



Statement of Heritage Impact

30 Regent Street
Maitland NSW 2320

Installation of Solar Panels

12 September 2025

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1.0 BACKGROUND

1.1 Introduction

This Statement of Heritage Impact (SOHI) has been prepared in accordance with the Standard Guidelines of Heritage NSW, the Maitland Local Environmental Plan 2011 (LEP) and the Maitland Development Control Plan 2011 (DCP) to accompany a Development Application (DA) for 30 Regent Street, Maitland NSW 2320 (subject site). The proposal involves installation of solar panels to the contemporary Benhome Board building (c.2019) located within the northwest corner of the site.

Details of the development proposal have been prepared by AGL Energy Solutions.

This report aims to:

- Provide a brief history of the subject site;
- Provide a description of the proposed works; and
- Assess the impact of the proposed works on the heritage significance of the site, relevant Heritage Conservation Areas (HCA), and nearby listed items in accordance with the relevant legislative controls.

1.2 Limitations and Constraints

- This assessment of impacts has been based on available site evidence along with historic research. A site visit was undertaken on 3rd September 2025
- This report does not include or consider potential impacts on Aboriginal heritage or archaeological heritage within the site or vicinity.
- This report does not provide a detailed view analysis, including potential impacts to views from neighbouring buildings, which is outside the scope of the document.

1.3 Methodology

This SOHI relates to the proposed solar panel installation at 30 Regent Street, Maitland NSW 2320. It does not include an assessment for below ground archaeological works. It has been prepared in accordance with the Department of Planning and Environment publications, Guidelines for preparing a statement of heritage impact, 2023 and Assessing Heritage Significance, 2023. It is also guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

The subject proposal has been assessed with consideration of the relevant controls and provisions contained within the Maitland LEP 2011 and the Maitland DCP 2011, as well as the relevant provisions of the *NSW Heritage Act 1977*.

1.4 Authorship and Acknowledgements

The documentary research and assessment of potential heritage impacts have been prepared by:

- Steve Nix, Heritage Consultant (M. Heritage Conservation, M.ICOMOS)

2.0 THE SITE

2.1 Location

30 Regent Street, Maitland is located on the western side of Regent Street, with a secondary frontage to Bonar Street (west) (Figures 1 and 2).

Street Address	Suburb/Town	LGA	Lot/DP
30 Regent Street	Maitland	Maitland City Council	Lot 30 / DP1224638



Figure 1: Aerial image of the local area, with subject site outlined in blue (Source: NSW SDT Explorer 2025).



Figure 2 - Lot boundary plan of local area, with subject site outlined in blue (Source: NSW SDT Explorer 2025)



Figure 3 - View of local streetscape looking south along Regent Street with the location of the subject site indicated with red arrow (Source: Three + One Heritage, 2025)

2.2 Heritage Context

The subject site is listed as a local heritage item (“Benhome”, No. I172) in Part 1 of Schedule 5 of the Maitland LEP 2011. It is also located within the Regent Street Heritage Conservation Area (no. C5) as listed in Part 2 of Schedule 5 of the Maitland LEP 2011.

Statutory heritage listings

Listing type	Item name and document details	Listing number
Local heritage conservation area	Regent Street Heritage Conservation Area	C5
Local heritage item	“Benhome”	I172
State agency s 170 heritage and conservation register	-	-
State Heritage Register	-	-
Commonwealth Heritage List	-	-
National Heritage List	-	-
World Heritage buffer zone	-	-
World Heritage List	-	-

The subject site is also located within close proximity to the following heritage items listed in Part 1 of Schedule 5 of the Maitland LEP 2011, and one item listed within the NSW State Heritage Register:

Item Name	Address	Item No.	Listing Level
House	16 Regent Street Maitland (Lot C, DP 158123)	I171	Local
Cintra House & Stables	34 Regent Street Maitland	SHR01892	State
"Cintra" and stables	34 Regent Street Maitland (Lot 1, DP 996931)	I173	State
Victorian villa	45 Regent Street Maitland (Lot 3, DP 510423)	I174	Local

