

STATEMENT OF HERITAGE IMPACT

Proposed Development at
85 Catherine Street
MAITLAND



Job No. 10601
July 2025

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

Address and location:

85 Catherine Street, Maitland

Statement of heritage impact for:

Construction of dual occupancy dwellings with strata subdivision

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Prepared for:

Bathla Group

Cover image: Subject site at 85 Catherine Street, Maitland, facing west from Catherine Street
(Source: Heritage 21, 27 June 2025)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	11.07.2025	NO	PR	NO
2	Final report (R1) issued.	11.07.2025	NO	—	NO

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of Bathla Group who have been engaged by the owner of the site to submit a development application for a new development at the site.

1.2 Site Identification

The subject site is located at 85 Catherine Street, Maitland, which falls within the boundaries of the Maitland City Council Local Government Area (LGA) and it comprises Lot 83 – 86 DP192373. The site includes four lots with a total area of approximately 2,606.5m² the site has a primary frontage to Catherine Street and access to Little Bourke Street at the rear. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Aerial view of the site, which is highlighted in yellow (Source: NSW Spatial Services, “SIX Maps,” accessed 2 July 2025 <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is not** listed as an item of environmental heritage under Schedule 5 of the Maitland Local Environmental Plan 2011 (“MLEP”). It is not listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), and/or the former Register of the National Estate.¹

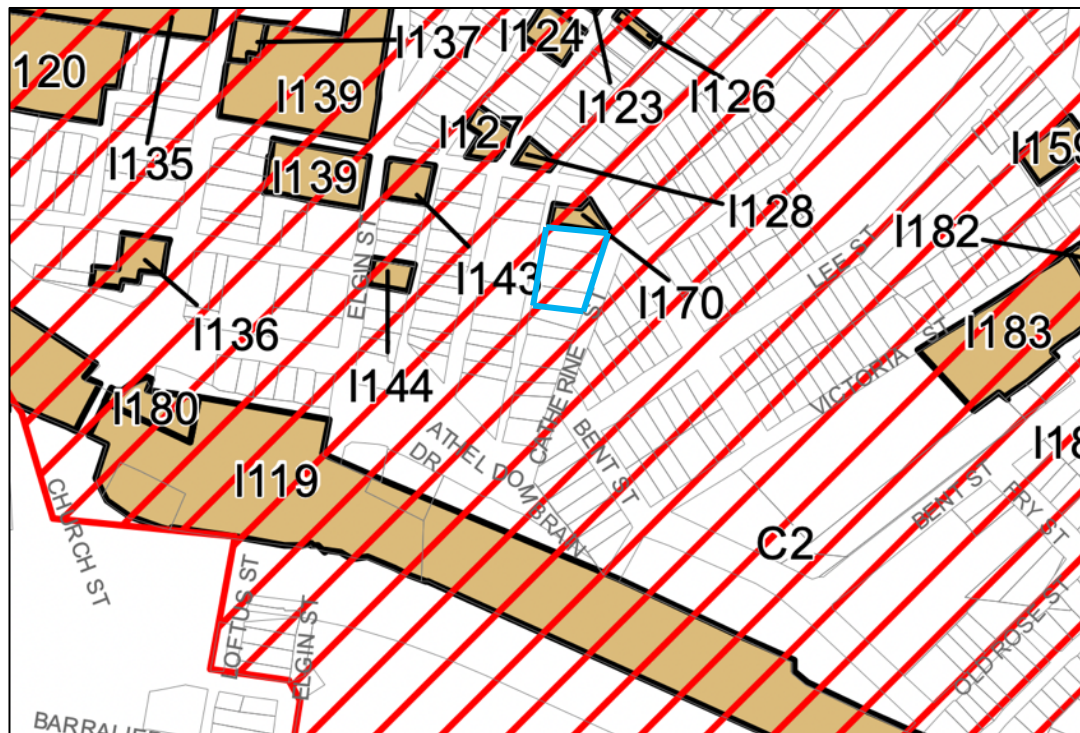


Figure 2. Detail from Heritage Map HER_004B. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

1.3.2 Heritage Conservation Areas (“HCA”)

As depicted in Figure 2 above, the subject site **is** located within the boundaries of the Central Maitland Heritage Conservation Area (“HCA”), listed under Schedule 5 of the MLEP 2011.

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 2 above, the subject site is situated within the general vicinity of the following heritage items HCA listed under Schedule 5 of the MLEP 2011. The details of the listings follow:

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

Item/HCA Name	Address	Significance	Item Number
Timber settlers' cottage	7 Little Bourke Street	Local	170
Government railway	Various locations	Local	119

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item 170 (7 Little Bourke Street) & the Maitland Central HCA.

1.4 Purpose

The subject site is located within the Central Maitland Heritage Conservation Area and is located in the vicinity of a heritage item, all of which are listed under Schedule 5 of the MLEP 2011. Sections 5.10(4) and 5.10(5) of the MLEP 2011 require Maitland City Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment, and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- 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.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.

- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The original custodians of the land and waters of the Maitland area are the Wonnarua people, who have lived in the Hunter Valley for tens of thousands of years. The arrival of British colonists had profound and devastating effects on the Wonnarua, as they were forcibly displaced from their ancestral lands and denied access to the resources that had sustained them for countless generations.

Early European descriptions of Maitland's landscape referred to it as a low-lying flooded forest. Surveyor G.B. White described the banks of the Hunter River as being "lined with a jungle or brush next to impenetrable".² Despite the challenging terrain, farms were soon established in the surrounding districts.

The settlement that would become Maitland began as a convict cedar-cutting camp, originally known as *The Camp*, then *Molly Morgan Plains*, and later *Wallis Plains*. Groups of 30 convicts under the supervision of two overseers were assigned to fell large cedar and rosewood trees, floating the timber down the Hunter River to Newcastle.³

In 1818, Governor Lachlan Macquarie granted small farms to emancipated convicts and minor officials to support government settlements. Among the first settlers was Mary Hunt, also known as Molly Morgan, who was granted 159 acres on the site that would later become West Maitland.⁴

The area was officially opened for further settlement in 1822, and surveyors and livestock soon followed. By the 1830s, Wallis Plains had grown from a collection of 11 family farms into a small township of slab huts. The name *West Maitland* was adopted in 1835.⁵

As the population increased, the early large land grants were subdivided and sold off to accommodate new housing, paving the way for the town's continued development.

2.2 Site Specific History

The subject site originally formed part of a land grant awarded to Mary Hunt, also known as Molly Morgan a former convict who became a farmer and early landholder, as outlined above. Her initial allocation, known as Farm 13, was granted by Governor Macquarie and later formalised as a seven-year lease in 1823, before being converted into a permanent land grant and expanded to 159 acres.

A historical document dated 1850 depicts a "*Plan of 121 Allotments comprising land known as Bourke's Paddock in West Maitland*". This plan shows Catherine Street, with the land on the eastern side of the street marked as "*Part of Mary Hunt's grant, now the property of Mr. Wm. Nicholson.*"

² Sue Hodges, Felicity Coleman and Caitlin Neely, "Central Maitland Heritage Interpretation Masterplan", 2014, pg. 50.

³ Wendy Thorpe, "Maitland Heritage Survey Review: Thematic History for Maitland Council", 1994, pg. 10.

⁴ Thorpe, pg. 11.

⁵ Thorpe pg. 26.

An 1878 illustration of West Maitland further shows the development of houses within the Bourke's Paddock subdivision. Catherine Street is visible on the edge of this allotment, abutting Nicholson's Paddock to the east.

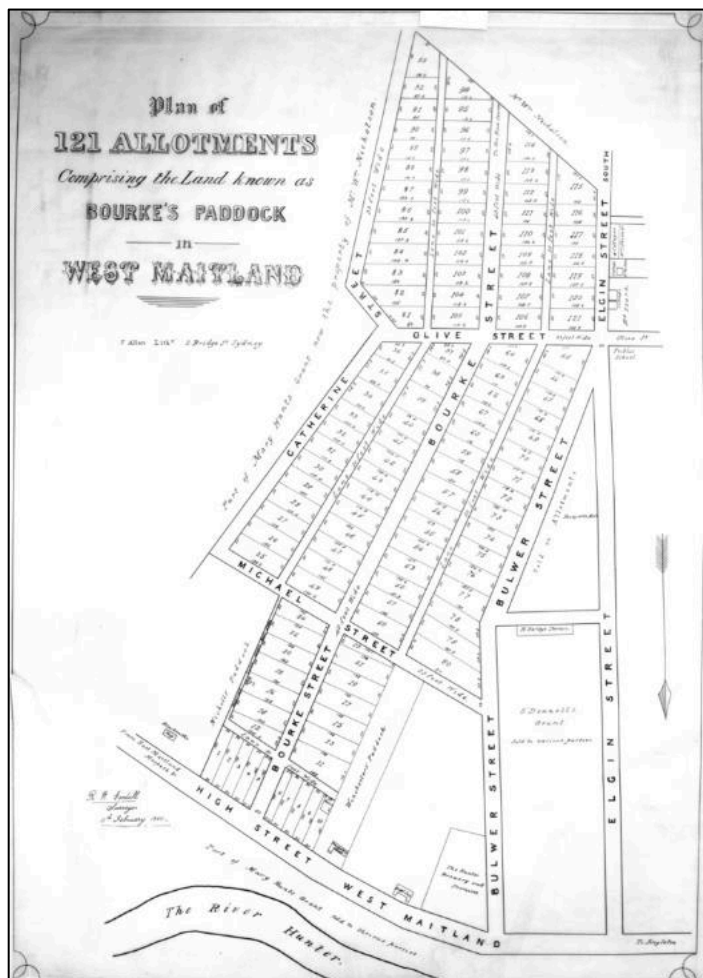


Figure 3. Plan of 121 Allotments comprising land known as Bourke's Paddock in West Maitland, 1850. (Source: Historical Land Records NSW)

