

STATEMENT OF HERITAGE IMPACT

For Swanson Studio

ALTERATIONS & ADDITIONS TO HANKS CORNER 64 NEWCASTLE STREET EAST MAITLAND



Prepared by:

John Carr Heritage Design
Final Report Rev B
18 August, 2025

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Cover: Hanks Corner at Fitzroy St & Newcastle St intersection. (JCHD 9281)

(Photographs in this report are by John Carr unless otherwise noted.)

1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed alterations & additions to Hanks Corner at East Maitland.

1.1 Site Description:

The building is located on the old main road between Newcastle and Maitland (now bypassed) at the Wallis Creek area between East and West Maitland. The site contains a terrace style building with outbuildings at the rear.

1.2 Heritage Item Information;

Statement of Heritage Impact for:

The demolition of an out building and carport and construction of a new Garage

Date:

This Report was completed on 20th August 2025.

Reference:

Hanks Corner is listed on the Maitland LEP 2011 as having Local heritage significance (item 77). The site is also within the East Maitland Heritage Conservation Area.

Address & Property Description

The site is located at 64 Newcastle Street, East Maitland NSW 2323.

The property description is currently:

- Lot 1 in DP 743680

Prepared by:

John Carr, a Heritage Consultant trading as John Carr Heritage Design, compiled this report.

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For:

The report has been prepared for Ian Swanson of the Swanson Studio.

1.3 Heritage Listings:

Listing Type	Item name & document details	Listing No.
Local heritage item	Hanks House - Maitland LEP 2011	I 77
Local HCA	East Maitland HCA	C 3

Documentation:

The Statement summarises the development proposal described on the following DA drawings prepared by Dwell Design, Project No. 25-54 dated 6 August 2025:

001 Rev C	002 Rev C	101 Rev C	201 Rev C	301 Rev C
401 Rev C	501 Rev C	502 Rev C		

Limitations:

John Carr Heritage Design is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the subject building, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only and do not comment on the capacity, adequacy, or statutory compliance of any building services.

References:

- Statements of Heritage Impact - Heritage NSW 2023.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- The City of Maitland's LEP 2011
- The City of Maitland 's DCP 2011
- Sharp W. Watson - Australian Methods of Building Construction

2.0 SITE DESCRIPTION

2.1 Site and its context:

The site is located off the main road between East Maitland and (West) Maitland near Wallis Creek and is nearby to other buildings of heritage significance.



Plate 1: Aerial view of the site in relation to the Wallis Creek area. (Google Maps accessed 14/06/2025)

The Wallis Creek bridge crossing was constructed in 1827 sparked a demand for land in this vicinity. Toll House was constructed by Samuel Clift having purchased Thomas Boardman's farm in 1829. The house contained two levels with the ceiling of the lower level containing a trapdoor giving access to the sleeping apartment above. This provided security from "marauders" once the ladder was drawn up.¹

Clift later built the larger Bridge House in front of the small Toll House to accommodate his growing family of eight children. This house was designed more in the style of single storey cottages built in the 1830s having a front verandah supported on columns.

The subject building was constructed in the 1870s by Thomas Hanks as a terrace row of two houses or shops. The building was later altered in the mid twentieth century to create a single house. Little remains of the interior Victorian detailing.