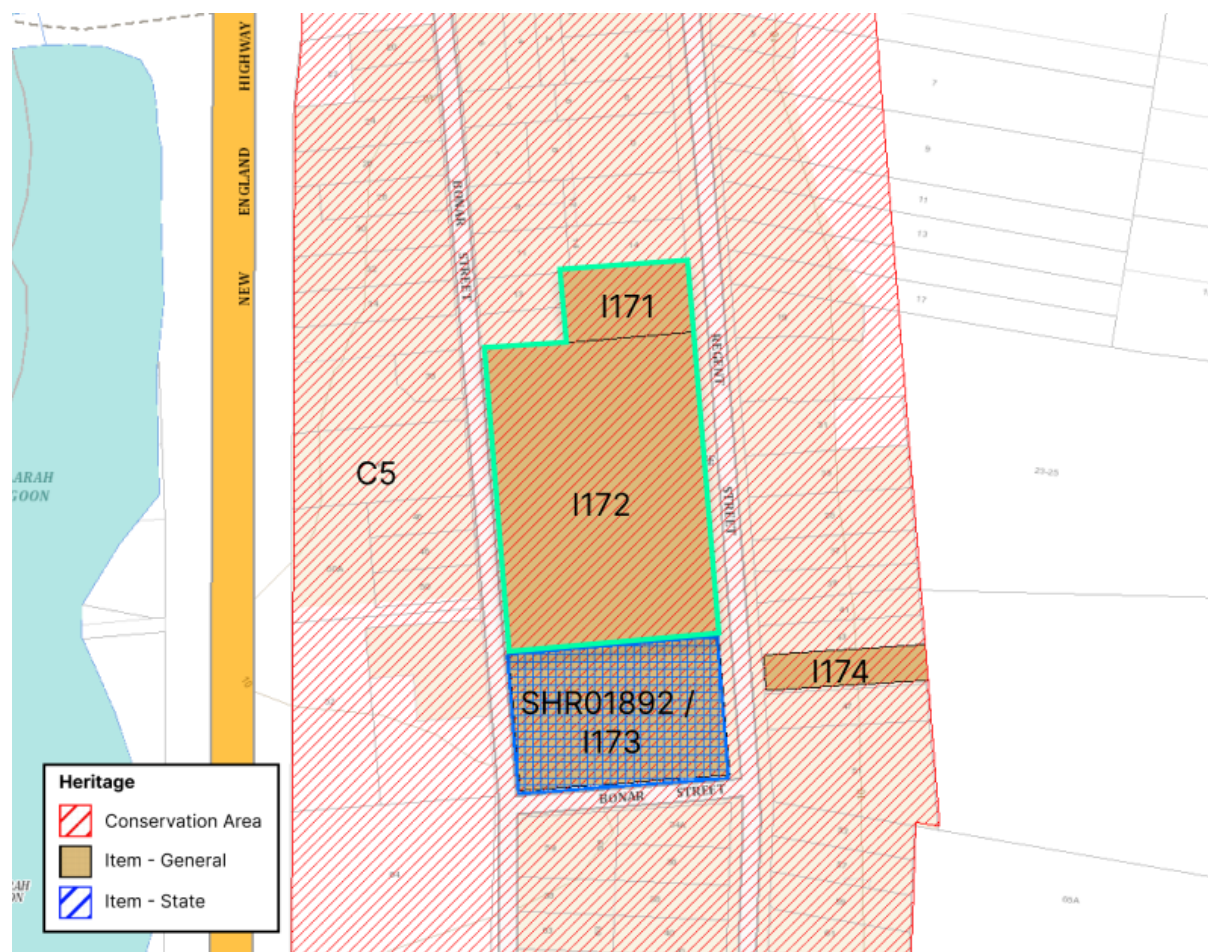


Figure 4: Heritage map showing the location of the subject site (indicated in green) comprising items I172 and I171 and surrounding heritage context (Source: Maitland LEP 2011, Heritage Map HER_004A)

3.0 HISTORICAL SUMMARY

3.1 Pre-European Occupation

The Wonnarua people are the traditional custodians of the Hunter Valley, including the Maitland region, with deep cultural and spiritual connections to the land. Their Dreaming stories, such as that of the creator spirit Baiame shaping the hills and rivers, reflect this relationship. The Wonnarua shared borders with neighbouring groups like the Darkinjung and Wiradjuri.¹

Before European arrival, Aboriginal populations in the Hunter Valley were significant, though their numbers declined rapidly with colonisation. From the 1820s, European settlement disrupted traditional movement, displaced communities from their lands. Singleton became the centre most associated with the Wonnarua during this period. By the late 19th century, many Aboriginal people were relocated to government reserves, including St Clair Mission, established in 1893. The mission was later taken over by the Aborigines Protection Board and renamed Mount Olive Reserve, which was closed to Aboriginal people by 1928.²

Despite government control over Indigenous lives well into the 20th century, the Wonnarua have preserved their cultural identity. Today, the Wonnarua Nation Aboriginal Corporation leads cultural revitalisation projects, including the creation of a Wonnarua language dictionary, ensuring their traditions and heritage remain strong in the Maitland region.³



Figure 5 - This photo shows the rock art of the Wonnarua people within Baiame's Cave, in the Upper Hunter of NSW (Source: Wonnarua Nation Aboriginal Corporation)

¹ Cara Cross, "Our country, our healer," *Aboriginal History* 45 (2021): 83-108.

² Anita Gray, "The Wonnarua," Australian Museum, accessed via <https://australian.museum/learn/cultures/atsi-collection/hunter-valley/the-wonnarua/#:~:text=Toggle%20Table%20of%20Contents%20Nav,the%20population%20at%20St%20Clair>.

³ Anita Gray, "The Wonnarua," Australian Museum, accessed via <https://australian.museum/learn/cultures/atsi-collection/hunter-valley/the-wonnarua/#:~:text=Toggle%20Table%20of%20Contents%20Nav,the%20population%20at%20St%20Clair>.

