

## **Statement of Heritage Impact**

Demolition of Outbuildings

Alterations and Additions to Residence

Including new outbuildings, gardens & fences

‘Riverview’

Local heritage item 179

Located within Heritage Conservation Area C2

1 Oakhampton Road, Maitland NSW

northern corner with Hannan Street

Lot 1, DP 666810 and Lot 1, DP 936146



## Contacts

### Consultant

Mark Fenwick

Placemark Consultants

m: 0400 381 575

Mark.fenwick@placemark.net.au

Architect NSW ARB 7348

ABN 47 604 398

### Client

Ben Roose

Maitland, NSW

### Architect

Edward Highton, Hutch Architecture

Parry Street, Newcastle West

[www.hutcharchitecture.com.au](http://www.hutcharchitecture.com.au)

[hello@hutcharchitecture.com.au](mailto:hello@hutcharchitecture.com.au)

m: 0426 457 431

## Document Control

Issue	Description	Date	reviewed
A	Draft 60%	13.05.2025	mpf/eh/br
B	For DA	11.08.2025	mpf

Image 1: cover – Landmark position- Northern corner of Hannan Street and Oakhampton Road, Maitland  
For all photographs used in this report, unless acknowledged otherwise are by Mark Fenwick, Placemark Heritage

# Contents

<b>1</b>	<b>The Heritage Item &amp; Site</b>	<b>4</b>
1.1	Introduction	4
1.2	Methodology	4
1.3	Limitations	4
1.4	Listing and Compliance	4
1.5	Development Control Plan	5
1.6	Site Description	7
1.7	Country	8
1.8	Site Location & Context	8
1.9	Proposed Works Area	9
1.10	Existing Conditions	9
1.11	History – ‘Riverview’	17
<b>2</b>	<b>Heritage Values and Significance</b>	<b>21</b>
2.1	Introduction	21
2.2	Assessment by Criteria	21
2.3	Statement of Significance ‘Riverview’	23
2.4	Grading of Significance Contribution	23
2.5	Statement of Significance HCA	26
<b>3</b>	<b>Proposed Works or Changes</b>	<b>26</b>
3.1	Proposed Works	26
3.2	Drawing References	27
3.3	Context for ‘Riverview House’	28
3.4	Gardens & Landscape Existing & Proposed	29
3.5	Key Sightlines	29
3.6	Previous Consultation	31
<b>4</b>	<b>Heritage Impact Assessment</b>	<b>31</b>
4.1	Matters for Consideration	31
4.2	Statement of Heritage Impact	32
<b>5</b>	<b>Supplementary Information</b>	<b>33</b>
5.1	Hannan Street	33
5.2	Old Title Deeds	34

# 1 The Heritage Item & Site

## 1.1 Introduction

Placemark Consultants have been engaged by Ben Roose, the owner, to consider the proposed alterations and additions to the existing residence with respect to the significance of the heritage item and the Heritage Conservation Area. The following review assesses the potential impact on the heritage significance of 'Riverview'. This report and Statement of Heritage Impact are required to accompany the owner's Development Approval application to Maitland City Council.

The following considers how the proposed development would or would not have an acceptable impact on the heritage significance of the site. The conclusions are provided as Section 4.

## 1.2 Methodology

The methodology adopted for the preparation of this report was to:

- Meet with the client. Take their Brief. Discuss planning concepts.
- Examine the site survey drawing describing existing conditions.
- Measure, photograph the house and prepare base floor plans.
- Photograph the house.
- Research the history of the place.
- Meet with the design architect. Outline significance.
- Participate in a Pre-DA meeting with MCC.
- Revisit the site, note and photograph existing context.
- Walk the neighbourhood noting qualities of the existing streetscape.
- Participate in design reviews. Provide input.
- Review final DA drawings including Landscape.
- Assess likely impact by the proposed development on the significance of the local item.
- Assess likely impact by the proposed development on the significance of the HCA.
- Prepare the report and Statement of Heritage Impact.

## 1.3 Limitations

For the purposes of this report, the history presented in section 2 was derived from secondary sources and was not prepared as an academic history.

## 1.4 Listing and Compliance

Development Approval is required for proposed works that will change a heritage item (this can include an Aboriginal object; a building; relic; or tree) including changes to a building's interior. Approval is required for a new building on land where an item is located or within a Heritage Conservation Area.

'Riverview' is a locally listed heritage item in Schedule 5, Environmental Heritage of LEP 2011. It is Local item 179, located within the Central Maitland Heritage Conservation Area. Local Item C2.

Section 5.10 of the LEP requires the preparation and submission of a Statement of Heritage Impact. This is a requirement for any proposed changes to a listed place, in the vicinity of a listed item or within a Heritage Conservation Area. This requirement is a mechanism intended to inform and to assist in protecting the heritage significance of a place.

The LEP Clause 5.10 (1) lists the objectives and purpose for this assessment including:

- to conserve the environmental heritage of Maitland LGA.
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

Listing	Item Name	Listing Number
Adjacent to	-	
Contributory to HCA	'Riverview' (residence)	C2
Local Heritage Item	'Riverview' (residence)	Item 179
State Agency s.170 register	-	
State Heritage Register	-	
Commonwealth List	-	
National Heritage List	-	
Buffer to World Heritage	-	
World Heritage List	-	
National Trust		

The Local Environment Plan (LEP) provides the Heritage Map for Maitland LGA. Extracts from sheet 004A follow showing the subject site as local heritage item 179.

Refer to the map extract below:



Image 2: Locally Listed item 179 & HCA C2  
Source: Maitland LEP2011 Heritage Map sheet 004A



Image 3: Aerial view  
Source: NSW explorer 05.05.2025

Also refer to Supplementary Information: annexure.

## 1.5 Development Control Plan

The Local Environmental Plan is supported by the Maitland Development Control Plan 2011 (DCP) that provides specific controls for development types and localities. The DCP also provides Conservation & Design Guidelines. Council considers this DCP when determining Development Applications for approval. Council can consider a proposed departure from the DCP, provided that it can be addressed and justified.

DCP reference	Control	notes
<b>C.4</b>	<b>Heritage Conservation</b>	
C.4 Part 3.1	Sympathetic design	Respecting architectural character and style of the item and streetscape; enhance public appreciation. Avoid a confused understanding of the place by using mimicry or replication. Use appropriate scale, proportion, and materials. Retain key elements and forms.
C.4 Part 3.2	Siting, Setback & Orientation	Provide an appropriate visual setting for the heritage item and for a place within the HCA. Maintain existing orientation.
C.4 Part 3.3	Size & Scale	Alterations and additions should respect the character of the building and local area. Additions should not overwhelm the host building.
C.4 Part 3.4	Roof Forms & Shapes	Retain characteristic scale and massing, shape of the item's and local roof forms. Retain chimneys.
C.4 Part 3.5	Materials & Colours	Respect the significance and character of the existing building and surrounding area. Avoid using highly reflective materials. New detail should be in character using colour and materials which complements original fabric.
C.4 Part 3.6	New Detail & Openings	Do not mimic the host building. Use existing patterns and proportions for new alterations and additions to achieve an appearance compatible with the host building.
C.4 Part 3.7	Evidence Authentic Reconstruction	If reconstruction of a structure or feature is adopted ensure the known significance of the place is retained and /or revealed. Reconstruction is to be based on evidence of the original detail.
C.4 Part 3.8	Removal previous Unsympathetic A+As	Ensure all previous period contributions are respected. Only remove intrusive elements of low significance in order to reveal attributes of much greater significance. Well integrated changes can be retained. Use appropriate materials.
C.4 Part 3.9	Services & New Technologies	Minimise detrimental impact when installing plant, exhaust systems, equipment, antennae, satellite dishes solar panels or similar. Do not fix to chimneys or other existing features. If no other options are available, use the rear elevation then use the minimum required to achieve essential outcomes.
C.4 Part 3.10	Landscaping	Retain contributing and important trees and plants. Incorporate into new landscape design. Retain patterns in the heritage streetscape. Do not compromise views into and out from the HCA. Garden structures to be appropriate to the scale and character of the main building. Minimise hard surfaced areas.
C.4 Part 11	Fences	Retain original authentic fences where possible. Provide new fencing consistent with established patterns. Fences should be simple, detail compatible with the house and not solid. Plain or painted solid metal fences are not appropriate.
C.4 Part 12	Garages, Carports & Sheds	Detached, at the rear using appropriate design and materials appropriate to the place and host building.

Section E of the DCP 2011 E.3.2 **Central Maitland Heritage Conservation Area** discusses character; setting; layout; landscape; streetscape and buildings. It provides Conservation Policies for High Street, exceptional streets and other Residential Areas.

Policy for **'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.

Policy for **'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.

Policy for **'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.