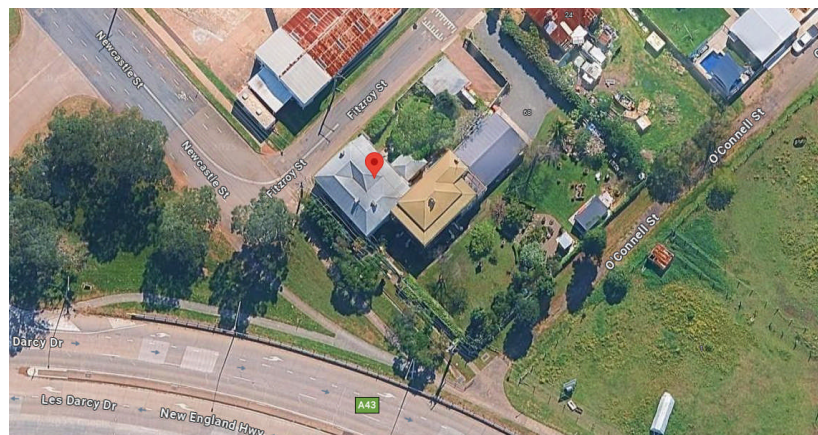
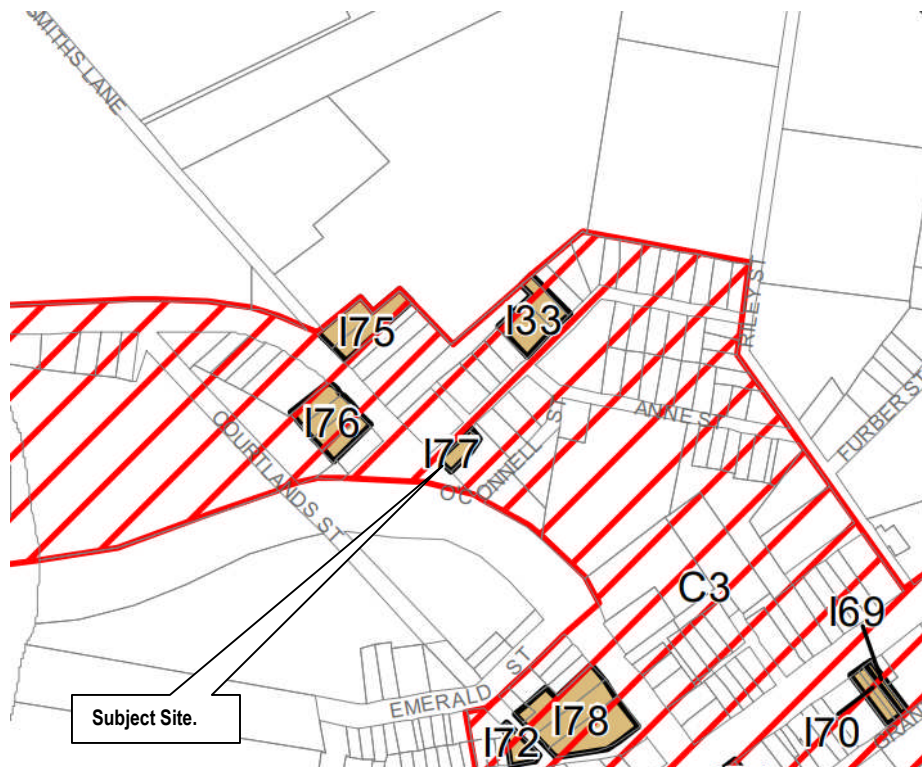


Plate 2: Numbers 65 & 68 Newcastle St are built close together. (Google Maps)

¹ Cynthia Hunter - Maitland Architecture p 5.

The site is amongst open areas of small farm remnants and the ingress of late nineteenth and early twentieth century housing all of which are within the East Maitland HCA.



Item name	Address	Property description	Significance	Item no
Former Rose Inn	46 Newcastle Street	Lot 1, DP 56962; Lot 1, DP 75080	Local	175
"Englefield"	49 Newcastle Street	Lots 21-24, DP 742313	State	176
Hanks House	64 Newcastle Street	Lot 1, DP 743680	Local	177
Former manse	23 Fitzroy Street	Lots 3 and 4, DP 38168	Local	133
East Maitland Heritage Conservation Area	Shown by red hatching and marked "C3"		Local	C3

Plate 3: The site and surrounding HCA. (MCC LEP 2011 - HER 004D)



Plate 4: 64 Newcastle St cloaked in bushes. (JCHD 9283)



Plate 5: 68 Newcastle St set back on its site. (JCHD 9284)

The neighbouring building at 68 Newcastle St is set back off the front boundary allowing for a small garden and front fence. Hanks House at 64-66 Newcastle St sits on the front boundary line as is often the case with shopfront buildings. The numbering of 64-66 and 68 Newcastle Street East Maitland is consistent with Hanks House originally constructed as two terrace houses under one roof (aka a terrace row).



Plate 6: 64-66 Newcastle St front facade. (JCHD 9282)



Plate 7: The building is on the front boundary. (JCHD 9286)

Newcastle Street was originally the New England Highway but was changed following the construction of Les Darcy Drive in 1987 to reduce traffic in Maitland's City Centre. This road diversion maintained the general open spaces of the farmlands around Wallis Creek.

2.2 Historical background:

The first European settlers, primarily convicts, arrived in 1818-1819 and were granted land in the area, which was then known as Wallis Plains.

In 1829, a separate town was surveyed on higher ground east of Wallis Creek and named Maitland, which later became East Maitland. The original settlement was renamed West Maitland in 1835.

Wallis Creek, historically significant to Maitland, was named after Captain James Wallis, the Commandant of Newcastle, when the area was first settled in the early 19th century. Initially, the area was known as Wallis Plains, and later became West Maitland, while a separate town on higher ground was surveyed by the government as Maitland (later East Maitland). The creek itself played a vital role in the early settlement, providing a water source and a natural boundary between the developing towns. However, it was also a source of flooding, impacting both settlements.