3.2 Brief history of Maitland

European settlement in the Maitland district began in the second decade of the 19th century. Cedar cutters from the Newcastle penal station were the first Europeans to stay in the area from around 1816. In 1818, Governor Lachlan Macquarie toured the district and named it Wallis Plains after Captain James Wallis, then commandant at Newcastle. The following year, land was opened for selection by convict farmers and free settlers, including the well-known Molly Morgan, who in 1819 received 159 acres of land that later became central Maitland.⁴

As the settlement grew, larger estates appeared. Tom White Melville Winder established “Windermere” in 1821, one of the region’s earliest homesteads, while Lieutenant Edward Close received the Green Hills grant, where he founded Morpeth, later a major river port. In 1829, Surveyor George Boyle White laid out a government town, formally named Maitland, which by 1835 was divided into East and West Maitland. The area was called Maitland possibly in honour of Frederick Lewis Maitland, prominent naval officer who was in command when the area was first explored by Europeans.⁵ East Maitland became the centre of administration, while West Maitland developed into the commercial hub, thriving on the Hunter River’s trade routes.⁶

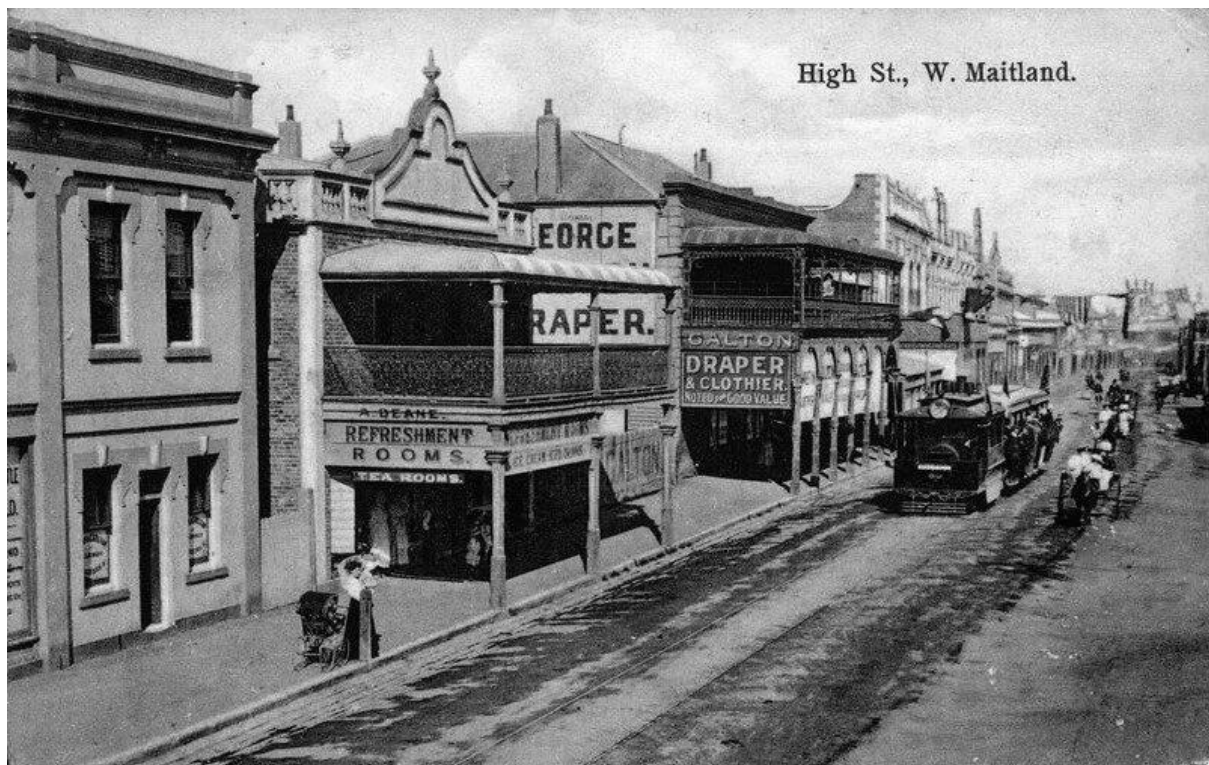


Figure 6 – High Street, Maitland, c.1910 (Source: The Maitland and District Historical Society)

Floods quickly became a defining challenge. From the first recorded in 1819 through to the catastrophic 1955 flood that killed 11 people, Maitland has endured at least 15 major inundations. The Belmore Bridge, first opened in 1869 to connect West Maitland with Lorn, played a vital role in transport and recovery. After repeated flood damage, a stronger second Belmore Bridge was built in 1964, redirecting traffic and improving resilience.⁷

⁴ Carol Liston, *Plantations and Penal Settlements: A History of the Hunter Valley 1797–1830*, Sydney: Allen & Unwin, 1988.

⁵ James Jervis, “The genesis and settlement at Wallis Plains and the Maitlands,” (1940), vol. 26, Sydney: Royal Australian Historical Society.

⁶ Maitland City Council, *Heritage Study of the City of Maitland*, Maitland: Maitland City Council, 1992.

⁷ Chas Keys, “Our past: floods bigger than ‘the 1955’ event in Maitland?” *Maitland Mercury*, 25 February 2022.