## 1.6 Site Description

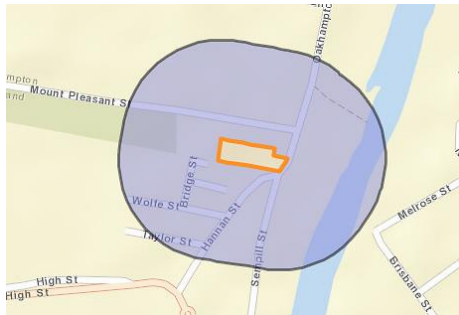
Overall, it is a large site. The back paddock to the west is grassed, undulating and without trees. The house is located on a near level portion close to Oakhampton Road, at the corner with Hannan Street. To the east, a levee bank (over 2.0m above Ground Floor level) runs adjacent to the Hunter River. There are a few mature trees at the east end of the site with other overgrown areas that screen the house from view. A power pole is located at the corner of Hannan Street and Oakhampton Road.

The south wall of the house has received an additional skin of cement rendered brickwork. It is assumed that this was added (c.1937) after the hospital additions at the south wall were demolished and before the entry for the upper-level flat was added. A narrow pedestrian path crosses the lawn at that corner, from that new entry to the Hannan Street boundary. A driveway enters the site at the south-west corner.

The original, formal entry is at the southeast corner of the house, facing the road. The north elevation faces towards the Mt Pleasant Street subdivision (which was created after the house). A smaller brick and tile building (c.1930) is located to the south, away from the house. This was erected and used by the private hospital, that extended and occupied the house for nearly 20 years. To the west is a shed that could be the patched and rebuilt south end remains of a former laundry outhouse (survey c.1906).

## 1.7 Country

The site is located at the northwest fringe of central Maitland on Wonnaruah Country. The Wonnarua have been on Country here since time immemorial. They have a spiritual connection to this place and with the river. A check of the Aboriginal Heritage Information Management System provided the following:



AHIMS Web Service search for the following area at Lot 1 DP666810 with a Buffer of 200 meters.

Results Basic Search:

Aboriginal sites recorded in or near the above location - none.

Aboriginal places declared in or near the above location – none.

Image 4: Basic AHIMS

Source: [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au) conducted by Mark Fenwick on 6th May 2025

The Wonnarua people<sup>1</sup> are the traditional custodians of the Maitland area and their lands extend throughout the Hunter Valley. Today, many Wonnarua people living in the Maitland area are members of the Mindaribba Local Aboriginal Land Council that covers more than 2,000ha of Wonnarua traditional lands and encompasses parts of the local government areas of Maitland, Cessnock, Singleton, Dungog and Port Stephens.

There is a strong cultural connection to the four main rivers (the Allyn, Hunter, Williams and Paterson) that flow through and around Maitland. This is where the spirit Baiame is strongest.

## 1.8 Site Location & Context

The house 'Riverview' is located at the northwest corner of Maitland's City Centre on the west side of the river, opposite Lorn, NSW.

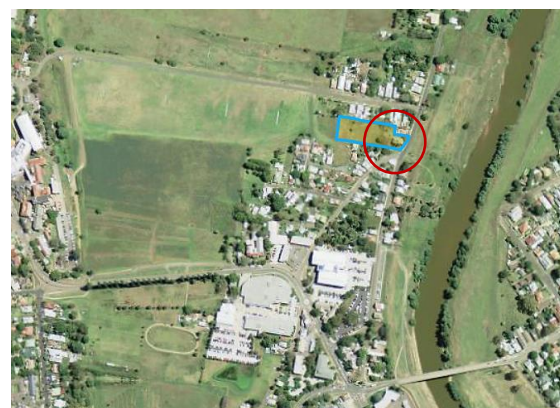
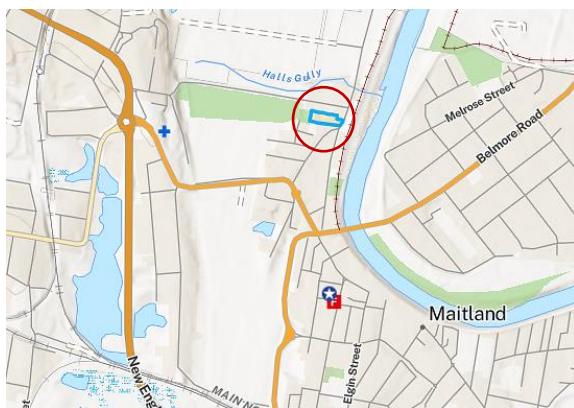


Image 5: Site Locality North west of Central Maitland

Source: NSW Sixmaps Explorer 05.05.2025

<sup>1</sup> <https://www.mymaitland.com.au/discover/wonnarua-country/>

## 1.9 Proposed Works Area

The area of the site of for the proposed works is indicated below, being the shaded part of the site survey drawing:

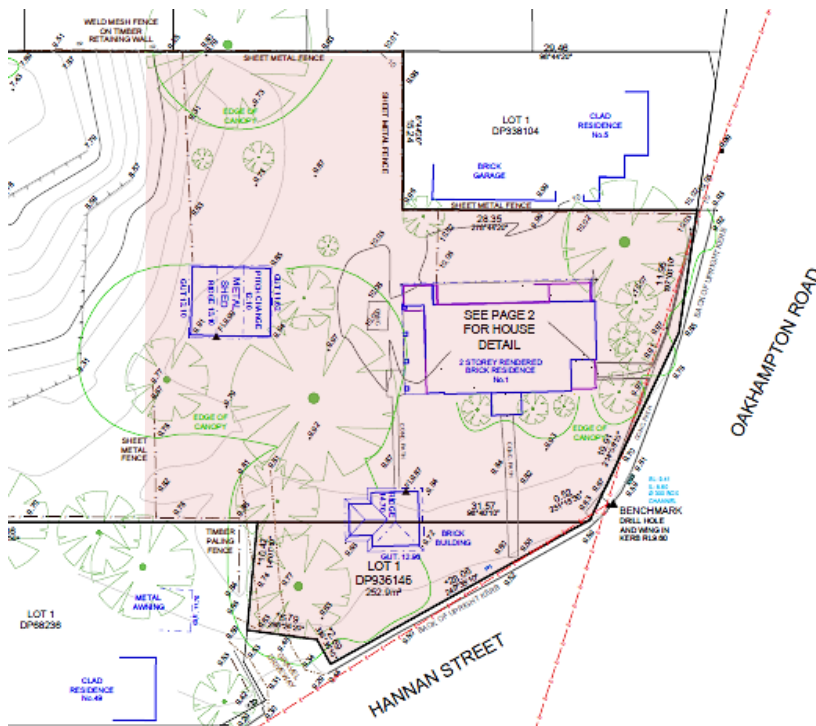


Image 6: Approximate position on site for the proposed works area (shaded)

Source: DMS site survey and Hutch Architecture.

## 1.10 Existing Conditions

Existing conditions are described by the following images:

### 1.10.1 Exterior



Image 7: east facing entry No.1

Source: Placemark 2024



Image 8: French doors to the 'Good' Room

Source: Placemark 2024



Image 9: southeast corner from the levee  
Source: Placemark 2024



Image 10: northwest corner & bathrooms  
Source: Placemark 2024



Image 11: north elevation hospital panels  
Source: Placemark 2024



Image 12: hospital bathrooms & plumbing  
Source: Placemark 2024



Image 13: west verandah & timber columns  
Source: Placemark 2024



Image 14: west verandah & cast lacework  
Source: Placemark 2024



Image 15: south entry portico addition  
Source: Placemark 2024



Image 16: enclosed S-E balcony & render  
Source: Placemark 2024



Image 17: east elevation & screen  
Source: Placemark 2024

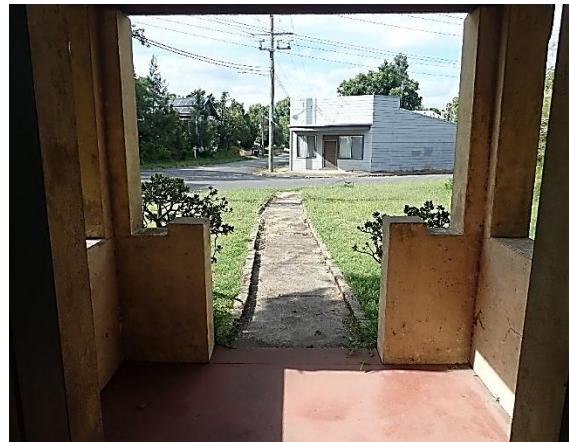


Image 18: looking south to corner  
Source: Placemark 2024

## 1.10.2 Interior

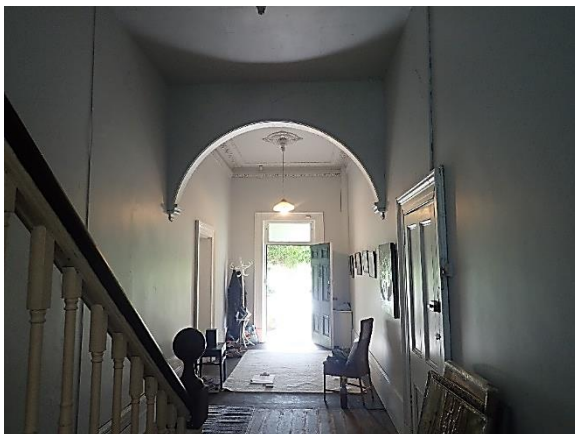


Image 19: Hall. Partition wall removed  
Source: Placemark 2024



Image 20: fanlight & cornice over entry  
Source: Placemark 2024

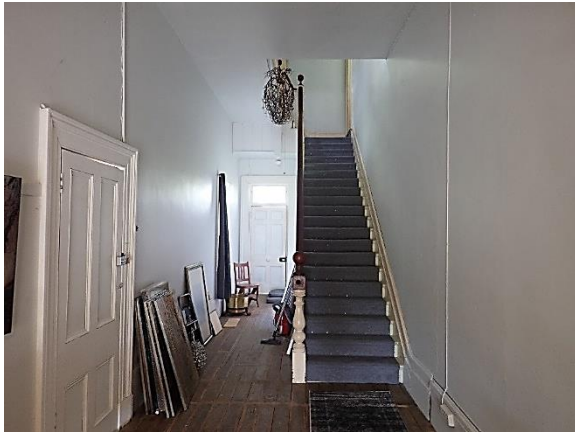


Image 21: Hall, back door & altered stair  
Source: Placemark 2024



Image 22: Hospital door / flat entry/ dado  
Source: Placemark 2024



Image 23: N-E 'Good Room' & cornice detail  
Source: Placemark 2024



Image 24: fireplace & dado lining  
Source: Placemark 2024



Image 25: Front room moulding & detail  
Source: Placemark 2024



Image 26: Dining room & fireplace  
Source: Placemark 2024



Image 27: Lightweight partition wall  
Source: Placemark 2024



Image 28: Kitchen & north door  
Source: Placemark 2024



Image 29: Upstairs Flat's kitchen  
Source: Placemark 2024



Image 30: S-E enclosed balcony  
Source: Placemark 2024

### 1.10.3 Landscape



Image 31: Jacaranda behind.  
Source: Placemark 2024



Image 32: Oakhampton Road screen  
Source: Placemark 2024



Image 33: from flood levee  
Source: Placemark 2024



Image 34: at the driveway  
Source: Placemark 2024



Image 35: Jacaranda at west elevation  
Source: Placemark 2024



Image 36: Jacaranda and Riverview.  
Source: Placemark 2024

## 1.10.4 Outbuildings



Image 37: The former 'Operating Theatre'  
Source: Placemark 2024



Image 38: East Elevation  
Source: Placemark 2024



**Image 39: Roof & North Elevation**  
Source: Placemark 2024



**Image 40: North Elevation**  
Source: Placemark 2024



**Image 41: Proximity to Riverview House.**  
Source: Placemark 2024



**Image 42: South Elevation**  
Source: Placemark 2024



**Image 43: shed, south elevation**  
Source: Placemark 2024



**Image 44: shed, west elevation**  
Source: Placemark 2024



Image 45: shed, north elevation

Source: Placemark 2024



Image 46: shed lean-to interior

Source: Bark, Phil Williams 2024



Image 47: shed interior

Source: Bark, Phil Williams 2024



Image 48: shed interior

Source: Bark, Phil Williams 2024

## 1.10.5 Key views



Image 49: towards Lorn and the river

Source: Placemark 2024



Image 50: towards Belmore Bridge

Source: Placemark 2024



Image 51: north to 'Riverview House'  
Source: Placemark 2025



Image 52: to the corner landmark building  
Source: Placemark 2025



Image 53: to a reinstated S-E corner & large tree  
Source: Placemark 2024



Image 54: from Oakhampton Road  
Source: Placemark 2024

## 1.11 History – 'Riverview'

The following presents a summary 'timeline' for the site:

Year	History	notes
1800 before	The Wonnarua used, managed & enjoyed the place	'It was the Worimi around Port Stephens and the Awabakal around Newcastle who had the first contact with escaped convicts and fishermen. Inland were the Wonnarua, whose Country spread across the alluvial river flats of the Hunter and into the foothills of the mountains north and south.' <sup>2</sup>
1820	Howe & Myles from Windsor, reached Wallis Plains. <sup>3</sup> A few huts for timber getters.	Wallis Plains, known as Bu-on by the Wonnarua had a small number of farms by 1818. James Wallis was the Commandant at Newcastle, a penal settlement for convicts removed from Sydney.
1822	1000 acres granted to William B Wilkinson 'Oakhampton Estate'.	
1828	Land survey for a town at Wallis Plains.	later renamed East Maitland
1835	Wallis Plains renamed West Maitland.	later renamed Maitland

<sup>2</sup> 'The Convict Valley - the bloody struggle on Australia's early frontier' by Mark Dunn 2020 page 21

<sup>3</sup> Mark Dunn, 'The Convict Valley' 2020 p.89

Year	History	notes
1841	Combined population of Maitland West and East was 2,768. Newcastle was 1,399. <sup>4</sup>	Rapid growth and commercialisation.
1848c	George Richards built a two storey premises on the corner of Hannan and Sempill Streets. <sup>5</sup>	His brick kiln was located in Hannan Street
1849	Seven Stars Hotel (later 'Riverview' site) <sup>6</sup>	George Richards, Publican
1850s	Rose Thistle & Shamrock Hotel (Falls Hotel 1860)	In Hannan Street.
1855	Richards auctioned off the contents of the inn. Joseph Sivyey was publican in 1857.	Richards also sold the brick manufacturing business
1860	Seven Stars became Emu Inn 1860-1866.	
1860s	Andrew Spark advertised the Mount Pleasant Estate as 40 acres, subdivided including the Seven Stars Inn. It was described as a large two storey building. Alterations were offered for a tenant who wanted the inn as a private residence. <sup>7</sup>	
1865	The Emu Inn closed.	
1869	Belmore Bridge (first bridge) opened. Punt to Maitland, from the north through Lorn closed.	Mymaitland.com.au
1870	Leased by Mr Monaghan, as a single residence.	
1875?	Henry J Adams bought the Mount Pleasant Estate, including the former Emu Inn. It became his family residence. He named it 'Riverview'. He built a timber cottage as horse stables in Hannan Street, adjoining 'Riverview'. This became the home of locally famous jockey, Thomas Cush and his family.	
1886	Mortgaged to the Bank of NSW by Henry John Adams. Again in 1898, then defaulted.	Adams was interested in mining, horses and business ventures
1887	Walka Waterworks, to the northwest, commences water supply.	
1892	HJ Adams advertised 'Riverview' for lease or sale.	
1893	HJ Adams announced a clearing out sale for the residence.	
1896	West Maitland Courthouse completed.	Transitioning from Victorian to Federation Free Classical in style. Designed by WL Vernon, Government Architect.
1896	J Warren Scobie architect called for builders and painters to tender for work on 'Riverview House'.	We do not know the extent of change.
1897	WA Squire, a tenant announced a moving out sale at 'Riverview House'.	

<sup>4</sup> 'Maitland Historical Study: Poverty & Prosperity' by Heritage21(Rappoport Pty Ltd) , Alexandria. Page13 of 162

<sup>5</sup> Peter F Smith, historian and author, Maitland.

<sup>6</sup> Cynthia Hunter and Ran Boydell 'Time Gentlemen, please ! - Maitland's Hotels Past and Present' 2004 p18 & 25 , 'g'day pubs' and Dennis Brown sept 2011.

<sup>7</sup> Peter F Smith, historian and author, Maitland.

Year	History	notes
1905	Henry J Adams, mine part owner, died in the Stanford-Merthyr colliery disaster.	The bank became involved with the property.
1907	The majority of Adams' Mount Pleasant Estate was auctioned for sale, including 'Riverview House'.	
1910	Transferred from the Bank of NSW to Charles Edward Crutch, Accountant <sup>8</sup>	Included 'training stables' on adjoining land to the south
1918	Sister Livermore announced she had relocated her hospital to 'Riverview'. Matron Skuthorpe moved from Maitland Hospital and was Matron at 'Riverview Private Hospital' through the 1920s. It was noted for its 'heavy cedar interiors'.	
1937	Matron Hoffmann. The hospital closed. It was announced that part of the building would be demolished and it would be converted into flats. The contents of 15 rooms and the Operating Theatre were auctioned.	Peter F Smith. <sup>9</sup>
1938	Old construction materials, cedar doors, cedar staircase, hardwood flooring and galvanised iron were put up for auction. It is unknown what was sold.	
1956	Raymond and Lillian Gray purchased 'Riverview' from the Spruce Family. It was arranged as an upstairs flat where they lived and a downstairs flat where June and Bill Brown lived.	Purchased by Carol Gray's parents. It was later purchased by their grandson. June was a Gray.
2022	Current owner.	

'Riverview House' is not shown on this subdivision plan but existed there prior to the subdivision. It was later purchased with the estate.

