

APPENDIX E

CURTILAGE STUDY AND STATEMENT OF HERITAGE IMPACT

John Carr Heritage Design

CURTLAGE STUDY & STATEMENT OF HERITAGE IMPACT

Anambah Lakes Estate Pty Ltd

APPLICATION TO AMEND THE ZONING OF TWO ALLOTMENTS SURROUNDING ANAMBAH HOUSE



Prepared by:

John Carr Heritage Design
Final Report Rev E
3 November, 2017

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Cover: *Anambah House from the garden.* (JCHD Digital Image 2820)

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

1.0 INTRODUCTION

The following report comprises a Statement of Heritage Impact (SoHI) and Curtilage Study for a proposed future subdivision on Lot 712 in DP 1233410 and Lot 722 in DP 1191240 which both adjoining the heritage listed Anambah House. The objective is to identify the likely extent of future residential use surrounding Anambah House as proposed under Maitland City Council's Urban Settlement Strategy. Guidelines published by the NSW Office of Environment & Heritage have been used to produce the Statement of Heritage Impact. John Carr Heritage Design has been engaged by Anambah Lakes Estate Pty Ltd to prepare the SoHI in an effort to reduce any impacts on Anambah House and set zone boundaries.



Plate 1: Aerial view of the site with the homestead above circled in red.
(Six Maps accessed 18/09/17)



Plate 2: Detail aerial view of the site showing the homestead's relationship to the Hunter River.
(Six Maps accessed 18/09/17)

The detail aerial view in *Plate 2* above provides an insight into the potential of a reduced curtilage based on the protection of the house, the gardens and the mature trees. The bulk of the property (Lot 721 in DP 1191240) is grazing land, stripped of natural vegetation.



Plate 3: Aerial view of the homestead, the gardens and outbuildings. (Six Maps accessed 18/09/17)

A significant amount of maintenance work has taken place on the main homestead building as well as the outbuildings since this aerial photograph was taken.



Plate 4: The homestead surrounded by trees and gardens from the vineyard paddock. (JCHD 2813)

The privacy of the house is secured by the trees and gardens while the rural atmosphere is secured by the curtilage provided by the surrounding paddocks and views to the north and east of the site.

2.0 STATEMENT OF HERITAGE IMPACT

Statement of Heritage Impact for:

The subdivision of a site adjacent to a heritage item of STATE heritage significance.

Date:

This Report was completed on 3rd November 2017.

Reference:

Anambah House is listed on the Maitland LEP 2011 as having STATE heritage significance (item 3), and the State Heritage Register (00275).

Address & Property Description

The site is located at 200 Anambah Road, Anambah via Maitland NSW 2320.

The property description is currently:

- [Lot 721, in DP 1191240, (Anambah House)]
- Lot 722 in DP 1191240
- Lot 712 in DP 1233410

Prepared by:

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

For:

The report has been prepared for HDB Town Planning & Design on behalf of Anambah Lakes Estate Pty Ltd.

Documentation:

This Statement of Heritage Impact assesses the impact of the proposed nearby subdivision on the heritage significance of Anambah House.

The Statement summarises the development proposal as described on the following Development Application drawings prepared by HDB Town Planning & Design, Job No 17/003 dated 21/09/17:

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Limitations:

This SoHI has been prepared without the input from a specialist historian. Reasonably available information on Anambah House has been used.

References:

- Statements of Heritage Impact - Office of Environment & Heritage.
- Assessing Heritage Significance - NSW Heritage Manual 2001.
- Heritage Curtilages - Heritage Office - 1996
- Maitland City Council LEP 2011
- Maitland City Council DCP 2011
- MCC F8 Anambah Rd Urban Release Area 2011
- Cynthia Hunter - Maitland Architecture Heaths & Homes 2008
- Identifying Australian Architecture Apperly Irving Reynolds
- NSW Office of Environment & Heritage - Anambah House Inventory listings.
- Les Reedman - Early Architects of the Hunter Region 2010
- EJE Architecture Heritage Study & Statement of Heritage Impact - *Warrane*, Lorn NSW

2.1 HISTORICAL BACKGROUND:

Anambah House was built in 1889 by the wealthy grazier J.K. Mackay for his son William. It was designed architect J.W Pender of Maitland. Architectural drawings exist but they do not indicate a garden layout. This family is thought to have owned properties in Queensland which may have been the source of the bottle tree, often associated with droving, and the lacebark trees. Oral history sources suggest that cattle drives from Queensland properties terminated at the Anambah property before going to the Sydney markets. Early photos show the established carriage loop, formal garden beds filled with flowers set in the lawn and the tennis court. Over time the layout has become simplified. The courtyard garden was established by the owners in the 1990's and the brick-edged carriage loop was re-surfaced during the filming of the movie "Country Life" in 1993. The tennis pavilion and a tree house were installed at this time and with the garden provide a setting for the film. ¹

The original grantee, George Cobb's daughter Mary, married Francis White of Edinglassie in 1853 and 4 of their children were born at Anambah (in the earlier house.) These children later established Belltrees at Scone. The Mackay family bought both Anambah & Minimbah (at Singleton) from the Cobbs in the 1870s & built both the present Anambah and Minimbah houses. They also owned Redleaf House in Woollahra (now Woollahra Council Chambers). The Mackay family are descendants of Duncan Forbes Mackay, Superintendent of Prisons and Public Works in Newcastle in 1827, who settled at Dungog. Various famous people have stayed in the house, including Dame Nellie Melba (c1908) & the Governors the Earl of Dudley & Lord Gowrie. In the 1950s Anambah was the home of Hal Lashwood, one of the greats of Australian radio & during this period radio entertainers such as Roy Rene (Mo) & Jack Davey stayed in the house. ²



Plate 5: Anambah House from the northwest. (JCHD 2820)

Homestead:

Built 1889 for grazier J K Mackay. House: A large two storey Victorian grazier's mansion of sandstock brick & hipped slate roof with two storey cast-iron verandahs on three sides, punctuated by two elaborately stuccoed bays. At the rear is a courtyard enclosed on 3 sides by the main house, kitchen wing and servants' rooms & on the 4th side by the later (1906) billiard room, also to Pender's design. The house is in a good state of preservation internally & features polished cedar joinery throughout including the staircase and large folding doors are filled with small stained-glass panels depicting birds & butterflies. There are also two large stained glass windows & on the stair landing. The plasterwork to arches & ceiling

¹ OEH Data Sheet - Anambah House Historical Notes

² *Ibid* - Historical Notes

cornices is also in good condition & quite elaborate. There are 2 pressed metal ceilings in upstairs bedrooms replacing earlier plaster ceilings & a pressed metal ceiling & dado in the billiard room. There are 10 fireplaces of pink, black, grey or white marble. All feature different tiles to hearths & grates. The brass, porcelain-tipped picture rails & several of the large brass curtain rods are still in position. The main entrance hallway & verandahs feature floors of encaustic tiles in geometric patterns. Electric servant's bell-pushes are still in position in most main rooms, although the original bell-board has disappeared & some of the gas brackets are still intact from the time when the house had its own gas generating plant. The drawing room & dining rooms still have their original carpets although in somewhat worn condition. Externally the house is in good condition with original cast-iron lace all intact. Building Materials are sandstock brick, hipped slate roof, cast-iron verandahs, cedar joinery, pressed metal ceilings, set plaster walls and ceilings.³



Plate 6: *Anambah House from the north showing both bay windows. (JCHD 2818)*



Plate 7: *The 1906 Billiards Room at Anambah House from the eastern garden area. (JCHD 2815)*

Stables:

Two storey, sandstock brick stable block includes grooms quarters & hay loft over buggy room, harness room & horse boxes with original wood-blocked floors.

