



STATEMENT OF HERITAGE IMPACT

Development Application for a new build (infill development)
to
9 Raglan St, Horseshoe Bend, NSW, 2320.
(Lot 1/-/DP743937)



Fig.1 – View of 9 Raglan St from Raglan St (Sept 4th ,2025).

Prepared For
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& Maitland City Council

December 23rd, 2025 (Version.2)

Date	Version	Comments
22/12/2025	1	Draft issued
23/12/2025	2	Amended and final issue

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1.0 Introduction

- 1.0.1 Origin Architecture & Heritage were engaged by Damian and Agnest Coldwell to prepare a Statement of Heritage Impact to accompany the Development Application for a new build (infill development) to the property situated at 9 Raglan St, Horseshoe Bend.
- 1.0.2 The subject site falls under the jurisdiction of the Maitland City Council. Situated on the traditional lands of the Wonnarua people.
County: Northumberland
Parish: Maitland
- 1.0.3 Abbreviations that will be utilised throughout the text:
- | | | | |
|------------|---------------------------|--------------|--------------------------------------|
| MCC | Maitland City Council | DA | Development Application |
| HIS | Heritage Impact Statement | HCA | Heritage Conservation Area |
| FFL | Finished Floor Level | DCP | Development Control Plan |
| LEP | Local Environmental Plan | AHIMS | Aboriginal Heritage Info Manag't Sys |
| FCL | Finished Ceiling Level | | |
- 1.0.4 The documents referenced in the compilation of this report will be:
- Maitland City Council – Local Enviro Plan 2011.
 - Maitland City Council – Development Control Plan 2025
 - Australia ICOMOS Burra Charter (2013)

2.0 Location

- 2.0.1 The subject property is located at 9 Raglan St, Horseshoe Bend (Lot 1/-/DP743937). The existing dwelling has been mostly demolished, apart from the foundations. The garage remains and a temporary moveable dwelling is being utilised.



Fig.2 – 9 Raglan St, Horseshoe Bend (Source: NSW Spatial Viewer).

2.0.2 Description of the site

The site runs from Raglan St through to Cathcart St at the rear of the property.

The original house has been mostly demolished, apart from the foundations. The house was situated on the front boundary of Raglan St, with a single driveway to the right of the property leading to a garage and pedestrian entrance to the left.

The original cottage was a single storey structure with hipped corrugated roof and a skillion roof front verandah. The verandah was later enclosed and the original timber windows of the cottage replaced with aluminium sliders, plus the inclusion of windows where they would not have existed.

An addition to the original cottage looks to have been constructed to the right side when viewing from Raglan St; a timber clad hipped roof structure, rectangular in form and it has a higher finished ceiling level compared to the cottage. This new addition detracted from the cottage and did not work in harmony with the original structure.

The owners stated that the cottage, and addition, suffered from water leakage, damp rot, mold and mushrooms growing internally, termites and asbestos in numerous locations.

2.0.3 Existing Site & Dwelling Photos- 9 Raglan St, Horseshoe Bend.



Fig. 3 - View from carpark in Raglan St to the site.



Fig.4 – View from within the site looking north to garage.



Fig.5- View from within site looking Nth to temporary accomm.



Fig.6- View from driveway looking West to original house.



Fig.7 -View South to original house remains.



Fig.8 -View from Cathcart St to rear of site.



Fig.9- Image from Google Maps of house existing at 9 Raglan St prior to demo (June 2015).



Fig.10 – Image from Google Maps of house existing at 9 Raglan St prior to demo (June 2015).

2.0.4 Site Plan – Existing (prior to demolition)

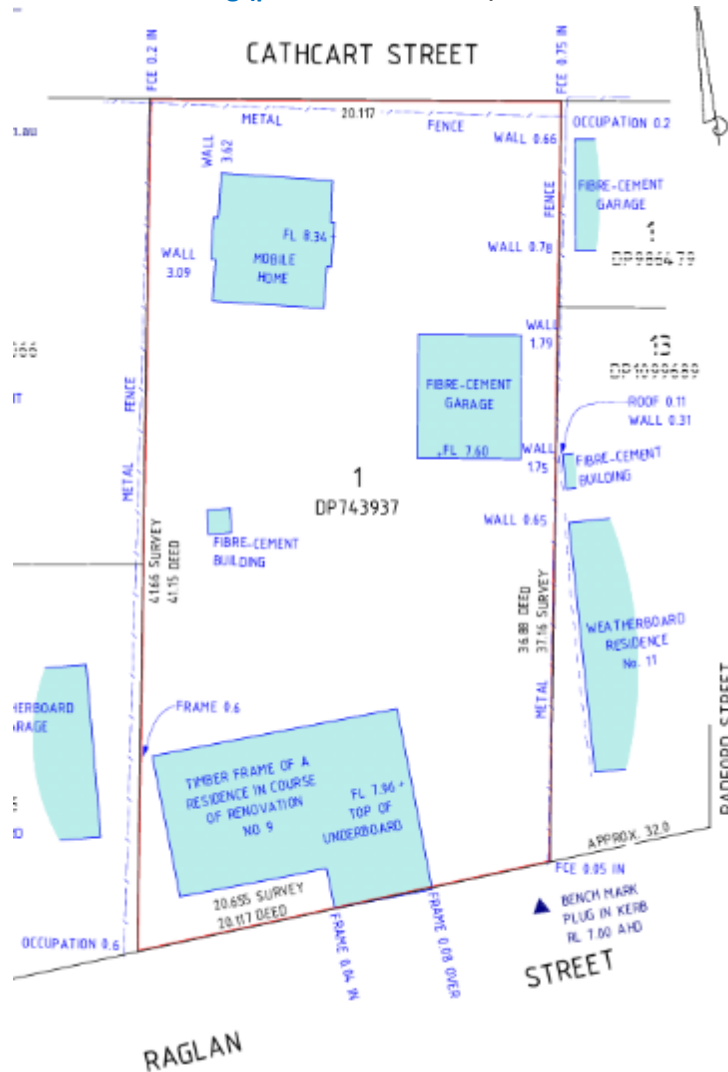


Fig.11 – Site Plan (Source: David Cant Surveyors, April 8th 2025).

