



32 JAMES STREET, HORSESHOE BEND

STATEMENT OF HERITAGE IMPACT

CONTEMPORARY HERITAGE

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1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 32 James Street, Horseshoe Bend Lot/Section/Plan no: 1/-/DP741557.
- b. This report adopts the methodology outlined in the Guidelines for preparing a statement of heritage impact (prepared by Department of Planning and Environment, 2023.) It has been undertaken in accordance with the principles of the Burra Charter, 2013.
- c. The subject site is located at 32 James Street, Horseshoe Bend. The property is part of the Central Maitland Heritage Conservation Area as Local Significance, as part of the Maitland Local Environmental Plan 2011.
- d. This report was prepared by CONTEMPORARY HERITAGE.

Nominated Architect: Jason Penhall

BA(Hons.) Arch., PG-Cert. Arch., M.Arch., PG-Dip. Prof. Prac.

Architect Reg. 11285



Figure 1 Site Location with Heritage Overlay
source NSW Planning Portal - Subject site shown outlined in yellow

2. HISTORICAL CONTEXT

2.1 Historical Context

The original inhabitants of the area were the Wonnarua Nation (people of the mountains and plains). The Wonnarua people are members of the Mindaribba Local Aboriginal Land Council that covers the traditional lands of more than 2 thousand hectares including Maitland, Cessnock, Singleton, Dungog and Port Stephens.

Maitland was first settled by Europeans in the early 1800s, and many historic buildings were built using local sandstone and cedar. Convict labour were cedar cutters, and they built thatched huts in the brush. Maitland was originally covered by giant red cedars, fig trees, myrtle, softwood brush, gums and swamp oaks.

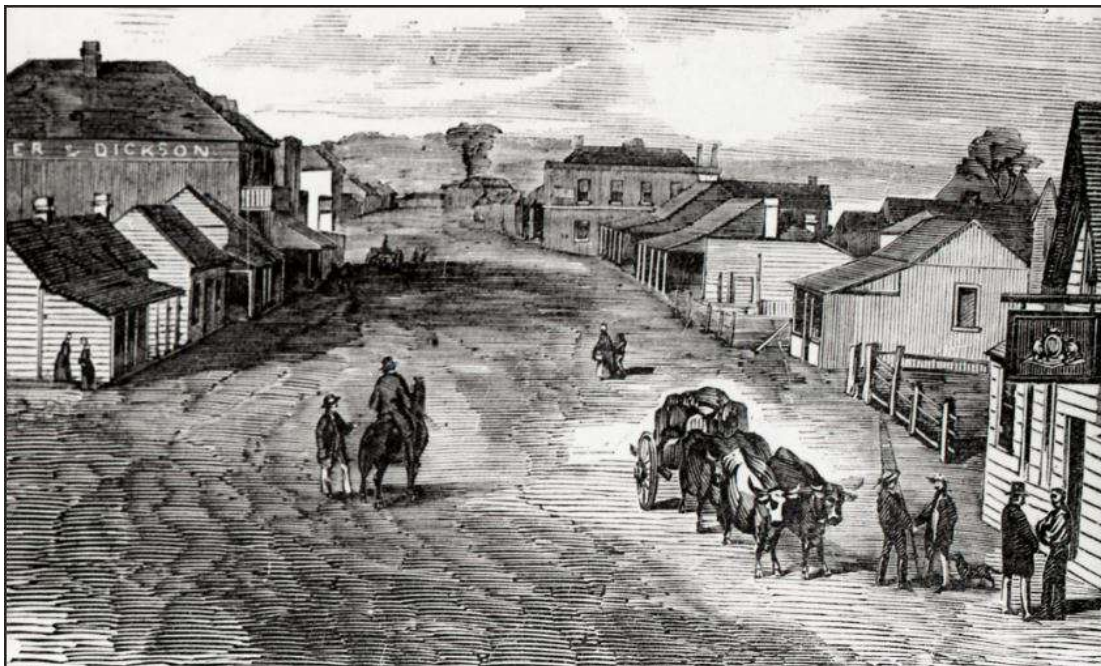


Figure 2 High Street, West Maitland, thirty years ago
Town and Country Journal, 16 December 1871

source: Living Histories John Turner Collection
<https://livinghistories.newcastle.edu.au/nodes/view/101307>

Maitland is built on the Hunter River and is one of the oldest regional centres in Australia and South Maitland is a suburb of the City of Maitland. The real story of Maitland began when a penal settlement was established in Newcastle in 1804 as the environment was considered inhospitable providing: *harsh, physical work for prisoners.*

After Governor Macquarie visited Newcastle in 1812 to visit the timber camps by sailing up the Paterson River, he permitted free men and a few convicts to cultivate land thus forming Paterson Plains. Following this success, he once again approved a further farming project along the Hunter River and Wallis creek. A further selection of people became what were known as 'tenant at will' and established farming on 30-acre portions with the promise of an eventual grant for good conduct. Those who were granted land eventually received a lot more than their original 30 acres.

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In 1818 the Governor allowed a number of people to occupy land on the river flats naming the area 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. This area was known as Wallis Plains, which was eventually renamed Maitland.¹

In a letter "To the Editor" a local resident wrote about the limits of Maitland town. The following excerpt is taken from:

Maitland, a town supposed to exist on the Hunter, is only marked out by a substantially enclosed burial ground and a small school-house. - Another Maitland has arisen, two miles distant, on the private property of two or three individuals, where there are no less than a hundred very good cottages, many of which would not disgrace the city itself. There is no Court House here—no Gaol, no Parson, no Church, no Hospital; in fact, there does not exist the necessary buildings to carry on the public business in, either as a Magistrates' Court, a Commissioner of Requests Court, or Assize Court; the latter being likely to be held now, from the great expense incurred in Government paying the demands of witnesses attending the Supreme Court in Sydney.²

As can be seen in the image below Mary Hunt (Molly Morgan after marrying Thomas 'Joe' Hunt) owned a large area to both sides of the High Street. The green arrow points out the location of the subject property:

