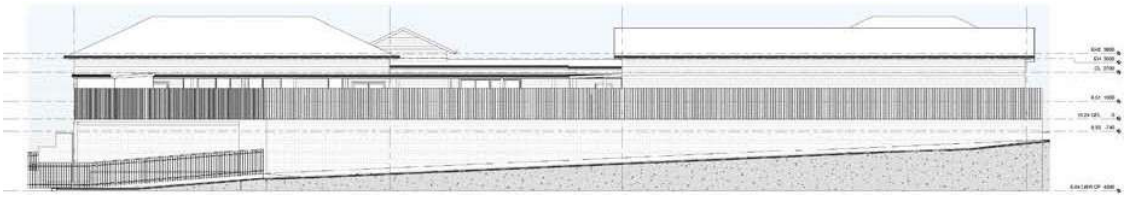

Figure 32: South elevation . Source: Brown Commercial

5.2.10 Existing vegetation along Allan Walsh Drive will provide some visual shielding to the wall. It is suggested that some trailing plants along this elevation will provide added softening to its appearance. Given the flood level considerations, it is otherwise difficult to counter the level of the upper floor above the existing ground level.

5.2.11 The eastern elevation is shielded from view from the public domain. It comprises the hip roof end of the north-eastern element, a skillion roofed intervening section over the Toddlers and part Babies' Area, terminating on the southern end with the gable end to the remaining Babies' Area. Both these latter sections are clad with weatherboards.

Figure 33: East elevation Source: Brown Commercial

5.2.12 The western elevation has been the subject of several iterations in the current planning layout. Adjustments have been made to minimise the height of the north-western Administration component. Two tiered planter boxes, integrated into the wall base were introduced to grade the height of the wall into steps, enabling the wall base to be 'softened' with landscaping.

Finally, the roof form was altered from a gable end to a hip which further reduced the height of the west end. (Figures 34 and 35)

Figure 34: Western end views Source: Brown Commercial

5.2.13 Perimeter fencing to the street edge is a metal palisade design. Enabling the low level landscaping to read through.

5.2.14 Other fencing is of timber lapped and capped paling construction.

5.2.15 Graphics have been applied to the building face of the silhouette of young children at play. Other colourful and dynamic graphics could equally be applied as familiar storybook characters and nursery rhyme characters etc, none of which would be of negative impact to the setting.

Figure 35: Previous western end view. The gable end having been changed to a hip and tiered planter boxes added to lower the impression of scale and height. Source: Brown Commercial

5.1 Materials Selection

5.1.1 The materials selected for the development are defined and illustrated on drawing and include:

Element	Finish	Colour/Code
Face brick walls:	PGH Simply Hamptons range	Breeze
Rendered / Bagged walls:	Dulux Mavora	C5/NZ10H9
Weatherboard wall Cladding:	Dulux Danish Cream	SW1D7
Base course and Retaining walls:	Standard 20-42 Concrete Blocks	Paint finish to match brickwork
Steel Roof Sheeting:	Colorbond	Surfmist
Rainwater Goods - Gutters and downpipes:	Colorbond	Shale Grey
Windows:	Colorbond	Monument
Doors and Door frames:	Colorbond	Monument

Balustrading:	Powdercoat	White
Columns:	Colorbond	Shale Grey
Fencing:		
Palisade fences:	Powdercoat	White
Acoustic Fencing:	Timber	Lapped and capped
Driveway fencing:	Powdercoat	White
Play areas fencing:	Timber	Lapped and capped
Verandah Areas fencing:	White Powdercoat	
Pavements: Verandahs and driveways	Concrete	Natural
Play areas	Soft fall Rubber (Complete Playgrounds or similar)	Colour and patterns to future detail
Play Areas	Synthetic Turf	Emulating grass

5.1.2 The colours selected are consistent with the material character of buildings in the vicinity.

6. HERITAGE IMPACTS

6.0.1 A Statement of Heritage Impact (SOHI) is prepared to assist in the review and approval process when a project could impact upon a heritage item or Heritage Conservation Area (HCA). The purpose of a SOHI is to explain how the heritage value of an item might be affected by development or change. Impact may be positive when an item is to be conserved or enhanced, or impact may be detrimental if the site is to be disturbed or destroyed.