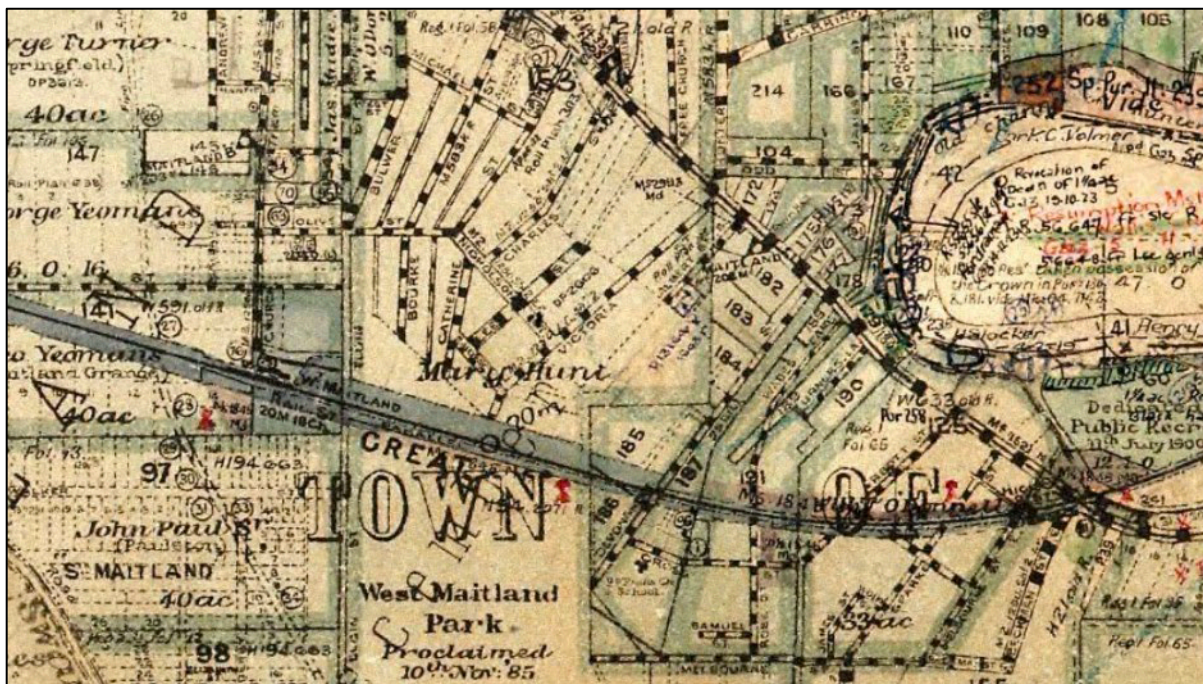


Figure 4. Historical Parish map County of Northumberland Parish of Maitland, Edition 1912 with Catherine Street shown in the original Mary Hunt land grant, just north of the railway line (Source: Historical Land Records NSW)

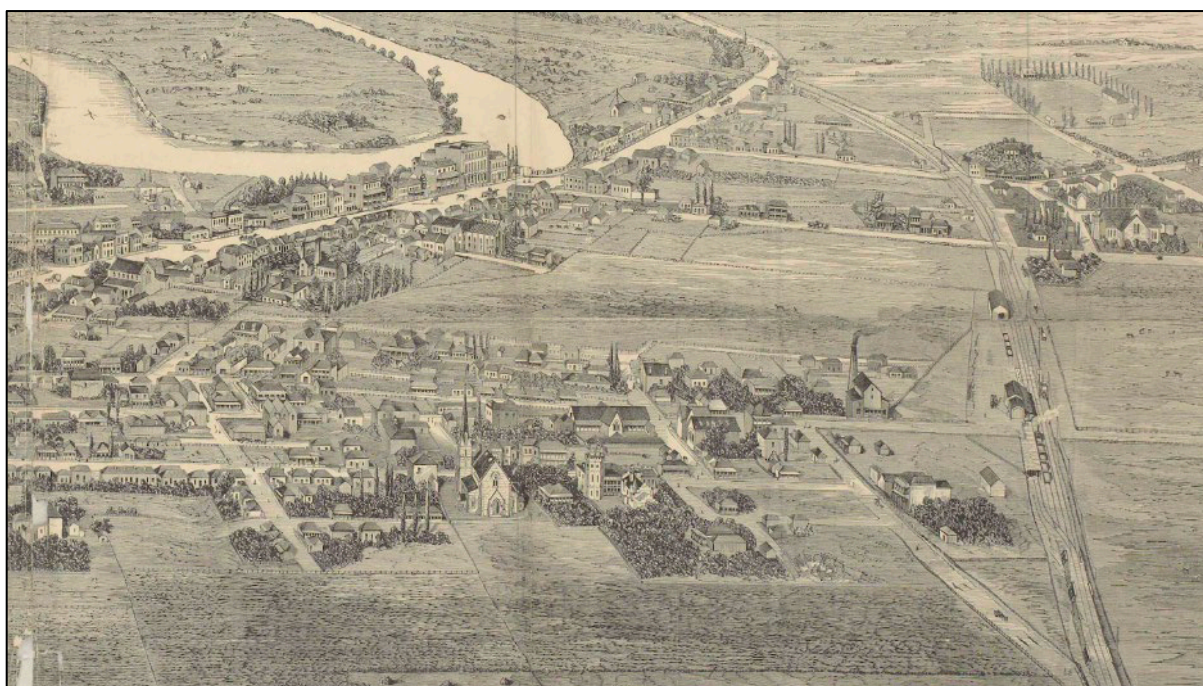


Figure 5. 1878 illustration of West Maitland encompassing the Bourke Paddock allotment subdivision, (Source: The Illustrated Sydney News, September 7th, 1878, supplement, courtesy of University of Newcastle Cultural Collections).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 85 Catherine Street, Maitland. The site is located south of the Maitland CBD. The project area is currently a vacant block, set amongst a residential area and within the Central Maitland HCA.

3.2 Physical Description

The subject site is a vacant allotment located at the northern termination of Catherine Street. At present, there are only two residential dwellings within this section of the street, both positioned to the north of the site. The project area is bounded by Little Bourke Street to the west and Little Catherine Street to the east, both of which primarily adjoin the rear yards and fencing of properties fronting Lee Street and Bourke Street. A large stormwater drain is situated at the southern end of Catherine Street.

The site lies within the Central Maitland HCA. However, this part of the conservation area is considered to be of low heritage sensitivity, as it largely comprises laneways, rear boundaries of residential allotments, and vacant land. It does not exhibit a cohesive built heritage character.

A heritage-listed item (I179) is located at the northern end of Little Bourke Street, adjacent to the northern boundary of the subject site. This is a modest, low-scale vernacular structure associated with Maitland's early pioneer period. Directly across the laneway from this item is a contemporary dual occupancy development, which demonstrates the mixed character of this immediate context.

Additionally, the heritage-listed Government Railway (I119) is located approximately to the south of the subject site. However, due to topography and intervening development, it is not visible from the site and does not contribute to the visual or contextual setting of the project area.

3.3 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 27 June 2025 unless stated otherwise.



Figure 6. View of the subject site facing west from Catherine Street.



Figure 7. View of the subject site facing west from the corner of Catherine Street and Nicholson Street.



Figure 8. View towards heritage item 170 (Timber settlers' cottage) from Nicholson Street facing north-west.



Figure 9. View of the Maitland Central HCA (6 Nicholson Street) facing west.



Figure 10. View of the Maitland Central HCA.



Figure 11. View of the Maitland Central HCA (side elevation of 6 Nicholson Street).



Figure 12. View facing south along Little Bourke Street.



Figure 13. View of 7 Little Bourke Street (heritage item 170).



Figure 14. View of 7 Little Bourke Street (heritage item 170) facing north.



Figure 15. View of 7 Little Bourke Street (heritage item 170) facing east.



Figure 16. View of 7 Little Bourke Street facing south.



Figure 17. View along Little Bourke Street.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the Maitland Central HCA (in which the subject site is located) and heritage item in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the Central Maitland HCA (refer to Section 4.1.1), and item 170 (refer Section 4.1.2) are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Central Maitland HCA

The following Statement of Significance is available for the Heritage Conservation Area on Council's website:⁶

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 excellence 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.

4.1.2 Timber Settlers Cottage

The following statement of significance for Heritage Item Listing I170 (Timber Settlers Cottage) is taken from the State Heritage Inventory:⁷

Rare surviving early cottage representing pioneer period of settlement of Maitland. Historic record of lifestyle and housing type of settlers in 1840s. Aesthetic: Simple low scale vernacular style cottage with some Georgian influences with traditional lean-to ancillary rooms.

⁶ https://www.maitland.nsw.gov.au/sites/default/files/documents/2023-05/part_e_special_precincts_2011_updated_20171221.pdf

⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2000081>

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

- Construction of dual occupancy dwellings with strata subdivision

5.2 Background

5.2.1 Considerations of Alternatives

No solutions of greater sympathy with the significance of the Maitland Central HCA or heritage item in the vicinity have been discounted to our knowledge.