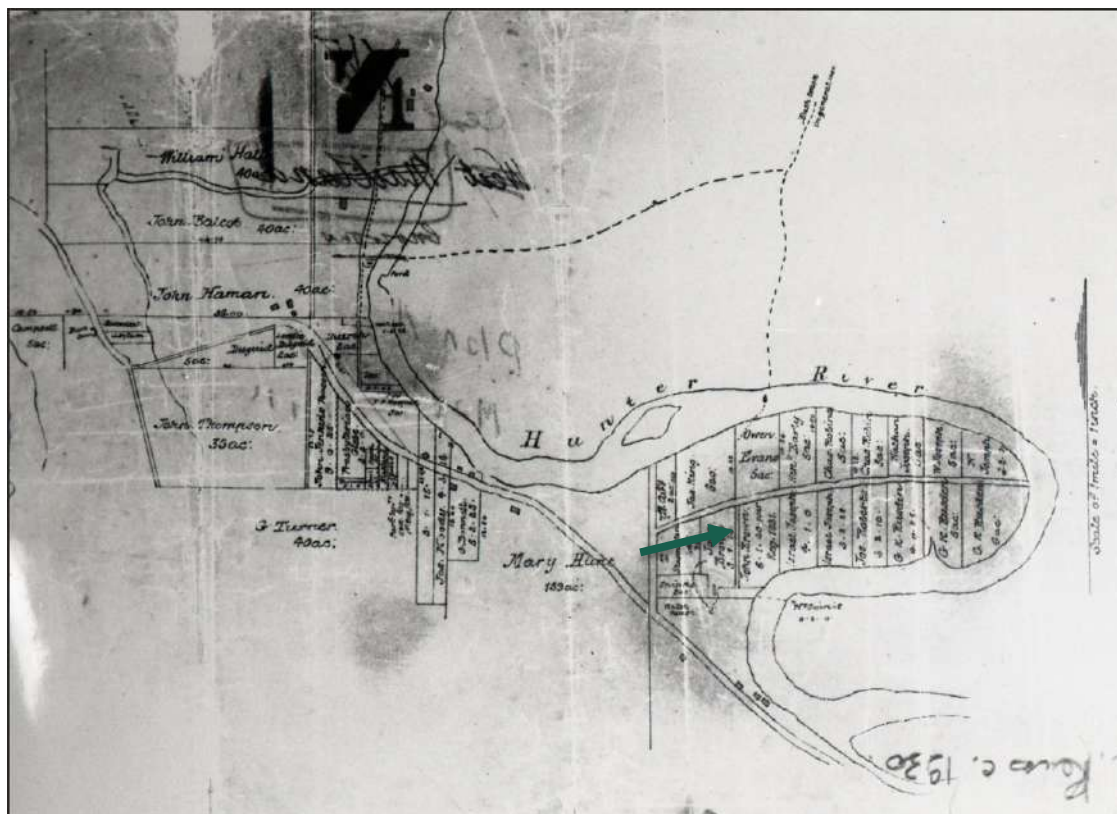


Figure 3 Plan of West Maitland, NSW, 1830

¹ Maitland DCP 2011 - as amended 21 Jul 2016 pg. 571

² Trove, (n.d). The Australian – 3 February 1832

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source: University of Newcastle Living Histories

The image below is a closer perspective of the subject location. From the image we can see the subject property at this time was owned by a John Brown.

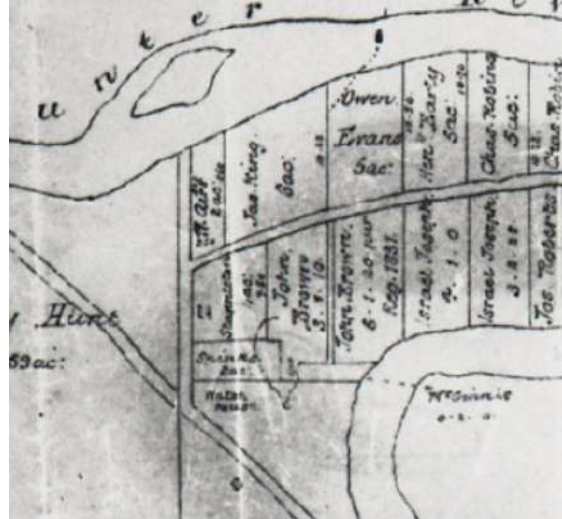


Figure 4 Plan of West Maitland, NSW, 1830

source: University of Newcastle Living Histories

The image below shows a similar plan in the late 1800s but with the street names marked out.

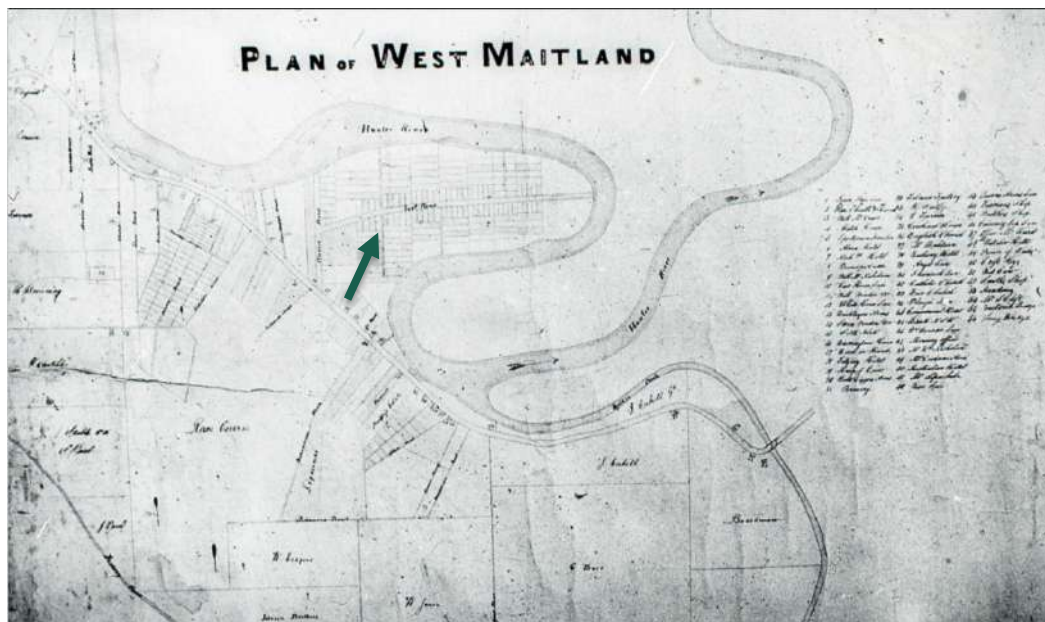


Figure 5 Plan of West Maitland, NSW, late 1800s

source: University of Newcastle Living Histories

The image below is a closer perspective of the subject location. From the image we can see the Hunter Street to the left and Government Road above, now known as Carrington Street.



Figure 6 Plan of West Maitland, NSW, late 1800s
source: University of Newcastle Living Histories

An early sale of town allotments took place in 1834:

Colonial Secretary's Office,
Sydney, 26th August, 1834.

SALE OF TOWN ALLOTMENTS.