Figure 7 - Maitland Railway Station in flood, 1930 (Source: The Maitland and District Historical Society)

By the mid-19th century, Maitland had become the second largest town in New South Wales. The Maitland Mercury was founded in 1843, becoming one of Australia's oldest newspapers. Coal mining from the 1870s added to prosperity, and by 1925 over 5 million tons were produced in the Maitland coalfields, employing around 10,000 men. Commercial landmarks like the grand Capper & Sons store and the Commercial Banking Company building reflected the confidence of the era. With the arrival of the railway in the 1850s, river trade declined, but Maitland's role as a regional service centre endured.⁸

The 20th century brought both hardship and growth. The 1955 flood reshaped flood mitigation policy, with levees and spillways built to protect the city. In 1944, East and West Maitland were merged, and by 1949 the area was formally known simply as Maitland. Postwar migration brought new traditions, and industry shifted towards light manufacturing, brickworks, and later open-cut mining.⁹

Today, Maitland is both a heritage city and a growing urban centre. Its historic buildings, cultural life, and connections to the Hunter Valley's agricultural and mining economy reflect two centuries of adaptation to land, river, and flood.

⁸ Chas Keys, "Our past: Maitland's loss of the role of regional capital," *Maitland Mercury*, 1 August 2025.

⁹ John Turner, *Coal, Railways and Ships: Hunter Valley Industry and Transport 1825–1890*, Newcastle: Newcastle Region Public Library, 1981.

3.3 Site History

The subject site formed part of a 1,000-acre parcel of land originally granted to Frederick Augustus Hely on 18 August 1831. In 1855, after the death of Hely, this land was subdivided into smaller parcels for sale. The subject site was composed within lots 18 to 24 of this subdivision, which were purchased by the Maitland Benevolent Society in 1878.



Figure 8 – Parish Map showing land owned by Hely, in centre
(Source: NSW LPI Historical Land Records Viewer)

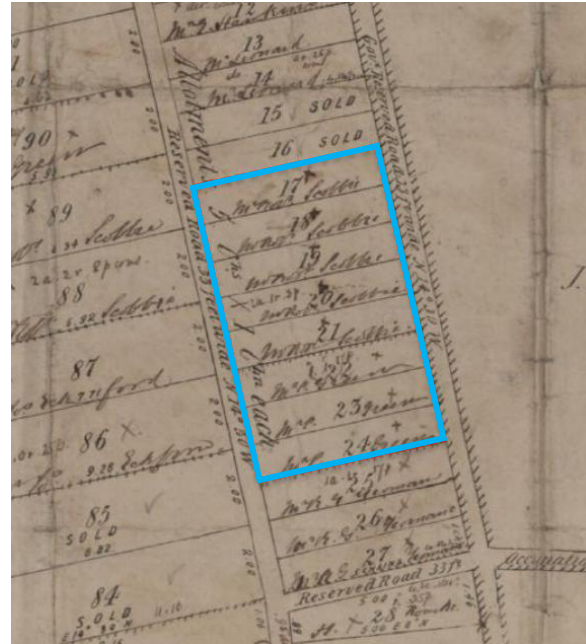


Figure 9 – Subdivision of Hely's land, with parcels in which the subject site was composed in blue (Source: National Library of Australia)

The Maitland Benevolent Society, which began in 1867, when caring locals joined together to raise money for the aged and frail. This group purchased the subject site to erect a new building to serve as an asylum, as a local institution was so full, it was unable to provide shelter for elderly people in need.¹⁰ The building was designed by J.W. Pender, an architect known for “Cintra” next door at No. 34 Regent Street, and for many other buildings throughout Maitland.¹¹ The Maitland Benevolent Asylum building, known today as Pender House, appears to have been completed by early 1886, as an advertisement for staff was posted in a local newspaper. The adjoining Matrons House is believed to have been constructed at this time. The Maitland Benevolent Asylum was registered as a public hospital. It was subject to expansion from 1903 to 1905 when public wards were constructed. A Blood Bank building and isolation cottage were also erected in 1916. In July 1926, the hospital became a training school for nurses. In 1949, the home changed from the Maitland Benevolent Society to the “Maitland Home for the Aged.”¹² In 2018, the site was purchased by the Royal Freemasons’ Benevolent Institution and now operates as RFBI Benhome Masonic Village.

¹⁰ Research Data Australia, ‘Maitland Benevolent Asylum, later Maitland Hospital’, accessed by <https://researchdata.edu.au/agy6396-maitland-maitland-hospital/167840>

¹¹ Apperly, Richard, *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*. Angus & Robertson, 1994.

¹² *Newcastle Morning Herald and Miners’ Advocate*, ‘Change Home’s Name after 82 Years’, 16 March 1949.



Figure 10 – Sketch of Maitland Benevolent Asylum. Matron's House is the smaller building on the left; Pender House is on the right
(Source: University of Newcastle)

The earliest aerial imagery of the site from 1954, shows Pender House, Matron's House and Dossie Cottage present on site. After 1972 and before 1977, a quadrangle shaped building with an internal courtyard was constructed on site. This building is no longer present.