³ OEHD Data Sheet - Anambah House Historical Notes



Plate 8: *The Stables at Anambah House from the northern garden area. (JCHD 2821)*

Barn:

A typical rude timber farm building of the period, with slab sides & iron roof.



Plate 9: *The Barn currently under reconstruction works. (JCHD 2822)*

Garage & Dairy:

Weatherboard structures important only as part of the homestead group.



Plate 10: *The Garage & Dairy are splay weatherboard buildings. (JCHD 2802)*

Outhouses:

Well constructed of sandstock brick, one was for servants and one for the family. They were built over deep brick-arched pits. The family one is tiled to dado height and is a '2 seater'.⁴



Plate 11: The arched brick walls below the floor of the Outhouse. (JCHD 2819)

Statement of Heritage Significance:

Anambah House with its house, billiard room, stables and gardens form a complete and intact example of a prosperous late 19th century graziers homestead. It is an important relic of the great agricultural heritage of the lower Hunter, now passing into history with the onset of the resources boom. The house is also significant as a major example of the work of J. W. Pender an important architect in the Hunter region.⁵

Survey Plans:

A title search undertaken by HDB Town Planning & Design revealed a number of subdivisions and land acquisitions by John Kenneth Mackay. JW Pender had completed a number of commissions from the Mackay family as early as 1868. In 1889 a busy Pender took Thomas Silk into partnership and Anambah was one of their first commissions for JK Mackay whose son William Hooke Mackay lived there until his death in 1929.⁶

The architects first prepared specifications for making the bricks then for the large villa residence, water closets and underground tanks. In 1890 plans were drawn for the Stables and various interior details of the home. The contractor for the work was J. Frogley, with the cast ironwork being done by Frederick Revett of West Maitland. Stonework was from Thos. Browne & Sons, Monumental Masons, whose quarry of Ravensfield Stone was located on the Farley Road south of Rutherford.⁷

⁴ OEH Data Sheet - Anambah House Physical Description

⁵ *Ibid* - Statement of Heritage Significance (last updated 2011)

⁶ Cynthia Hunter - Maitland Architecture Heaths & Homes.

⁷ John Carr is the Great Grandson of Thos Browne.

The following survey plans or details from survey plans show the progressive acquisitions and subdivision of Anambah land.

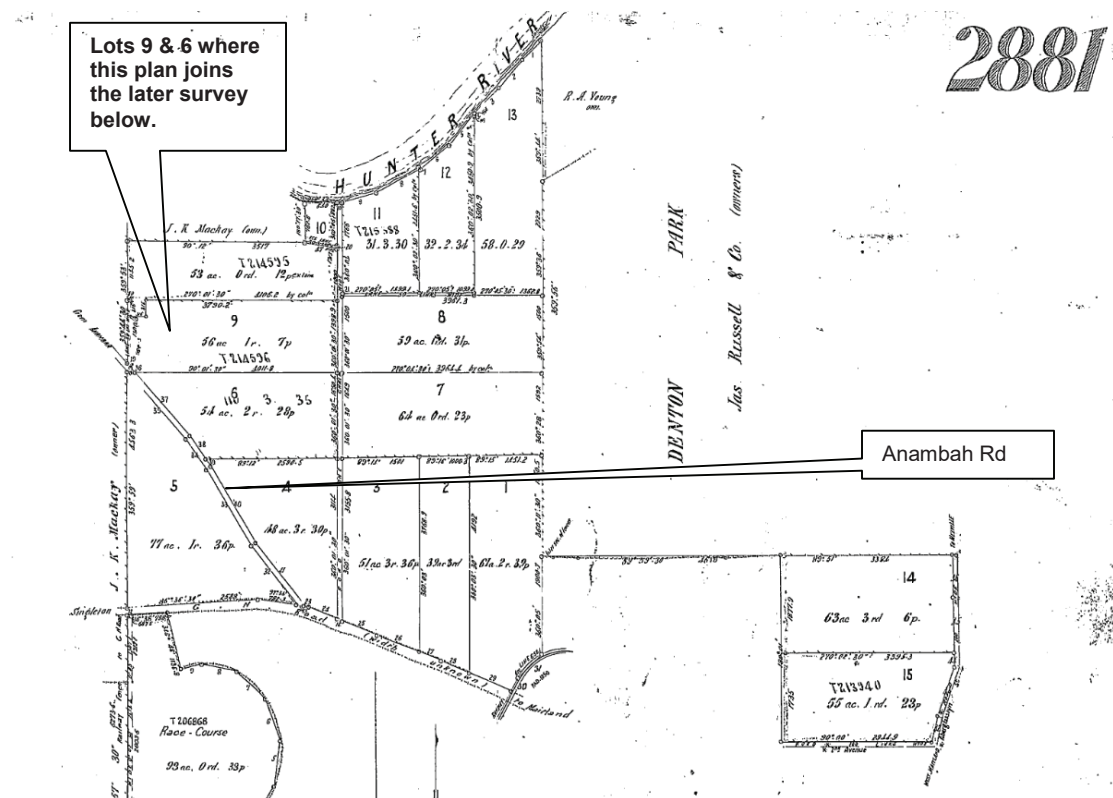


Plate 12: 1893 SURVEY FROM THE 1841 SURVEY (Anambah constructed in 1889)