AT Twelve o'clock of Friday the twelfth day of December next, the Collector of Internal Revenue will put up to AUCTION, at the Police Office, Sydney, the undermentioned **TOWN ALLOTMENTS**, on the Conditions authorised by Government.

Further particulars respecting the Land may be obtained from the Surveyor-General, and respecting the Conditions from the Collector of Internal Revenue.

1. NORTHUMBERLAND, $\frac{1}{2}$, Half an acre, parish of Maitland, town of Maitland, allotment No. 2 of section No. 12: applied for by Jas. Hawthorn. Price £7 per acre.
2. NORTHUMBERLAND, $\frac{1}{2}$, Half an acre, parish of Maitland, town of Maitland, allotment No. 23 of section No. 16: applied for by Wickes Norton. Price £7 per acre.
3. NORTHUMBERLAND, $\frac{1}{2}$, Half an acre, parish of Maitland, town of Maitland, allotment No. 15 of section No. 19: applied for by Wickes Norton. Price £7 per acre.
4. NORTHUMBERLAND, $\frac{1}{2}$, Half an acre, parish of Maitland, town of Maitland, allotment No. 16 of section No. 19: applied for by Wickes Norton. Price £7 per acre.

The Australian – 3 February 1832:

Maitland, a town supposed to exist on the Hunter, is only marked out by a substantially enclosed burial ground and a small school-house. - Another Maitland has arisen, two miles distant, on the private property of two for three individuals, where there are no less than a hundred very good cottages, many of which would not disgrace the city itself. There is no Court House here— no Gaol, no Parson, no Church, no Hospital; in fact, there does not exist the necessary buildings to carry on the public business in, either as a Magistrates' Court, a Commissioner of Requests Court, or Assize Court; the latter being likely to be held now, from the great expense incurred in Government paying the demands of witnesses attending the Supreme Court in Sydney

Figure 7 New South Wales Government Gazette Wed 27 Aug 1834 pg. 607
source: trove

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Figure 8 High Street, West Maitland, 1841, HWH King
The Urban Pattern of the Hunter Valley

source: (Bairstow, n.d, fig 9).

The images below show West Maitland, NSW, with a flooded high street in 1857, taken by Elijah Hart.



Figure 9 Maitland Flood Scenes, by Elijah Hart 1857

source Hunter Living Histories



Figure 10 Maitland Flood Scenes, by Elijah Hart 1857

source Hunter Living Histories

The following image is from 1878 and the subject site is pointed out with the green arrow.

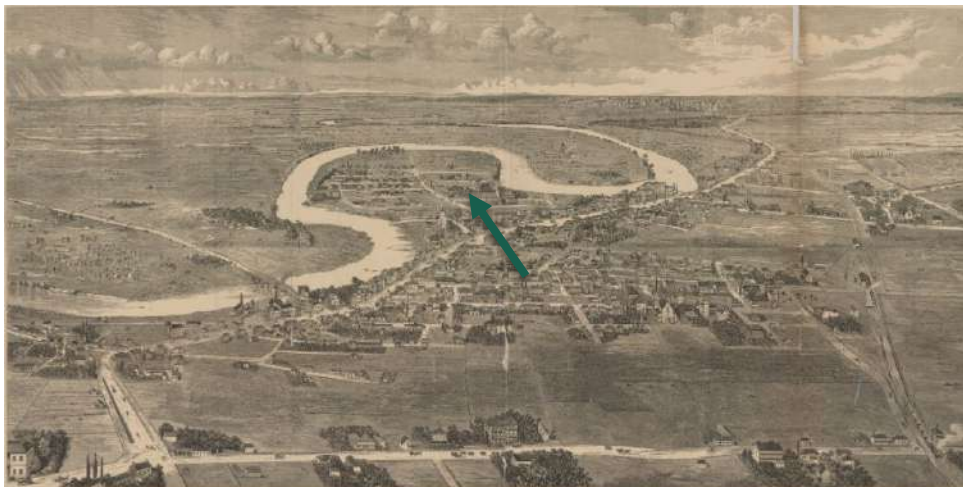


Figure 11 West Maitland, N.S.W., and its leading commercial buildings, 1878

source: University of Newcastle Living Histories

The image below is a closer perspective of the subject location.

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Figure 12 West Maitland, N.S.W., and its leading commercial buildings, 1878
source: University of Newcastle Living Histories

By the 1890s there had been an enormous amount of development and improvement of the High Street.



Figure 13 High Street, West Maitland, NSW, Australia [c.1890's]
source: (Compton & Pankhurst, 1890, fig.23).

Description:

View along High Street, Maitland looking east. Capper & Sons is located on the left [it was the only building with a lift in West Maitland]. [Destroyed by fire in 1990.] Town Hall with clock, centre, and three-storey Commercial Banking Company building to the right. Horse-drawn vehicles are in the street.

The following photos are historic images of various points of High Street, Maitland.



Figure 14 High Street, Maitland, N.S.W. [1950]

source Flickr. Murray Views: ³



Figure 15 High Street, Maitland, N.S.W. [1950]

source Flickr. Murray Views: ⁴

The image below is an image of the corner of High Street and Elgin Streets from 1910.

³ Flickr. Murray Views, Gympie, Q. Samuel Lee & Co., Printers, Stranthorpe, Q. J.N.

⁴ Flickr. Murray Views, Gympie, Q. Samuel Lee & Co., Printers, Stranthorpe, Q. J.N.



Figure 16 High Street, Maitland, N.S.W. [1910]

source Flickr. Morpeth M: ⁵



Figure 17 High Street, Maitland, N.S.W. [1913]

source Flickr. Morpeth M:

2.2 Horseshoe Bend

The map below shows the area of West Maitland in 1880. The map is in reference to the planned embankments along the river. The green arrow points toward the subject location. We can see on the map the at this time James Street finishes short of High Street, and Carrington Street to the north of James Street was then names Government Road.