Wallis Creek and the Hunter River were prone to flooding, causing significant disruption and damage to the early settlements. This led to the development of flood mitigation strategies and a shift in growth towards higher ground. Maitland, strategically located near the Hunter River and Wallis Creek, became an important transportation hub, with the development of wharves and later, a railway connection to Newcastle in 1857.

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THE ILLUSTRATED SYDNEY NEWS.

[MAY 12, 1855.]

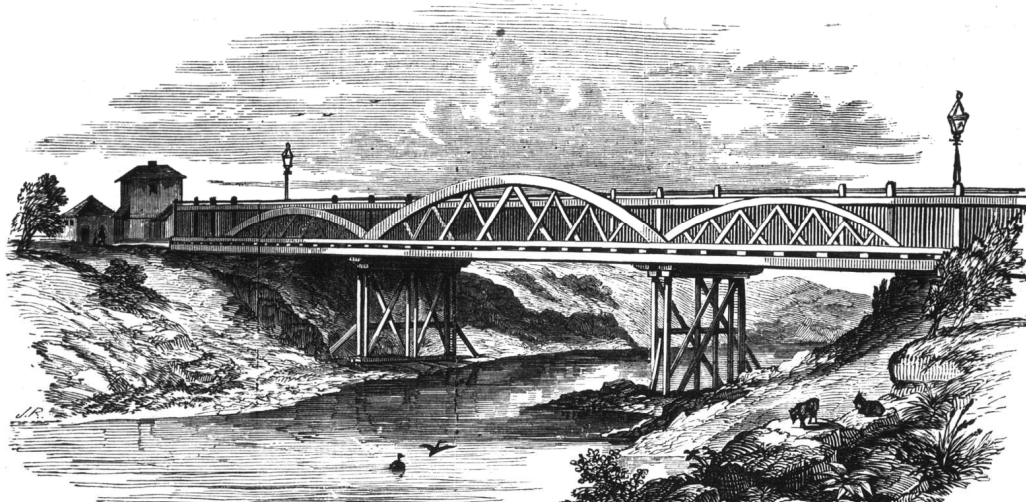


Plate 8: The 1855 Victoria Bridge. (Hunter Living Histories Uni of Newcastle)

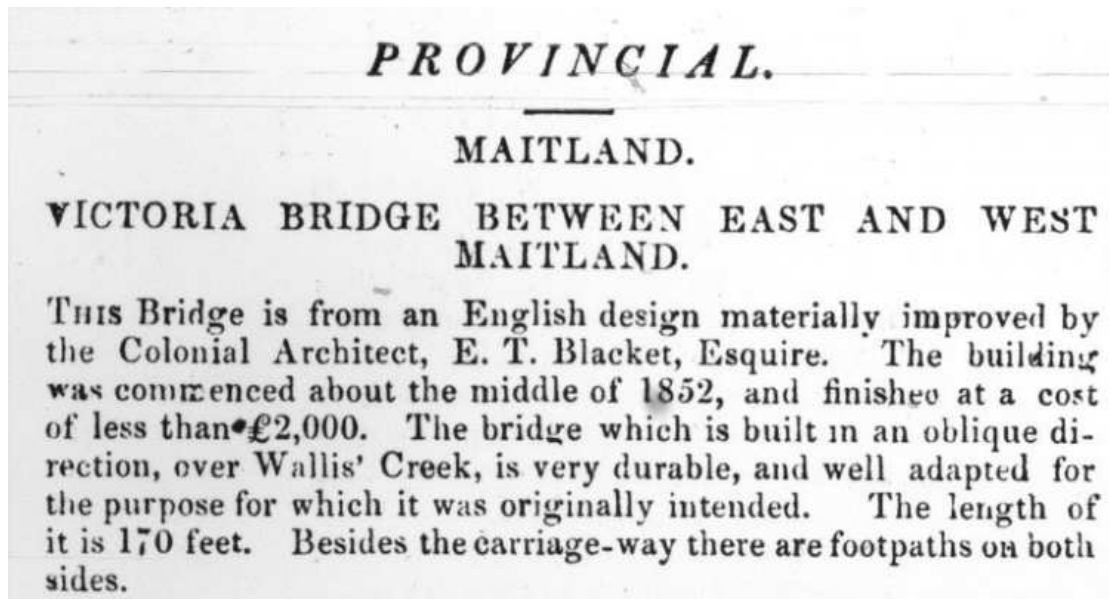


Plate 9: Newspaper description of the 1855 Victoria Bridge. (Hunter Living Histories Uni of Newcastle)