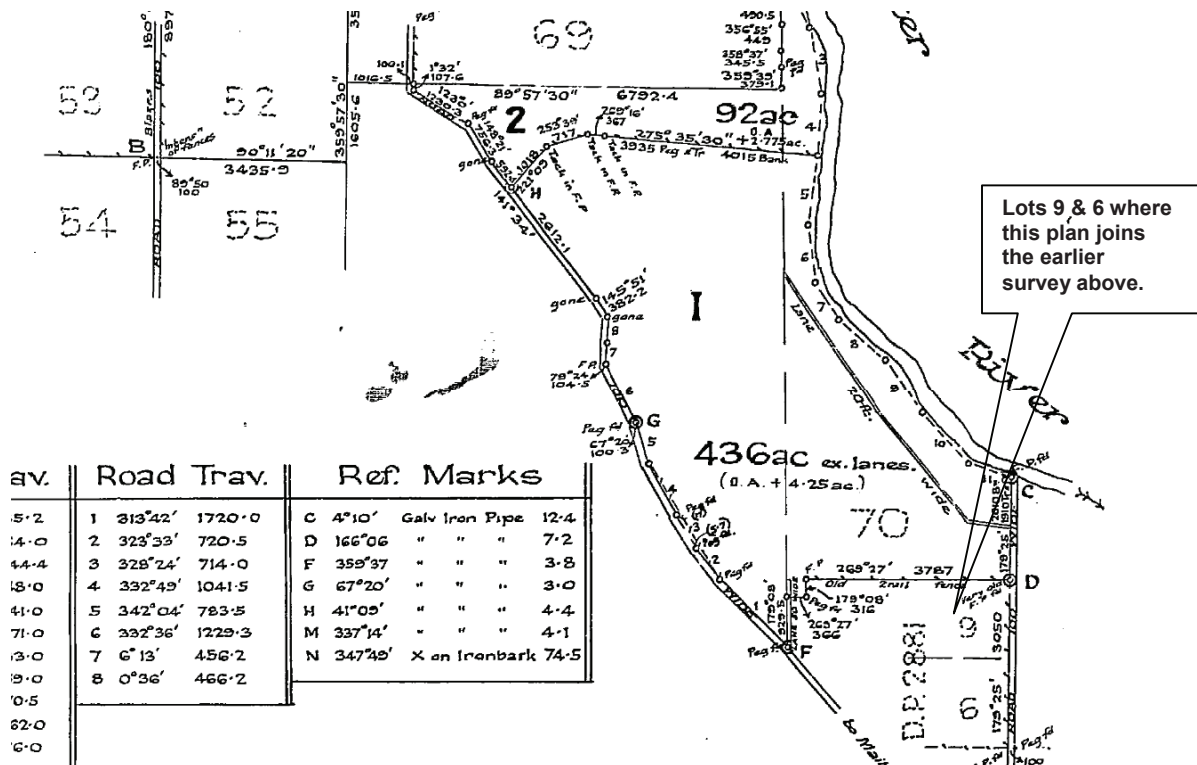


Plate 13: 1943 SURVEY

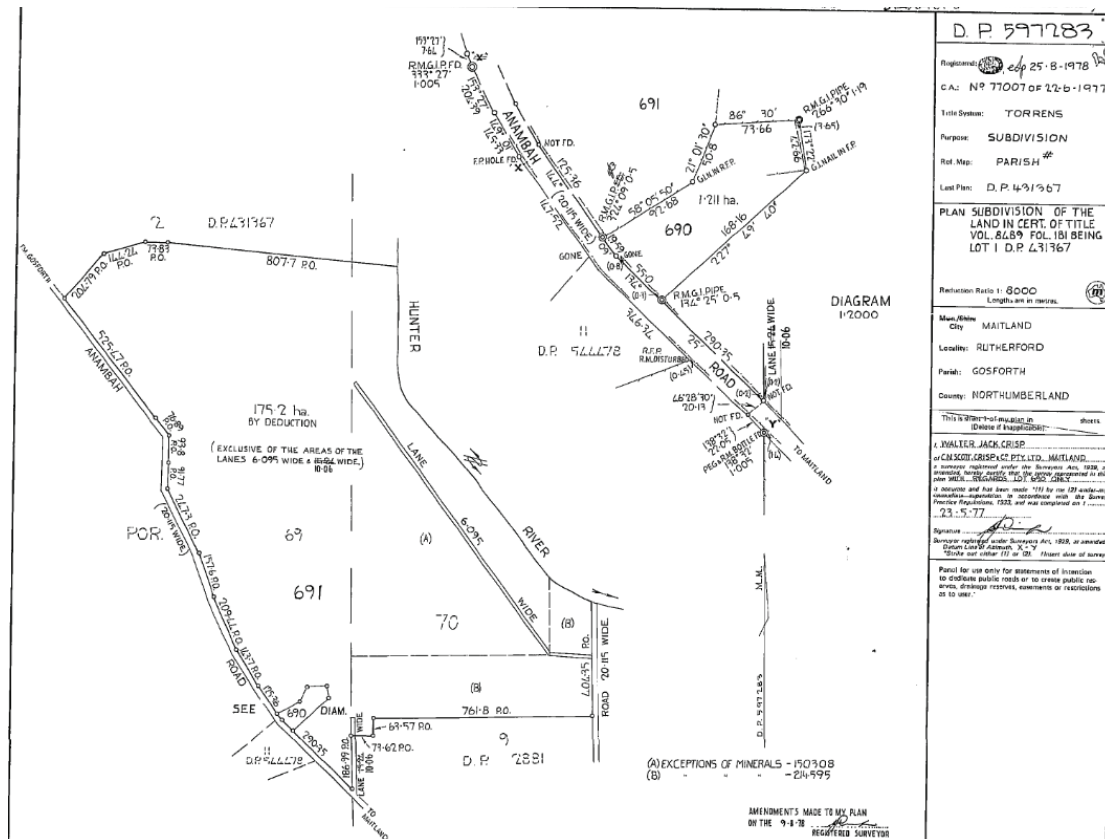


Plate 14: 1977 SURVEY

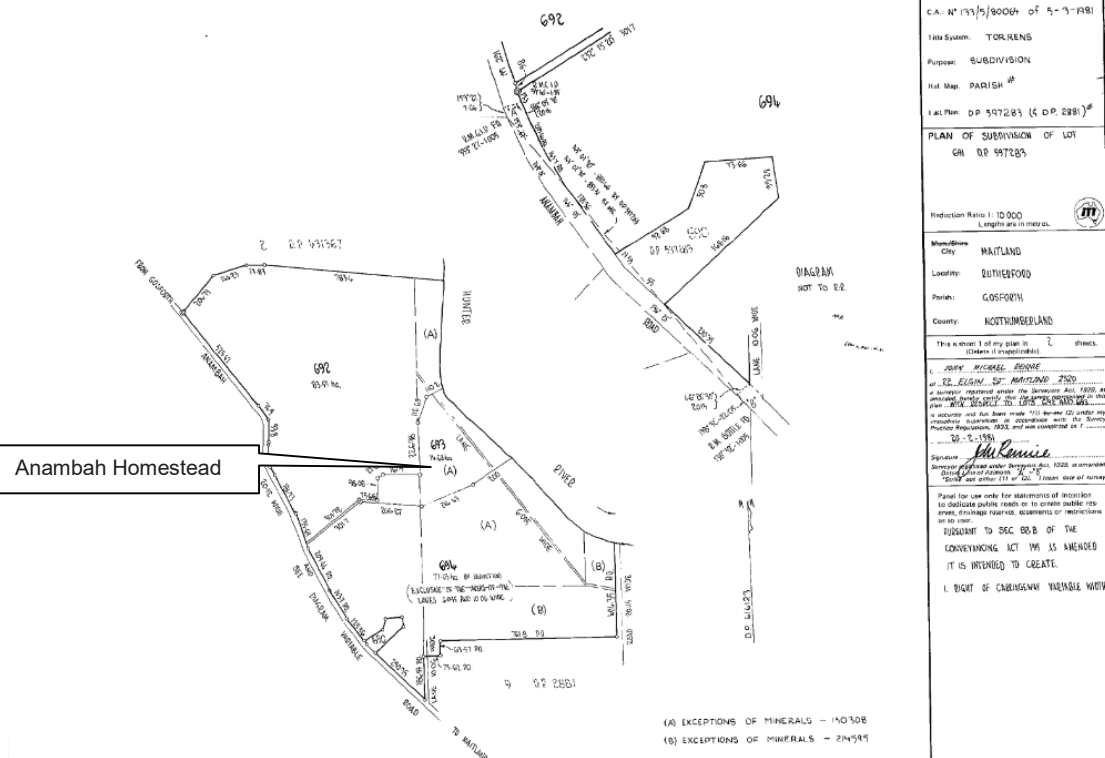


Plate 15: 1981 SURVEY