⁵ Flickr. Morpeth M



Figure 18 Floods in the Hunter – HRFC Plan of West Maitland showing the position of the proposed embankment.

source Living Histories

The following image shows a Floods in the Hunter report dated 1890. The report shows 67 extreme flood levels above datum and year of flood. The highest flood limit since 1820. DATUM is 74.75 feet, below BME on base course of brick house, near the Falls at West Maitland; or 48.75 feet, below High Water at Newcastle.⁶

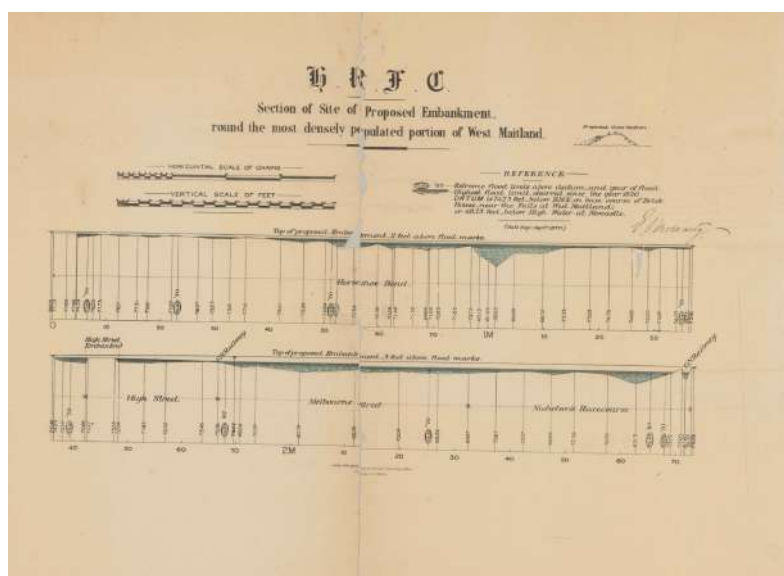


Figure 19 Floods in the Hunter – HRFC Plan of West Maitland showing the position of the proposed embankment.

source Living Histories

⁶ Living Histories, (2025).

The following image is an article taken from the Newcastle morning herald and Miners' Advocate (NSW : 1876 – 1954), on Thursday 27th of June 1889, titled Flood Prevention Maitland. The article refers to a town meeting, where the residence of the area requested that "Council" commence work on strengthening and widening an early constructed embankment to the rear of Horseshoe Bay. The article also discusses the residence request for the management of stormwater within Horseshoe Bend.

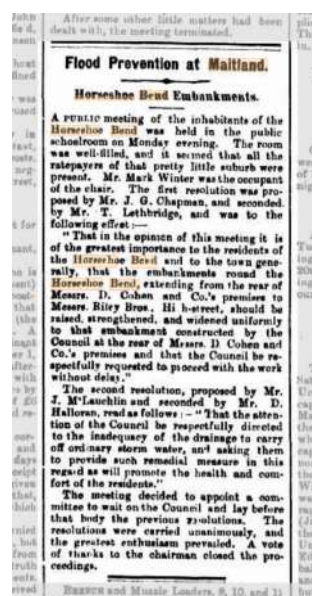


Figure 20 Newcastle Morning Herald and Miners; Advocate (NSW: 1876 – 1954) / Thu 27 Jun 1889 / Page 7 / Flood Prevention Maitland.

source Trove

The following article taken from the Newcastle Morning Herald and Miners; Advocate (NSW: 1876 – 1954), on Saturday the 25th of January 1908, refers to water being deposited from a drain to a sandy area within a quiet street of horseshoe bend by a local contractor. The residence of the area was in protest of the water being deposited, stating it was "offensive". The water was tested and found to be cleaned domestic sewage water.



Figure 21 Newcastle Morning Herald and Miners Advocate (NSW 1876–1954) SatJan 1908
source Trove

The following image is an article taken from the Newcastle Morning Herald and Miners; Advocate (NSW: 1876 – 1954) on Saturday the 13th of July at 1912, titled The Horseshoe Bend. The article discusses the slow progress being made in the application for the extension of James Street to High Street, at the time offering an entrance to High Street between “between the store occupied by D. Cohen 'and Co. and the residence of Dr. Harbison”.



Figure 22 Newcastle Morning Herald and Miners Advocate (NSW 1876–1954) Sat13 Jul 1912
source Trove

⁷ Trove. The Horseshoe Bend.



Figure 23 Maitland, N.S.W., May 1913 flood.

source Maitland City Library

The following image is a news article taken from the Newcastle Sun (NSW 1918 – 1914) on Tuesday 22nd December 1931. The article refers to recent work to the riverbank to support the prevention of future floods. The work included digging slopes along the river bed and the addition of sandstone blocks.

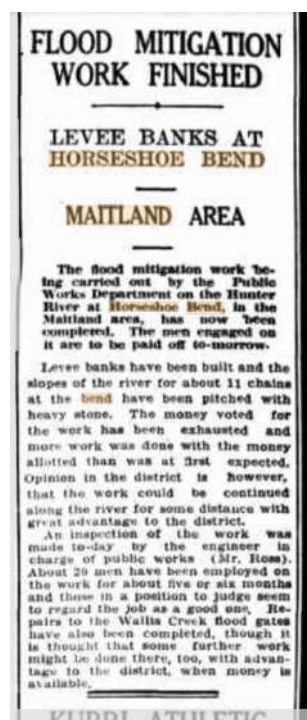


Figure 24 The Newcastle Sun (NSW: 1918 – 1954) / Tue 22 Dec 1931 / Page 10 / Flood Mitigation Work Finished.

source Trove

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The following image shows a flooding within Horseshoe bend dated 1949.



Figure 25 Houses under flood at Horseshoe Bend area. 1949

source Newcastle Libraries

The image below shows a photograph taken in February 1955 from the corner of James Street and High Street.



Figure 26 Maitland, N.S.W. February 1955 flood.

source Maitland City Library

The image below taken by Lucy, Jim in 1955 shows the flood damage in what is thought to be Carrington Street, however there is consideration as to whether this photograph is actually showing part of James Street.



Figure 27 Maitland Flood Damage, 1955: Lucy Collection.

source Living Histories

2.2 32 James Street, Horseshoe Bend

The maps below are taken from the NSW Government Historical Imagery showing a basemap imagery of the property. The maps offer an aerial context of the developmental progress of the subject area. The first image is from 1944. The green arrow points toward the location of the subject site.



Figure 28 NSW Imagery Basemap Service – 1944

source Historical Imagery

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Figure 29 NSW Imagery Basemap Service – 1976
source Historical Imagery



Figure 30 NSW Imagery Basemap Service – 1984
source Historical Imagery



Figure 31 NSW Imagery Basemap Service – 1993
source Historical Imagery



Figure 32 NSW Imagery Basemap Service – 1998

source Historical Imagery

From the aerial views above dated 1944 - 1998, we can see that there was originally a large building on the land in line with the remaining residences along James Street. In 1976 this building was no longer there, with the land remaining vacant ever since. The following is basemap imagery is taken from 2020. From the aerial views we can see that the property and surrounding properties have undergone significant changes between 1944 and 2020.