Key: Pender House (A), Matron's House (B), Dossie Cottage (C), House (D)

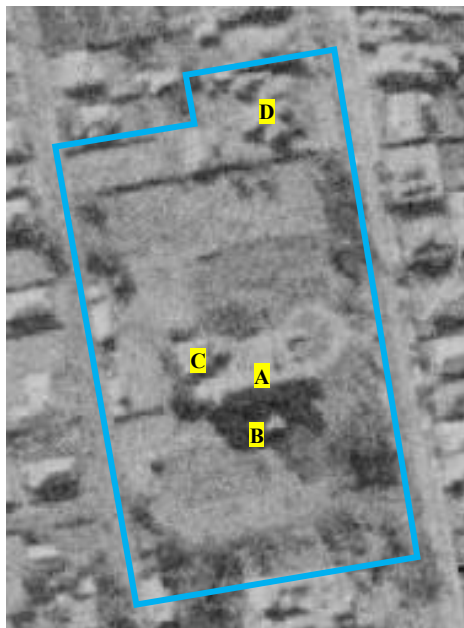


Figure 11 – Historical aerial imagery showing subject site in 1954
(Source: NSW Historical Imagery)



Figure 12 - Historical aerial imagery showing subject site in 1977 (Source: NSW Historical Imagery)



Figure 13 – Matron's House on left, Pender House in centre, Dossie Cottage on right at rear, c.1900 (Source: Maitland City Library)

Historic aerial imagery shows Rose Cottage as constructed prior to 1984. The Curtis Wing as built prior to 1993. The Regency Wing was constructed prior to 2010. In 2017/2018, the quadrangle building was demolished and replaced by the Benhome Board Building.

Key: Pender House (A), Matron's House (B), Dossie Cottage (C), House (D), Rose Cottage (E), The Curtis Wing (F), The Regency Wing (G) and The Benhome Board Building (H).



Figure 14 – Historical aerial imagery showing subject site in 1993 (Source: NSW Historical Imagery)

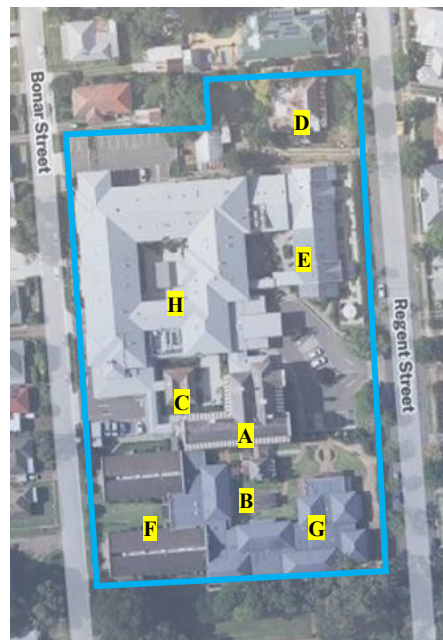


Figure 15 - Historical aerial imagery showing subject site in 2025 (Source: NSW Historical Imagery)

4.0 SITE DESCRIPTION

- The subject site is generally rectangular in shape with a small extension to the northeast corner to include No.16 Regent Street (1171).
- It has frontages to both Regent Street to the east (primary) and Bonar Street to the west (secondary).
- The main entrance is located centrally off Regent Street, including a vehicle turning circle. The centre of the turning circle includes a garden featuring a sign bearing the name 'Benhome'. There are two further vehicle entrances off Bonar Street, providing access to two car parks.



Figure 16 – Buildings within site (Source: Nearmap 2025, with overlay by Three + One Heritage)

- The site is comprised of various buildings, landscaping and carparking spaces. These buildings relate to the site's former 19th century benevolent care home usage with more recent additions aligning with its current usage as the Benhome Masonic Village, assisted living facility.
- This includes the primary Pender House building (A) constructed c.1884 located centrally within the site. The two-storey building is of facebrick masonry construction. Its gabled/hipped roof is clad with slate and includes rendered chimneys. The building features two street-facing projecting bays/gable ends separated by a two storey verandah, with the narrower, northern bay/tower featuring more decorative detailing including hood moulding to its arched openings.
- The Matron's House building (B) is located immediately to the south of the Pender House building. Also constructed c.1884, the single storey masonry structure includes a slate clad hipped roof and is connected to Pender House via a glazed linkage.
- Dossie Cottage (C), located immediately to the northwest of Pender House, was also constructed around the same time as Pender House and Matron's House. The single storey masonry structure includes twin hipped roofs clad with terracotta tiles.
- The lot includes a single residential dwelling (D) located in the northeast corner of site. The single storey dwelling is estimated to have been constructed in the c.1860s. It is of weatherboard clad framed construction with a metal clad hipped roof. It features a front verandah across its street-facing elevation, wrapping around to the north.
- The remainder of buildings on site were constructed post c.1970s.
- This includes Rose Cottage (E) located in the northeast corner of the site, fronting Regent Street and estimated to have been constructed c.1970/80s. The single storey structure is of facebrick masonry construction, with a mid-grey toned corrugated metal clad primary gabled roof running parallel to Regent Street with two street-facing gables.
- The Curtis Wing (F) located in the southwest corner of the site was built in the c.1980/90s. It comprises two gable roofed single storey structures connected by a central lower level structure, all of masonry construction with metal roof sheeting.
- The Regency Wing (G) is located in the southeast corner of site fronting Regent Street. Estimated to have been constructed in c.2000s. The single storey structure is of masonry construction with a series of corrugated metal hipped roofs, and timber openings designed in a sympathetic style.
- The Benhome Board Building (H), which is the subject of this application is located to the north of Pender House and Dossie Cottage, fronting Bonar Street. It was constructed c.2018, and consists of a generally square shaped structure (quadrangle) constructed around an internal courtyard. The structure is of facebrick masonry construction with a mid-grey toned corrugated metal clad hipped roof, with aluminium framed windows. It includes a covered main entrance off the site's Regent Street vehicle turning circle, featuring a tall entry awning.