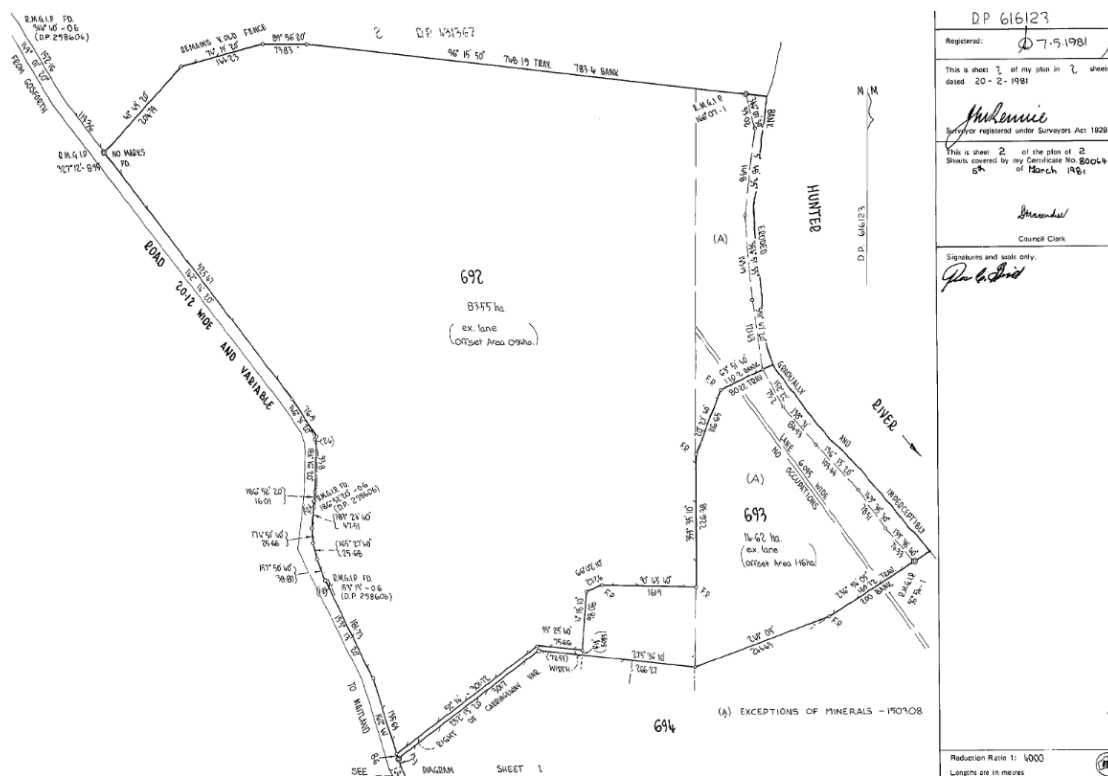


Plate 16: 1981 SURVEY DETAIL.

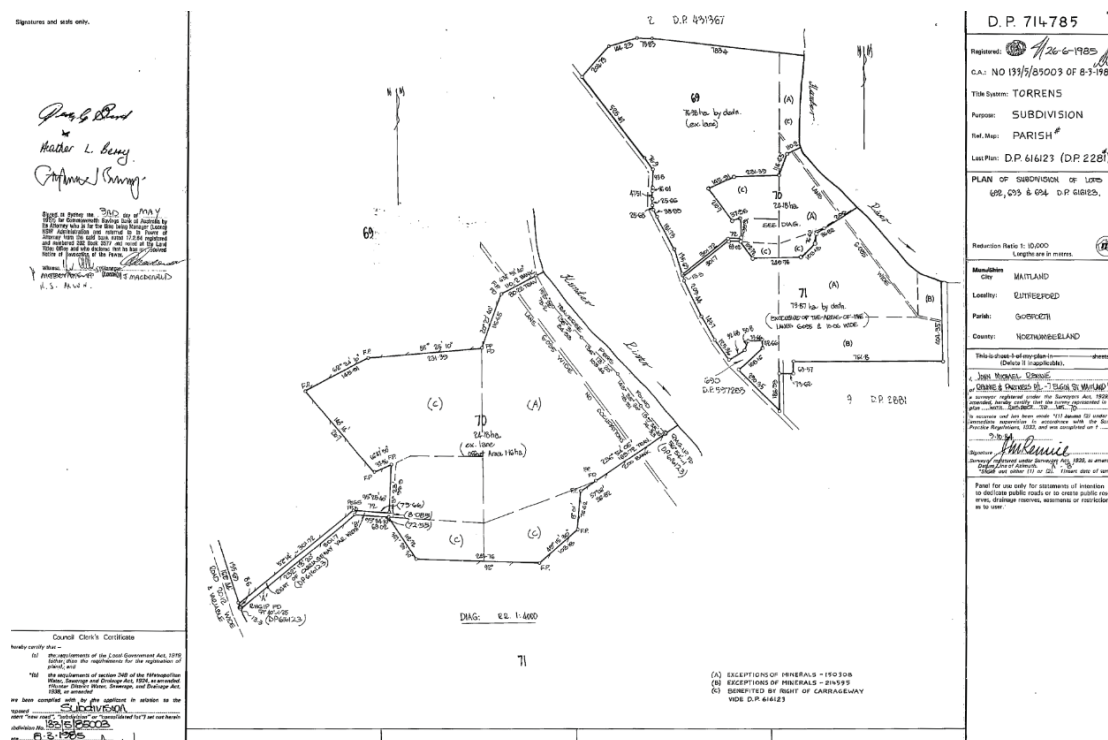


Plate 17: 1985 SURVEY & DETAIL. - Expansion of the property changed the lot & DP numbers.