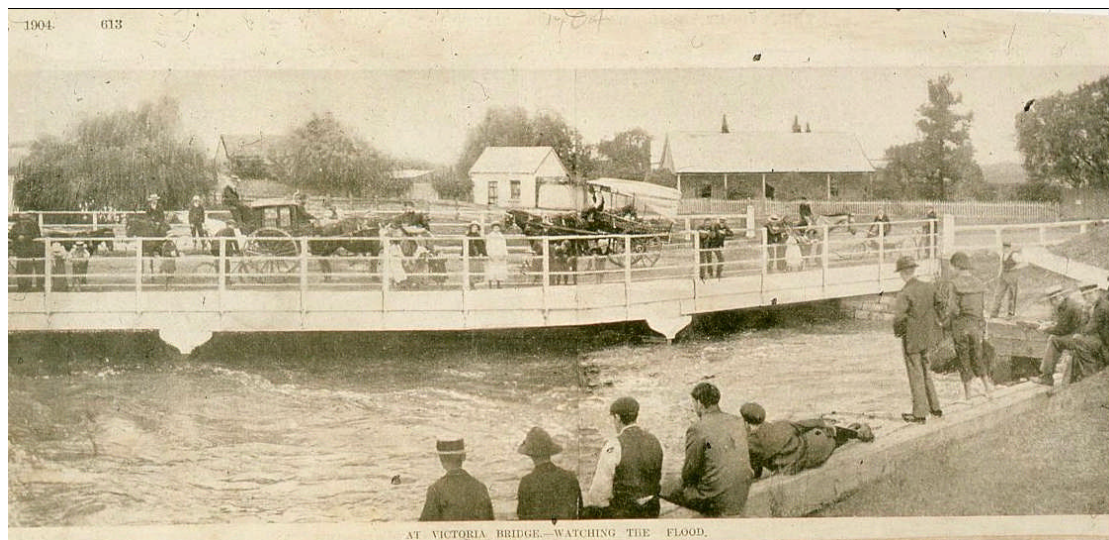


Plate 10: The Victoria Bridge in 1904 during a flood. (Google search - Victoria Bridge Maitland)

In 1944, the city of Maitland was formed by uniting eight towns, including East and West Maitland.



Plate 11: The rear verandah appears to have been enlarged. (JCHD 9280)

The enclosed verandah at the rear of the house also appears to have been altered as the floor structure cantilevers over the beam and column supports to gain additional room on the first floor. This is an unusual detail for a Victorian building and would suggest a much later alteration in the early twentieth century.



Plate 12: The front elevation has door and window hoods. (JCHD 9281)

The first floor window hoods and bullnose hood to the ground floor appear to be later additions to the building and are not consistent across the facade.



Plate 13: The front elevation before shrubs were planted. (Athel D'Ombrian 1974 - Cultural Collections Uni of Ncle)

Thomas Hanks arrived in Australia in 1839 age 16 with his mother Phoebe (a widow and a needlewoman), his brother James, and his sister Eliza (a nursemaid). Thomas established himself as a boot and shoemaker in East Maitland during the mid-1840s. His property is briefly mentioned in 1851, in connection with land sales in close-by Fitzroy St. (It is possible John Smith- builder of nearby Englefield on his farm called Hazelwood, named Fitzroy Street after his carriage was used by Gov. Fitzroy on his Hunter Valley visit in 1847).

After Harriett Mitchell's first husband died in 1849, she married Thomas Hanks of East Maitland in January 1850. While Thomas worked as a boot maker, Harriett worked as a midwife. In the 1850s, Thomas kept his horse in a nearby paddock in the grounds of the Black Horse Inn.

Their son - Thomas Charles Hanks – was born in March 1856. He followed the carpentry and joinery trade and was employed at Pender Bros. Mill in East Maitland. He served in many capacities devotedly at St Stephen's Presbyterian Church East Maitland. Among these: trustee of the Glebe and East Maitland Presbyterian cemetery. He died in 1931 age 75 years. MM 21 October 1931 p 4.

The family probably worshipped at William Purves Presbyterian Church in Fitzroy St. In 1870, Thomas Hanks' senior owned two shops and two houses in Newcastle Road - rated at 26 and 39 pounds for council rates purposes. Their assessed value was slightly downgraded in 1871 as a result of floods in 1870. Hanks died 29 December 1891, a native of Hearleywood, Gloucester England and a long term resident of East Maitland aged 69. (born about 1822). He lived in Australia 52 years- confirming arrival in 1839. His probate read in 1892- left property to his wife Harriet (nee Mitchell) and his son Thomas Charles Hanks. Mrs. Harriet Hanks (nee Mitchell), a midwife by occupation, died in 1901- the funeral leaving from her East Maitland residence.