5.3 Drawings

Our assessment of the proposal is based on the following drawings by Bathla, dated 14 June 2025 and received by Heritage 21 on 2 July 2025. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

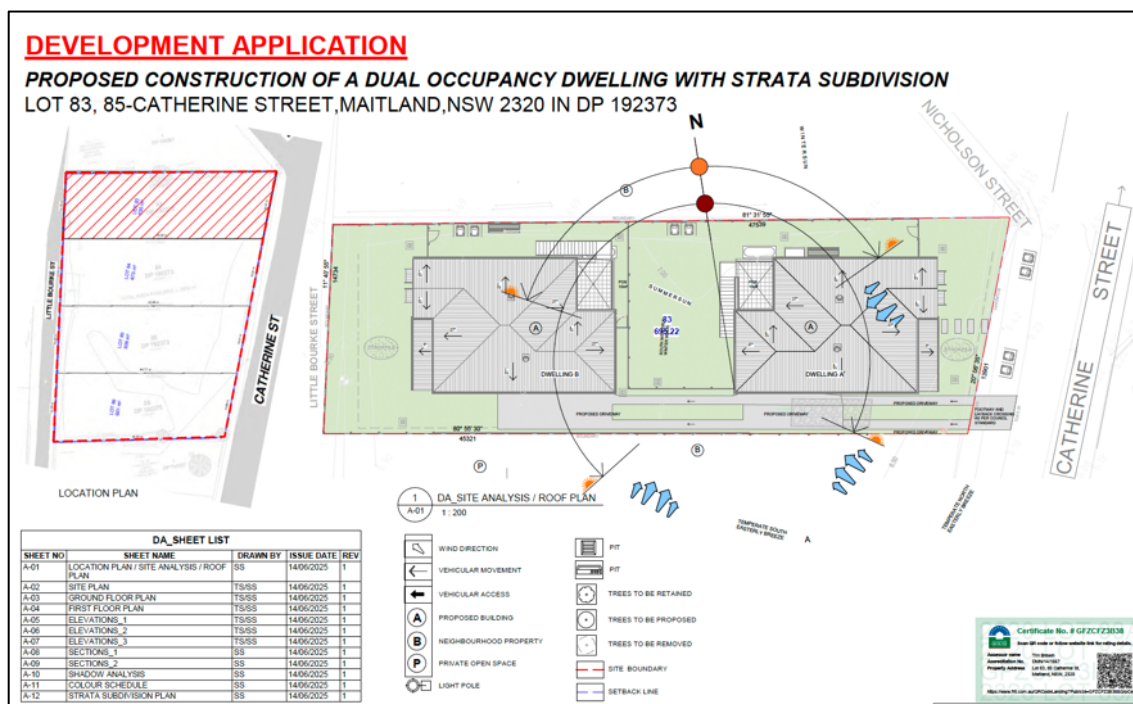


Figure 18. Lot 83 – Location Plan and DA Site Analysis/ Roof Plan

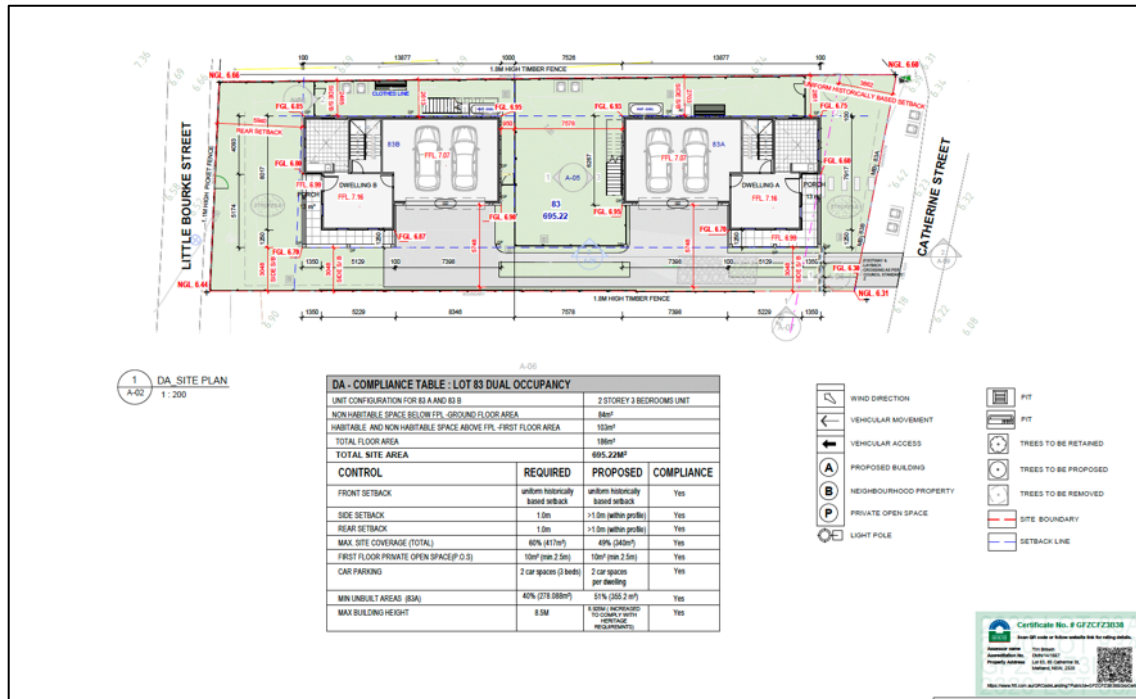


Figure 19. Lot 83 – DA Site Plan

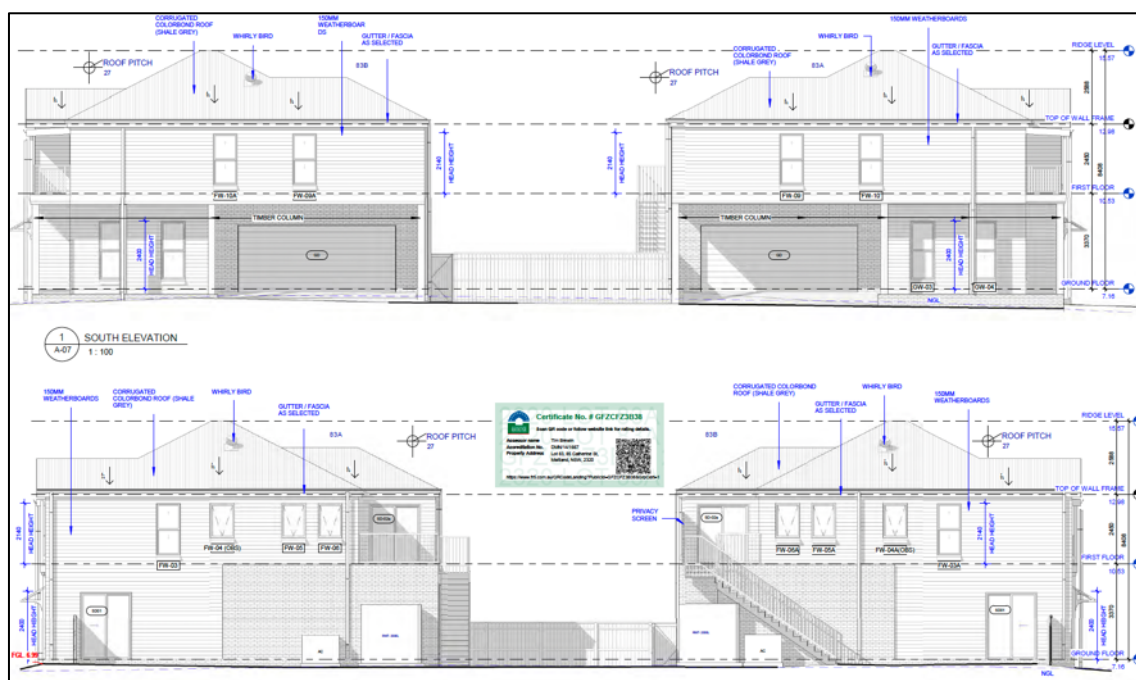


Figure 20. Lot 83 – Elevations

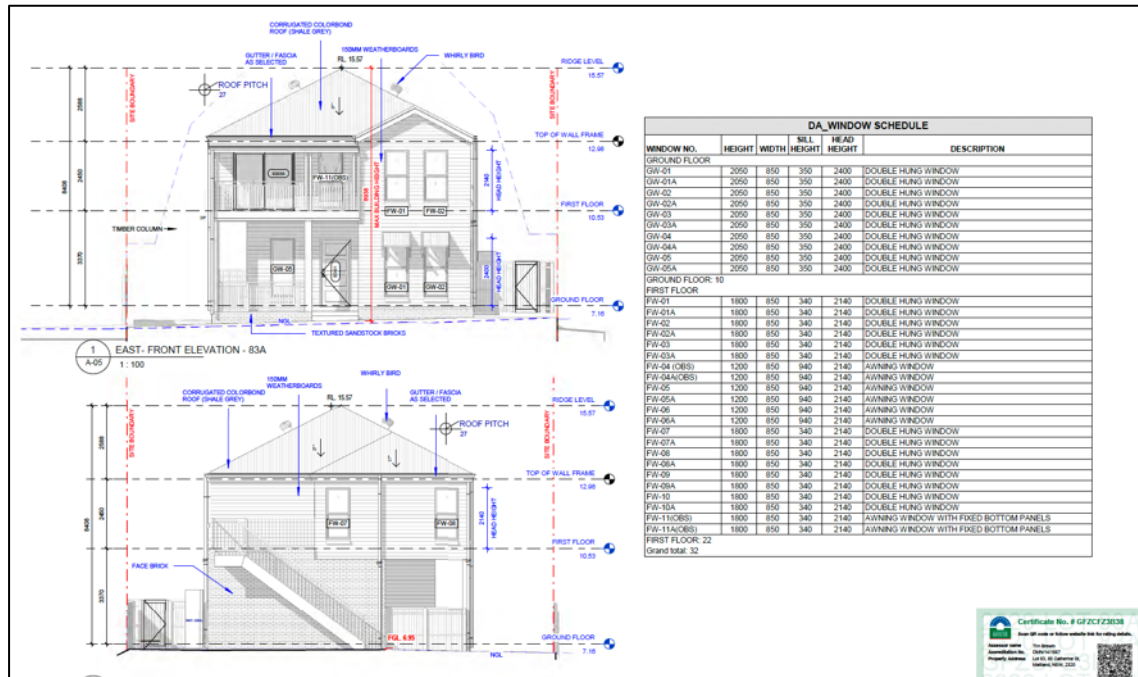


Figure 21. Lot 83 – DA Windows Schedule



Figure 22. Lot 83 – DA Materials and Finishes