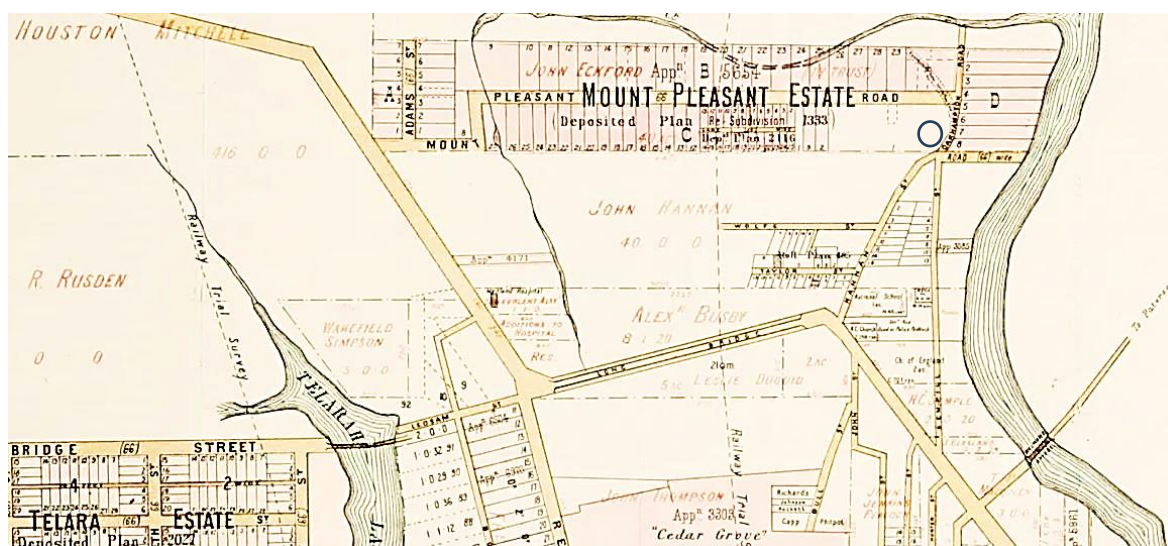


Image 55: 1860s Spark's Mount Pleasant Estate 40 acres, after the Seven Stars Inn.○

Source: UoN Living Histories Cropped

<sup>8</sup> Transfer documents obtained with current ownership

<sup>9</sup> <https://www.facebook.com/groups/531543880289998/posts/1560041517440224/>

## OLD INNS OF MAITLAND

### Mr. D. J. Ryan's Rotary Address

#### INTERESTING HISTORY

An extremely engrossing and authentic account of the history of Maitland's inns, past and present, was given by Rotarian D. J. Ryan at the Rotary luncheon on Thursday.

In the history of Australian colonisation, the hotel was among the first business establishments to be opened in a new settlement. Mr. Ryan's address was therefore received with gratification by Rotarians, particularly by those who have more than a passing interest in Maitland's early public houses.

**ROBIN HOOD:** Hannan House, Hannan Street.

**SEVEN STARS:** Now part of Riverview Private Hospital; it also carried the name of the Emu Inn for a few years.

**FALLS HOTEL:** Sempill-st., first licensed as the Rose, Shamrock and Thistle. The name Falls was derived from the falls in the river near the site.

**NORTHUMBERLAND HOTEL:** On a site of the rear part of the present Courthouse; a three-storied building erected by Henry Sempill.

Image 56: Seven Stars Inn 'part of the Riverview Private Hospital'

Source: Maitland Daily Mercury 3 May 1933 page 2  
<https://trove.nla.gov.au/newspaper/article/125840528>

The 1930 photograph below shows the Hospital additions, the battened panels that were used on three elevations, perhaps to give it an overall, institutional appearance? They cover the lacework balustrade. This photo also shows another building behind, to the west.

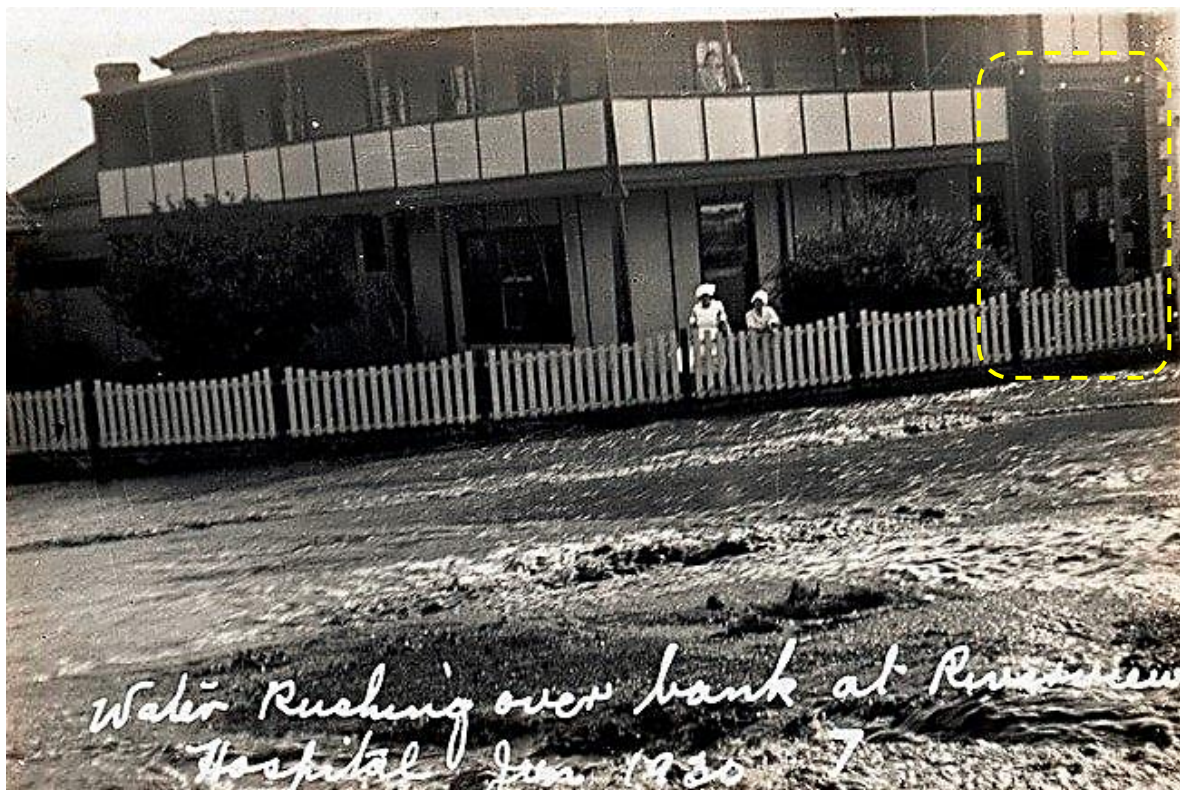


Image 57: Riverview Private Hospital Maitland Flood 1930. Note entry cast iron column.  
 Source: Maitland Library Collection

The corner of the Theatre building's roof can also be seen in the photo.

It is likely that after the removal of the hospital's additions an additional skin of cement rendered brickwork, with a side entry were added to the south wall and the cast iron column at the front entry was removed and replaced with rendered brickwork.



Image 58: Riverview House Maitland Flood 1955. Note cement rendered column.  
Source: Maitland Library Collection. Owner Mr Spruce flood cleans up.

The 1955 photo above shows a missing short garden wall (corner) and shows the numeral 1 with 'Riverview' that are still displayed on this wall. Given the debris, the interior was also flooded, perhaps to just below dado height.

## **2 Heritage Values and Significance**

### **2.1 Introduction**

The history of the place illustrates its many changes in use over time. Little evidence or information is available for the original building(s) or their location on the site. The existing building was pragmatically modified for the hospital use, damaged during the removal of the hospital use and subsequent modifications that created two accommodation 'flats'.

### **2.2 Assessment by Criteria**

Given the absence of any detail or of any previous assessments for significance with the listing, the following has been undertaken to inform this report and any conclusions. It uses the criteria provided by Heritage NSW. These are used across Australia, being derived from the commonly accepted values of the Burra Charter. These are historical significance; aesthetic significance; scientific and social significance. This allows comparison between listed items (determining if a place qualifies for listing (Local or State Listing)).