3.0 Context

3.0.1 The site in question is situated in Raglan St, which is a short street that is a continuation of Odd St and Radford St. The site is in an established residential area; however, it is on the edge of farmland and sporting facilities (Maitland Pickers Rugby) and open carparks. The topography is low lying and flat.

The surrounding residential area is predominantly single storey dwellings, however there is a healthy scattering of two-storey buildings in amongst them, and a wide variety of Lot sizes.

The dwellings range from cottages to terraces and modern infill housing. The style of architecture is a collection of Victorian and Federation.

Houses are set close to the front of the property boundary facing the street and generally have some form of verandah running along the length of their frontage.... skillion or incorporated into the existing roof form. Open verandah, enclosed ends and fully enclosed are evident in the area.

The materials utilised for exterior cladding of the homes are predominantly weatherboard with traditional profile corrugated metal roof sheeting. However, some of the homes have the walls clad in fibro cement sheeting or are constructed of brick.

With respect to driveways the properties have predominantly single driveways, whilst others have no vehicle access. An example in Raglan St exists for a double driveway, but this is rare for the area.

Pedestrian pathways are present with little space for grass verges unless the path is absent. Few street trees but well-established landscaping and trees on the private properties.

3.0.2 Context Photos



Fig.12 – 5 Raglan St (immediate neighbour).



Fig.13 -11 Raglan St (immediate neighbour).



Fig.14 – View West along Raglan St, carpark to left.



Fig.15 – Carpark opposite 9 Raglan St, for Maitland Pickers Rugby League Club.



Fig.16 – Weatherboard terraces in Radford St.



Fig.17 – 9 Cathcart St.



Fig.18 – 7 Cathcart St.



Fig.19 – 2 Cathcart St.



Fig.20 – View East along Cathcart St.



Fig.21 – 67 Carrington St.



Fig.22 – Google maps view from 2015 of Raglan St with the dwelling at 9 Raglan St still in place.

3.0.3 Brief History of the area – Horseshoe Bend.

Horseshoe Bend is a low-lying riverside area on the southern bank of the Hunter River, immediately east of Maitland's historic town centre. A striking characteristic of Horseshoe Bend was its self-contained village nature. It's geographical containment within a larger urban area and its lack of access initially helped to set this area apart. Its name derives from the pronounced bend in the river at this point, which shaped both its geography and history.

Following the establishment of Maitland in the early 1800s, Horseshoe Bend developed as a working riverside precinct. Its proximity to the river made it attractive for transport, warehousing, small industries and workers' housing. The area was closely tied to Maitland's role as a major inland port serving the Hunter Valley.

The Horseshoe Bend community were quite diverse socially, economically and in terms of religion and diversity of languages spoken. Horseshoe Bends inhabitants varied from high-ranking officials to their employees, all living in the one area. This mixture can be seen in the extant housing especially in Robins Street.

The Bend rapidly morphed into an almost exclusively native-born community, the result of remaining a very closed and intergenerational village. Many of the houses, often small, accommodated three

generations of the same family. Those forced out of home by sheer weight of numbers did not move far. Multiple family members lived in close proximity to each other and their parents. Often neighbours married and moved into homes close to both parents.

All the land was privately owned so it was easy to purchase (rather than being subjected to the convoluted Government tender process) and could be easily subdivided to accommodate children leaving the nest. Families were often large, regardless of religious affiliation.

For many the Bend came first and Maitland second. Facilities in the Bend were built and supported because 'others' controlled the Maitland equivalents (schools, churches and sports clubs, for example). They were quick to claim any person who rose to fame (or notoriety) as theirs. Eg. George Moore of Robins St and famous cricketer.



Fig. 23 – Horseshoe Bend, NSW (Source: www.historycouncilnsw.org.au)

Because of its position on the floodplain, Horseshoe Bend was repeatedly affected by flooding, most notably during major events in 1857, 1893, and the catastrophic 1955 Hunter River flood. These floods caused widespread damage to homes and businesses and strongly influenced later planning decisions. The residents of Horseshoe Bend developed skills suited to their needs. Its flood boat teams were renowned for their skill and bravery and saving lives at flood time. After the 1893 floods almost destroying the village structure the better off people moved to higher areas, taking their factories and businesses with them. The river's course was changed and left businesses like Cohen's isolated. The CBD moved west along High St away from the Bend.

As well as its large core population, Horseshoe Bend was home to many hundreds on a short-term basis. Despite the crowded houses there was always room for a paying boarder. This was usually a single man or woman (often very young) working locally or a recently married couple. This characteristic continued into the early twentieth century. In 1930 at least 10 of the 19 houses in James St had a boarder with another five having two couples living in the same house.