6.0.2 According to the guidelines of the NSW Heritage Manual, three statements are to be addressed in relation to proposed works as part of a SOHI as follows:

- The following aspects of the proposal respect the heritage character of the Heritage Conservation Area:
- The following aspects of the proposal could detrimentally impact heritage significance of heritage items in the vicnity. The reasons are explained as well as the measures to be taken to minimise impacts.
- What sympathetic solutions have been considered and if not pursued, why were they discounted.

6.0.3 This body of this report has examined the abovementioned first and second questions. The following section addresses the specific impact and mitigating measures taken to lessen the impact. This heritage consultancy has been an iterative process with the author engaged at an early stage in the design development to provide ongoing comment and guidance.

6.1 Identification of Impacts

As well as the foregoing criteria, the development proposal is measured against the site specific heritage guidelines.

6.1.1 Potential impacts of the proposed development are as follows:

1. Integration of the proposed building into the setting and character of the Central Maitland Heritage Conservation Area.
2. Does the proposal respect the character of adjoining streets?
3. Does the proposal compromise the heritage values of the HCA and/ or any heritage items in the vicinity?
4. Is the proposal compliant with DCP 2011?

1. *Integration of the proposed building into the setting and character of the Central Maitland Heritage Conservation Area.*

The area is zoned MU1, Mixed-use development. The proposed development of a single storey Child Care Centre with Basement car parking. It is a permissible use with consent.

Despite the site being within a Heritage Conservation Area, there is undeniably an intention for a desired different future character which, on the face of it, is diametrically opposed to the intention of an HCA. A building on this site has previously been demolished

The area is transitional within the HCA, being on the edge of a residential area with the confluence of community buildings and railway infrastructure that are all a different scale to the traditional single dwelling on a suburban block. The north side of Steam

Street retains the traditional residential character of Maitland. The High Street end is of a commercial nature in contrast to the residential area.

Four viewscapes need to be considered in assessing the visual impact of this development:

- The view when travelling south along Allan Walsh Drive
- Crossing the railway bridge at Maitland Station to Church Street and
- Vistas along Steam and Ballard Streets

Travelling south along Allan Walsh Drive: The car park entry and landscaped foreground will be the most pronounced within the view. The building at the upper floor level will be more pronounced as the corner is rounded before travelling up the hill towards the Station and roundabout. At this point, the southern elevation will be largely masked from view by the street tree planting.

Crossing the railway bridge at Maitland Station to Church Street: The light colour of the building will clearly differentiate it from the historic building stock adjacent, while the simple built form and segregation of building elements that are individually roofed with traditional gable and hipped roof construction of a scale, found within the local residential building stock, provides a tangible visual relationship of the building to the locale.
The building on this elevation is a weatherboard clad structure with a gable roof, relating directly to the gable roofed building to the rear of the eastern adjacent building.

Vistas along Steam and Ballard Streets: Simple unadorned detailing and appropriately proportioned windows and their placement contribute to the positive fit into the context. Articulation of the building form through roof arrangement and scale, together with the layering of context responsive materials including weatherboard and face brick provide a clear relationship to the character of the area.

The Ballard Street vista terminates with the north-eastern building within the composition, a rendered and painted structure with a hipped roof all domestically scaled. The window proportions are 2H :1W, in line with traditional building stock in the area further providing a contextual nexus. The 1944 aerial image shows the former building in this location, likely a light industrial workshop, was a wide gable roofed structure, with a skillion verandah on the Steam Street frontage. The proposed building group introduces a more domestically scaled structure.

The rendered and painted element on the north-eastern corner is designed as the distinctly different component as a marker for the site. This differentiation acts in much the same way as the writer's earlier suggestion that the corner element be a higher walled structure to provide definition of the building within the streetscape, diminishing its homogeneity particularly in the view along Steam Street westwards.

There is a positive community impact in further activating the site and increasing the amenity for people living within Central Maitland.