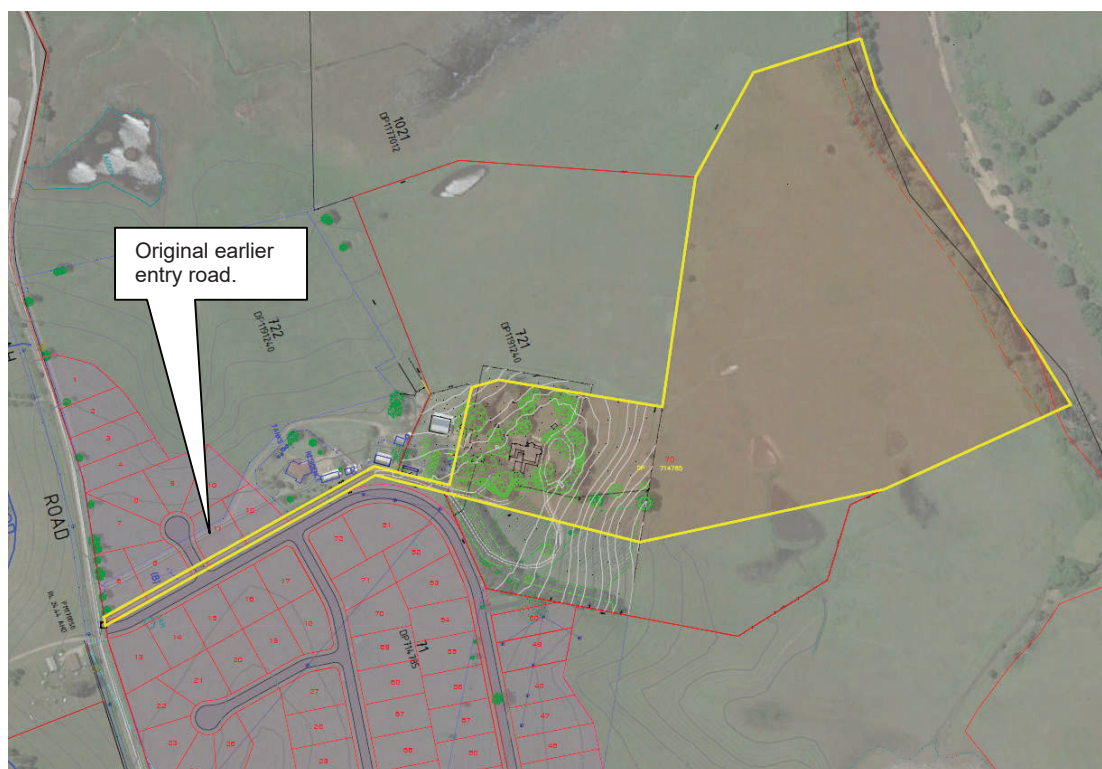


Plate 18: 2012 SURVEY & DETAIL - The site including the Permanent Conservation order as it currently exists. The yellow outline is the PCO boundary (1983), and the red outline includes the additional site purchased, changing the description to Lot 721 in DP 1191240. A separate Lot 712 in DP 1233410 was more recently added as a separate site to the land holding. (HDB Town Planning & Design)

The present site plan (2012) provided a new entry access running parallel with the original earlier entry which now services the adjacent private neighbouring allotment to the northwest. Both the original and the more recent gravel access roads will be replaced with a new sealed street providing direct access to the existing two access gates to Anambah House.

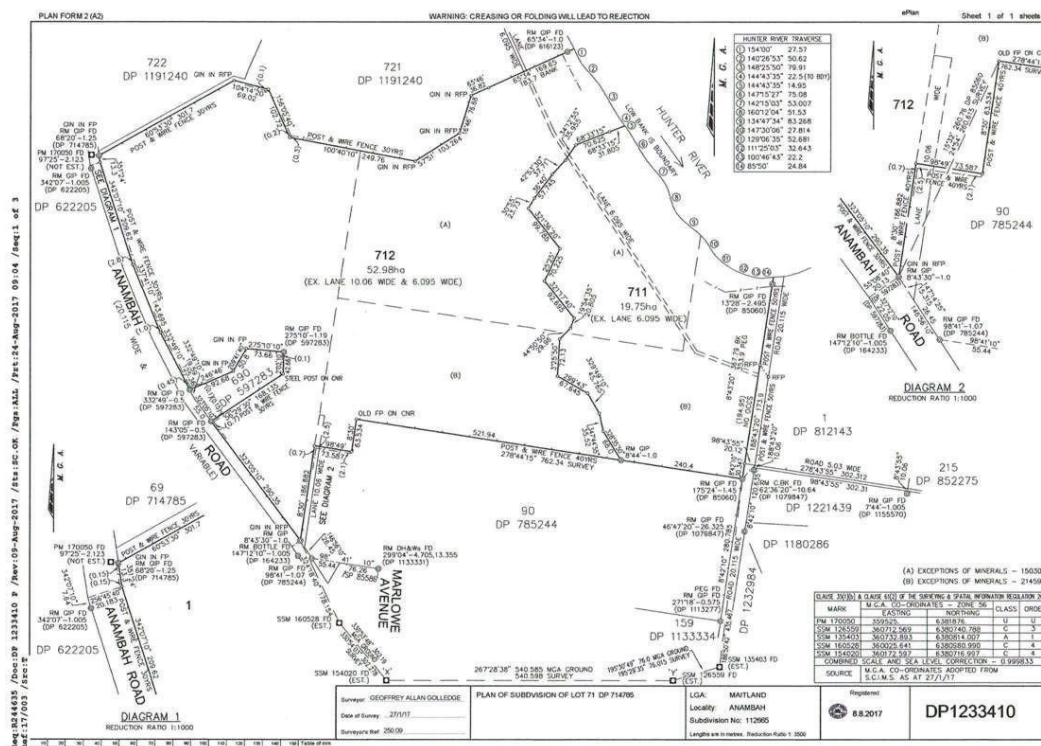


Plate 18a: Survey of adjoining property - Lot 712 DP 1233410. (HDB Town Planning & Design)

2.2 THE SETTING:

The setting of the house together with its gardens is an important aspect of the heritage significance of Anambah House. While the significance of the house itself is important, its setting and gardens are rare surviving elements that create the aura when visiting the site.

Gardens:

Anambah House is set on a slight hill above a "lagoon" 5 km north west of central Maitland. Its mature araucaria pines and silky oaks (*Grevillea Robusta*) make it a prominent element in the surrounding countryside which is generally cleared of tree vegetation. It was originally approached via a service drive which has been planted with pines, native trees and African olives. The southern side of the formal garden is fenced by a picket fence and Cape plumbago (*P. capensis*) and Cape Honeysuckle/ *Tecoma* (*Tecomaria capensis*) hedges. These are punctuated by wrought iron gates hung off elaborate gate posts which lead to the gravelled carriage loop which has brick edging and drains. The perimeter plantings of African olive, *Tecoma* and Silky Oak enclose the garden to the east. A lawn tennis court with a recently built pavilion lies to the north of the house. The garden has a collection of *Brachychiton* trees which include Kurrajong (*B. populneus*), Queensland Lacebark (*B. discolour*), bottle tree (*B. rupestris*) and an unusual hybrid *Brachychiton*.

Design Elements:

The front garden has a simplified late 19th century layout. It is defined by its enclosing hedges and is dominated by the carriage loop, mature Silky Oaks, Jacarandas, Araucarias and *Brachychitons*. More recent additions are Tallow trees (*Sapium sebiferum*) which are in the process of being pleached. To the rear of the house are of the house are mature figs, stone pines (*Pinus pinea*) and African Olives. There is an intimate courtyard featuring palms and a fountain linking the kitchen area and billiard room and which acts as the informal entrance to the main house.

Perceptual Elements:

Prominent views out of the garden are to the hills to the north.



Plate 19: The courtyard between the house & Billiard Room is a secondary entrance to the house. (JCHD 2794)



Plate 20: The Queensland Bottle tree near the house and the formal entry gates. (JCHD 2814)

The overall feeling in the garden, however, is one of enclosure with a focus on the strong design of the house and carriage loop. The vertical lines of the araucaria pines complement the height of the house. Small intimate spaces are provided by the billiard room lawn garden,

the courtyard and the tennis court area. The sense of a country grazier's property is evoked by the combination of plant material and there is a feeling of quiet retreat into a former era.