Many people found little incentive to move outside the Bend. It had everything they needed for basic life. Building blocks were readily available and the area was well serviced. By the 1870s it had its own small shops (and close access to many others) and two pubs. Three other pubs in High Street were strongholds for Horseshoe Bend men.

Almost all employment was local and often within Horseshoe Bend itself. The place had two churches, an infants' school which acted as a community centre and meeting place, and multiple sporting facilities including a cricket oval, a rowing club and swimming pool (the floating baths in the river).

In response to repeated flood damage, substantial levee banks were constructed in the mid-to-late 20th century. While these works improved flood protection, they also physically and visually separated Horseshoe Bend from the river, contributing to changes in land use and gradual decline in residential density.



FLOODS AT MAITLAND—LANDSLIP AT HORSESHOE BEND.

Fig.24 - An 1870 engraving/illustration showing flooding at Horseshoe Bend
(Source: Illustrated Sydney News / Hunter histories).

By the late 20th century, Horseshoe Bend was characterised by light industrial uses, depots, and residual housing, rather than the dense riverside community it once was. Over time however the area would lose its workplaces. Horseshoe Bend became more inhabited by employees and miners first appeared around this time. The Bend still maintained many of its nineteenth century characteristics; in particular multi-generational proximity of family and everyone knowing everyone. In recent decades, the area has been the subject of urban renewal discussions, focusing on flood mitigation, adaptive reuse, and reconnection with the river while acknowledging its environmental constraints.

In summary, Horseshoe Bend reflects Maitland's broader history: early river-based prosperity, ongoing struggle with flooding, and evolving responses to environmental risk and urban change.
(Source: MCC DCP 2025 + Heritage Council NSW).

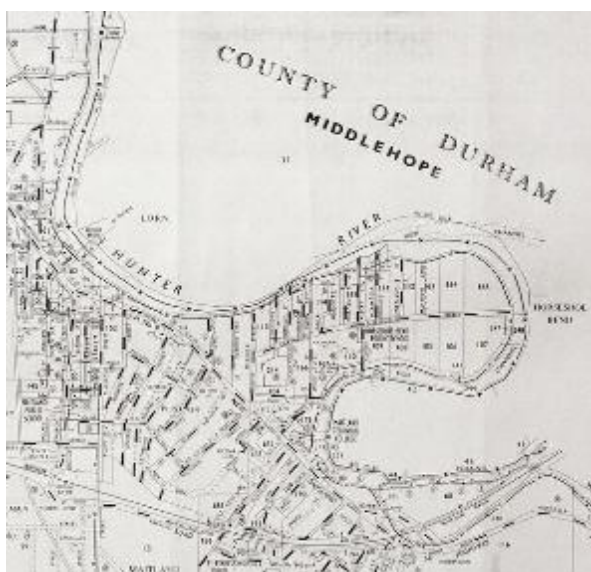


Fig.25 – Map, Parish of Maitland, March 1885, showing Horseshoe bend.
(Source: Maitland City Council).

4.0 Methodology

- 4.0.1 This report has been undertaken in accordance with the guidelines for 'Assessing Heritage Significance' & 'Statement of Heritage Impact' as issued by the NSW Dept of Planning & Environment, and Australia ICOMOS Burra Charter (2013).

5.0 Documents & Drawing References

- 5.0.1 In preparing this report the architectural drawings prepared by Raymond Terrace Planning Service were utilised, and includes the following specific document lists:

Dwg No.	Title	Scale		Date	Revision
Sheet 1 of 2	Project: Two Storey Dwelling: Floor Plans/ Elevations/ Section A-A	1:100		Dec' 25	-
Sheet 2 of 2	Project: Two Storey Dwelling: Slab & Footing plan, Site Plan, Footing Details	1:100		Dec' 25	-

6.0 Limitations

- 6.0.1 Origin Architecture are not qualified to comment on any structural or archaeological opinions.
- 6.0.2 The Statement of Heritage Impact was prepared by Amanda Hinds of Origin Architecture & Heritage. Site inspections were conducted on September 4th, 2025.
- 6.0.3 All images unless otherwise noted were taken by Amanda Hinds of Origin Architecture.

7.0 Heritage Listings & Classifications for 9 Raglan St

- 7.0.1 With respect to 9 Raglan St, Horseshoe Bend the following heritage requirements/ listings apply:
- It is not an individually listed Heritage Item on the MCC LEP 2011
 - It is not situated adjacent to an individually listed Heritage Item.
 - It does fall within a Heritage Conservation Area on MCC LEP 2011.
 - Is not on the SHR (State heritage Register) or the National Trust Register of NSW.
 - Not listed as a potential archaeological site.

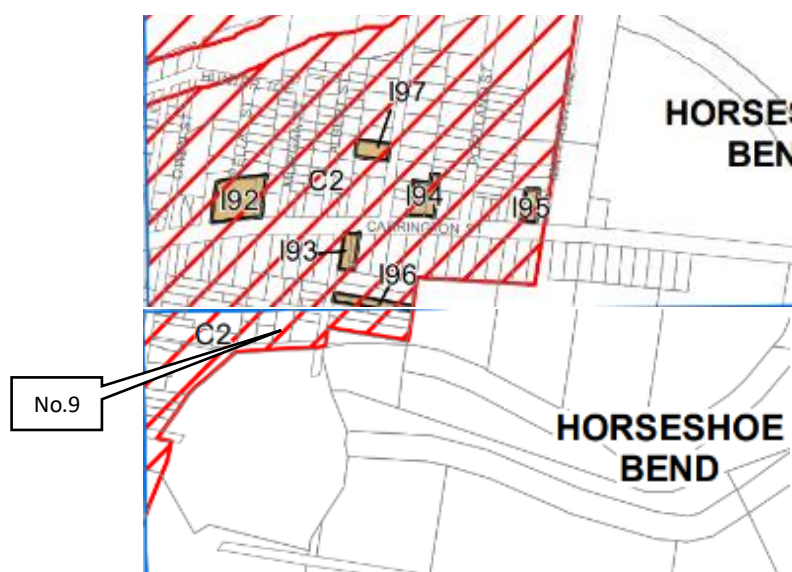


Fig.26 – A snippet from MCC LEP 2011 Heritage Maps (HER_004D).