Figure 36: Eastern approach along Steam Street. Source: Brown Commercial

2. *Does the proposal respect the character of adjoining streets?*

Materials and Form: Materials adopted are widespread within the immediate area. The writer reviewed the prevailing character to inform modification of the design following pre-DA consultation by the developer. The use of hipped and gable roofs on separate elements within the building group has enabled the scale to be kept domestic and the overall mass to be broken down, contributed also through the layering of brickwork, rendered and painted masonry and weatherboard cladding to provide articulation of the wall planes.

Views and Streetscapes: Views and streetscapes have been addressed above. The proposal takes advantage of the sloping site to minimize the visual impact of open car parking areas and to maximise the area of on grade areas for the outdoor and indoor play areas.

Landscaping is used to effect to ground the building and to soften the western end which is subject to flooding controls, necessitating the raising of floor levels and the upper floor height.

Scale and Massing: The building has been broken up into separately roof able entities, enabling the scale to be reduced and the massing to be enhanced through roof line silhouette and roof forms.

The residential building to the northwest of the site sits on an allotment which is retained by a brick wall on the Steam Street edge, similar in scale and height to that proposed in this development. (Figure 7)

Setbacks are consistent with the commercial buildings in the vicinity which are set on the principal boundaries. The Steam Street setback is 1500, which sits forward of the adjacent 2 storey residential building to the east, but back from the Grand Junction Hotel on the Church Street corner.
Side setback to the east is 904mm to the south widening to 1200mm in the path of exit to the northeast.
Despite the shallower set back than the neighbouring building, the roof form variation and entry hood structure, the northern elevation is well articulated and creates a backdrop to the eastern buildings in Steam Street.

.3 *Does the building proposal compromise the heritage values and curtilage of the Heritage Conservation Area and/or heritage Items in the vicinity?*

The MU1 mixed use zoning permits developments of this nature with consent. Despite the area being an HCA there is an intended future character that differs from the current form of this area.

The west end of the site is arable and cultivated farmland within the floodplain a complete contrast to the urban character.

The only built definition lay on the northern side of Steam Street and the eastern side of the subject site.

The sloping nature of the site and the presence of the proposed low height development will not impact the vistas nor appreciation of the heritage buildings at the east end. The new development will provide a hard edge to the street through the retaining wall and balustrading of the walkway.

The form and modelling of the proposed building responds positively to the character of this area.

4. *Is the proposal compliant with DCP 2011?*

Maitland Development Control Plan 2011 (DCP 2011)

Section C4 Heritage Conservation,

Part 4: General Requirements for New Buildings In Historic Areas

Clause	Detail	Compliance
5.2 Siting a New Building a) Aim:	To ensure that siting of new buildings respect the significance and character of the surrounding area.	The current proposal represents at least the third iteration of the design. The current proposal pushes the development to the east end of the site and reconfigures the building set out to reduce the southern extent of building and provides a hard street edge to Steam Street.

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.	Adjacent development to the east on the southern side is sporadic/ fragmented, while the north facing Steam Street is more contiguous in character. The proposal follows this pattern.
	• The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration.	Not applicable.
	• New development should be sited behind the building line of any adjoining heritage item.	The adjacent building is not a listed heritage item and is set back further than the Grand Junction Hotel. The proposed development is set back from the street edge; the retaining wall and walkway occupy the intervening space.
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 jeopardised. 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;	The subject site has a slope from east to west of approximately 4 metres. The building has been broken up into smaller roof able elements enabling variation of roof forms across the development and minimizing the height of the structure, which has been impacted by the flood level requirements for a perched floor level. The proposal positively addresses all parts of this aim.
	• Reference to the main ridge line heights of original surrounding buildings;	The building responds to the height of the residential buildings to the north of the site, maintaining a low ridge height and utilizing intermediate low pitched skillion roofs to enhance the roof scape modelling.
	• Natural ground or street levels;	The flood level has necessitated raising the working floor level of the Childcare Centre upper floor.
	• Ensuring different parts of the building are in scale with the whole;	The western end of the building where the Basement carpark is most evident presents the highest section of the development. Devices to counter the perceived height have been incorporated including tiered planter boxes against the highest Basement retaining wall to break up the height and roofing the surmounting building with a hip end as opposed to the previous gable to further counter the height.
	• Ensuring the scale of verandahs relate to the scale of those in adjacent buildings	Verandahs are internal to this development and can only be seen on the southern side, where no other verandahs are evident.
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.	Not applicable.
	• Large houses may be better located on large allotments in less sensitive areas.	Not applicable.
	• New houses should generally remain at single storey in areas where the majority of buildings are single storey.	There is no consistency of height in the immediate area of the subject site. The proposal is largely single storey utilizing the fall to accommodate a partial Basement for car parking, minimizing external hardstand and removing it from direct view with the existing buildings and street scape.
	• Landmark buildings in Conservation Areas which may be heritage items, mansions or public buildings will generally be surrounded by single storey buildings, or those of a lesser scale. These landmark	Not applicable. The building presents as a single storey structure for the most part of Steam Street.