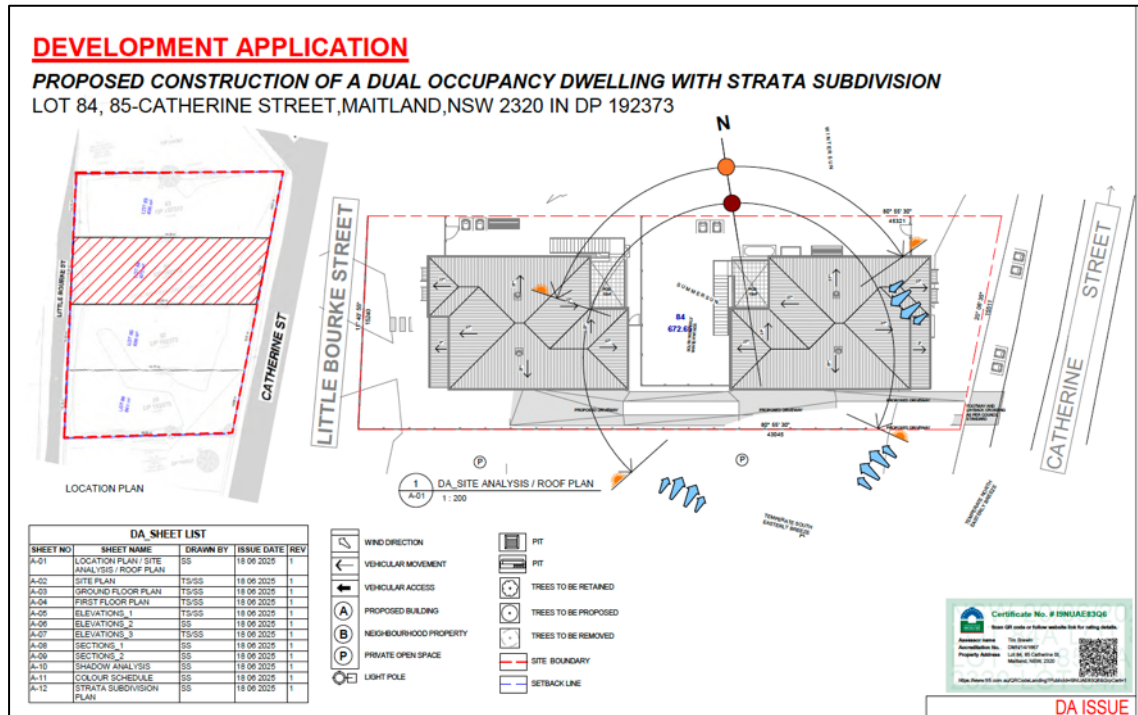


Figure 23. Lot 84 – Location Plan and DA Site Analysis/ Roof Plan

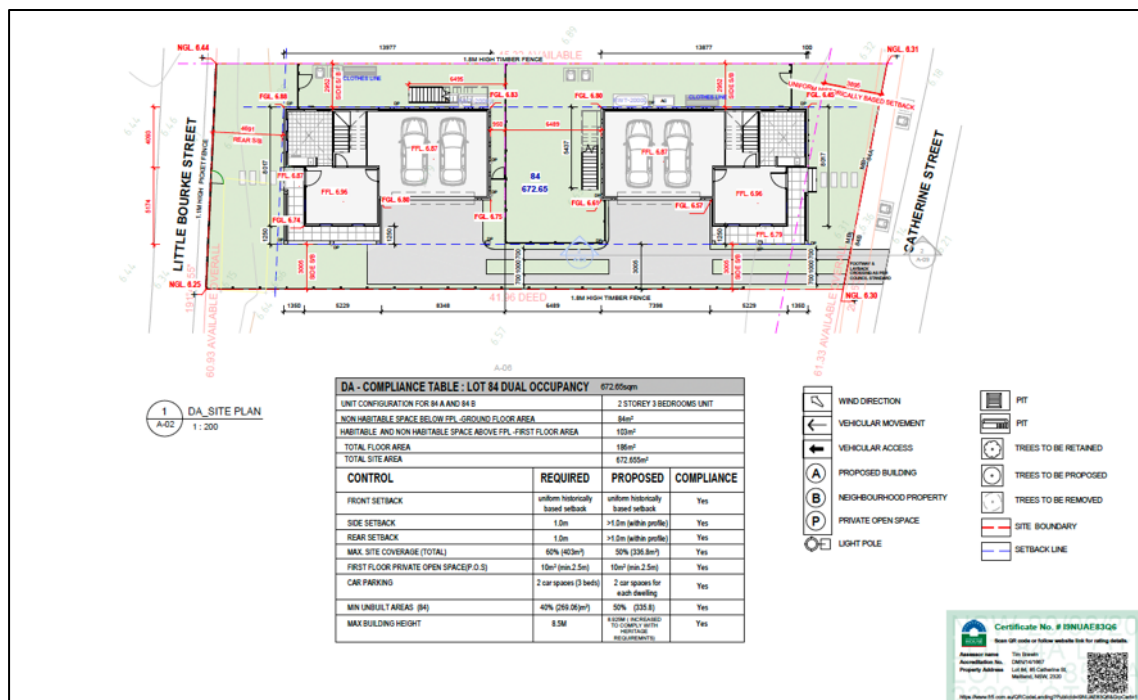


Figure 24. Lot 84 – DA Site Plan

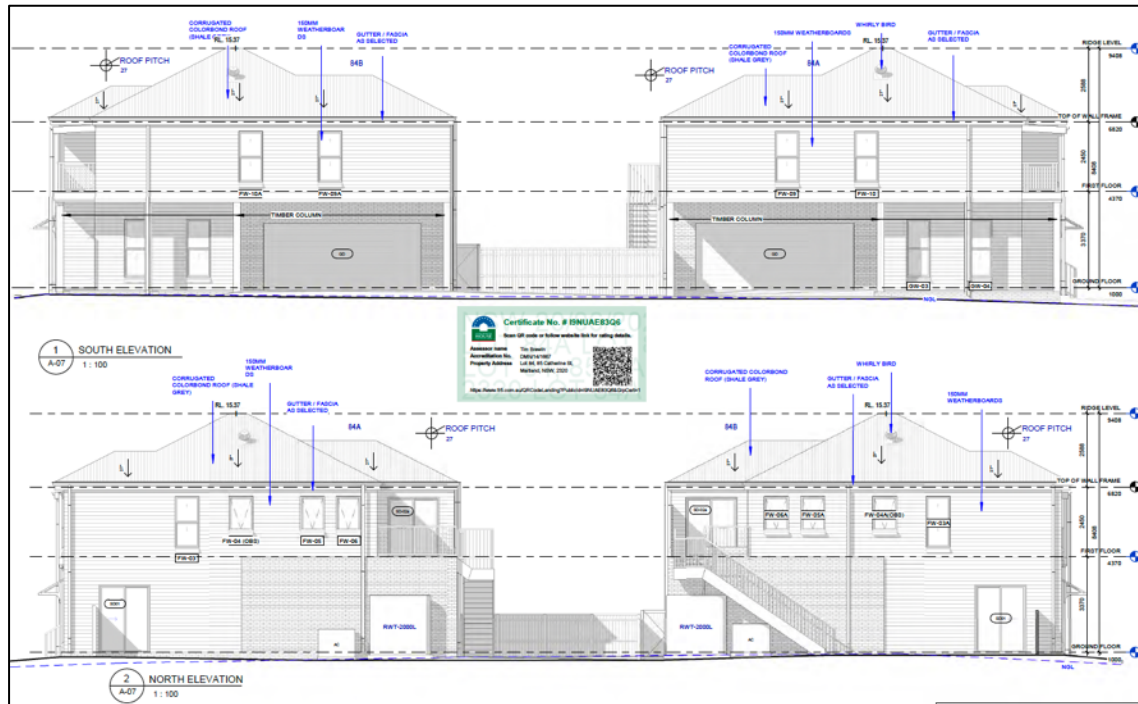


Figure 25. Lot 84 – DA Elevations Plan

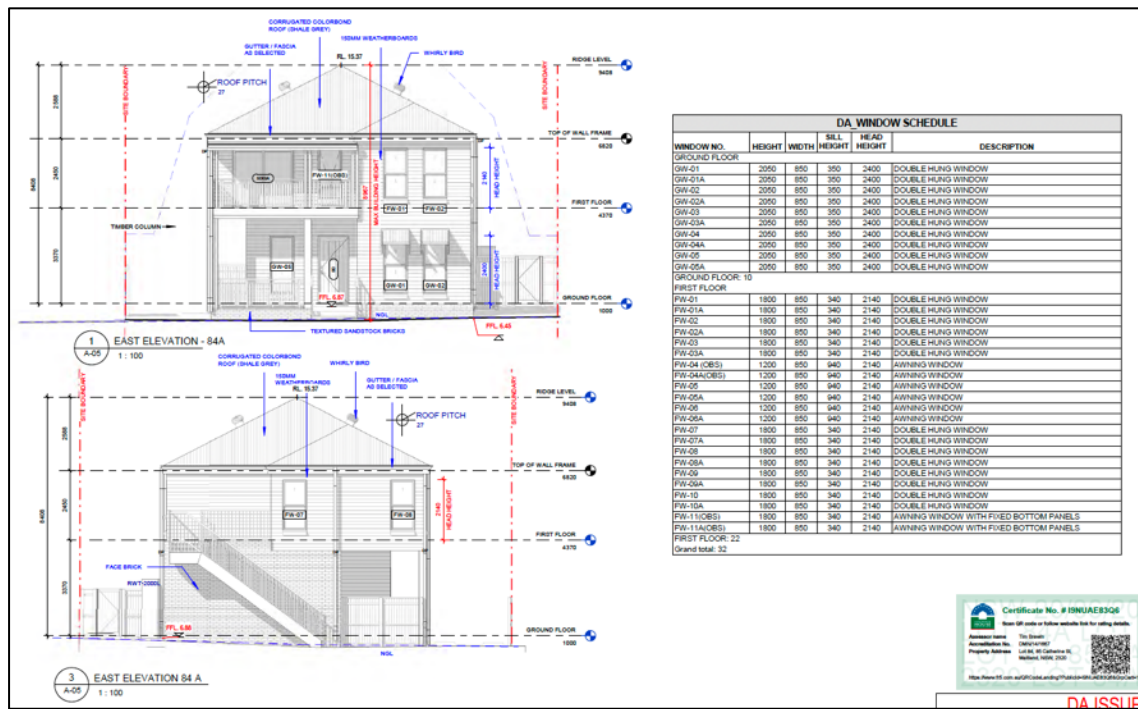


Figure 26. Lot 84 – DA Elevations Plan

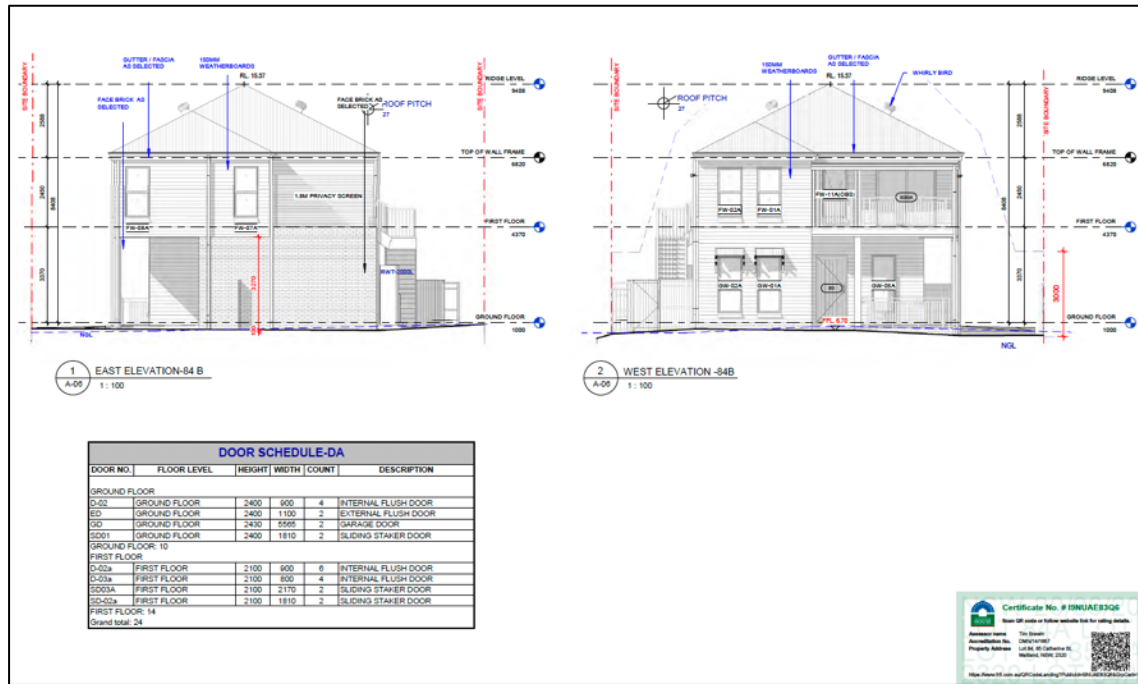


Figure 27. Lot 84 – DA Elevations Plan



Figure 28. Lot 84 – DA Materials and Finishes

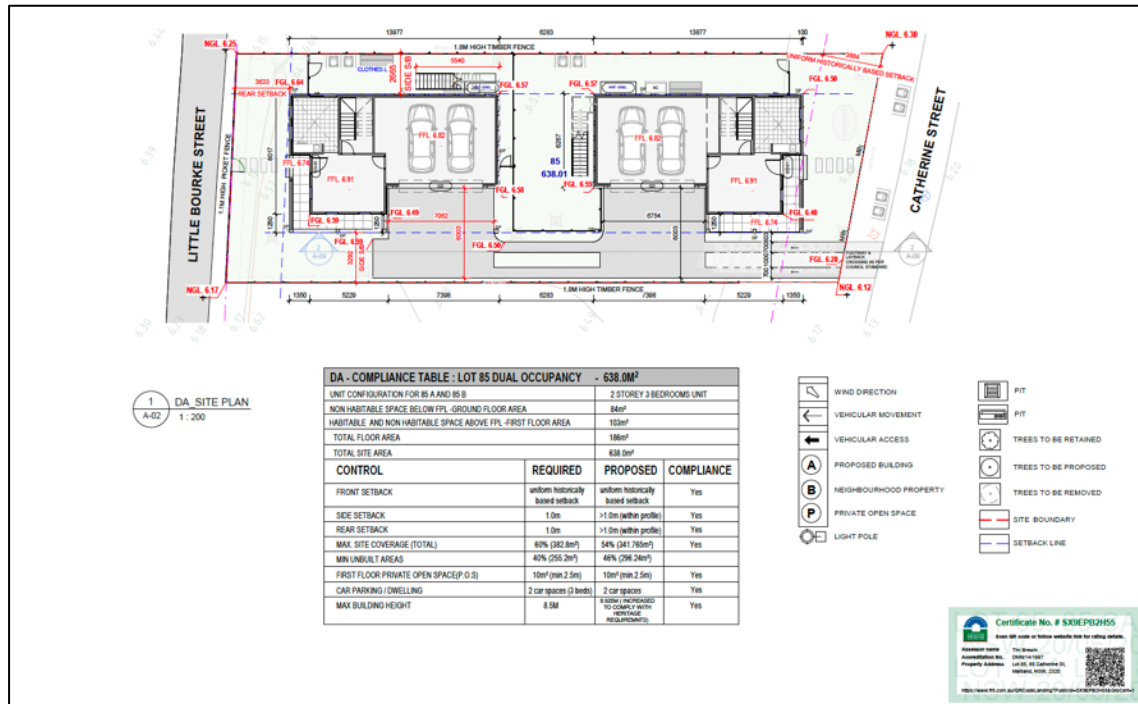


Figure 29. Lot 85 – DA Site Plan

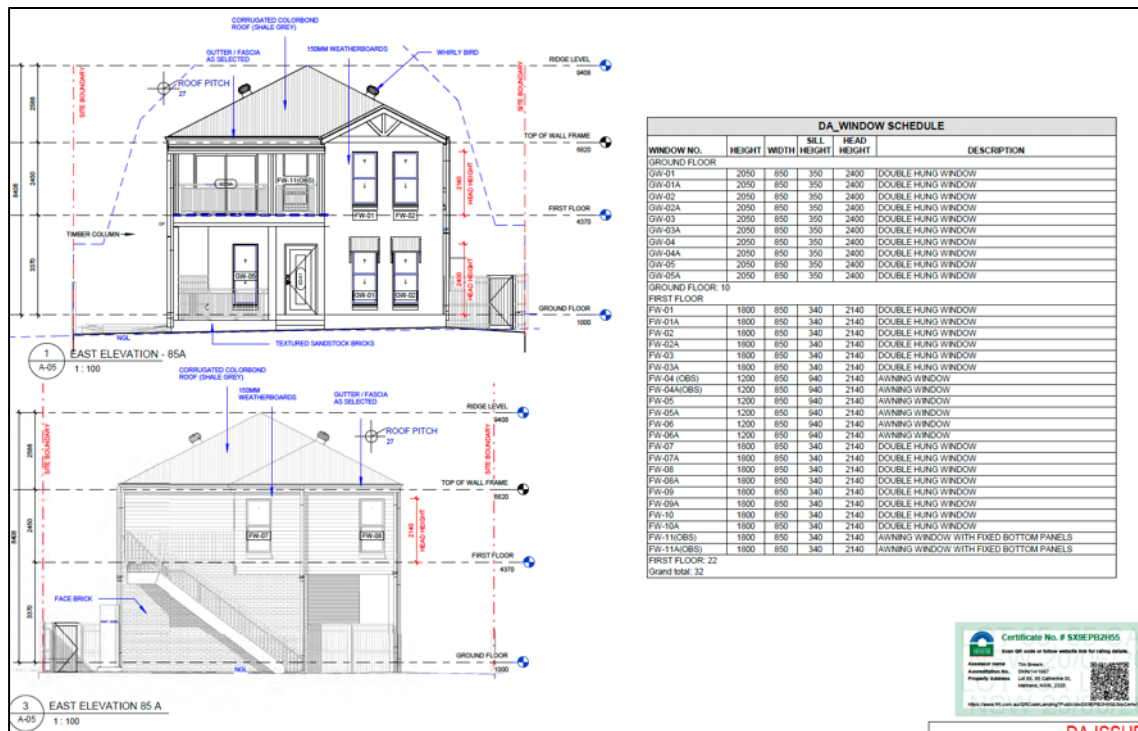