7.0.2 The closest Heritage Items to 9 Raglan St, are as follows:

Item.93	'Lemarne', villa.	78-80 Carrington St	(local)
Item.96	Two storey house.	7 Radford St	(local)

These heritage items are not in visual connection with 9 Raglan St, and so the proposed works to the site will not impact the heritage listed items mentioned above.

7.0.3 The Heritage Area which 9 Raglan St falls within is the 'Central Maitland HCA (C2)'.

7.0.4 **Heritage Significance of Central Maitland HCA is as follows:**

'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 HCA's aesthetic significance is derived from the intactness of its streetscapes, its landmark buildings and strong edge definition of river and flood plain. The area is of social significance for its continuing roles as a regional centre for administration, cultural activities and several religious denominations'.

(Source: MCC DCP 2025- Chapter 4 Heritage.)



Fig.27 – Central Maitland HCA Land Application Map (Source: MCC DCP2025 draft).

Note: Whilst the area known as Horseshoe Bend falls within the Central Maitland HCA, and contributes to its character, it is more the residential component than the commercial, civic and ecclesiastical building examples.

7.0.5 **Characteristic elements of Central Maitland HCA are as follows:**

- Maitland's commercial, civic, and religious centre and largest centre in the Hunter Region.
- An early settlement located on the southern side of the Hunter River.
- A predominant grid street pattern.
- An excellent collection of commercial, civic, religious, and residential buildings dating from the early to mid-nineteenth century which exhibit a variety of architectural styles.
- High Street has an intact streetscape, including many original shopfronts and landmark buildings.
- Residential character varies from early modest slab huts and cottages to two storey single fronted housing.
- The key mature cultural plantings are located in the grounds of institutions, at Maitland Park or within private gardens.
- Public recreation and walking path along the Hunter River.
- Maitland Park and Maitland Showground.
- Central Maitland Railway Station.
- The southern portion of the HCA is physically separated by Les Darcy Drive and the New England Highway.
- Views to important buildings, spires and other architectural features from the surrounding HCAs and broader district. (Source: MCC DCP 2025- Chapter 4 Heritage).

7.0.6 **The Desired Future Character of Central Maitland HCA is as follows:**

1. Enhancement of the existing character of the HCA, being the largest commercial, civic, and religious centre in the Hunter Region.
2. Retention and conservation of the predominant grid street pattern, laneways, and side streets.
3. Retention and conservation of the heritage items and contributory buildings that contribute to the historic character of the HCA, particularly the excellent collection of commercial, civic, religious, and residential buildings dating from the early to mid-nineteenth century which exhibit a variety of architectural styles.
4. New contemporary infill development of a high design standard which respects the heritage significance and character of the HCA.
5. Retention and conservation of High Street, its intact commercial streetscape, including many original shopfronts and landmark buildings.
6. Retention of the sense of enclosure of High Street by ensuring that new development maintains a two-storey building height and scale, including an appropriate parapet height and design and reinforcement of established building lines.
7. A general maximum building height limit of three storeys where appropriate.
8. Retention and conservation of the mature cultural plantings located in the grounds of institutions, at Maitland Park or within private gardens.
9. Retention and enhancement of public parks and recreation areas within the HCA.
10. Mature landmark trees are to be managed through Maitland Council's Significant Tree Register and tree preservation order policy. Significant gardens and mature trees in private properties should be formally recorded by Council.
11. Improvement of the public domain character to enhance the significance of the HCA and its relationship to the Hunter River and southern portion of the HCA.
12. Retention of views to important buildings, spires, and other architectural features.
13. Retention of the open landscape character around Central Maitland Railway Station.
(Source: MCC DCP 2025 draft – Chapter 4 – Heritage).

7.0.7 Contribution of 9 Raglan St to the Central Maitland HCA:

Currently the largely demolished dwelling does not contribute to the character and significance of the HCA. It breaks the rhythm of housing fronting Raglan St. The previous dwelling, the original cottage and the side addition, may have been classified as a Contributory to Neutral inclusion to the Central Maitland HCA. Justification being:

- The original cottage form was extant and the modifications that had occurred to it would be reversible (replace the aluminium windows, open up the enclosed verandah, replace the weatherboards that look to not be a traditional cut.).
- The later side addition structure was detracting from the cottage and street frontage. The unconventional height in relation to the cottage, the general proportions of the building, inclusion of aluminium windows and non-traditional weatherboards. The demolition of this structure was beneficial to the HCA.

8.0 The Proposed Works

8.0.1 The proposed works to 9 Raglan St, Horseshoe Bend involve the following:

- Retention of the existing garage.
- Retention of the moveable studio.
- Retention of the existing footprint (not foundations) of original cottage.
- Reutilise remaining existing footings and framing in some form in the build.
- Construction of two storey dwelling (Ground Floor- brick veneer walls with textured coating, First Floor – weatherboards or equivalent).
- Installation of a new low-lying front fence (pickets).
- New on-site concrete driveway and landscaping.