Figure 33 NSW Imagery Basemap Service – 2020

source Historical Imagery

3. PLANNING AND HERITAGE CONTEXT

3.1 Maitland Local Environment Plan 2011 - amended 28 March 2025

The subject site is listed in the LEP 2012 Schedule 5 as being within the Central Maitland Heritage Conservation Area.

There are no heritage items in the vicinity.

5.10 Heritage conservation

(4) Effect of proposed development on heritage significance

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

(5) Heritage assessment

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

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

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

In compliance with Clause 5 (b), a Statement of Heritage Impact has been prepared to assess the impact that the proposed development will have on the significance of the Conservation Area.

4. MAITLAND DEVELOPMENT CONTROL PLAN

Amended 21 July 2016 - The following excerpts are relevant to this application:

4.1 C.4 Heritage Conservation

The site is located within the Central Maitland Conservation Area.

The following is an extract from the LEP dated that is relevant to this proposal:

Part 4 - General Requirements for New Buildings in Historic Areas

4.1 Siting a New Building

Objective:

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

General Requirements:

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

4.2 Scale Objectives:

- *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;*
 - *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.*

General Requirements:

- a. *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.*
- b. *Large houses may be better located on large allotments in less sensitive areas.*
- c. *New houses should generally remain at single storey in areas where the majority of buildings are single storey.*
- d. *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 relate to the scale of existing development around the landmark and respect its prominence.

4.3 Proportions

Objective:

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

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.

4.4 Setbacks

Objective:

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

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.

4.5 Form & Massing

Objective:

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

General 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.

4.6 Landscaping

Objective:

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

General Requirements:

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

4.7 Detailing

Objective:

- To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings.

General Requirements:

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

4.8 Building Elements & Materials

Objective:

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

General Requirements:

4.8.1. Doors and windows

- a. New doors and windows should proportionally relate to typical openings in the locality.
- b. Simply detailed four panel doors or those with recessed panels are generally appropriate.
- c. Mock panelling, applied mouldings and bright varnished finishes should be avoided.
- d. Older houses have windows which are of vertical orientation and this approach should be used in new buildings.
- e. 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.
- f. 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.

- g. Coloured glazing, imitation glazing bars and arched tops are not encouraged.*

4.8.2 Roofs

- a. Corrugated galvanized iron (or zincalume finish) is the most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable.*
- b. 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.*
- c. Other materials to avoid include modern profile steel deck.*
- d. Ogee profile guttering is preferable to modern quad profile. Plastic downpipes should be avoided in prominent positions.*

4.8.3 Paving

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

4.8.4 Walls

- a. 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.
- b. Weatherboard*
150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.
- c. Brick*
 - i. Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked.*
 - ii. Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks.*

5. PHYSICAL DESCRIPTION

5.1 Context

- a. The subject site is a vacant lot located along James Street.
- b. The subject property is not a Heritage Item but is located within the Central Maitland Heritage Conservation Area of Local Significance.
- c. The site is relatively level large site spanning from James Street to the rear of 50 Carrington Street, Horseshoe Bend, in a westerly to easterly direction.
- d. The street is typically a residential street with a mixed typography of building structures, including single and double storey buildings, with a variety of roof forms and street facing architectural features, including ground floor and first floor verandahs.

5.2 Statement of Significance

Statement of Significance

Central Maitland Heritage Conservation Area

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.

5.3 Summary Condition and Fabric

Exterior



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6. THE PROPOSAL

6.1 Introduction

- a. The proposal is for the residential development of the subject site.
- b. The proposal includes a new three-bedroom, two storey dwelling to be constructed at the rear of the property and a new two-bedroom, two storey dwelling to be constructed towards the front of the property and facing James Street.
- c. The property is located in a flood prone area with the FPL level shown on the plans as being 10.220 AHD. The proposal accommodates this with all habitable spaces located above this FPL.
- d. Building A, located towards the front of the property and facing James Street will house a storage area at ground level and a main living area with kitchen, dining, lounge, two bedrooms, a bathroom and verandah at first floor.
- e. Building B, to be located to the rear of the property is to house a single garage and enclosed storage area at ground level, and a main living area with three bedrooms including a master bedroom with ensuite, kitchen, dining, lounge, bathroom, laundry and office space leading to a first-floor deck at the rear of the property.
- f. The proposal includes the addition of a pool to the rear of the newly proposed primary dwelling.

6.2 Documents

This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes if required in order to make the proposal more appropriate in the heritage context.

Documents reviewed in preparation of this Heritage Impact Statement were prepared by **Your Home Designs:**

Page No	Description	Revision	Date
DA.00	COVER PAGE	S3.B	18 / 07 / 25
DA.01	INDEX AND SITE ANALYSIS		
DA.02	BASIX		
DA.03	EXISTING AND DEMOLITION PLAN		
DA.04	PROPOSED SITE PLAN		
DA.05	EROSION AND SEDIMENT CONTROL PLAN		
DA.06	STORMWATER PLAN		
DA.07	CUT AND FILL PLAN AND DRIVEWAY SECTION		
DA.08	PROPOSED FLOOR PLANS		
DA.09	SITE ELEVATIONS		
DA.10	BUILDING A – GROUND FLOOR PLAN		
DA.11	BUILDING A – FIRST FLOOR PLAN		
DA.12	BUILDING B – GROUND FLOOR PLAN		

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DA.13	BUILDING B – FIRST FLOOR PLAN
DA.14	JAMES STREET ELEVATION
DA.15	BUILDING A – ELEVATIONS
DA.16	BUILDING A – ELEVATIONS
DA.17	BUILDING B – ELEVATIONS
DA.18	BUILDING B – ELEVATIONS
DA.19	SECTION 1
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DA.21	SECTION 2
DA.22	SHADOW DIAGRAMS
DA.23	PRECEDENT / CONCEPT IMAGES
DA.24	COLOURS AND MATERIALS SCHEDULE
DA.25	WINDOW SCHEDULES
DA.26	DOOR SCHEDULES