Thomas Charles Hanks married Emma Tacon in 1880. Their children included Harriet May Hanks (1881-1976), - occupation domestic duties in 1913; Lucy Agnes Hanks (1883-1981); Florence Amy Hanks (1886-1975), - probably the "nurse Hanks" remembered by many locals. Florence was still nursing at 64 Newcastle Street in 1972, as was her sister Lucy Agnes Hanks, (who renewed her midwifery registration yearly between 1927 and 1951 through South Sydney Women's Hospital), while their older sister Harriet May Hanks- was given as head of household in 1972 (Electoral Roll).

Florence Amy Hanks- renewed her midwifery license through the Royal Hospital for Women at Randwick, in 1927 and 1928. She is recorded registered as a nurse in 1931 at East Maitland. The premises at 64 Newcastle Road were converted into a private hospital- known for a time as Kywong- for the support of mothers and babies. This name may derive from the family property name in Gloucester, England. The property at 64 Newcastle Road known as Hanks corner- is one of the oldest houses in East Maitland. The two houses/shops owned by Thomas Hanks in 1870 were later amalgamated into one building. Several of Thomas and Harriett's grand-daughters became midwives.

During floods, patients were often passed out through the top storey windows. In the 1949 flood, nurse Hanks was the last evacuee, along with a Mrs. Hunter and her six day old infant- into the awaiting safety of a row boat. Many locals were born here. One of note was Max Paterson in 1923.²



Plate 14: The building in 1974. (Atheil D'Ombra - Cultural Collections Uni of Ncle)

² Google search Thomas Hanks of East Maitland NSW - Facebook.

2.3 Physical Analysis:

The building at 64 Newcastle Street, East Maitland is a two storey solid brick building with the walls laid in English bond without any cavity. The roof is hipped in its construction with box gutters and two double flue chimneys and a third single flue chimney.

There is a mixture of windows with the first floor having both casement and double hung style, the ground floor having double hung timber windows. Doors are generally the four panel style typical of the late Victorian period, both internal and external.

The building is sited on the Newcastle Street boundary as well as the Fitzroy Street boundary on one side and the neighbouring boundary to 68 Newcastle Street the other side. The back yard contains a separate outbuilding constructed close to the rear verandah of the main house and a carport believed to have been built in 2010.³