8.0.2 Proposed Site Plan

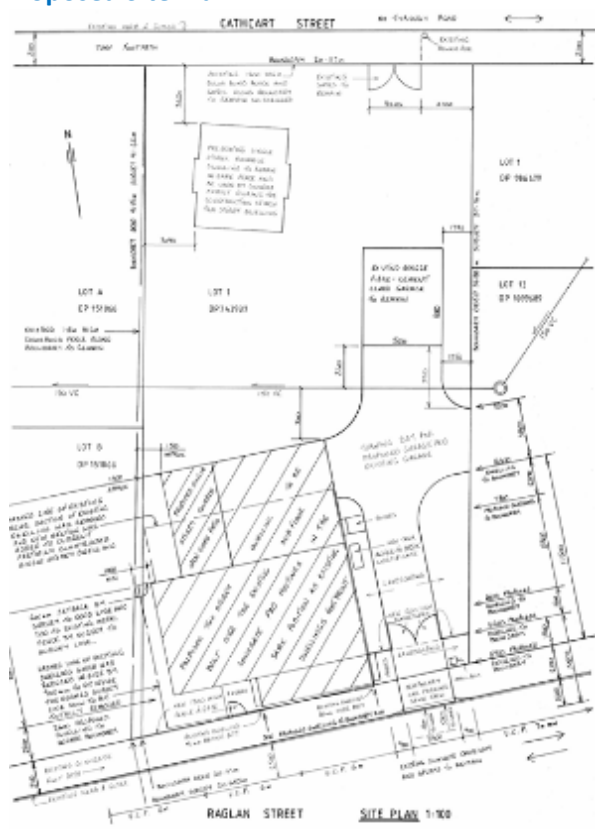


Fig. 28 – Proposed Site Plan (Source: Raymond Terrace Planning Services)

8.0.3 Proposed Floor Plans and Elevations

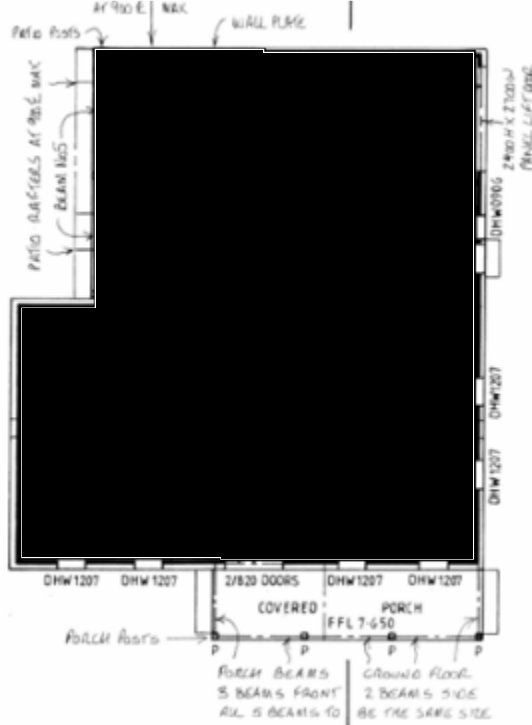


Fig.29 – Proposed Floor Plan -Ground Floor
(Source: Raymond Terrace Planning).

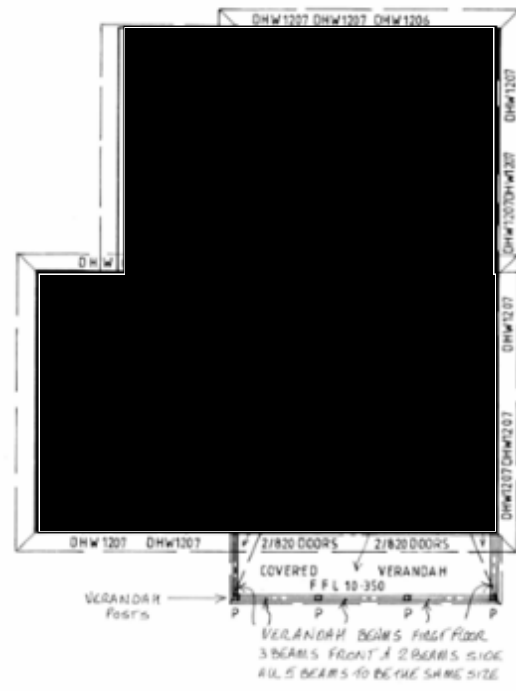


Fig.30- Proposed First Floor Plan
(Source: Raymond Terrace Planning).



Fig.31 – Proposed street elevation (South). (Source: Raymond Terrace Planning).