The formal homestead garden is approached through wrought iron gates hung on elaborately stuccoed brick gate posts set in a timber picket fence. The driveway and paths within this area are brick edged & guttered & were originally gravelled although they are now overgrown. There is an overgrown lawn tennis court and many superb trees, including Bunya Pines (*Araucaria bidwillii*), Silky Oaks (*Grevillea Robusta*), Jacarandas (*J. mimosifolia*), orchid trees (*Bauhinia x variegata* cv.s), Frangipanis (*Plumeria rubra* cv.s) & a Queensland Bottle tree. The garden was sheltered from the prevailing winds by windbreaks of native olives & hedges of 'Orange Honeysuckle' (Cape honeysuckle/*Tecoma (Tecomaria capensis)*). Outlines of formal beds can still be seen in what are now lawns. The house is set on a hill overlooking what is called the 'lagoon'. This is a picturesque small lake which is a habitat for the many water birds which frequent the area. The lagoon & the area between it and the house are considered very important to the house's setting.⁸



Plate 21: View of the "Lagoon" from the garden. (JCHD 2803)



Plate 22: View of the "Lagoon" across the lower paddocks. (JCHD 2811)

In the distance the urbanisation of the area can be seen creeping slowly over the hill toward the "lagoon", but limited by the flood height restrictions in this area.

The established gardens, hedges and mature trees form a natural visual barrier to the south and west of the Anambah Homestead. Additional plantings together with individual landscaping of the proposed subdivision allotments will maintain the privacy and solitude of Anambah House.

⁸ OEH Data Sheet - Anambah House Physical Description

2.3 CURTILAGE ASSESSMENT:

The NSW Heritage Division defines a heritage curtilage as:

The area of land (including land covered by water) surrounding an item or area of heritage, the significance which is essential for retaining and interpreting its heritage significance.

It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.⁹

The Division states that:

The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item. The curtilage is defined by a line on a map, which will not necessarily coincide with the property boundary.¹⁰

In addition it is highlighted that heritage curtilage must be defined "thorough research on the heritage significance of the item"; to enable recommendations concerning:

- historic land subdivision patterns;
- archaeological features;
- visual, physical, historical and functional links with important features in the area; and
- setting, views and landmark qualities.¹¹

Generally, the heritage curtilage assessment should encompass all of the elements that contribute to the heritage significance, conservation and interpretation of the heritage item.

Types of Heritage Curtilage

There are four types of heritage curtilage defined by the Heritage Division as follows:

- lot boundary heritage curtilage; This is the most common such curtilage, comprising the boundary of the lot encompassing the property containing the heritage item and other associated or significant features, as defined in the Deposited Plan
- reduced heritage curtilage; This encompasses an area less than the lot boundary in which the item is situated. It applies in circumstances where the significance of the item relates not to the total lot, but to a lesser area, and is often defined when development occurs. This includes cases such as the subdivision of a large estate in which a Heritage Item is located, or when a second dwelling is proposed on land containing such an item. In such cases, a heritage curtilage less than the property boundary, but sufficient to maintain the significance of the Heritage Item, must be identified.
- expanded heritage curtilage; This provides an area larger than the property boundary in which the item is situated. This may be required for the protection of the landscape setting or visual catchment within which the significant item can be viewed, interpreted and appreciated. This might, as appropriate, encompass:
 - views to and from the item;
 - the possible need for a physical buffer between the curtilage and the adjoining land; and
 - the visual and historical relationship between the item and its environs.

This may also meet a need for an open space foreground setting in which the heritage item is set, or from which it may be fully appreciated.
- composite heritage curtilage; This applies to places, such as heritage conservation areas, where it is important to define the land needed to identify and maintain the heritage significance of a particular area, such as a district, village or suburban precinct, having a homogeneous character. The curtilage is based on the perimeter of the precinct, not on the individual lot boundaries. This responds to the fact that many

⁹ Heritage Office, Dept of Urban Affairs & Planning - Heritage Curtilages - (p 3)

¹⁰ *Ibid* (p 5)

¹¹ *Ibid* (p 9)

suburban buildings derive their significance from their contribution to a group or cluster of similar structures.

The boundaries of such a curtilage should be arrived at only after consideration of several potential factors, some of which might not sit easily together. These include:

- the boundaries of the original settlement, grant or subdivision;
- edges suggested by a concentration of early buildings and sites;
- edges defined by old maps;
- the collective significance of items in the area;
- the quality of the major public spaces;
- the landscape setting of the area; and
- the heritage significance of individual items and their place in the area.

A composite heritage curtilage is not appropriate for a site such as Anambah House due to the size of the overall site. The Lot Boundary, Reduced or Expanded Curtilage are the three most suitable to be examined for this site.

General Assessment Principles:

In assessing all but heritage curtilages defined by lot boundary, the following questions should be satisfied:

- has the significance of the original relationship been conserved?
- has adequate setting for the heritage item been provided, enabling its heritage significance to be maintained?
- have adequate visual catchments or corridors been provided to the heritage item from major viewing points and from the item to the outside elements with which it has important visual or functional relationships?
- are buffer areas required to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic noise, pollution or vandalism?

The following determination of the perimeter of the heritage curtilage has been made on the basis of the guidelines specified by Heritage Division. It is submitted that the heritage curtilage most appropriately applied to the subject land is a reduced heritage curtilage. It is acknowledged that this heritage curtilage differs from that formerly recommended by Heritage Council of NSW with regard to Permanent Conservation Order (HC 32956) and Plan No. HC 662 dated 20/06/1983. Since this plan was prepared there have been several changes to the Anambah House site, specifically to acquire and subdivide land for the benefit of protecting the homestead. As an example, the Maitland City Council heritage maps highlight the homestead gardens and outbuildings, not the whole site.

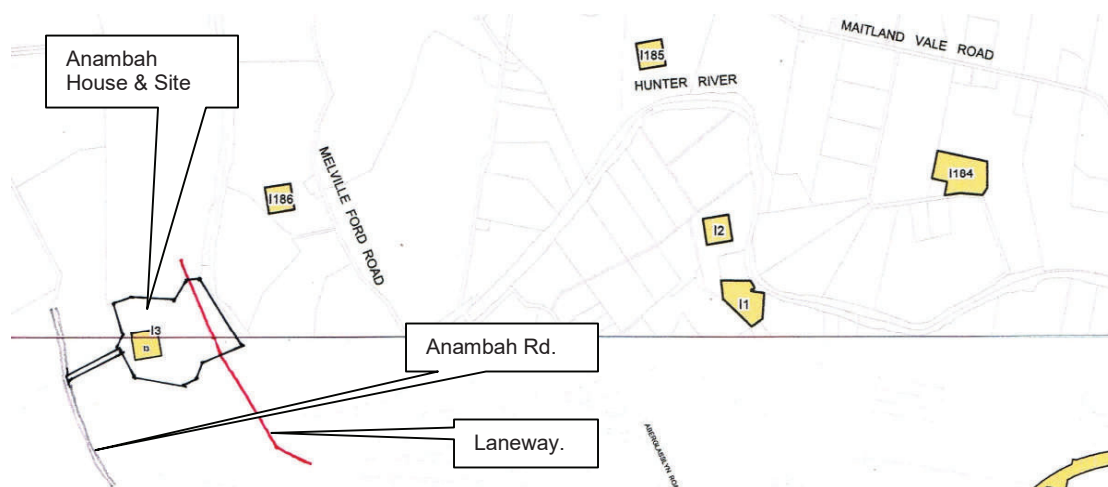


Plate 23: Detail from the Heritage Map for the area. (MCC LEP - HER 003 + 004A)

The reasons for choosing a reduced heritage curtilage are best set out in two groups, concerned with:

- The physical attributes of the place; and
- Views to and from the place.