	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 a) Aim:	To ensure that the proportions of the new building respect the significance and character of the surrounding area.	The proposed building is proportional in size to the allotment and the development in the locale.
b) Requirements:	• Openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings.	The proposal adopts the 2:1 Height to width proportion and a balanced distribution of windows.
	• New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.	There are no consistent proportions nor forms within the precinct. However, a review of the area by the writer prior to modifications to the original design has informed the current iteration and improved its fit and scale in the location.
	• New buildings should establish a neighborly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.	As above.
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.	The former building on this site was located close to the boundary, separated from the street edge only by a northern verandah. The proposed 1500mm setback is consistent with the former building's. The presentation of the northeastern corner building is differentiated from the remainder of the development to provide a marker for the development on the eastern approach.
	• 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).	The set back is historically appropriate (see above), with the abovementioned differentiated corner treatment highlighting the two storey residential building to the east when viewed along Steam Street from the east.
	• Setback from side boundaries should be consistent with typical buildings in the immediate vicinity	The side set back is 1200mm for the greater length of the east elevation and consistent with residential buildings to the north of the site. The eastern adjacent building has a driveway width setback adjacent the subject site.
5.6 Form & Massing a) Aim:	To ensure that the form and massing of new buildings respect the significance and character of the surrounding area.	A great deal of attention has been paid to introducing differentiation in the roof scape and a variable silhouette.
b) Requirements:	• New buildings should be designed in sympathy with the predominant form and massing characteristics of the area.	A review of the area by the writer prior to modifications to the original design has informed the current iteration and improved its fit and scale in the location, by introducing compatible forms and elemental proportion.
	• 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.	Not applicable.
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 wherever possible. This will almost always assist in	Landscaping has been introduced on the west end of the site, supplementing the street tree planting along Allan Walsh Drive.

	maintaining the character of the streets and Conservation Areas.	This grounds the building as well as masking the building height and car parking area. Tiered planter boxes have been incorporated on the northwestern retaining wall to break up the wall height and soften its presentation. A garden area is also incorporated on the northeastern corner, which is the most prominently visible area of building within the vista along Steam Street.
	• New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building facades.	Not applicable.
	• Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development.	The proposal does not remove existing vegetation barring weed growth across the site post demolition of the previous structure. Perimeter landscaping has been introduced.
5.8 Detailing a) Aim:	To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings	Simple contemporary detailing is incorporated in the proposal.
b) Requirements:	• Avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail.	Simple contemporary detailing is incorporated in the proposal.
	• 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.	Simple contemporary detailing is incorporated in the proposal.
5.9 Building Elements & Materials a) Aim:	To ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area.	
b) **Requirements:** **Doors and windows**	• New doors and windows should proportionally relate to typical openings in the locality.	The appropriate proportions have been incorporated in windows and placement.
	• Simply detailed four panel doors or those with recessed panels are generally appropriate.	Not applicable
	• Mock paneling, applied mouldings and bright varnished finishes should be avoided.	The proposal complies.
	• Older houses have windows which are of vertical orientation and this approach should be used in new buildings.	The appropriate proportions have been incorporated in windows and their placement.
	• 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 appropriate proportions have been incorporated in windows and their placement.
	• 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.	Not applicable
	• Coloured glazing, imitation glazing bars and arched tops are not encouraged.	Not applicable
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. Prefinished iron in grey or other shades in some circumstances may also be suitable.	Corrugated natural zincalume does not comply with Section J. Corrugated profile roof sheeting has been adopted, in Surfmist colorbond, which sufficiently differentiates the building from neighbouring buildings.

	• Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. 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.
	• Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.	
Paving	• Preferred materials for driveways include wheel strips and gravel	Not fit for purpose in this circumstance. Concrete paving is adopted. External driveway pavement has been kept to a minimum through the incorporation of Basement carparking.
	• It is important that the amount of hard driveway material does not dominate the front garden area.	The carpark has been relocated in the final design to the most discreet location within the development at the lowest section of the site to the west.
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.	Not applicable
Walls: Weatherboard	• 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.	These have been incorporated in sections of external cladding.
Walls: Brick	• Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.	The selected PGH Hampton Style bricks are plain coloured. Mortar joints will be flush struck.
	• Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks.	The proposal complies with this.
5.11 New Development in the Vicinity of Heritage Items		
a) **Aim:**	To ensure that new buildings provide a setting for the adjoining heritage item so that its historical context and heritage significance are maintained.	The proposal adopts the architectural language of form, scale, materials and proportion, while differentiating itself from the heritage building stock through contemporary detailing, avoiding facsimile applique and mock details.
b) **Requirements:**	• Development in the vicinity of listed heritage items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour.	As above, the proposal respects these characteristics from the local building stock. Colour is differentiated while the materials are compatible with the vernacular.
	• New development should have regard to the established siting patterns of the locality.	The site is the combination of two adjoining sites. The building typology differs from the surrounding development and will consequently differ in its arrangement on the site.
	• New development should generally be set back from the building line of the adjoining or adjacent heritage item.	The adjoining site is not heritage listed, however as a two storey structure, it has a greater dominating presence, despite being set back from the Steam Street boundary and the shared inter-allotment boundary with the subject site.
	• The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items.	Materials selection is compatible with those within the HCA, the selected colours adopt a lighter shade to provide a contrast with the adjacent traditional buildings
	• Height and scale of new buildings should not obscure or dominate an adjoining or adjacent heritage item.	The adjoining site is not heritage listed, however as a two storey structure, it has a greater dominating presence,

		despite being set back from the Steam Street boundary and the shared inter-allotment boundary with the subject site.
	• Development in the vicinity of a heritage item may be contemporary in design.	The proposed building is contemporary in style. It uses traditional materials in contemporary arrangement.

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Part E - Special Precincts-Heritage Conservation Areas
Residential Areas

What to Keep:	• Historical pattern of development, lot frontages, depths and sizes, and setbacks to streets;	The western section of this combined site has not been previously developed. The nature of the proposal is differentiated from other buildings in the vicinity
	• Defined edges, to rural/floodplain areas and to commercial precincts;	The site lay on the edge of the floodplain and the commercial precinct.
	• Significant vegetation, particularly where it is part of original gardens;	Not applicable.
	• The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes;	Not applicable as Steam Street south is commercial in character and the north residential.
	• Retain and enhance the original scale and form of existing buildings;	The proposed single storey building presentation at the eastern end of the site is compatible in form and scale with the residential buildings to its north and northeast. Positively contributed by the breaking up of the mass of the plan into smaller roof able elements.
	• Front garden areas with minimal hard surface treatment.	Not applicable
What to Encourage:	• 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.
	• Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP.	Not applicable.
What to Avoid:	• Garages and carports becoming a prominent part of the streetscape;	The carparking area is discreetly located down slope to the west largely within a basement.
	• Intrusion into original fabric of buildings of significance;	Not applicable.
	• Second storey additions which are visually prominent from the street frontage or other public viewing places;	Not applicable.
	• Raising of dwellings above flood levels where there would be a significant impact on the streetscape.	Only the western end is high, the main floor level is raised to meet flooding requirements, however the eastern appearance is not unreasonably high in relation to the surrounding buildings.