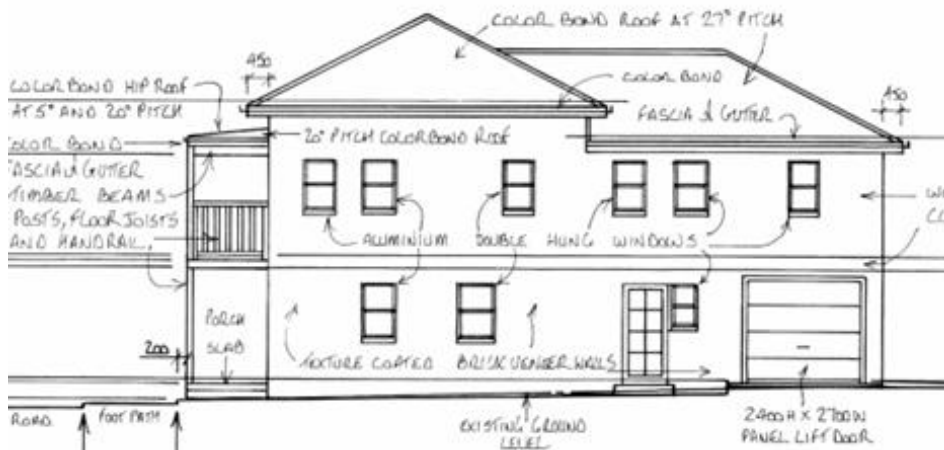


Fig.32 – Proposed driveway elevation (East). (Source: Raymond Terrace Planning).

8.0.3 **Alternative design solutions considered**

1/. Rebuild a single-storey dwelling:

-whilst a single-storey structure would be more cohesive in Raglan St, in amongst the other existing single storey dwellings, flood regulations do not allow for a single-storey (low structure) as a new build. Hence the two-storey proposed dwelling with reduced FFL to FCL. It should be noted that Raymond Terrace Planning has kept the Ground Floor heights only at a functional height, no greater to allow the space to be habitable. This has assisted in keeping the overall height of the building lower, and to assist in reducing impact due to overall scale.

2/. Continuation of proposed front verandah across entire front façade:

-this approach would tie in with the verandahs seen on many two-storey houses in the area. However, these dwellings appear to have narrower front facades. The longer verandah option was rejected so as not to emphasis the width of the Raglan St dwelling further, or make the dwelling appear 'mansion like'.

3/. Bring forward the Living/ Kitchen area to align with the front of the verandah:

-this approach would have given a clean finish to the shortened verandah length. However the clients were not keen to have the dwelling wall that close to the front boundary.

9.0 **Assessment of Heritage Impact**

9.0.1 Consideration is required to be given to the proposed works and any impacts they may have on the Central Maitland HCA, any nearby Heritage Items, and on the property at 9 Raglan St as a potential contributor to the Central Maitland HCA.

9.0.2 The NSW Government - Department of Planning & Environment guideline for '**Statement of Heritage Impact**' outlines key questions to be answered when assessing the impact on a heritage item. The host building (9 Raglan St) is not itself a heritage listed item, it does however fall within a HCA. Note that the term 'Heritage Item' for DPE purposes can be 'buildings, structures, **places**, relics or other works of historical, aesthetic, social, technical/ research or natural heritage significance. '**Places**' include **Conservation Areas**. The applicable sections which will be utilised from the Guidelines for this report will be '**Section 4 – Heritage Impact Assessment, 4.1 - Matters for Consideration**', and '**General Considerations**'.

9.0.3

Matters for Consideration

-Applied to a new building as infill development

Do the proposed works include the removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?

-The original house has been mostly demolished.
-The removal of the remaining structure and construction of a new dwelling will assist to create the visual link again between the buildings in Raglan St that fall under the edge of the Central Maitland HCA.

Do the proposed works affect the setting of the heritage items, including views and vistas to and from the heritage item and /or a cultural landscape in which it is sited? Can the impacts be avoided or mitigated?

-The proposed works will be in the same location as the previous dwelling in terms of setbacks, with a minor rear extension. Therefore, the view from Raglan St through the site will be similar to previous- with visibility through the site only really being possible down the driveway to the existing (to be retained) garage.

-The proposed new dwelling will be two-storey. This is the first dwelling in Raglan St that will be two-storey so it will be noticeable. Two-storey dwellings are however scattered throughout Horseshoe Bend, they are not uncommon. With the new construction a two-storey dwelling was a requirement due to the flooding regulations applicable to Horseshoe Bend, there was little choice. All measures have been employed to attempt to reduce the impact of the two-storey dwelling into a single storey dwelling street....whilst fitting in with the character of Horseshoe Bend houses.

-The land topography will not be altered on the site and a landscaping plan will occur.

-There will be no change in block size or street pattern – the access to 9 Raglan St will remain consistent with what is currently existing.

-The construction of a dwelling on the site will keep the consistency of the land use at 9 Raglan St, and the connection with the neighbouring dwellings as the residential section of Horseshoe Bend.

Are the proposed works part of a broader scope of works?

- The works are not related to a larger scope of works, purely the build of a new dwelling on an existing footprint, with minor rear extension.

Does this proposal relate to any previous or future works? If so, what cumulative impact will these works have on the heritage significance of the item?

- The proposed works do partly relate to a previous set of works in terms of the original house's demolition and the subsequent BIC.

-The new build is the next stage of these demolition works.

-A similar footprint outline will be utilised with the new build, however with a new addition to the rear of the dwelling.

-In terms of cumulative impact that the works will have on the heritage significance of the HCA:

- the original cottage form has been lost, albeit modified over the years. If the original cottage was extant, with any later additions/ alterations removed, then it would have been a high contributor to the character of the HCA.

-a similar setback and footprint is being utilised for the new build to that of the original dwelling.

-the new two-storey dwelling will be visually obvious and will have an impact on Raglan St. But as stated previously, the area is known for its mixed collection of building forms and two-storey dwellings are reasonably common. Two -storey is a flood zone requirement.

-the design of the new building as been carried out to fit in with key characteristics of Horseshoe Bend dwellings so that it can contribute to the HCA.