Figure 30. Lot 85 – DA Elevations

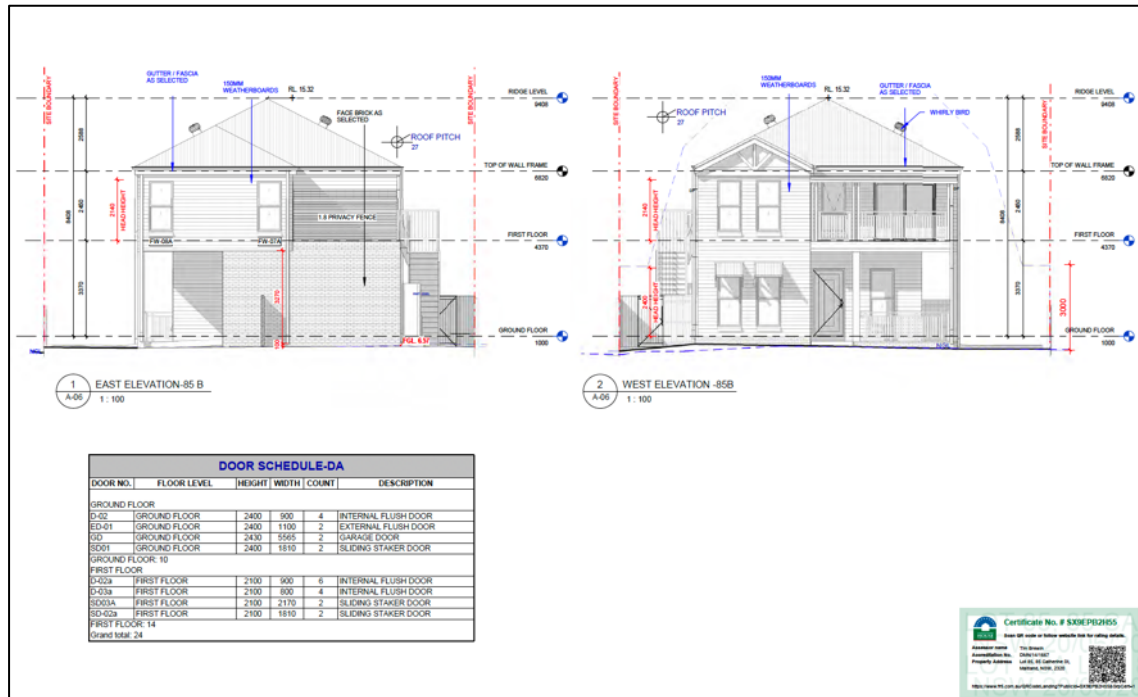


Figure 31. Lot 85 – DA Elevations

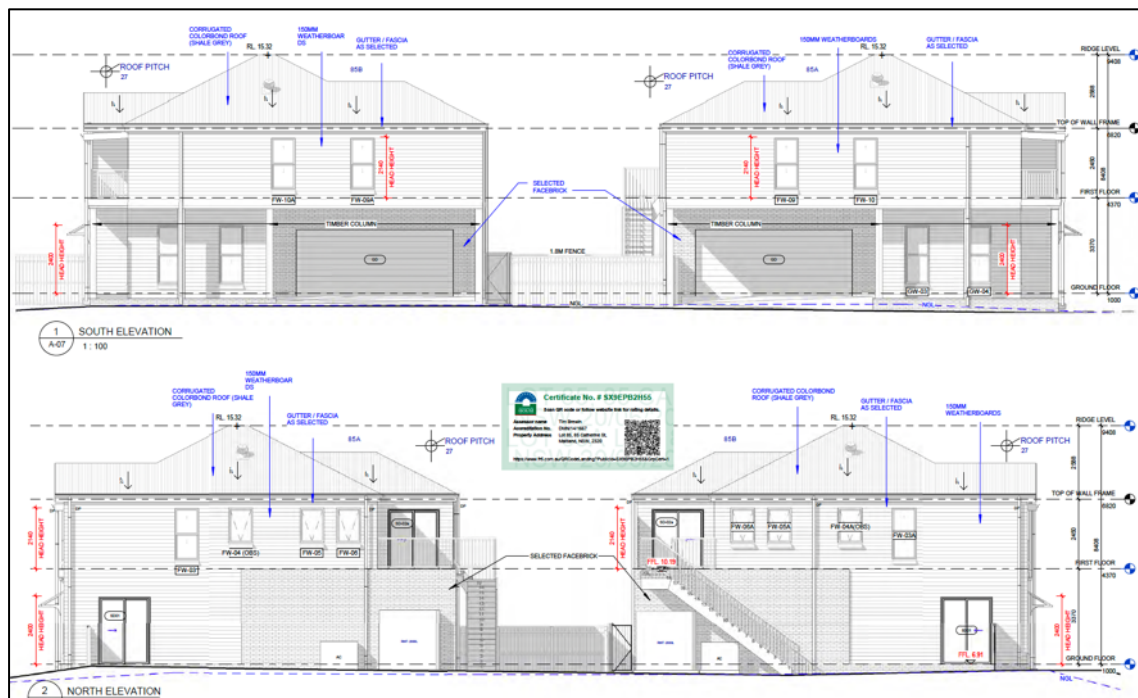


Figure 32. Lot 85 – DA Elevations



Figure 33. Lot 85 – DA Materials and Finishes

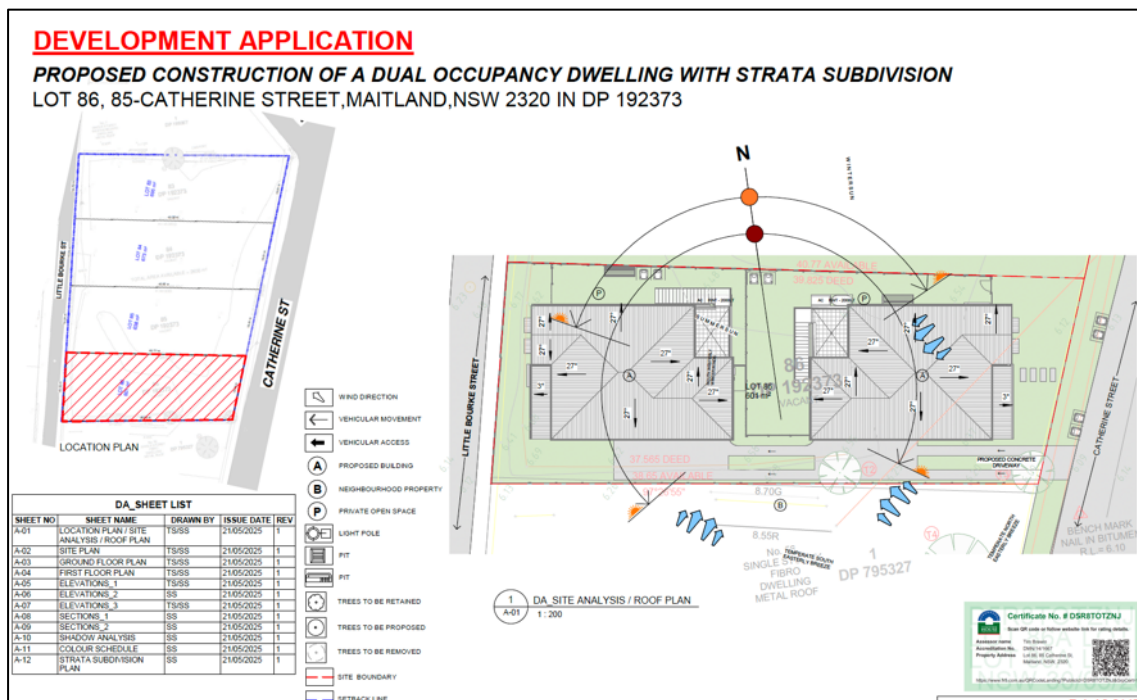


Figure 34. Lot 86 – DA Materials and Finishes

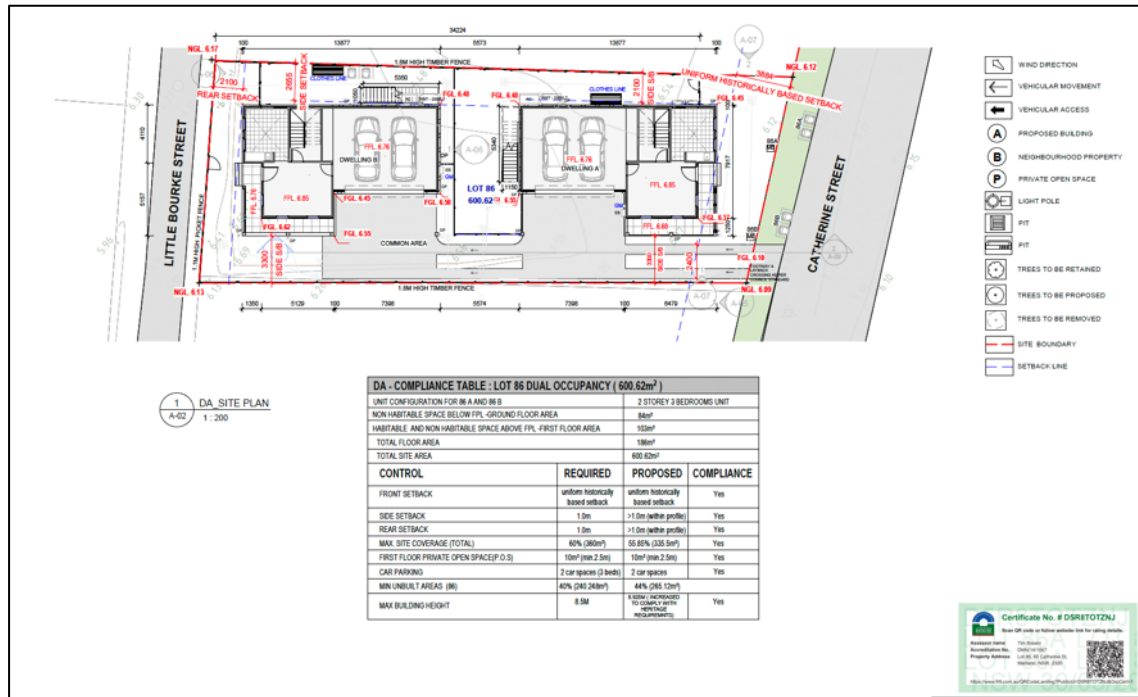


Figure 35. Lot 86 – DA Site Plan

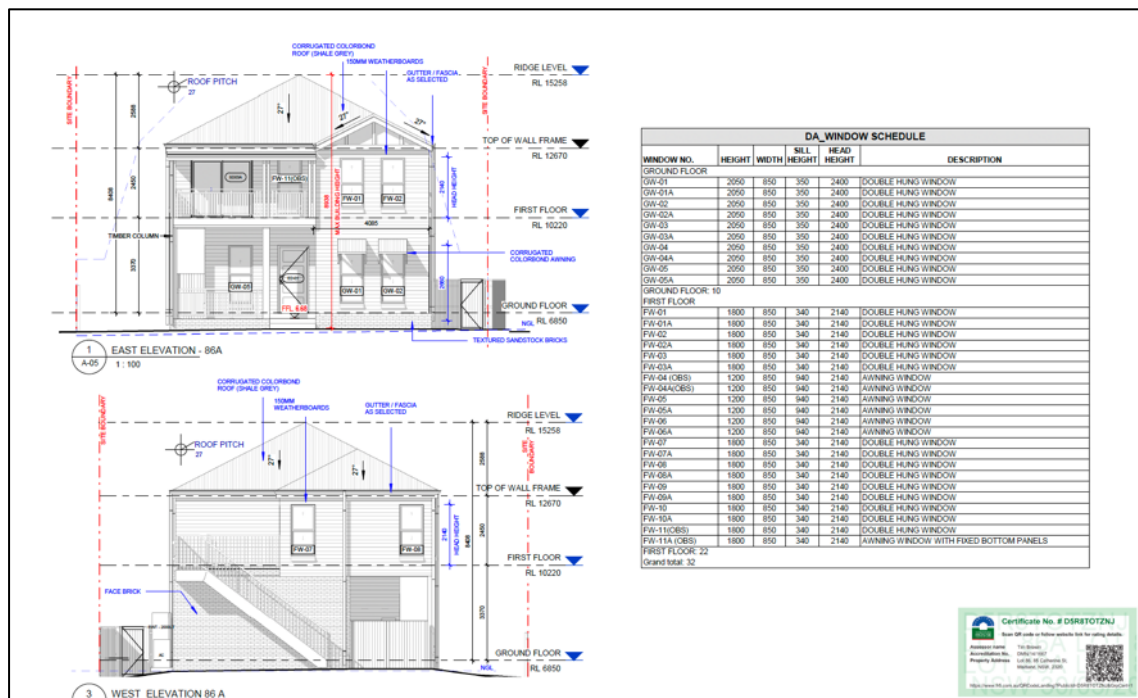


Figure 36. Lot 86 – DA Elevations

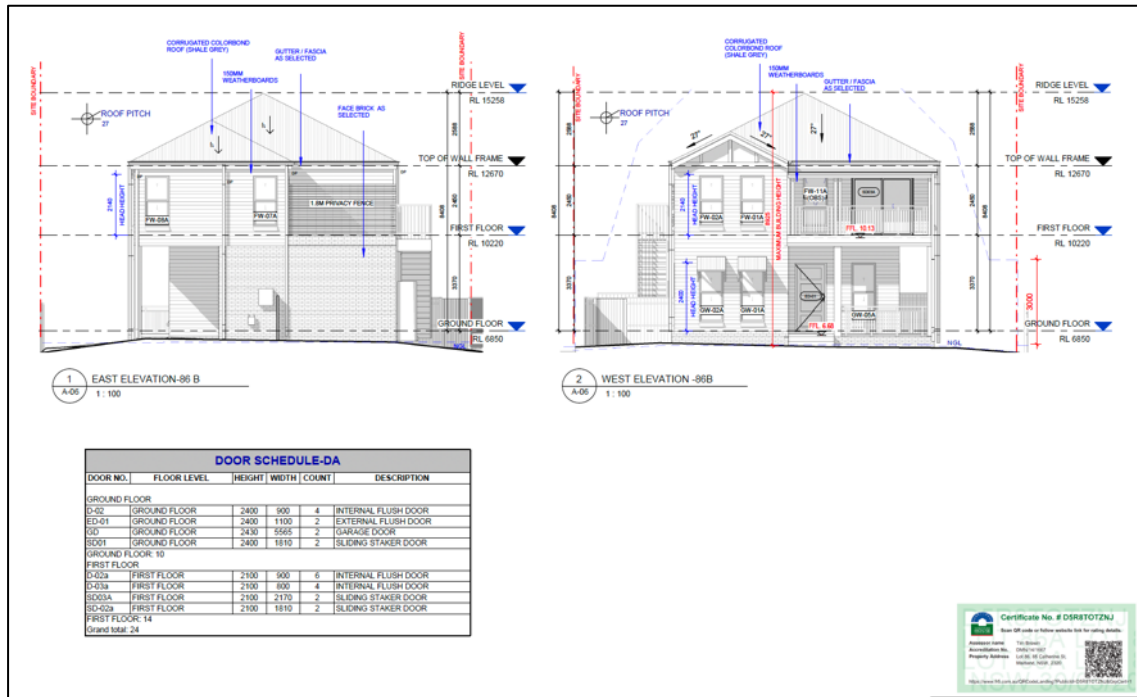


Figure 37. Lot 85 – DA Materials and Finishes

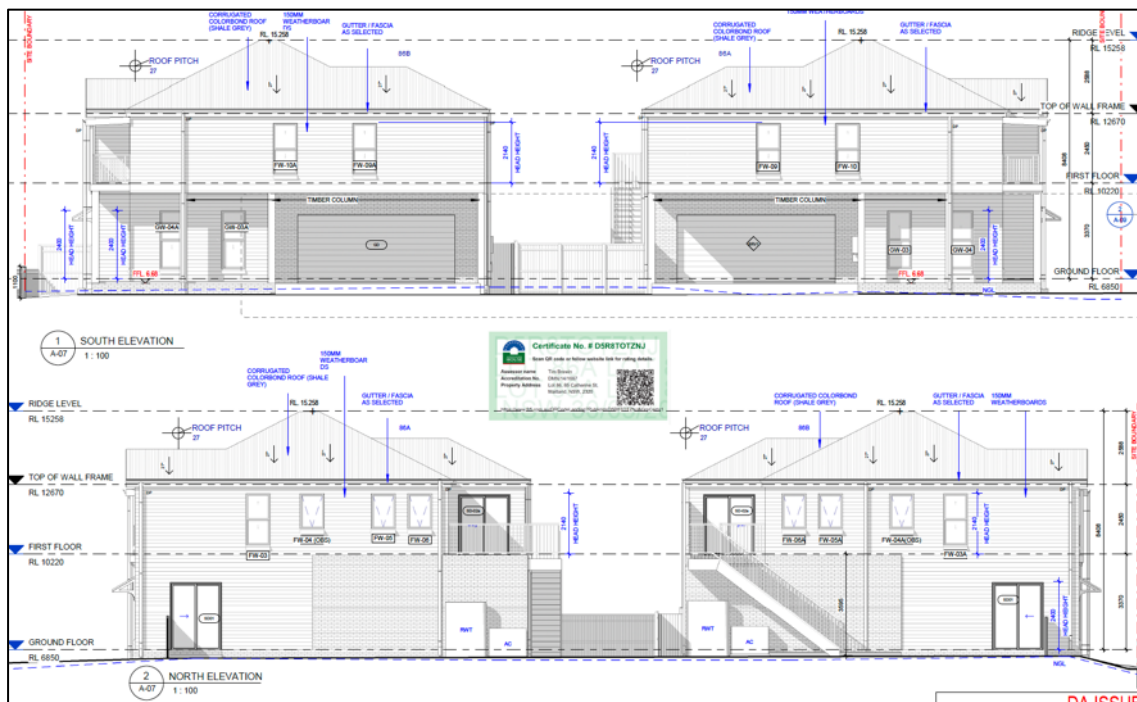