The four values are considered as seven criteria. Integrity is also considered. The following discusses these considerations with respect to 'Riverview':

<b>Criteria for an Item</b>	<b>Description Local</b>	<b>Item specific- 'Riverview'</b>	<b>Comment</b>
<b>a) Historical Significance</b>	Important in the course of history for a local area.	A punt near 'The Falls', transited across the Hunter River. Seven Stars Inn was located at the fringe of Wallis Plains. <b>Riverview meets this criterion</b>	Settlement. Enterprise. Associated with Hannan Street.
<b>b) Associative significance</b>	Special association of the life or works of a local person or group with local cultural history.	<b>Riverview does not meet this criterion.</b>	Many owners and managers. No special leadership or contribution to the development of Maitland.
<b>c) Aesthetic Significance</b>	Important in demonstrating aesthetic characteristics or technical achievements in a local area.	Although very altered, it exhibits simplified Late Victorian Italianate detail on the corner site, using landmark proportions. <b>Riverview meets this criterion.</b>	No drawings or photos are available for Riverview as an inn, illustrating a style before or after 1875. These are unknown.
<b>d) social significance</b>	Special association with a community or cultural group (social, cultural or spiritual) in a local area.	<b>Riverview does not meet this criterion.</b>	Research did not establish a special link with a group or person.
<b>e) research potential</b>	Potential to yield information contributing to understanding the history of a local area [includes archaeology].	<b>Riverview does not meet this criterion.</b>	Many changes of use and type of occupancy over time have damaged and altered the place. Floods were common.
<b>f) Rarity Assessment</b>	Possesses uncommon, rare or endangered aspects of a local area's history.	<b>Riverview does not meet this criterion.</b>	The place relates to an era. More intact examples exist nearby in Maitland.
<b>g) Representative of a class of cultural place</b>	Important in demonstrating the principal characteristics of a class of the local area's cultural or natural place or environment.	<b>Riverview does not meet this criterion.</b>	

Criteria for an Item	Description Local	Item specific- 'Riverview'	Comment
Consideration: <b>Integrity</b>	Complete? what is its condition? Altered?	<b>Poor.</b> It has been a single residence, a private hospital and divided as flats accommodation. There is evidence of rising damp damage.	The hospital use pragmatically added to and altered the place then partially demolished it. The flats compromised the interior further.

### 2.3 Statement of Significance 'Riverview'

The State Heritage Inventory (using information provided by Council to the Inventory) lists this property as 61 Sempill Street, not 1 Oakhampton Road. The Listing citation does not provide a Statement of Significance. From the Assessment by Criteria above, the following is now provided:

*'Riverview House' is locally significant for its historical and aesthetic values, despite a number of changes of use and many alterations over the last 150 years or more. It demonstrates Maitland's early development and enterprise during the mid 19<sup>th</sup> Century, is an example of a large masonry residence in a Late Victorian architectural style. It contributes to the local historical character of the streetscape around Hannan and Sempill Street and to the Heritage Conservation Area. It is located on a corner and possesses local attributes as a landmark building.*



Image 59: Buildings in Sempill and Hannan Streets

Source: Placemark 2024-2025

### 2.4 Grading of Significance Contribution

The elements, fabric, spaces and form of a building or place can make a different contribution in relation to the overall heritage value and significance of that building or place. Attempting to grade the contribution can also identify intrusive elements that could obscure, damage or diminish the significance of other elements or the whole listed item.

The following are the commonly used grades:

**Exceptional:** rare or outstanding element directly contributing to an item's significance.  
**High:** substantially original fabric. Demonstrates a key attribute or element of significance.  
**Moderate:** altered or modified with little heritage value but contribute to overall significance.  
**Little or none:** alterations that detract from significance or confuse interpretation.  
**Intrusive:** damaging to the item's heritage significance.

Note the following diagrams below use colours to identify the assessed contribution, for example, the shed- little or none; the two trees – moderate; the infills and additions to the more original form of the building – Intrusive; the 1930's operating theatre- Little to None, Intrusive; the western verandah columns and cast iron lacework- High; the sightline to the S-E corner-High.

The restoration of the southeast corner would further contribute to the value of the sightline from both the north and south, along Sempill St / Oakhampton Road. Those views take in the chimney, the roof and wall corner quoin details.

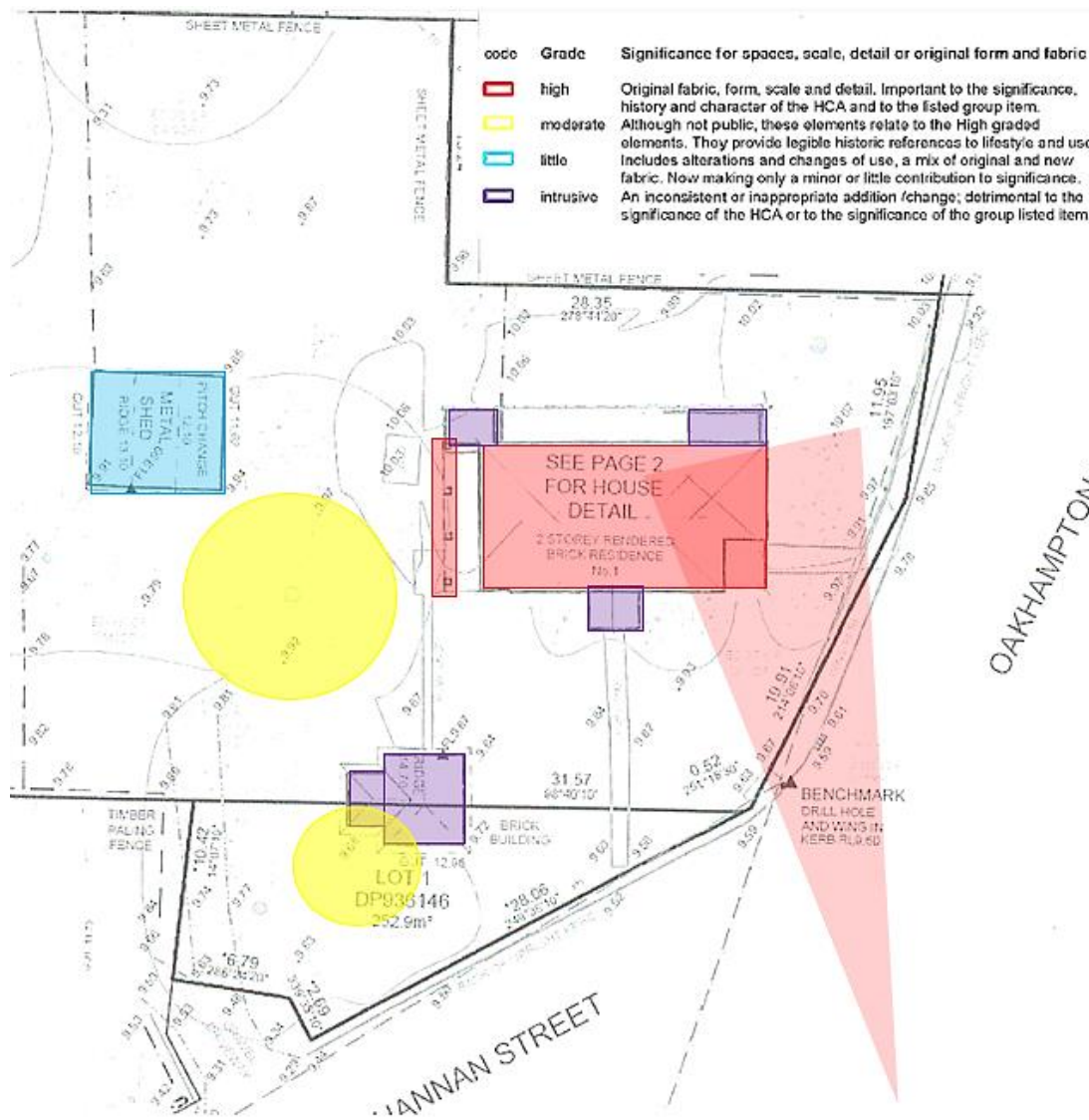
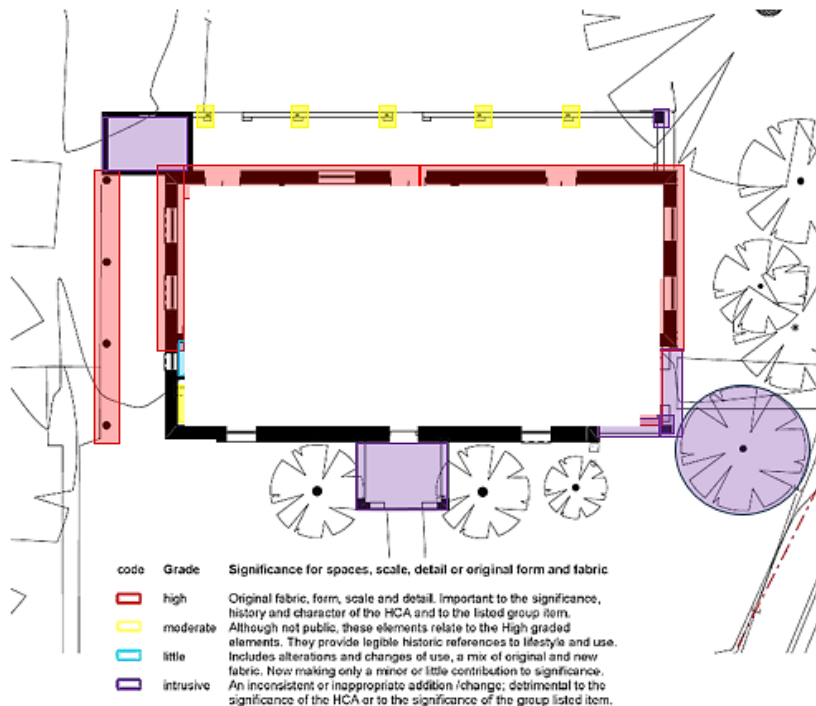
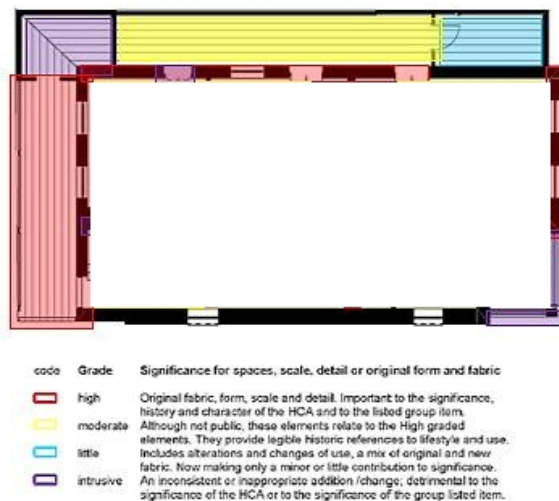