These are discussed as follows:

Physical Attributes:

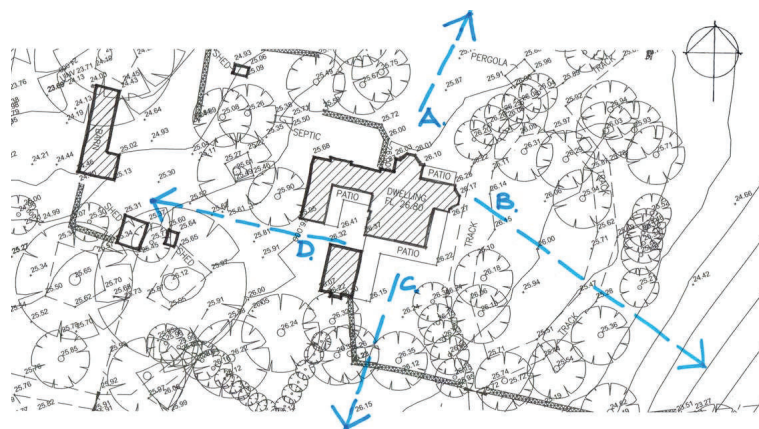
- The existing gardens reflect the historic orientation and setting of the house towards the Hunter River to the north and east where it runs nearest the house and is partially screened by the historic garden plantings, hedges and trees rather than to the south and west, where the paddocks are further screened from the homestead by mature trees and bushes;
- The orientation of the house design is dominated by the north and east areas of the site and the south area by more densely planted mature trees. The western aspect is largely absorbed in the Stables, Sheds and Outbuildings;
- The views from and to the house are best found at the east and north of the site;
- The dimensions and boundaries of the subdivision area are clearly defined by the street frontages, the rear and side of the Outbuildings area, and the old entry road on the southern boundary.

This reduced heritage curtilage, moreover,

- Conserves the original relationship of the house to its site, especially the formal gardens;
- Provides an adequate setting for the maintenance of the heritage significance of the site; and
- Can be delineated from the subdivision to the south, by means of additional screen plantings between the existing mature trees and the proposed subdivision.

Views:

- At the time of construction of Anambah House, when only a few large dwellings and smaller farm houses were found in the district due to large landholdings. The most desirable views were across the surrounding countryside to the Hunter River and beyond. The house did not address the views towards the west or south;
- Existing views to and from Anambah House from the road public domain to the west and will not change as the site is well camouflaged by existing trees;
- Some views to and from the public domain from the new subdivision roads will provide filtered views of Anambah House that currently don't exist;
- Existing views from the private land to the north and north-east of Anambah House are confined to private land only, and are not from the public domain save in the cases of housing in the far distance to the east. This private land, which constitutes the Hunter River and Floodway, cannot be developed while the Lower Hunter Flood Mitigation Scheme is in force, meaning that the potential audience for such distant views remain very limited.



Views from Anambah House are as follows:

- A. To the north with distant vies across the paddocks.
- B. To the east toward the Hunter River and Flood area across the lower paddocks and vineyard area.
- C. South toward the open paddock in front of the proposed subdivision. Additional planting is recommended here.
- D. View from the rear of the house into the homestead's courtyard.

Plate 24: Major view corridors from Anambah House. (JCHD)

Proposed Heritage Curtilage:

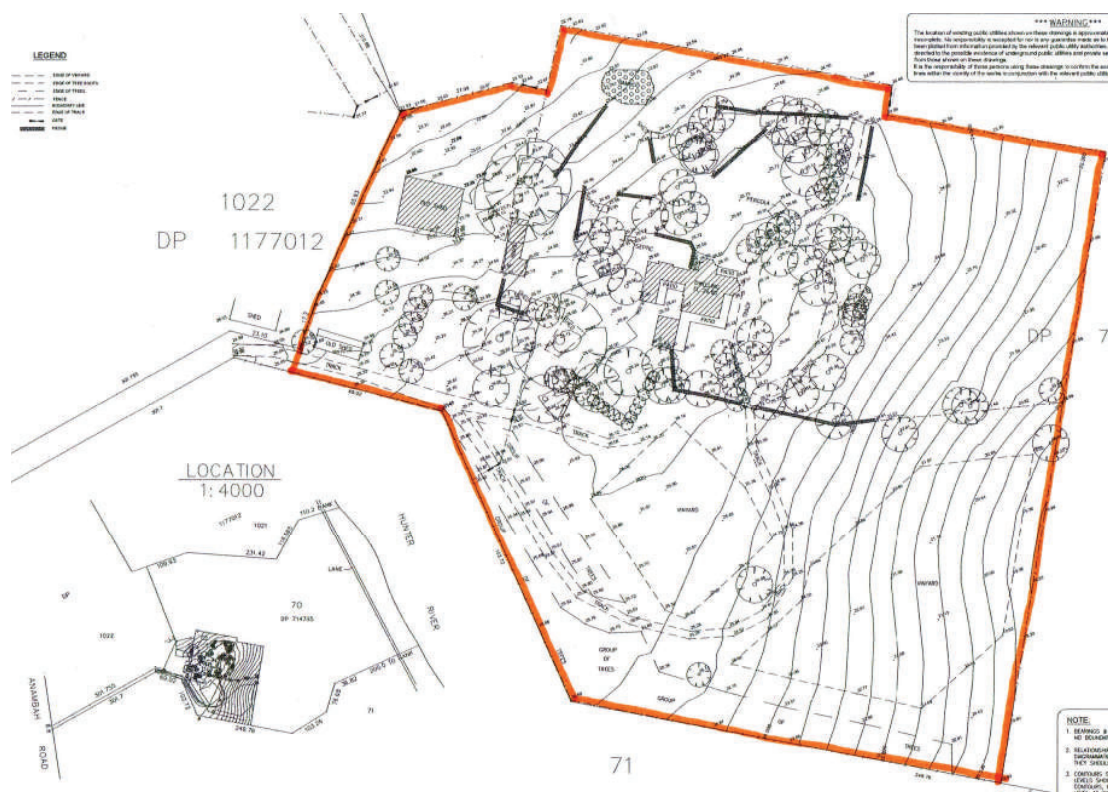


Plate 25: The present site with the homestead and gardens defined by fencing outlined in orange.
(Scott Crisp & Dilley)

Assessment of Curtilage:

- **Has the significance of the original relationship of the heritage item to its site and locality been conserved?**

The relationship has been conserved by the surrounding gardens and paddocks to provide a reasonable separation from the heritage item to neighbouring farms and proposed future allotments.

- **Has an adequate setting for the heritage item been provided, enabling its heritage significance to be maintained?**

The setting is based on the house, the surrounding gardens and the view corridors particularly to the east and north of the homestead. It is further protected by the remainder of the allotment being open paddocks, owned by the property preserving the setting for the future.