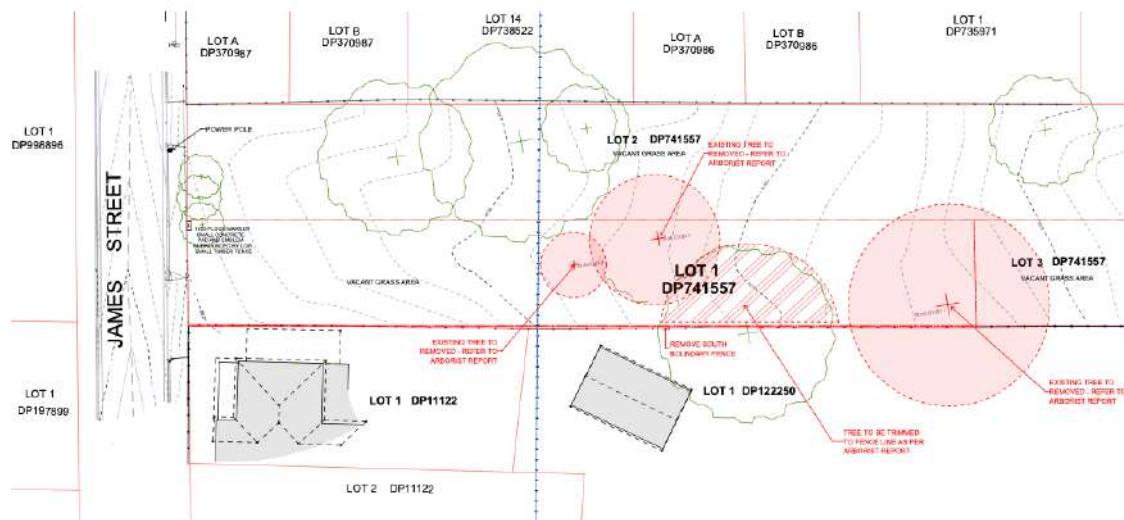


Figure 34 EXISTING SITE PLAN
source Your Home Designs

Statement of Heritage Impact
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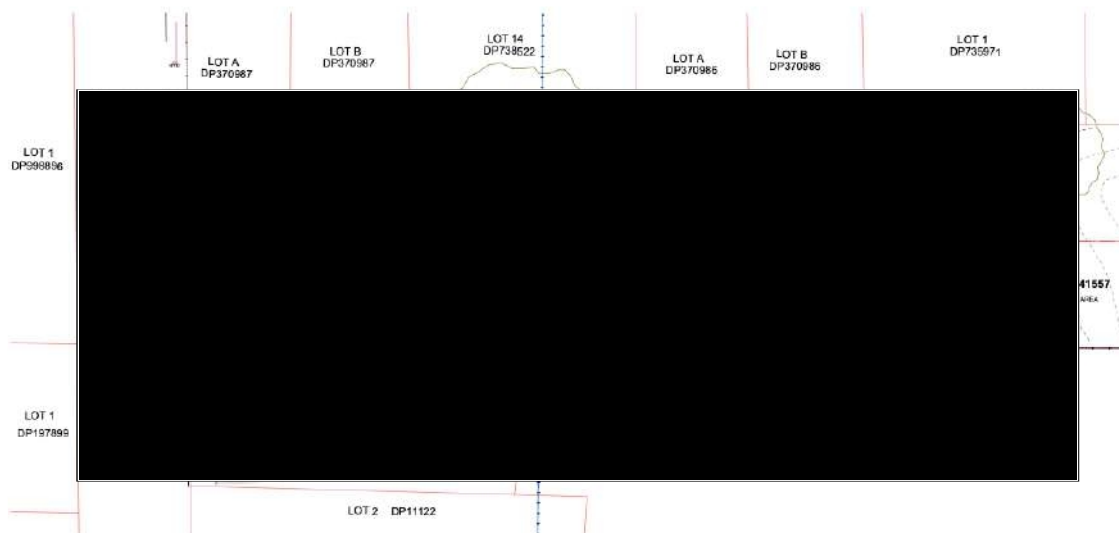


Figure 35 PROPOSED SITE PLAN
source Your Home Designs



Figure 36 PROPOSED FLOOR PLANS
source Your Home Designs

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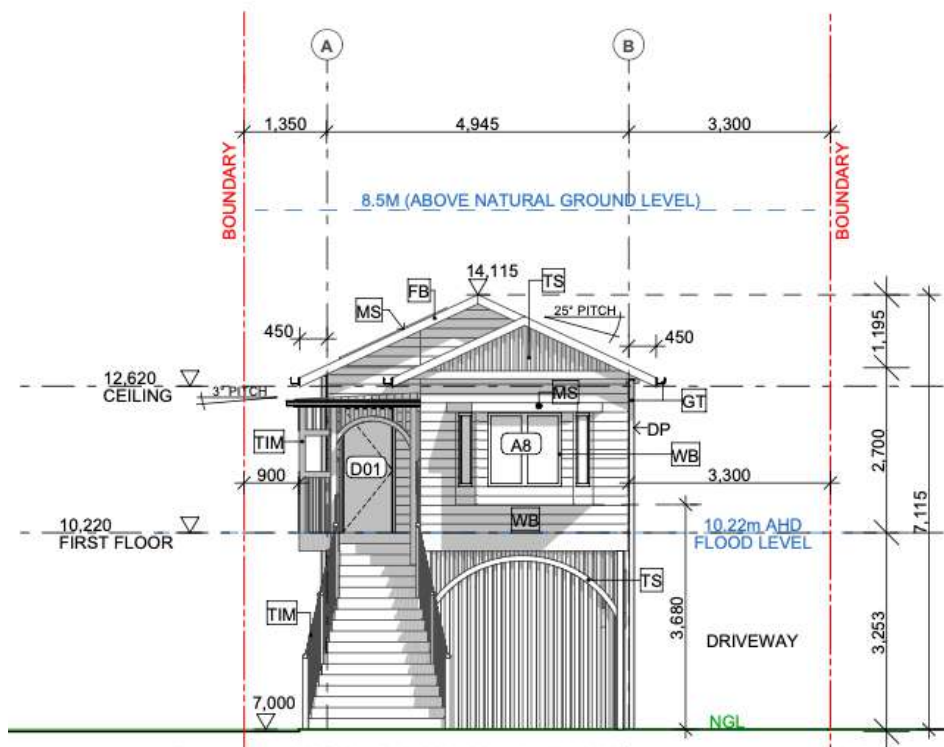