Image 60: SITE- Diagram for Grading of Contribution Assessment  
Source: Placemark Consultants



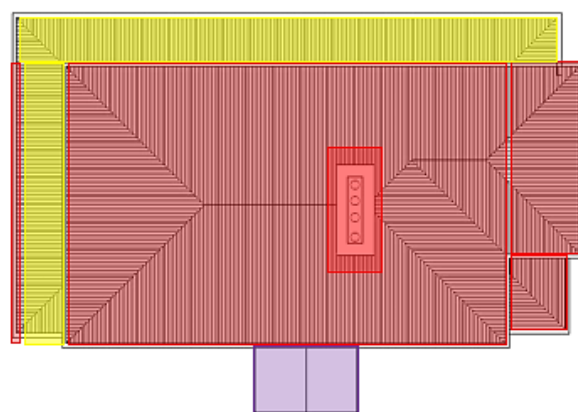
The bathroom infill at the N-W corner – Intrusive; the entry portico at the southern wall- Intrusive; the magnolia- Intrusive [proximity to the building and important sightline]; the brickwork and cement render at the S-E Entry - Intrusive; the Entry, french doors, entry door and name- High; the built form and external walls of the building- High ;the arch in the hallway- High; the N-E front 'good room' - High; the central fire place both sides- High; timber columns supporting west verandah – High; the setout of the posts along the northern verandah at two levels- Moderate; the space of the hall; dining- Moderate; Partition- Intrusive; Stair -Moderate to Little [relocated, altered].

Image 61: HOUSE GROUND FLOOR - Diagram for Grading of Contribution Assessment  
Source: Placemark Consultants



The bathroom infill at the N-W corner – Intrusive; the infill of the S-E porch- Intrusive; the open S-E porch- High; the 2 steps and narrow door opening at the top of the stair- Intrusive; the wide, low door onto the north verandah from the back room- Intrusive; a north verandah (not the hospital panels) – Moderate; Linen store north verandah- Little or None; the stair- Moderate to Little [relocated, altered];the north, east and west external walls- High; the line of the archway below in the void above- High; the spaces- Moderate, note the flat's Kitchen- Intrusive. The south wall has openings closed, new openings and an additional external brick skin which modified the eaves overhang. Some of that wall is coursed in the cement render, some not.

Image 62: HOUSE UPPER FLOOR - Diagram for Grading of Contribution Assessment  
Source: Placemark Consultants



code	Grade	Significance for spaces, scale, detail or original form and fabric
<span style="color: red;">■</span>	High	Original fabric, form, scale and detail, important to the significance, history and character of the HCA and to the listed group item.
<span style="color: yellow;">■</span>	moderate	Although not public, these elements relate to the High graded elements. They provide legible historic references to lifestyle and use.
<span style="color: cyan;">■</span>	little	Includes alterations and changes of use, a mix of original and new fabric. Now making only a minor or little contribution to significance.
<span style="color: purple;">■</span>	intrusive	An inconsistent or inappropriate addition /change, detrimental to the significance of the HCA or to the significance of the group listed item.

All elements of hospital vertically battened panels- Intrusive; Cast iron supports for the beam of the western verandah- High; north&west verandah roofs- Moderate; Chimney group- High; Roof form and pitch- High; roof over south entry portico- Intrusive; roof over the porch- High.

Image 63: ROOF PLAN - Diagram for Grading of Contribution Assessment

Source: Placemark Consultants

## 2.5 Statement of Significance HCA

Section E of the DCP 2011 E.3.2 Central Maitland Heritage Conservation Area provides the following Statement of Significance:

*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.*

Also refer to the Supplementary Information: annexure

## 3 Proposed Works or Changes

### 3.1 Proposed Works

The proposed redevelopment at 'Riverview,' as described by the drawings includes removing the flats' entry from the south wall; removing the cement rendered brickwork in the north garden and at the south east entry; removing the enclosed verandah bathrooms at the north west corner and the upstairs storeroom from the north east corner; removing the 1930's free standing hospital building; removing the back shed; restoring the north and west verandahs; adding a verandah to the south side; removing shrubs and small trees from the east side; retaining five well-established trees; constructing a street front fence and

pedestrian entry; constructing a side privacy fence, new driveway and garage; adding a pool, a raised bbq area and a shed with visitors' loft.

The four timber columns under the west verandah and associated cast iron columns and balustrade panels are noted 'to be restored'. At the southeast corner Entry new cast iron cast iron columns and lacework as shown to reconstruct the former entry detail, porch and corner verandah above.

Internally, remnants of the two flats additions are shown removed and the 1970s kitchen wall demolished. The secondhand internal stair is shown to be relocated again. the Hallway arch is retained. Kitchen, Dining and Living spaces are opened up shown connected. Fireplaces retained. A Laundry and WC created a Ground Level and ensuite amenities added upstairs. Verandahs on three sides are shown connected and the corner balcony reinstated.

### 3.2 Drawing References

In preparing this report the author referred to the following drawings prepared Hutch Architecture, Edward Highton architect, project number 024-005:

Dwg #	Title	Scale	Date	Revision
DA000	Cover Page & Site Plan	1:200 @ A1	4.08.2025	17
DA001	Site Analysis / Site Demolition	1:200 @ A1	4.08.2025	02
DA100	Ground Floor Plans	1:100 @ A1	4.08.2025	05
DA101	First Floor Plans	1:100; 1:200	4.08.2025	05
DA200	Elevations 01	1:100@ A1	4.08.2025	04
DA400	Perspectives	nts A1	4.08.2025	02
DA500	Shadow Diagrams	nts A1	4.08.2025	02
Proposed Colours and Finishes schedule			8.08.2025	Rev 3

#### Site Topographical & Building Envelop Survey by Duggan Mather Surveyors 2023002

TS1 A	Site survey	1.02.2023
TS1 A	Building Detail	1.02.2023

#### Landscape Design by Octopus Garden Design Gerrard Everson.

DA01	Site Plan	1:200@A1	May 2025	A
DA02	Landscape Plan - south gardens	1:100@A1	May 2025	A
DA03	Landscape Plan – north gardens	1:100@A1	May 2025	A
DA04	Planting Plan – south	1:100@A1	May 2025	A
DA05	Planting Plan – north	1:100@A1	May 2025	A
DA06	Plant Images	A1	May 2025	A

#### Arboricultural Impact Statement by Bark- Trees & Landscapes, Phil Williams

report	18 trees	February & April 2025
--------	----------	-----------------------

### 3.3 Context for 'Riverview House'

The proposed gardens and landscape design shows an open presentation to the Oakhampton Road in the east (views to the river at ground level are blocked by the levee). A pedestrian entry at the corner provides 'an address', a 'corner' and a transition between a picket fence with formal 'Victorian' influenced gardens and a 'privacy' brick fence with driveway gate at Hannan Street. Gardens are shown outside that fence. Major trees are retained. The space around 'Riverview House' is shown retained and more accessible. Unit paving paths connect the outbuildings and pool with house. A gravel driveway is shown along the back, west side of the site.