Are the proposed works to a heritage item that is also significance for its Aboriginal cultural heritage values?

-An AHIMS search was conducted and there were no aboriginal sites recorded or declared within a 200m radius at 9 Raglan St

-A review of the MCC LEP 2011, and the NSW State Heritage Inventory had nothing highlighted for the site either.

Has the applicant checked is any other approvals or if a separate process to evaluate the potential for impact is required?

--With respect to Heritage - the State, local and non-legislative heritage registers were all checked.....only local heritage regulations apply with the Maitland City Council.

-MCC LEP 2011 and MCC DCP 2025 (draft) were all reviewed for any potential red flags for alternative heritage matters. Nothing was evident and current draft policies were taken into consideration.

General Considerations

Do the Proposed works trigger a change of use classification under the National Construction code that may result in prescriptive building requirements?

- The proposed new two-storey dwelling to 9 Raglan St does not change the use classification of the site.
- Classification will continue as General Residential (R1).

If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?

- 9 Raglan St is not an individual Heritage Item but it does fall within a HCA, which under the NSW Dept of Planning and Enviro Guidelines classifies it as a heritage Item with respect to this analysis.
- The proposed infill new build to 9 Raglan St has been considered in relation to MCC LEP 2011 and MCC DCP 2025 (draft). No other local design guidelines were ascertained to be applicable.

Will the proposed works result in any adverse heritage impact? If so, how will this be avoided, minimised or mitigated?

- The proposed works to 9 Raglan St have had any potential impacts on the heritage significance of The Central Maitland HCA minimised via the following measures:
 - utilising a similar setback to previous dwelling on the site and consistent with other neighbour's setbacks.
 - attempting to keep the overall height of the structure low, by minimising FFL to FCL heights, and by utilising a hipped roof rather than gable.
 - through the use of materials common to other dwellings in the area (corrugated metal roof sheeting, weatherboard cladding, masonry walls.
 - timber window frames and doors where they are viewable from the public domain.
 - window and door proportions aligned with those utilised in surrounding buildings.
 - minimised embellishment and fretwork, very simplified.
 - picket low front fence.
 - simple front verandah structure and roof.


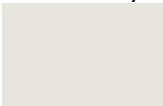

9.0.4 Testing the proposed works to 9 Raglan St against the appropriate *Objectives and Controls for Central Maitland HCA* set out in the Maitland Council's DCP 2025 – Chapter 4 – Section 4.8.3. Please refer below:


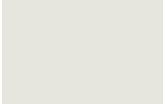
Objectives and Controls (DCP 2025)	Applied to 9 Raglan St proposed works
Subdivision and amalgamation that impacts the predominant grid street pattern, laneways and side streets are to be avoided. (PC.1)	- N/A
The existing alignments and widths of all historic roads in the HCA are to be retained. (PC.2)	- N/A
Subdivision may be appropriate at existing amalgamated sites where the historic subdivision pattern has not been lost. (AS.1)	- N/A
Infill development, especially new commercial development, is to consider the	-Is a residential infill development. -Heights of existing buildings were considered and

<p>height, form, scale, proportions, fenestration pattern and materials of the heritage items and contributory buildings in the HCA. (PC.3)</p>	<p>the FCL + FFL were minimised.</p> <ul style="list-style-type: none"> -Fenestration was kept simple and in timber (posts, balustrading) to fit in with the area. -Cladding materials chosen are similar to that utilised in the area (weatherboard and corrugated roofing). Rendered masonry was employed on the ground floor as a flood regulation requirement. -The form of the building is typical for Horseshoe Bend with two-storey hipped roof structure with a front verandah. -Proportions of windows and doors are in-keeping with Victorian housing and the houses surrounding 9 Raglan St.
<p>Buildings in High St and surrounding commercial streets must be sensitive to existing character through height, bulk scale, and heritage sensitive urban design practices. (PC.4)</p>	<p>N/A</p>
<p>Shopfronts should reflect the rhythm of fenestration and vertical elements of the original shop buildings (AS.2)</p>	<p>N/A</p>
<p>Where new verandah posts are proposed for commercial buildings, they should reinstate original arrangements. Where no evidence of original verandahs can be found, traditional construction methods appropriate to the building should be used. Verandah posts inserted directly underneath cantilevered awnings will generally not be considered appropriate. (AS.3)</p>	<p>N/A</p>
<p>New residential development should be consistent with the one and two-storey detached character of the HCA. (AS.4)</p>	<ul style="list-style-type: none"> -The proposed new dwelling is a two-storey build that will be the only two-storey dwelling in Raglan St, but within the area of Horseshoe Bend, and in visual connection to 9 Raglan St, numerous other two-storey dwellings are present. -The proposed works are consistent in siting, materials, and proportions to other detached dwellings in the area.
<p>New development should have a consistent building height that is compatible with heritage and contributory items and allows views to important buildings, spires and other architectural features, in particular from the Johnson Reserve floodplain and the Regent Street HCA. (AS.5)</p>	<ul style="list-style-type: none"> -The proposed works have purposefully limited their building height to 8500 by minimising internal FFL to FCL, utilising a hipped roof form at 27c pitch, and stepping down the rear roof form. -The height of the proposed dwelling is comparable visually, height wise, to the other two storey dwellings. -No important views will be impacted.
<p>New development should not camouflage or obscure historical lot boundaries between the floodplain and town centre (e.g. Hannah</p>	<ul style="list-style-type: none"> -The proposed works won't impact Lot boundaries, utilising the footprint of the previous dwelling. -If the previous dwelling encroached on any of the boundaries, then the new dwelling is to be set back