Figure 38. Lot 86 – DA Elevations



Figure 39. Lot 86 – DA Materials and Finishes

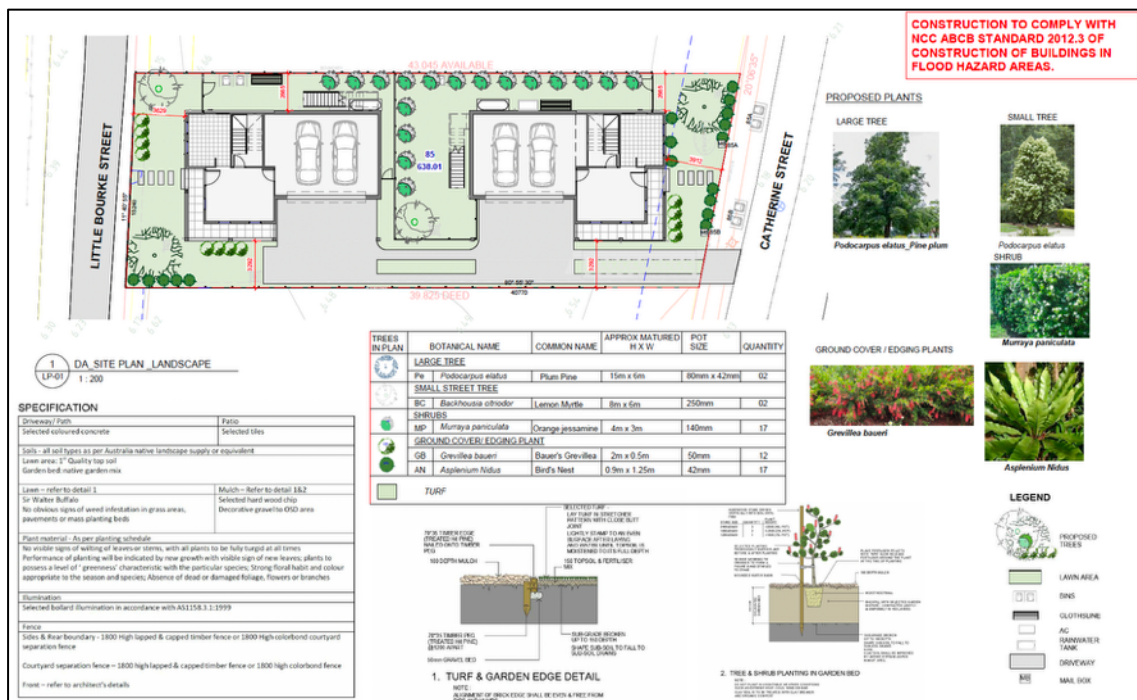


Figure 40. Landscape Plan Lot 85

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Maitland Local Environmental Plan 2011

The statutory heritage conservation requirements contained in Section 5.10 of the *Maitland Local Environmental Plan 2011* (“MLEP”) are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Maitland Development Control Plan 2011

Our assessment of heritage impact also considers the heritage-related sections of the Maitland Development Control Plan 2011 (“MDCP”) that are pertinent to the subject site and proposed development. These include:

Part C: Design Guidelines

C.4 Heritage Conservation

Part E: Special Precincts

2. Central Maitland Heritage Conservation Area

6.1.3 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.⁸ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

⁸ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the Maitland Central Heritage Conservation Area in which it is located, and the heritage item in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage item (refer to Sections 1.3 and 3.4).