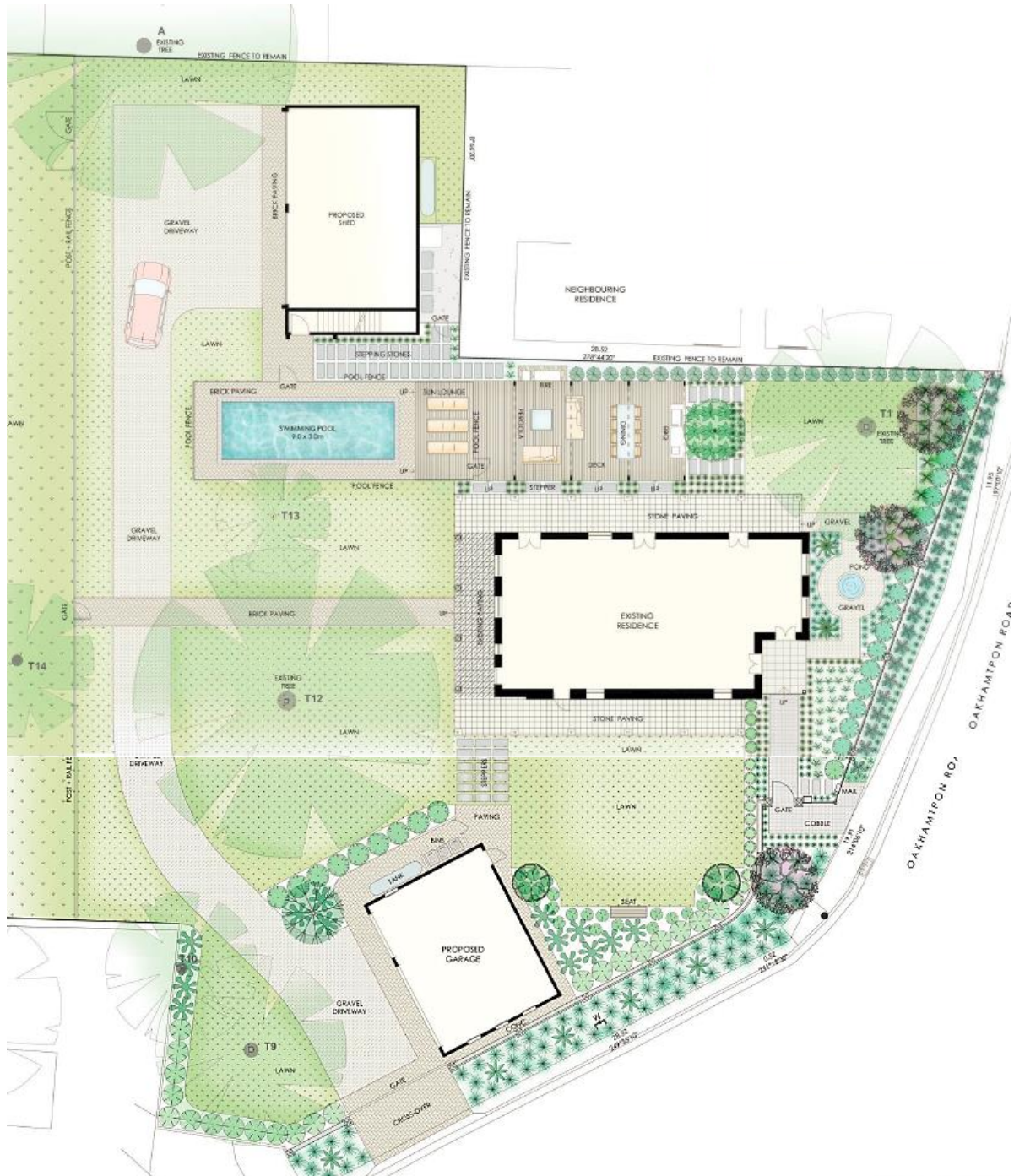


Image 64: the setting for 'Riverview House'

Source: Octopus Garden Design drawings DA05 and DA04

### 3.4 Gardens & Landscape Existing & Proposed

Mm



Image 65 : Recent aerial view existing  
Source: NSW Gov SDT Explorer 30.05.2025

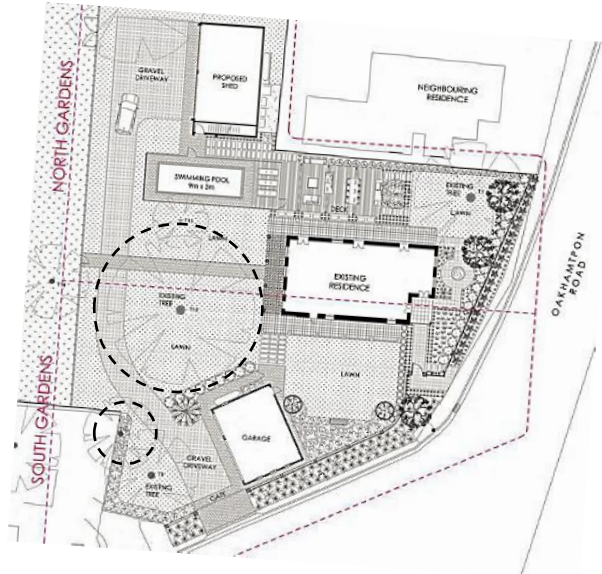


Image 66 : Landscape Site Plan  
Source: Octopus Garden Design DA01 May 2025

### 3.5 Key Sightlines

The following compares existing conditions with modelled views of the proposal from the same or similar viewing positions and eye level, where possible. This process of comparison illustrates the designer's respectful retention of the built form and exterior fenestration of the more original building. It also illustrates the removal of intrusive elements, the 'opening up' of the corner entry, the reinstate of cast iron elements and addition of appropriate verandahs.

The view to Riverview House when moving along Oakhampton Road or turning through the corner at Hannan Street will be enhanced by the proposed changes. The key sight lines will be retained and improved.

#### Existing



Images 67:Original Entry southeast corner  
Source: Placemark- Viewed from levee bank

#### Proposed (modelled by Hutch Architecture)



South wall activated. Open corner reinstated.  
Source: Hutch Architecture model

## Existing



Images 68: Sightline view south elevation  
Source: Placemark- Viewed from Sempill Street

## Proposed (modelled by Hutch Architecture)



View retained & corner detailed reinstated  
Source: Hutch Architecture model



Images 69: Northwest corner & columns  
Source: Placemark- Viewed from back yard



Infill removed. Verandahs re-connected.  
Source: Hutch Architecture model



Images 70: Altered south wall & corner  
Source: Placemark- Viewed from corner



New verandah. Opens the street corner.  
Source: from Hutch Architecture 'fly-around'

### Existing



Images 71: Northwest corner & columns  
Source: Placemark- Viewed from levee bank

### Proposed (modelled by Hutch Architecture)



Infill removed. Verandahs re-connected.  
Source: Hutch Architecture 'fly-around'

## 3.6 Previous Consultation

A Pre-DA Lodgement meeting Maitland City Council Planning was held on the 24<sup>th</sup> October 2024. Planning Advice was provided based on the drawings submitted for that meeting. Please refer the Statement of Environmental Effects report by others.

## 4 Heritage Impact Assessment

### 4.1 Matters for Consideration

This process responds to relevant questions with regards to the proposed changes and their potential to have an impact on the assessed heritage significance of the place. This will inform the preparation of the Statement of Heritage Impact.

Assessment Consideration	Assessment
Will the proposed changes enable the continuing residential use of the place?	Yes, while removing intrusive elements left by the two decades of private hospital uses and remnants of conversion in two flats.
Will the works retain the elements of the place considered to be of high significance?	Yes, the perimeter, form and scale of the place, including important internal detail, volumes and fireplaces.
Do the proposed changes address the primary objectives of the DCP?	Yes. The key attributes will be retained. The new outbuildings are shown away from the house, using appropriate scale, form and materials. New work will be legible as such.
Will the proposed changes provide a suitable, respectful setting for Riverview House?	Yes. The proposed landscape and gardens design acknowledges the character of the house and the corner local landmark setting.
Will the proposed changes positively contribute to streetscape and key sightlines?	Yes. Particularly the view corridor facing north on Sempill Street.
Are the proposed materials and colours appropriate to the building and the HCA?	Yes. The late Victorian elements will be clearly expressed and easily understood.

## 4.2 Statement of Heritage Impact

*This is the statement of heritage impact for the:*

Proposed demolition of shed remnants and the detached 'hospital' building. Proposed alterations to 'Riverview,' a locally listed heritage item within the Central Maitland HCA.

*This statement will form part of the Development Approval application documentation for:*

Proposed alterations and additions to residence, including new outbuildings, gardens, fences and pool, to be submitted by the others.

*Address and Property Description:*

1 Oakhampton Road, Maitland NSW (northern corner with Hannan Street)

Lot 1, DP 666810 and Lot 1, DP 936146

*Local Government Area:* within the Maitland LGA, NSW.