Figure 17: Pender House building primary façade (eastern), looking west from main entrance off Regent Street (Source: Three + One Heritage, 2025)



Figure 18 – Pender House (left) Benhome Board Building (right) as viewed from entrance off Regent Street looking west (Source: Three + One Heritage, 2025)



Figure 19 – Benhome Board Building (subject of this application) looking northwest from entrance turning circle (Source: Three + One Heritage, 2025)



Figure 20: Pender House (left) and Benhome Board Building (beyond) as viewed from boundary on Regent Street looking north west (Source: Three + One Heritage, 2025)



Figure 21: Rose Cottage as viewed Regent Street looking west (Source: Three + One Heritage, 2025)



Figure 22: Rose Cottage (left) and listed dwelling at No.16 Regent Street (right) with Benhome Board Building (beyond) as viewed Regent Street looking west/southwest (Source: Three + One Heritage, 2025)



Figure 23: Pender House (right) and Benhome Board Building (left) as viewed from Bonar Street looking east (Source: Three + One Heritage, 2025)



Figure 24: Benhome Board Building (left) with Pender House (right/beyond) as viewed from Bonar Street looking east (Source: Three + One Heritage, 2025)



Figure 25: Benhome Board Building as viewed from Bonar Street looking east/southeast (Source: Three + One Heritage, 2025)



Figure 26: Benhome Board Building northern carpark/vehicle access as viewed from Bonar Street looking southeast (Source: Three + One Heritage, 2025)

5.0 SIGNIFICANCE

5.1 Statement of significance

Benhome (#172)

The following Statement of Significance for “Benhome” has been extracted from the Central Maitland: A Study of its Historic Buildings & Townscape 1977, accessed via the Heritage NSW Catalogue.

Originally called the Maitland Benevolent Asylum, this building has always been a home for Maitland's older residents and the original funds were raised by donation and public subscription. Benhome is one of the largest and grandest buildings in Maitland and is easily visible from within the town. The building, as it now stands, was intended as a first stage, the right hand being the centre of a symmetrical building. The front of the building is decorated in ornate cast iron of which the frieze and brackets are a design patented by the architect and used in many of his buildings. It is possible that some of the other patterns were also designed by him. Beside the main building is the Matron's flat which due to the contrast in scale has the appearance of a dolls house. The original elaborate picket fence and gate have been replaced by a brick fence.¹³

House, 16 Regent Street Maitland (#171)

The following Statement of Significance for the house at No. 16 Regent Street Maitland has been extracted from the Central Maitland: A Study of its Historic Buildings & Townscape 1977, accessed via the Heritage NSW Catalogue.

A post-regency house with French windows and shutters and probably the oldest house in Regent Street. The classical pattern on its column is similar to that at 60 Bourke Street. In 1909, W.H. Pender designed additions at the sides and rear for the owner J.M. Sparke, a Maitland businessman. Pilgrim Brothers were the builders. The house is in excellent condition and has a nice garden with a boundary picket fence.¹⁴

Regent Street Heritage Conservation Area (#C5)

The following Statement of Significance for the Regent Street Heritage Conservation Area has been extracted from the Maitland Heritage Survey Review: Study Report for Maitland Council July 1994, accessed via the Heritage NSW Catalogue.

The area 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 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. It is considered to be of State heritage significance.¹⁵

¹³ Bergsteiner, McInnes and Rigby Pty Ltd, *Central Maitland*, p. 37. Accessed via the Heritage NSW Catalogue

¹⁴ Bergsteiner, McInnes and Rigby Pty Ltd, *Central Maitland*, p. 36. Accessed via the Heritage NSW Catalogue

¹⁵ Brian McDonald and Wendy Thorp, *Maitland Heritage Survey Review: Study Report for Maitland Council* (July 1994), p. 21. Accessed via the Heritage NSW Catalogue

6.0 PROPOSAL

6.1 Proposed works

The proposed works are part of a Development Application relating to the subject site at 30 Regent Street Maitland. The application involves installation of solar panels to the contemporary Benhome Board Building (c.2018) located within northwest corner of the site.

This Statement of Heritage Impact has assessed the following drawings provided by AGL Energy Solutions.