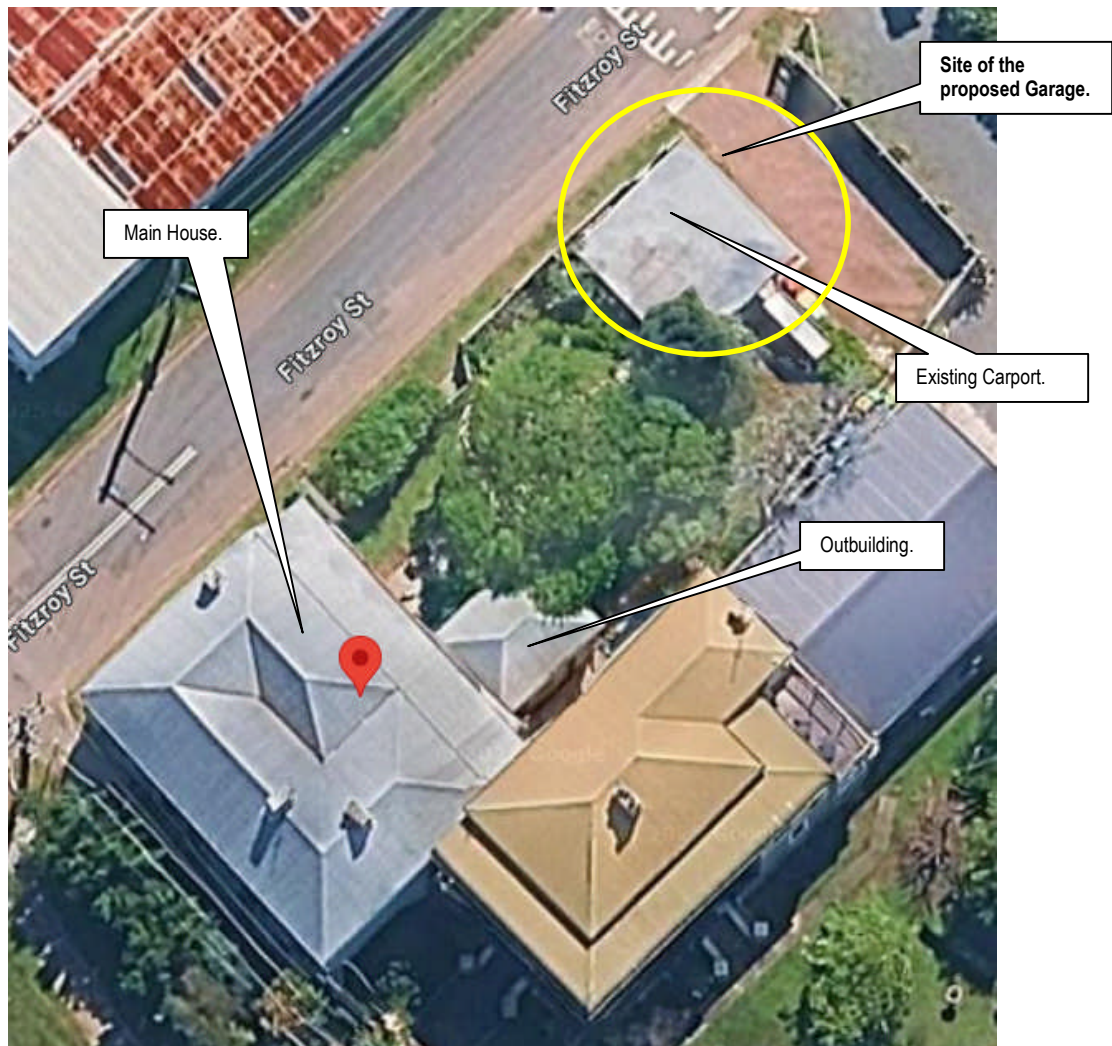


Plate 15: The site showing the main house, Outbuilding and Carport. (Google Maps)

³ Google Streetview 2010.



Plate 16: The corrugated iron clad shed on Fitzroy St opposite the subject site. (JCHD 9287)

2.4 The proposed work area:

The proposed work area consists of the whole of the back garden area including the demolition of the existing carport and the outbuilding.



Plate 17: The new carport in 2010. (Google Streetview)



Plate 18: The outbuilding to be demolished. (JCHD 9272)



Plate 19: The outbuilding looking towards the main house. (JCHD 9275)



Plate 20: The outbuilding roof near the main house verandah. (JCHD 9277)

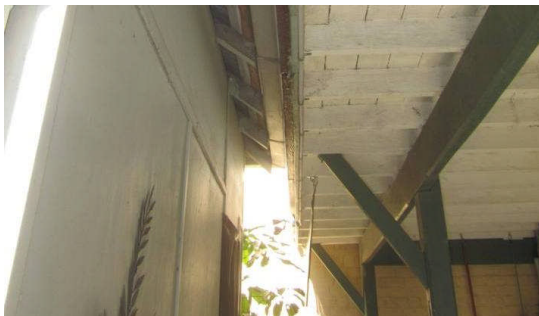


Plate 21: The outbuilding roof junction.

The photo at left shows the junction of the outbuildings roof with the extended floor structure of the verandah at the rear of the main house. This alteration to the main house most likely occurred in the Inter War period potentially when the house was being used as a hospital. (JCHD 9270)

3.0 SIGNIFICANCE ASSESSMENT

3.1 Statement of significance:

Hanks House is of Local heritage significance for the following reasons:

- It provides a historic record of the pattern of Maitland's development. (a)
- Despite its relatively unadorned architectural quality and evidence of work of several periods the building's elements relate harmoniously and contribute to townscape character. (c)
- This item has representative value. (g)

The building has integrity value.

3.2 Significance of the proposed work area:

Carport:

The Carport was constructed around 2010 and is considered to be intrusive on the heritage significance of the site by its use of a poor aesthetic design and thick flat roof structure. Its demolition and replacement with a more appropriate garage will benefit the site.

Outbuilding:

The following analysis of significance uses the criteria identified in the Heritage Act:

Criterion (a): Historic An item is important in the course, or pattern, of the local area's cultural or natural history (Local Significance).

- *The outbuilding was most likely constructed during the Inter War period when the house was used as a hospital for expectant mothers.*

Assessment: There is evidence remaining that this building was used as a Laundry. The partial remains of brickwork associated with a copper and a ceiling cover where a chimney has been removed remain. What little remains of the original use of the structure in the latter years of its overall life is assessed as being uneventful in the history of 64 Newcastle St. East Maitland.

Criterion (b): Association of Life or Works An item has strong or special association with the life or works of a person or group of persons, of importance in the cultural or natural history of the local area (Local Significance).

Assessment: This building does not satisfy these criteria. Historical research to date has not discovered who designed the outbuilding or other persons or groups of persons of importance associated with the outbuilding.