Street). (AS.6)	appropriately.
Retention of original sandstone kerbing and guttering in situ should be pursued wherever possible. (AS.7)	-Kerbing is concrete and will not be impacted.
Street trees should not be planted in narrow streets (eg. Catherine St). (AS.8)	-No street planting planned. -Only landscaping proposed on site.
Remnants of the jacaranda plantings in Carrington Street are to be retained, and consideration given to inter-planting with new jacarandas, as per the original scheme. (PC.5).	N/A
Development to the immediate north of Athel D'Ombra Drive should not obscure landmark trees in Maitland Park from streets to the north of the rail line. (AS.9)	N/A
Driveways and wheel strips are to be constructed using Morpeth Mix. (PC.6).	-Noted

9.0.5 Proposed Colour Scheme and Materials:

Location	Chosen material and colour
Roof	<u>Material:</u> Traditional profile, corrugated metal sheeting. <u>Colour:</u> Dulux Shale Grey, Wind Spray or natural zincalume. 
First Floor external cladding (weatherboards):	<u>Material:</u> Either timber weatherboards, James Hardie Linea or Primeline, or equivalent. <u>Colour:</u> Off-White or equivalent, with a light grey undertone so that it can work in harmony with the Ground Floor cladding colour. 
Ground Floor external cladding (masonry).	<u>Material:</u> Texture coated brick veneer walls. <u>Colour:</u> Endless Dusk or equivalent. 
Window Frames	<u>Material:</u> Timber on South + East facades. (visible to the public)

	Aluminium on North + West facades (obscured elevations). <u>Colour:</u> Black 
Window Architraves/ Fretwork/ Front door	<u>Material:</u> Timber <u>Colour:</u> Dulux Off-White 
Garage Door	<u>Material:</u> metal panel lift door. <u>Colour:</u> To be selected from the limited colour range on offer for panel lift doors. Preferably in the grey colour range.

10.0 Conclusion and Recommendations

10.0.1 Following the review of the proposed works to 9 Raglan St against the NSW DPE Guidelines, and Maitland City Council's DCP 2025, the following observations were made:

-The proposed two-storey structure for 9 Raglan St is to replace the previous, predominantly demolished, dwelling which was a single storey cottage with later side addition. Whilst Raglan St is entirely single storey – the current empty site at 9 Raglan St breaks this rhythm. Two storey dwellings are visible from the site, and the Central Maitland HCA is a healthy blend of single and two-storey dwellings.

Due to flood requirements in the area a raised structure, or two-storey, must be built rather than a single storey option. However, a single-storey dwelling would have maintained the low-lying nature of dwellings in Raglan St.

The proposed two-storey dwelling in a predominantly single-storey street will be visible, so various mitigation measures have been utilised. They involve the following:

- reutilising the previous dwellings footprint.
- maintaining a similar street set-back to neighbouring dwellings (close to street frontage).
- utilise external cladding materials that are typical in the HCA, particularly the Horseshoe Bend residential area (weatherboards or equivalent, corrugated metal roof sheeting, rendered masonry walls on the ground floor due to flooding requirements, timber windows that are visible from the public domain).
- attempting to minimise the overall scale of the building by limiting the FFL to FCL to a functional height, rather than increasing the height to that of a habitable room. This way the overall height of the building is contained. In addition employing a hipped roof rather than a gable also helps to reduce perceived height from the street.
- having a low-lying picket front fence.
- external colours from the Dulux traditional range, or equivalent.
- employ proportions for the proposed windows and doors etc that are typical for the dominant Victorian era architectural style in the area.
- stepping down the roof height of the proposed rear extension to assist in reducing bulk.

- The Central Maitland HCA is significant for numerous reasons: being an early settlement of the Hunter Valley which grew to a major centre, aesthetic significance for the intactness of its streetscapes, its landmark buildings and strong edge definition of river and flood plain. 9 Raglan St sits on the edge of this HCA and the proposed construction of a new dwelling on site should not impact the before mentioned cultural significance of the HCA, when the above mitigation measures are taken on board.

10.0.2 Recommendations:

-Exterior colours: Look to avoid an entirely grey house which lacks some contrast/ depth in its chosen colours, or looks too modern in its colour scheme - as this would not compliment the HCA. Colours chosen from the Dulux traditional colour range, or equivalent, will give a good steer.

-Windows visible from Raglan St should be timber framed double hung.

10.0.3 The works should not impact the heritage significance of the Central Maitland HCA if the above Recommendations are taken into consideration. No Heritage Items are within close proximity to the 9 Raglan St property that would be impacted.

Kind Regards,

Amanda Hinds

BA (Arch), BArch (Hons) Deakin, M.B.A Glasgow, M.ICOMOS.

Origin -Architecture & Heritage.

11.0 Appendix

Appendix.1 – AHIMS search results.



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 43
Client Service ID : 1078291

Origin Architecture & Heritage

Date: 18 December 2025

1

Hamilton New South Wales

Attention: Amanda Hinds

Email: info@originarchitecture.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 9 RAGLAN STREET HORSESHOE BEND 2320 with a Buffer of 200 meters, conducted by Amanda Hinds on 18 December 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

12.0 – Bibliography

<https://maitlandstories.com.au/stories/a-village-on-the-river-horseshoe-bend>

<https://maitlandstories.com.au/stories/the-cut-that-severed-the-horseshoe-bend-meander-in-1893>