*Date:* 11<sup>th</sup> August 2025

**References: Refer to the whole of the report accompanying this statement, all of Sections 1, 2 and 3 inclusive.**

*Prepared by:* Mark Fenwick, Placemark Consultants

Architect and Heritage Consultant ARB (NSW) 7348

*Statement:*

Documentation for the previous changes to this place from Inn to single residence, to hospital then flats has not been found. Two photographs provide the only evidence. The building has local historical and aesthetic significance. The proposed redevelopment as described can achieve heritage sensitive outcomes while responding to a contemporary brief. The proposal removes intrusive elements, retains elements graded as being of high significance including the form, detail and character of the building. The planning retains the large ground floor internal spaces. The additions to 'Riverview' as shown are respectful of its Late Victorian style and character. The proposed materials and colours will be appropriate to 'Riverview'. The works can reinstate the street facing entry, balcony and small roof, enhancing its local corner landmark, streetscape contribution. The two new outbuildings as shown use suitable proportions and roof form. They are detached and sited away from the house. The proposed landscaped context retains major trees, has a formal structure at the street and informal behind. It can provide a complementary setting for 'Riverview'.

The proposed development, including the removal of the 'theatre' brick building and the back shed, and the addition of verandahs, a garage, shed and pool all as described by the drawings will not detrimentally impact on the local heritage significance of 'Riverview', item 179 or impact on the significance of the Heritage Conservation Area.



**MP Fenwick**

Architect & Heritage Consultant

Lambton NSW ARB 7348

*On Awabakal Country*

## 5 Supplementary Information

### 5.1 Hannan Street

In the neighbourhood but not in the vicinity of 'Riverview':

Local Item 146 Georgian house  
13 Hannan Street Maitland  
Lots 1 and 2, DP 779779

Local item 147 Hannan House  
14 Hannan Street Maitland  
Lot 1, DP 998690; Lot 2, DP 105

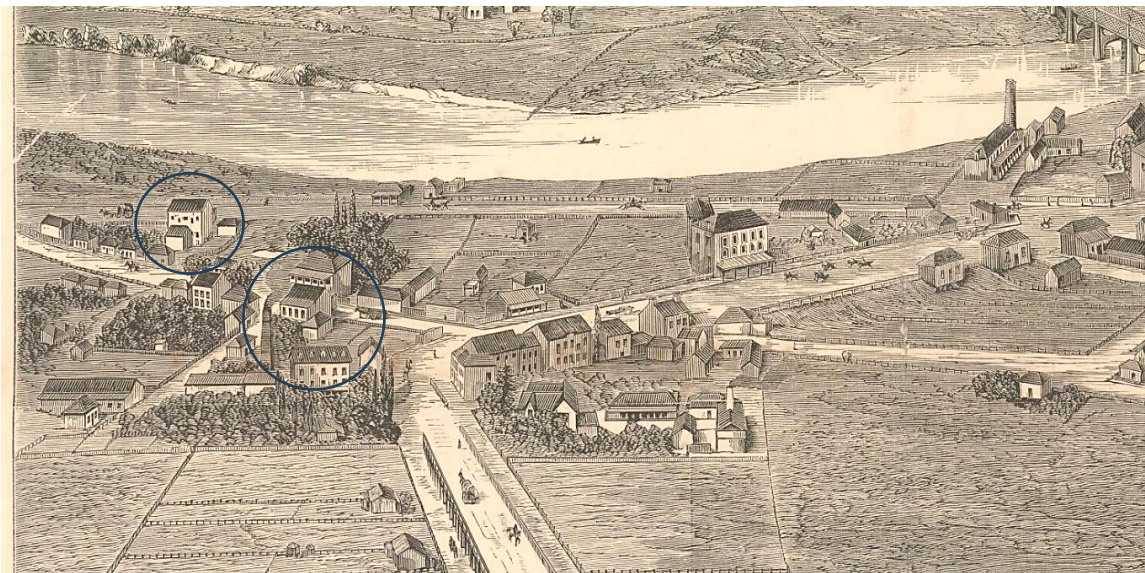


Image72: 'Panorama of West Maitland, NSW and its Leading Commercial Buildings, 1878'

Source: Uon LivingHistories <https://www.flickr.com/photos/uon/5982531639/in/photostream/lightbox/>  
Cropped extract showing Sempill and Hannan Streets. 'Riverview' is outside the view. Note Belmore Bridge.

#### State Heritage Inventory extracts:

Local Item - Hannan House – 14 Hannan Street, Maitland

Statement of Significance:

Historic: *Record of urban growth and importance of Maitland as a major centre in NSW.*

Aesthetic: *Probably the finest Victorian Filigree large scale house in Maitland. House and grounds make strong contribution to townscape quality of northern residential precinct.*

Style: Victorian Filigree. Exterior: Brick. Five bay two storey house - iron roof and bullnose verandah. Cast iron lace columns, balustrade and valances. French doors to verandahs. Lush garden setting. Picket fence not original.

Local Item- Georgian House – 13 Hannan Street, Maitland

Statement of Significance:

Historic: *Surviving record of mid nineteenth century town house reflecting development of Maitland's regional role.*

Aesthetic: *Simple Georgian proportions and appearance now rare in region. Important example of style and significant contributor to townscape of northern residential sector.*

Style: Georgian. Exterior: Brick. Five bay two storey house with slightly offset central door. Six pane double hung sashes without horns. Corrugated steel gable roof behind simple parapet. Central upper window is conversion of a former door probably had a two storey verandah - physical evidence removed.

## 5.2 Old Title Deeds

The following is a site survey that was attached to documents detailing default on mortgage. It mentions a portion sold prior to Henry John Adams' death.

P L A N  
of 3 lots in Hannan and Sempill Streets  
TOWN OF WEST MAITLAND  
Parish of Maitland County of Northumberland  
LGA - MAITLAND

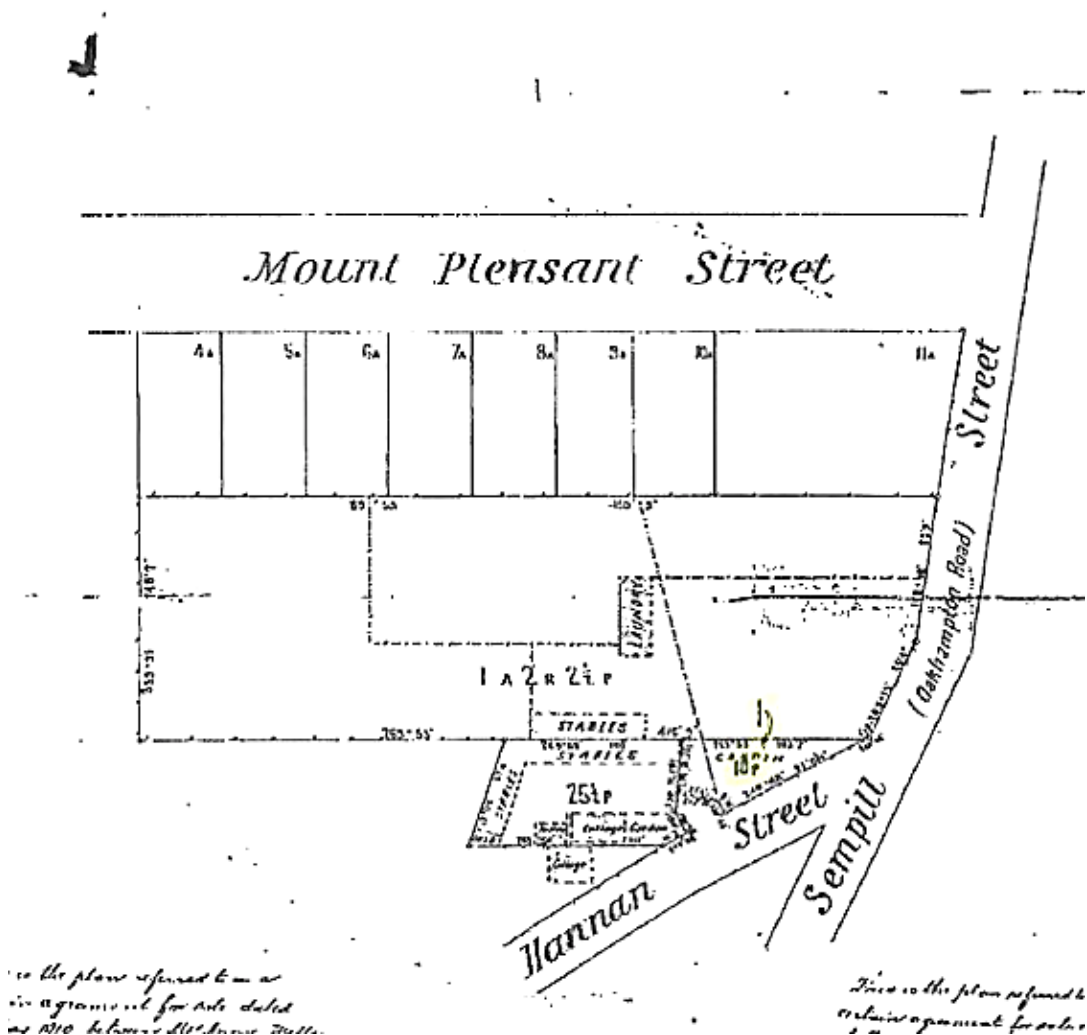


Image 73: Pre 1900 House not shown.  
Source: Ben Roose, Owner. Attached to Deeds.