Figure 37 FRONT ELEVATION
source Your Home Designs

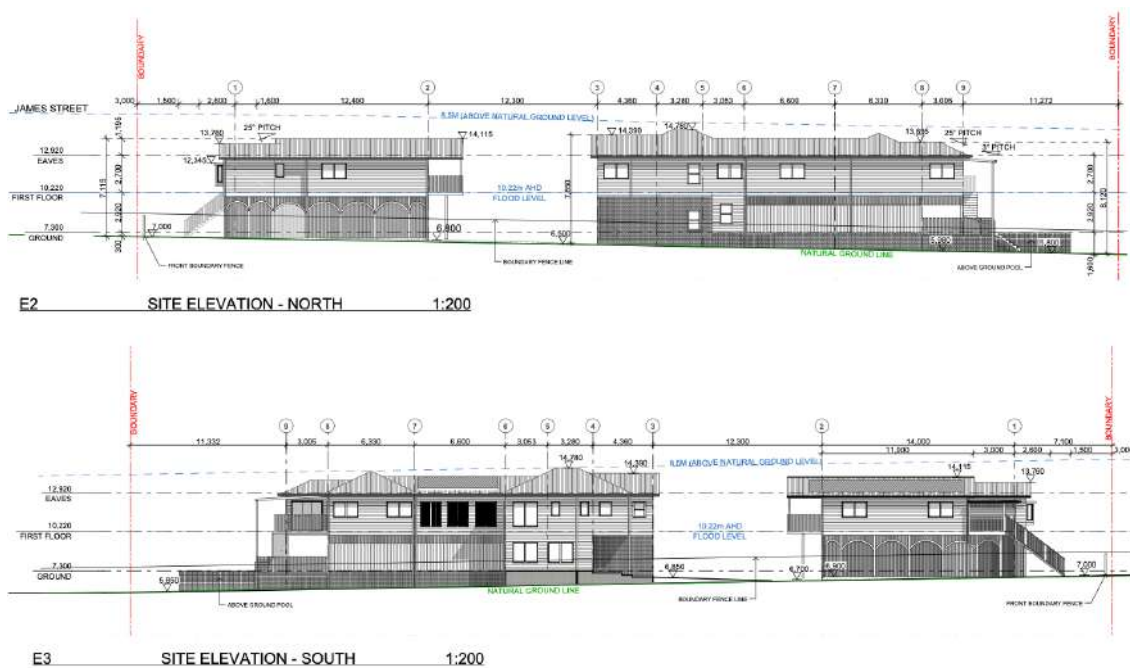


Figure 38 ELEVATIONS
source Your Home Designs

7. ASSESSMENT OF IMPACT

7.1 Identification of Impacts

- a. Potential impacts arising from the proposed development include:
 - Impact on the subject property and streetscape.
 - Impact on the Heritage Conservation Area and contributory buildings in the vicinity.
- b. This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the policies and guidelines of the relevant planning instruments.

7.2 Assessment of Impacts

- a. The subject property is a vacant lot, with no built structures, but an existing dropped curb adjacent to the neighbouring property 30 James Street.
- b. The site is located toward the northern end of James Street between Carrington Street and Odd Street, within an eclectic mix of residential building typologies.
- c. The site itself has been subject to substantial change. As identified in the aerial views earlier in the report we can see that the parent lot was originally occupied by a large structure in 1944, and by 1974 this structure was no longer visible. The lot has since remained vacant and been subdivided lengthwise into two narrower lots.

Proposed Development

- a. The proposed infill development will see a positive reintroduction of function to the site that is compatible with the residential setting of the street as well as the zoning which should be encouraged.

Siting

- b. The proposed development responds to the predominant setback along the street which is positive, providing a setback from James Street of 6.3m which is in excess of the established street setback on the eastern side of James Street.
- c. Building A is significantly smaller than Building B, allowing for the streetscape presentation of the dwelling to maintain front and side setbacks that are consistent with the neighbouring properties along the street and should be considered positively.
- d. The setbacks of Building B are mitigated by its set back positioning, obscured from view by the neighbouring properties, the smaller front dwelling (building A), and existing vegetation. This mitigates impact of a larger dwelling towards the front of the site, particularly given the flood planning requirements necessitating two storey structures.
- e. The proposed development follows the streets pattern of development, with the infill proposal contributing to the streets existing rhythm, consistency of repetition and overall streetscape, currently interrupted by the vacant lot, which is positive.
- f. The proposed development presents to the street with a density and built form pattern that is consistent in size and proportion to the existing residential buildings along the

street, offering an infill development that improves the solid to void ratios within the streetscape which is positive.

- g. The positioning of Building A along the street allows for the addition of a driveway between the proposed dwelling and the neighbouring property 30 James Street. The driveway will allow for off street parking for both properties as well as vehicle access the rear property proposed garage.
- h. The proposed driveway is to utilise the positioning of the existing dropped curb along the street front boundary, maintaining the existing rhythm for off street parking along the street which is positive.

Building A - Street front dwelling

- i. The proposal is for a two-storey dwelling with an enclosed garage at ground floor level accessed from the rear of the structure, and a two-bedroom living space at first floor level, in response to the existing flood plain levels.
- j. Whilst two-storey, scale is managed with reference to existing dwellings within the street which include a number of two-storey buildings, typically with similarly narrow frontages.
- k. The narrow width of the street facing building also assists in reducing the overall ridge height which is positive.
- l. It was recommended that the proposal references the eave and ridge levels of neighbouring structures in the vicinity. In particular, 30 James Street, 28 James Street and 26 James Street, demonstrating that the proposed two storey dwelling is in keeping with the existing rhythm of the street. This has been provided on drawing DA.14 and demonstrates the proposal suitably within its streetscape.
- m. It was recommended that the roof pitch be altered to remain consistent with the pitch of the contributory buildings within the street, this has resulted in a slight increase to roof height however also results in a more sympathetic built form, using a steeper roof pitch that better responds to the context.
- n. It was recommended that consideration be given into the reduction of the first floor ceiling level to 2.7m, allowing for the eaves and ridge levels to be reduced and mitigating the potential of the proposal to detract from contributory buildings in the vicinity. This recommendation has been adopted, altering the ceiling level of the dwelling to 2.4m and suitably managing height within the streetscape.
- o. It was recommended that the street facing elevation be developed further through articulation of roof forms. This recommendation has been adopted and assists in reducing the potential impacts on scale that are otherwise exacerbated by the flood planning level that affects the site.
- p. It was recommended that the windows and doors of the dwelling be altered to provide vertical orientation and proportions that are consistent with the solid and void openings of the neighbouring contributory buildings. This recommendation has been adopted and assists in providing a sympathetic presentation to the street.
- q. The front door should be a simply detailed door with recessed panels.

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- r. It is usually preferred that windows and doors within the dwelling be timber framed however the Client would like to reduce potential maintenance issues as much as possible, particularly given that all work is new infill.
- s. The designers have been careful to reference important design elements of contributory buildings in the vicinity such as verandahs, chimneys or patterns of openings without mimicking early details which is positive.
- t. The enclosed storage space has been developed further in order to articulate and mitigate the potential impacts of mass.