Table 6-0: List of Drawings

Sheet No.	Title	Date	Issue
ME-1.0	PV Array Layout	16.05.24	A
GE-2.0	Construction Layout	16.05.24	A

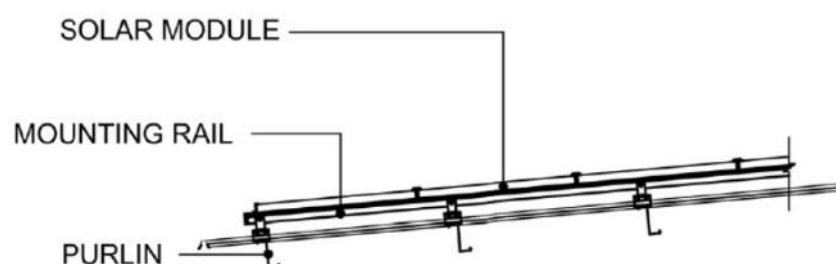
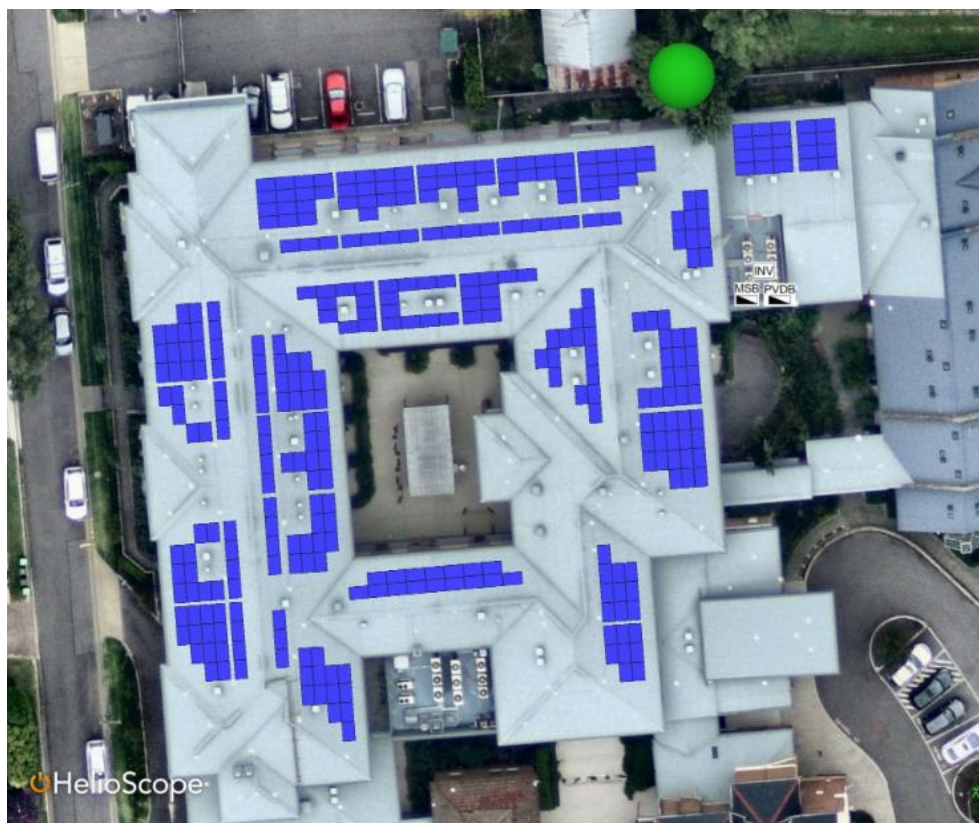


Figure 27 – Solar panel array layout plan and installation detail(Source: AGL Energy Solutions, Drawing No. ME-1.0, 16.5.24, Rev.A)

7.0 HERITAGE IMPACTS

7.1 Introduction

The following assessment is based on the Standard Guidelines of Heritage NSW, the Maitland LEP (2011) and the Maitland DCP (2011) to accompany a Development Application for the site at 30 Regent Street, Maitland NSW 2320.

7.2 Impacts on significance

This section assesses how each of the proposed works will impact on the heritage significance of the subject site, relevant HCAs and nearby listed items, this assessment is based on the proposed plans supplied by AGL Energy Solutions.

7.3 Matters for consideration (Heritage NSW Guidelines)

The following matters for consideration arranged into subheadings have been extracted from Template section 4 – Heritage impact assessment, of the document Guidelines for preparing a statement of heritage impact, 2023, prepared by the NSW Department of Planning and Environment. The following section provides discussion on the potential impact of the proposed works against the relevant matters for consideration.

7.3.1 - Fabric and spatial arrangements

- The proposed works are limited to installation of solar panels to the roof of the Benhome Board Building, located in the northwest corner of the site. This building was constructed in c.2018 and does not contain any significant fabric or spatial arrangements.
- No works are proposed the site's early, significant buildings, including Pender House, Matron's House or Dossie Cottage or the adjacent residential dwelling at No. 16 Regent Street.
- As such, the works will have no impact on significant fabric or spatial arrangements.