7. SUMMARY OF HERITAGE IMPACT ASSESSMENT

The following aspects of the proposal will retain and / or have the potential to enhance and respect the heritage significance of the Heritage Items in the vicinity of the subject building and the Heritage Conservation Area:

- Visual Assessment of the site and its surrounds identified key criteria to shape the building form, placement, materiality and scale the recommendations having been adopted and incorporated in the final design.
- The form has taken account of the intended future character of the locale based on the DCP requirements and the pre-DA comments from Council, which have been addressed in the section 5.2.2.
- The proposed building meets the constraints built form, scale, articulation, proportion of elements, materiality and reference to the character of the surrounding vernacular buildings.
- Principal areas that could have been detrimental that have been managed in a contextually appropriate manner are:
    - The building mass has been modulated and articulated to avoid dominating the streetscape and respecting viewscapes from within the HCA.
    - The building form has been broken up into smaller sections to minimise the scale and provide a well modelled roof scape.
    - The materials selection reflect the prevailing palette of materials in the HCA, while the colour is differentiated, being lighter.
    - Perimeter fencing is an important urban element on a street edge, and accordingly palisade fencing has been adopted to permit the low level landscaping to be visible and in time soften and permeate the fencing.
    - Council suggested that the developer *undertake a comprehensive archaeological assessment of the site to address potential heritage considerations*.

      This site was assessed during the preparation of the Draft Archaeological Plan, a joint consultancy of Eureka Heritage and carste STUDIO with the following assessment:
      '*The eastern section of the site is identified as having Medium Archaeological potential as being associated with the Maitland Steam Tramline. Noted as having no visible surface evidence. The tramway opened on 8 February 1909. It was not a financial success and closed 31 December 1926. The line ran from Victoria Street Station through to Campbell's Hill (old Maitland Hospital).*[1] *There was a junction at Church Street, the tramline traversing Church Street to West Maitland Station. The Church Street Branch line closed in 1915.*[2]
      The 1944 aerial image indicates a substantial building occupying the site immediately to the south of the Ballard Street intersection. In 2014, the building was still standing but together with a small outbuilding to the west, are now gone.'
      The Development Consent should condition the action required should artefacts be discovered during construction. Work should cease immediately and an experienced archaeologist be engaged to carry out an assessment of the discovery to determine whether the discovery needs to be notified to the Heritage Council (s146) and an Excavation Permit is required under s140 of the Heritage Act 1977.

[1] https://www.phototimetunnel.com/the-steam-trams-of-maitland

[2] https://en.wikipedia.org/wiki/Trams_in_Australia

8. CONCLUSION

The MU1 mixed use zoning permits developments of this nature with consent.

The west end of the site is arable and cultivated farmland within the floodplain, a complete contrast to the urban character. The only built definition lay on the northern side of Steam Street and the eastern side of the subject site to which this proposal relates.

The sloping nature of the site and the presence of the proposed low height development will not impact the vistas nor appreciation of the heritage buildings at the east end.

The new development will provide a hard edge to Steam Street through the retaining wall and balustrading of the walkway and fencing on the southern side.

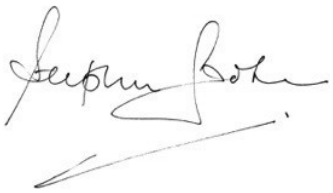
The form and modelling of the proposed building responds positively to the character of this area; the area having been examined by the writer and advice being given to the designer on approaches to be adopted to respect its character and context.
As a result, the development proposed is an appropriate contextual response.

The design proposal has paid credence to the viewscapes and vistas and protected them though site alignment, form, articulation and scale. In the writer's opinion, they have successfully responded to the unique circumstances and strictures of the site without being dominating to the context on the edge of the Heritage Conservation Area and flood plain.

The revised design has positively responded to the pre-DA advice of Council, modifying the planning and presentation of the proposed Child Care Centre so as to provide a good fit into the location, without dominating the existing building stock nor adopting mock heritage detailing, but simple contemporary design utilising compatible materials and forms.

The proposed Child Care Centre represents enhanced amenity for the central Maitland residents in a readily accessible but discreet location.

The heritage design criteria of the LEP and DCP have been satisfied.



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