Criterion (c): Aesthetic Characteristics An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (Local Significance).

Assessment: The outbuilding is not a good example of its type or construction method given the timber studs are not housed into the respective plates. The use of asbestos cement cladding does not link this building to the main house which is constructed in brick.

Criterion (d): Cultural, Social or Spiritual An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (Local Significance).

Assessment: The outbuilding has been associated with the 1870s main house since the Inter War period, located in the rear garden out of site. While the main house is remembered by the community based on the number of locals born in the hospital, or at home with Nurse Hanks, the outbuilding does not have the same memories.

Criterion (e): Understanding An item has the potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local Significance).

Assessment: The outbuilding does not satisfy these criteria due to little remaining of its use as a Laundry.

Criterion (f): Rarity An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local Significance).

Assessment: This building does not satisfy these criteria.

Criterion (g): Representative An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places, or, cultural or natural environments (Local Significance).

Assessment: This building does not satisfy these criteria as there is little remaining to demonstrate its use as a Laundry.

Summary of significance Assessment:

Comparing the indicators of heritage significance shown above, both the Carport and Outbuilding do not demonstrate the cultural significance required for individual listing in the same way as Hanks House which is of Local heritage significance.



Plate 22: The outbuilding location of copper and chimney. (JCHD 9264)



Plate 23: The outbuilding entry off the main house verandah. (JCHD 9267)

The four panel door is to be salvaged and reused in the new garage.

4.0 PROPOSED WORKS

4.1 The Proposal:

The proposed works involve:

- Demolition of the existing Carport and Studio Outbuilding.
- Construction of a new Garage incorporating a Studio.
- Landscaping of the disturbed area of the back garden.

The new Garage and Studio has been designed to reflect the typical outbuilding/shed found in the city and farmland surrounds of Maitland. The use of corrugated metal has been selected as used on the large building opposite the subject site as a nearby example of the popular and efficient form of cladding.



Plate 24: Perspective view of the Garage and main house with rear verandah. (Dwell Building Design)

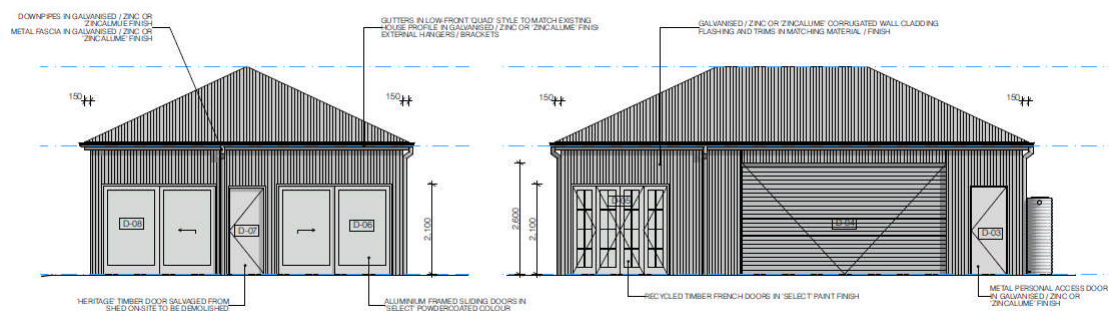


Plate 25: Southwest & southeast elevations of the Garage. (Dwell Building Design)

The garage is a contemporary design based on traditional detailing and materials and recycles the timber four panel door from the existing studio outbuilding to be demolished. Recycled timber glazed doors from the owners collection are to be included on the southeast elevation looking into the garden.

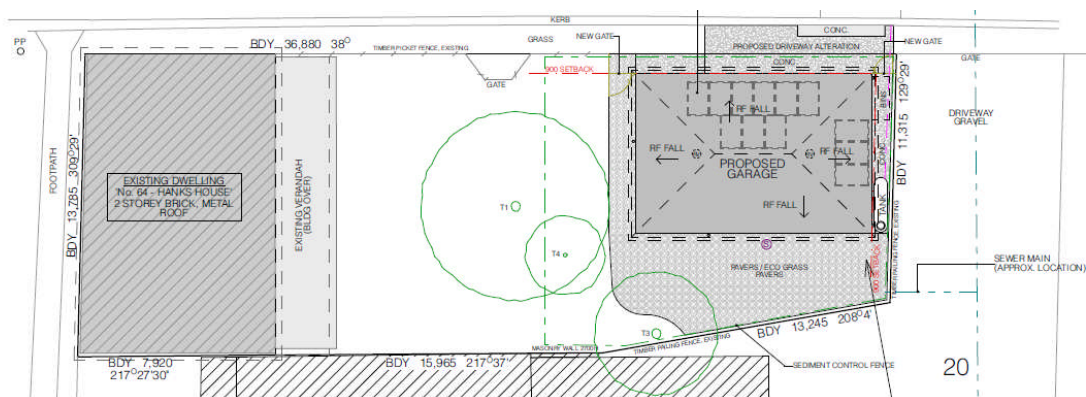


Plate 26: Site Plan showing the existing house and new Garage. (Dwell Building Design)

A final decision is yet to be made on the selection of either corrugated galvanised iron or custom orb zincalume roof and wall sheeting. The final selection must take into account the use of dissimilar metals with regard to the longevity of the materials.