7.3.2 - Setting, views and vistas

- The Benhome Board building is located in the northwest corner of the site fronting Bonar Street, with the Rose Cottage building located between the subject building and Regent Street to the east.
- The proposed solar panels will be installed parallel to the building's metal-clad hipped roof, with minimal projection above its corrugated metal roof surface. As such, the new panels will not alter the existing roof form or overall scale of the building.
- Accordingly, the new panels will not physically obscure any views of the site's significant elements or nearby listed items.
- While the subject building sits comfortably within the listed site, the proposed solar panel installation will not be visually out of place with the building's contemporary architectural style (c.2018).
- The subject building is not highly visible looking southwest along Regent Street (View 1 below), being partially obscured by the Rose Cottage building. It is also not highly visible on the approach to the site looking northwest along Regent Street (View 2), and as such will have little impact on the appreciation of the site's early significant elements from these vantages.
- The subject building is however visible when looking west from the site's main entrance and turning circle off Regent Street (View 3), and as such, the proposed solar panels will be visible from this vantage. However, given the visual separation between Pender House and the subject building, the contemporary appearance of the Benhome Board building and as there will be no change to

the form/scale of the building, the proposed installation is considered to have negligible impact on the appreciation of the site's early significant elements.

- While the panels will be installed to the street-facing roof plane fronting Bonar Street (secondary frontage) due to the narrow setback and width of the street, limited views exist of both the subject building and the site's early significant structures. This is with the exception of views directly east from the central vehicle entrance off Bonar Street (View 4), where views exist of both the subject building, Dosser Cottage and Pender House. However, given the visual separation between the structures, the proposed installation is considered to have minimal impact on the appreciation of the site's significant elements.



7.3.3 - Landscape

Not applicable.

7.3.4 – Use

Not applicable.

7.3.5 – Demolition

Not applicable.

7.3.6 – Curtilage

- The works will involve no change to the spatial arrangements of the site.
- While visible in certain views of the site's early significant elements, given the physical separation, and visual consistency with the contemporary architectural style of the c.2018 subject building, the proposed installation is considered to have negligible impact on the visual curtilage of the site.

7.3.7 - Moveable heritage

Not applicable.

7.3.8 - Aboriginal cultural heritage

The provision of advice or commentary on Aboriginal cultural heritage is outside the scope of this report.

7.3.9 - Historical archaeology

The provision of advice or commentary on Aboriginal cultural heritage is outside the scope of this report.

7.3.10 - Natural heritage

Not applicable.

7.3.11 - Conservation areas

- The subject site is located within the Regent Street Heritage Conservation Area (C5), and contributes strongly to the character of the HCA.
- The proposed works involve no intervention with significant fabric or spatial arrangements that contribute to the significance of the HCA
- The proposed solar panels have been sited to avoid installation to the front roof plane of structures fronting Regent Street, being set back behind the Rose Cottage building. Whilst the panels will be visible from certain views on Regent Street and from the site's secondary frontage on Bonar Street, the solar panels are generally consistent with the contemporary nature of the subject building (c.2018) and have been designed to follow the form of the existing roof structure. Subsequently, whilst being visible from the street, the proposed solar panels are sufficiently setback from principal

views on Regent Street and have been designed to reduce visual impacts on the established character of the streetscape and surrounding HCA.

7.3.12 - Cumulative impacts

- As the works will be readily reversible if required to be removed or updated in future and will involve no physical intervention with significant fabric, cumulative impacts are considered negligible.

7.3.13 - Other heritage items in the vicinity

- The subject site's allotment includes the adjacent residential dwelling at No. 16 Regent Street to the northeast corner of the site. The Mid-Victorian-era dwelling is listed as a local heritage item (#1171). While potentially visible from certain views of the listed dwelling, the new panels are not anticipated to be visually prominent in a manner that would adversely impact on the appreciation on the listed dwelling.
- Cintra House and Stables, which is located immediately to the south of the subject site is listed on the NSW State Heritage Register (#SHR01892). Given the existing development between the subject building and the adjacent listed site, the proposed installation is considered to have negligible impact on the appreciation of the listed item.
- Similarly, due to the distance away from the locally listed Victorian Villa at 45 Regent Street (#1174) to the south east of the subject site, the proposed works are considered to have little impact on its appreciation.

8.0 CONCLUSION

30 Regent Street, Maitland is listed as a local heritage item within the Maitland LEP 2011 ("Benhome", #1172). It is the site of the former Maitland Benevolent Asylum, and retains its original buildings including the grand Pender House, Matron's House and Dosser Cottage, along with more recent additions related to the site's continued usage as a care home.

The site's allotment includes the Mid-Victorian residential cottage at No. 16 Regent Street that is also listed as a local heritage item, ("House" #1171).

The site is also located within the Regent Street Heritage Conservation Area (C5) listed in Part 2 of Schedule 5 of the Maitland LEP 2011.

The proposal is limited to the installation of solar panels to the roof of the Benhome Board Building (c.2018) located in the northwest corner of site.

No works are proposed to the site's early significant structures, including Pender House, Matron's House and Dosser Cottage, and the works will have no impact on significant fabric or spatial arrangements relating to these elements.

While the proposed panels will be visible in select views of the site's significant elements and from the site's secondary frontage on Bonar Street, the panels will not alter the form/scale of the subject building and will be visually consistent with the subject building's simple, but generally contemporary presentation. Subsequently, it is considered that the works will have negligible impact on the overall appreciation of the subject site, nearby listed items and the Regent Street HCA.

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