Building B - Rear Dwelling

- u. The proposal is for a two-storey dwelling with an enclosed garage at ground floor level and a three-bedroom living space at first floor level, in response to the existing flood plain levels.
- v. The proposed development is to be located behind a proposed street facing dwelling and considerably set back from the street. Though the presentation of a larger dwelling to the rear is not typical for the area, the dwellings proposed location reduces the potential for a mass that presents as dominant within the street.
- w. It was recommended that the proposal references the eave and ridge levels of neighbouring structures in the vicinity. In particular, 30 James Street, 28 James Street and 26 James Street, demonstrating that the proposed two storey dwelling is in keeping with the existing rhythm of the street. This has been provided on drawing DA.14 and demonstrates the proposal suitably within its streetscape.
- x. It was recommended that the roof pitch be altered to remain consistent with the pitch of the contributory buildings within the street, this has resulted in a slight increase to roof height however also results in a more sympathetic built form, using a steeper roof pitch that better responds to the context.
- y. It was recommended that consideration be given into the reduction of the first floor ceiling level to 2.7m, allowing for the eaves and ridge levels to be reduced and mitigating the potential of the proposal to detract from contributory buildings in the vicinity. This recommendation has been adopted, suitably managing height within the streetscape.
- z. The roof level has been lowered to below that of the neighbouring two storey properties in the vicinity, further demonstrating its submissive positioning and scale within the street, and reducing the potential visual impact to the street with the modulation of walls, openings and roof planes in context with the neighbouring buildings.
- aa. The visual mass and scale of the building is reduced through materiality by the use of brick and vertical screening on the ground floor and weatherboard to the first floor.
- bb. It is usually preferred that windows and doors within the dwelling be timber framed however the Client would like to reduce potential maintenance issues as much as possible, particularly given that all work is new infill and the building is substantially setback from the street.

- cc. Overall, the dwelling is larger than surrounding development due to flood planning requirements. The below recommendations could be considered in order to mitigate impacts further if necessary:
- The southern wall at first floor level could be articulated to reduce the impacts of the continuous wall length. The roof could be similarly articulated to mitigate impact.
 - The larger single volume could be articulated so as to present as two smaller volumes leaving the floor plan largely unaltered. Consider aligning the wall between Bedroom 2 and 3 with the atrium, allowing Bedroom 3 and Pantry to be setback an additional 600mm from the southern boundary. This central section could be accommodated beneath a more discreet "linking" roof, retaining hipped roofs to the volumes either side.
- dd. The proposal allows for the addition of an inground pool with associated fencing. The proposed pool is obscured from street view, due to its considerable setback behind the proposed dwellings and neighbouring properties, mitigating any potential impact to the conservation area.
- ee. As recommended, a material and colours schedule has been provided as part of the final design on drawing DA.24 which is supported.

Landscaping

- a. It is recommended that landscaping elements are used to reduce potential visual impacts to and from the proposed changes and the views and vistas along James Street.
- b. It is recommended that hard surfaces within the landscaped area be kept to a minimum, and the use of planting to screen hard surfaces is encouraged.
- c. Consideration should be given into the use of landscaping to offer shade and screening within the proposed development.
- d. The driveway should consist of wheel strips – this has been adopted.
- e. Increasing the rear setback and decreasing building separation nominally to support retention of the existing mature tree was considered however this is not possible due to the existing sewer alignment and turning space required.
- ff. It is recommended that the boundary fencing is included, demonstrating the proposed materiality, form and scale.

7.3 Views and Settings



Looking toward the neighbouring property at 30 James Street.



Looking from the front boundary along James Street in a northerly direction.



Looking from the front boundary along James Street in a northerly direction.



Looking from the front boundary across James Street in a westerly direction.



Looking from the front boundary across James Street in a south westerly direction.



Looking from the front boundary along James Street in a southerly direction.

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Looking from across James Street toward the subject property in an easterly direction.



Looking from across James Street toward the subject property in a north easterly direction.



Looking from across James Street toward the subject property in a south easterly direction.



Looking along James Street towards the subject property in a north easterly direction. The green arrow points toward the subject property.



Looking toward the neighbouring properties at 30 James Street (left) & 28 James Street (right).



Looking along James Street towards the subject property in a north easterly direction. The green arrow points toward the subject property.

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Looking toward the neighbouring property located at 18 James Street.	Looking along James Street in a north to north easterly direction.
	
Looking along James Street in a northerly direction.	Looking toward the neighbouring property at 19 James Street.
	
Looking along James Street toward the subject property in a southerly direction. The green arrow points toward the subject property.	Looking along James Street toward the subject property in a southerly direction. The green arrow points toward the subject property.

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Looking along James Street in a southerly to south westerly direction.	Looking along James Street toward the subject property in a southerly direction. The green arrow points toward the subject property.
	
Looking along James Street toward the subject property from the intersection of James Street and Carrington Street in a southerly direction. The green arrow points toward the subject property.	Looking from across Carrington Street toward James Street and the subject property in a southerly direction.

- a. The significance of the Heritage Conservation Area will not be diminished as a result of the proposed development.
- b. The proposed development will not negatively impact upon views within the Heritage Conservation Area given the sites position among existing development.

7.4 Materials and Colours

- a. The material and colour selections for the proposed additions should complement the contributory buildings within the conservation area whilst maintaining legibility.
- b. It is usually preferred that windows and doors within the dwellings be timber framed however the Client would like to reduce potential maintenance issues as much as possible, particularly given that all work is new infill or setback considerably from the street.
- c. The proposed cladding should be a weatherboard of 150mm with a profile of a simple form and square edged. Imitated profiles such as timber should be avoided.
- d. The roof should be a light to medium grey colour with profile that is sympathetic to the contributory buildings within the conservations area, such as a custom orb profile.
- e. A full colour and materials schedule should be included as part of the final application.
- f. The colours and materials, identified within drawing DA.24 or similar are supported.

8. RECOMMENDATIONS AND CONCLUSIONS

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

- a. The proposal is sympathetic to the character of the Central Maitland Heritage Conservation Area.
- b. The following measures could be considered to further mitigate impact:
 - Building B - The southern wall at first floor level could be articulated to reduce the impacts of the continuous wall length. The roof could be similarly articulated to mitigate impact.
 - Building B - The larger single volume could be articulated so as to present as two smaller volumes leaving the floor plan largely unaltered. Consider aligning the wall between Bedroom 2 and 3 with the atrium, allowing Bedroom 3 and Pantry to be setback an additional 600mm from the southern boundary. This central section could be accommodated beneath a more discreet "linking" roof, retaining hipped roofs to the volumes either side.
- c. The design meets the objectives of the DCP and will sit well within the Central Maitland Heritage Conservation Area.
- d. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- e. The final assessment is that based on the considerations within this Statement of Heritage Impact, the proposal should be approved.



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CONTEMPORARY HERITAGE



Jadine Penhall

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