4.2 Background:

Discussions were held with council in April 2025.

5.0 ASSESSMENT OF HERITAGE IMPACT

5.1 Fabric & Spatial Arrangements: *The works improve the existing spatial arrangement by providing a larger garden area following removal of the existing outbuilding at the rear of Hanks House and construction of a new Garage-Studio at the rear of the overall site.*

The use of contemporary materials that reflect the material used when the heritage item was constructed helps blend the site into the surrounding HCA.

5.2 Setting, Views and Vistas: *The setting, views and vistas to and from the site remain largely unchanged in regard to the listed heritage item of Hanks House.*

5.3 Landscape: - *The existing domestic garden landscaping is preserved and enhanced with additional area following removal of the outbuilding.*

5.4 Use: *The use of the building will combine two current functions of housing motor vehicles and provide for a studio, which will free up garden area off the rear verandah.*

5.5 Demolition: *The demolition work involves two structures, the existing Carport and Existing Studio which have been assessed on page 13 of this report as not demonstrating the cultural significance required for individual listing in the same way as Hanks House which is of Local heritage significance due to them being from a later period in the history of the site.*

5.6 Curtilage: - *Not applicable as curtilage of the building remains unchanged as a lot boundary curtilage.*

5.7 Movable Heritage: - *No movable heritage associated with the house will be lost.*

5.8 Aboriginal Cultural Heritage: - *Not applicable due to the site being in a residential area and little excavation is required for the slab extension.*

5.9 Historical Archaeology: - *Not applicable as minor excavations required to extend the slab.*

5.10 Natural Heritage: - *Not applicable.*

5.11 Conservation Areas: - *The site is within the east Maitland Heritage Conservation Area. The proposed development satisfies the DCP requirements for East Maitland as it complies with the "What to Keep", "What to Encourage" and "What to Avoid" aspects of Part E, Special Precincts.*

5.12 Cumulative Impacts: - *Not applicable as work limited to construction of a garage reflecting the style used for outbuildings in the area.*

5.13 Conservation Management Plan: - *Not applicable to this heritage item.*

5.14 Other Heritage Items in the Vicinity: - *Other heritage items in the near vicinity are screened from the development by surrounding building and landscaping making the site of the proposed works difficult to see. The use of traditional materials to blend the building into the area helps to minimise any minor areas of perceived views to the site from other listed items.*

5.15 Commonwealth / National Heritage Significance: - *Not applicable.*

5.16 World Heritage Significance: - *Not applicable.*

6.0 SUMMARY & RECOMMENDATIONS

This SOHI has assessed the proposed design and found that the overall development has minimal impact on the heritage significance of the listed building, known as Hanks House. The proposed new Garage & Studio replaces a 2010 Carport and an outbuilding constructed after the main house possibly between the Wars.

The resultant work frees up garden area on the property for use in conjunction with the house, allowing the existing garden to be expanded and viewed from the house and back verandahs.

The nearby individually listed heritage items and the surrounding heritage conservation area are screened from the site of the new Garage by existing buildings and mature landscaping.

This report has found that the proposed works will have minimal impact on Hanks House, the surrounding HCA and the nearby individual listed heritage buildings. Hanks House will benefit by the proposed works by the enlargement of the garden area behind the house and the HCA will benefit by the removal of the existing Carport which is intrusive on the area.

Recommendations:

The following recommendations should be considered for this project:

1. Consider installing a canopy over the four panel door on the southern elevation of the Garage. *Reason - the door is to be salvaged from the existing outbuilding which is currently covered by the rear verandah of the house and the eaves of the outbuilding. The door itself is constructed as an internal door and exposure to the weather will deteriorate it over time. A canopy will provide some reasonable cover to help reduce deterioration by moisture.*

Yours faithfully,



John Carr
Heritage Consultant
B. Sc. (Arch), B. Arch.

20 August 2025	B	Issue for DA lodgement
18 August 2025	A	Draft for comment.
Date	Rev	Description

(End of Report)