6.2.1 Impact Assessment Against the MLEP 2011

The statutory heritage conservation requirements contained in Section 5.10 of the *Maitland LEP 2011* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the <i>Maitland LEP 2011</i> . It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the Maitland Central HCA and heritage item located in the vicinity of the site, including contributory fabric and general setting.
(2) Requirement for consent	This Development Application is lodged to Council to gain consent for the works proposed in the vicinity of heritage items listed under Schedule 5 of the <i>Maitland LEP 2011</i> .
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable the Maitland City Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the heritage items located in the vicinity of the site.
(5) Heritage assessment	

6.2.2 Impact Assessment Against the MDCP 2011

PART C Design Guidelines C.4 Heritage Conservation	
4. General Requirements for New Buildings in Historic Areas	
Objectives	Assessment
4.1 Siting a New Building <ul style="list-style-type: none"> To ensure that siting of new buildings respect the significance and character of the surrounding area. 	The proposed dual occupancies are sited to align with the established street pattern and setbacks, ensuring a respectful interface with the surrounding context. It is the assessment of Heritage 21 that the scale, massing, and orientation of the buildings respond to the local character, while articulation and variation in form reduce visual bulk. The design maintains appropriate separation from the nearby heritage item and incorporates sympathetic materials and detailing, ensuring that the

	significance of the heritage setting is not compromised.
<p>4.2 Scale</p> <ul style="list-style-type: none"> • To ensure the scale of the new building respects the significance and character of the surrounding area and does not detrimentally impact upon an established pattern of development in the vicinity. • To ascertain the appropriate scale of new buildings, the following design aspects are of particular importance; <ul style="list-style-type: none"> o Reference to the main ridge line heights of original surrounding buildings; o Natural ground or street levels; o Ensuring different parts of the building are in scale with the whole; o Ensuring the scale of verandahs relate to the scale of those in adjacent buildings. 	It is our assessment that the proposed two-storey scale is appropriate within a streetscape that features a mix of single and double-storey dwellings. The development responds to the varied built form by maintaining compatible ridge heights, referencing surrounding rooflines, and ensuring that building elements—such as veranda and façades—are proportioned in scale with both the new design and neighbouring structures. The result is a balanced built form that respects the character and pattern of development in the area without overwhelming its context.
<p>4.3 Proportions</p> <ul style="list-style-type: none"> • To ensure that the proportions of the new building respect the significance and character of the surrounding area. 	It is our assessment that the proposed development incorporates proportions that are consistent with the surrounding context, including vertically oriented windows, balanced solid-to-void ratios, and articulated façades. These elements reference traditional building forms in the area and ensure that the new dwellings sit comfortably within the existing streetscape, respecting both the character and heritage significance of the locality.
<p>4.4 Setbacks</p> <ul style="list-style-type: none"> • To ensure the setback of the new building respects the significance and character of the surrounding area. 	The proposed front setback aligns with the prevailing pattern along Catherine Street and maintains a respectful relationship with neighbouring buildings. It is our assessment that this approach supports the rhythm of the streetscape and ensures the new development integrates appropriately within its heritage context.
<p>4.5 Form & Massing</p> <ul style="list-style-type: none"> • To ensure the form and massing of new buildings respect the significance and character of the surrounding area. 	It is our opinion that the proposed built form is broken into clearly defined volumes with articulated façades and rooflines, reducing visual bulk and echoing the fine-grained character of the area. The overall massing is consistent with the mixed-scale context and does not overwhelm adjacent buildings, including the nearby heritage item.
<p>4.6 Landscaping</p> <ul style="list-style-type: none"> • To ensure new landscaping respects the significant characteristics and elements of the surrounding area. 	We note that the landscape proposal incorporates a considered mix of trees, shrubs, and screening species that reflect the existing vegetated character of the area. The planting strategy softens the built form, enhances visual privacy, and supports

	integration of the development into its heritage and streetscape context.
4.7 Detailing <ul style="list-style-type: none"> To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings. 	<p>The proposed dual occupancies incorporate contemporary detailing that draws inspiration from traditional elements without direct replication. Features such as verandas with timber posts and balustrades, gable trims, and vertical window proportions reference the architectural character of the area in a sympathetic manner. Each dual occupancy includes subtle variations in detailing to provide visual interest and avoid uniformity, while maintaining consistency with the broader heritage context.</p>
4.8 Building Elements & Materials <ul style="list-style-type: none"> To ensure that the use of materials and colours of the new building respect the significance and character of the surrounding area. 	<p>Heritage 21 notes that the proposed materials and colour palette draw from tones and textures commonly found in the surrounding heritage context, including horizontal cladding, sheet metal roofing, and timber detailing. A range of subdued, neutral colours has been selected to complement the streetscape, with each dual occupancy featuring slight variations to create visual interest while maintaining cohesion and respect for the area's character.</p>
6. New Development in the Vicinity of Heritage Items	
Objectives	Assessment
<ul style="list-style-type: none"> To ensure that new buildings provide a setting for the adjoining heritage item so that its historical context and heritage significance are maintained. 	<p>It is our assessment that the proposed development maintains an appropriate scale, setback, and visual separation from the adjacent heritage item (I179), preserving its prominence and heritage context. In addition, landscaping would be incorporated between the new development and the heritage item to provide a soft visual buffer, reinforce the sense of separation, and contribute to a respectful setting. The use of sympathetic materials and articulated built form ensures that the new buildings remain visually subordinate and support the ongoing interpretation of the heritage item within its streetscape.</p>

6.2.3 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.3, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	<p>As outlined in Section 5.0, the design has responded thoughtfully to the nearby heritage item and the broader character of the Central Maitland HCA. This includes the use of a sympathetic solid-to-void ratio on the primary façade addressing Little Catherine Street, and the incorporation of façade articulation to break up massing and provide rhythm consistent with the surrounding grain.</p> <p>It is our assessment that while the proposed dwellings do not attempt to replicate historic styles, they adopt a contemporary interpretation of traditional forms and materials. This is achieved through the inclusion of elements such as pitched roof forms, vertical proportioned fenestration, horizontal cladding, and the use of sheet metal roofing—all of which reference characteristic features found within the historic context.</p> <p>The use of a restrained, neutral colour palette further enhances compatibility with the heritage streetscape, while the subtle variation in tones and finishes between each dual occupancy adds interest and avoids uniformity. This approach contributes positively to the evolving character of the area, while respecting the heritage values of the broader conservation area.</p>
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	<p>The proposed development would result in some change to the immediate setting of the heritage item (I179), and partial views toward and from the item may be affected. However, it is our assessment that these impacts are limited and have been carefully managed through appropriate building setbacks, low-scale built form, and the use of sympathetic materials.</p> <p>Importantly, landscaping would be introduced between the development and the heritage item to provide visual screening and a soft interface, further mitigating any impact on views. The overall design ensures that the heritage item remains visually legible and continues to be understood within its historical context.</p>
<i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i>	<p>It is the assessment of Heritage 21 that the proposed development would not have an adverse impact on the integrity or streetscape of the Central Maitland HCA. The design responds to the varied character of the locality through appropriate scale, form, and detailing, while maintaining a sympathetic relationship</p>

Question	Assessment
	with nearby heritage elements. The use of traditional materials, articulated façades, and a subdued colour palette ensures the new buildings integrate well into the streetscape and support the ongoing character of the conservation area.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.⁹

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the Maitland Central HCA and heritage item in the vicinity:

- The proposed two-storey scale responds appropriately to the mixed character of the area and remains visually recessive to the adjacent heritage item.
- Building setbacks align with the existing streetscape pattern, preserving the rhythm and visual continuity of the laneway.
- Façade articulation, verandas with timber posts and balustrades, and varied gable trims reference traditional built forms without direct replication.
- Each dual occupancy features subtle variations in detailing and colour palette to add interest while maintaining cohesion with the surrounding context.
- Materials such as horizontal cladding, sheet metal roofing, and timber elements are sympathetic to the area's historic fabric.
- Landscaping, including trees, shrubs, and screening species, provides a visual buffer and softens the interface with the heritage item.
- The development maintains clear visual separation from the heritage item, ensuring its prominence and setting are retained.
- The proposal contributes to the streetscape without overwhelming it, supporting the ongoing interpretation and integrity of the heritage conservation area.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the Maitland Central HCA and heritage item in the vicinity. The neutral and positive impacts of the proposal have been addressed above in Section 7.1.1.

7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would not engender a negative impact on the heritage significance of the Maitland Central heritage conservation area and heritage item in the vicinity. We therefore recommend that Maitland City Council view the application favourably on heritage grounds.

⁹ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

8.0 SOURCES

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