- **Have adequate visual catchments or corridors been provided to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships?**

The Items primary views are to the surrounding farmland to the north and east of the site. These are preserved to provide a private and quiet ambience for the house. Distant view to the house can be made from the eastern side of the Hunter River and from neighbouring farms. The house is strongly noted for its gardens and the privacy they provide to the house.

- **Are buffer areas required to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic noise, pollution or vandalism?**

Buffer areas have been considered to better separate the subdivision of the allotments proposed to the south west of the site. This will take the form of additional tree and landscape plantings to support the existing gardens and reinforce their density in some areas.

Historical allotments reveal the site has changed on several occasions resulting in the current form of the site from at least the mid 1970's. The objective of the proposed subdivision is to provide the owners of Anambah House some control in preserving their curtilage, privacy and views from the ever present expansion of housing estates in the flood free areas of Maitland.



Plate 26: Views to the north over the gardens are preserved by the agricultural use of the sites. (JCHD 2796)



Plate 27: Views to the east over the Hunter River Floodway showing distant housing. (JCHD 2811)



Plate 28: Views to the north over the neighbouring farms. (JCHD 2824)



Plate 29: Views from the outbuildings courtyard to the south west requires an additional landscaping buffer. (JCHD 2800)



Plate 30: Views to the house from the south preserves privacy. (JCHD 2806)

2.4 THE PROPOSED SUBDIVISION:

The proposed RU 5 zone is located to the south west of the Anambah House allotment to satisfy the Maitland DCP and to minimise any impact on the heritage significance of Anambah House as a STATE listed heritage item. The location of the subdivision is based on the location being sited to the rear of Anambah House to preserve its rural views, much of which is protected by the 1 in 100 year flood levels. Existing landscaping currently limits views from the house toward the subdivision area and supplementary plantings will provide even greater visual separation.

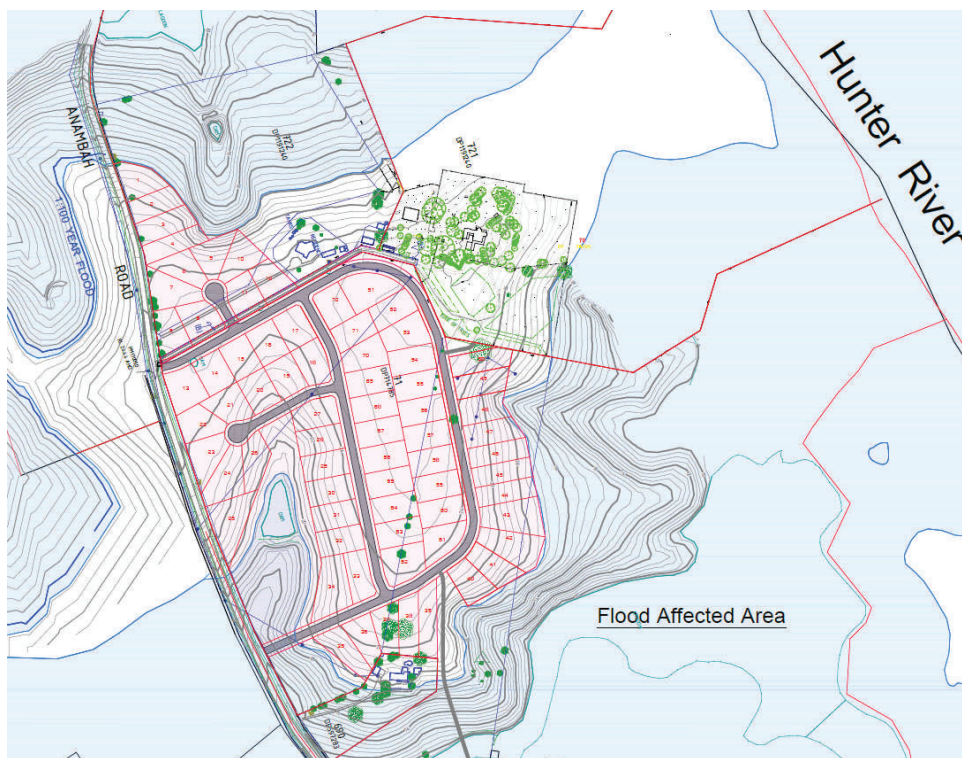


Plate 31: The proposed subdivision plan showing 72 allotments. (HDB Town Planning & Design)

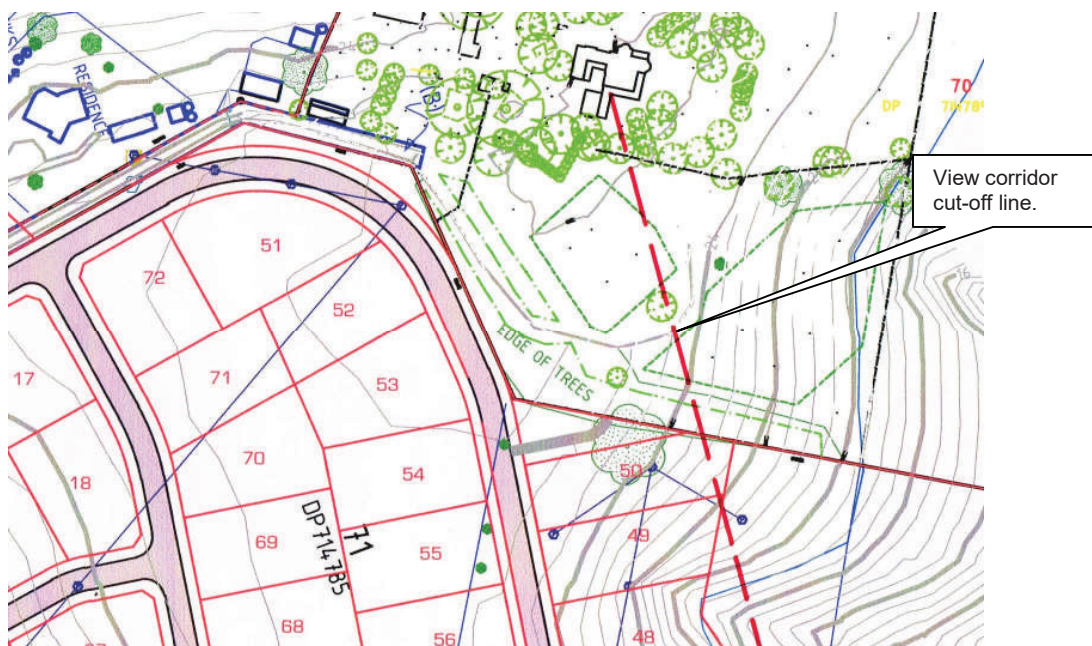


Plate 32: The proposed View corridor cut-off line. (HDB Town Planning & Design / JCHD)

A view corridor cut-off line is suggested above in Plate 32. The Planning Proposal Report by HDB Town Planning & Design will comment further on this DCP section.

2.5 THE MAITLAND URBAN SETTLEMENT STRATEGY:

The Maitland LEP shows the Anambah House site on its heritage maps but only lists the homestead area on the map rather than the whole allotment.

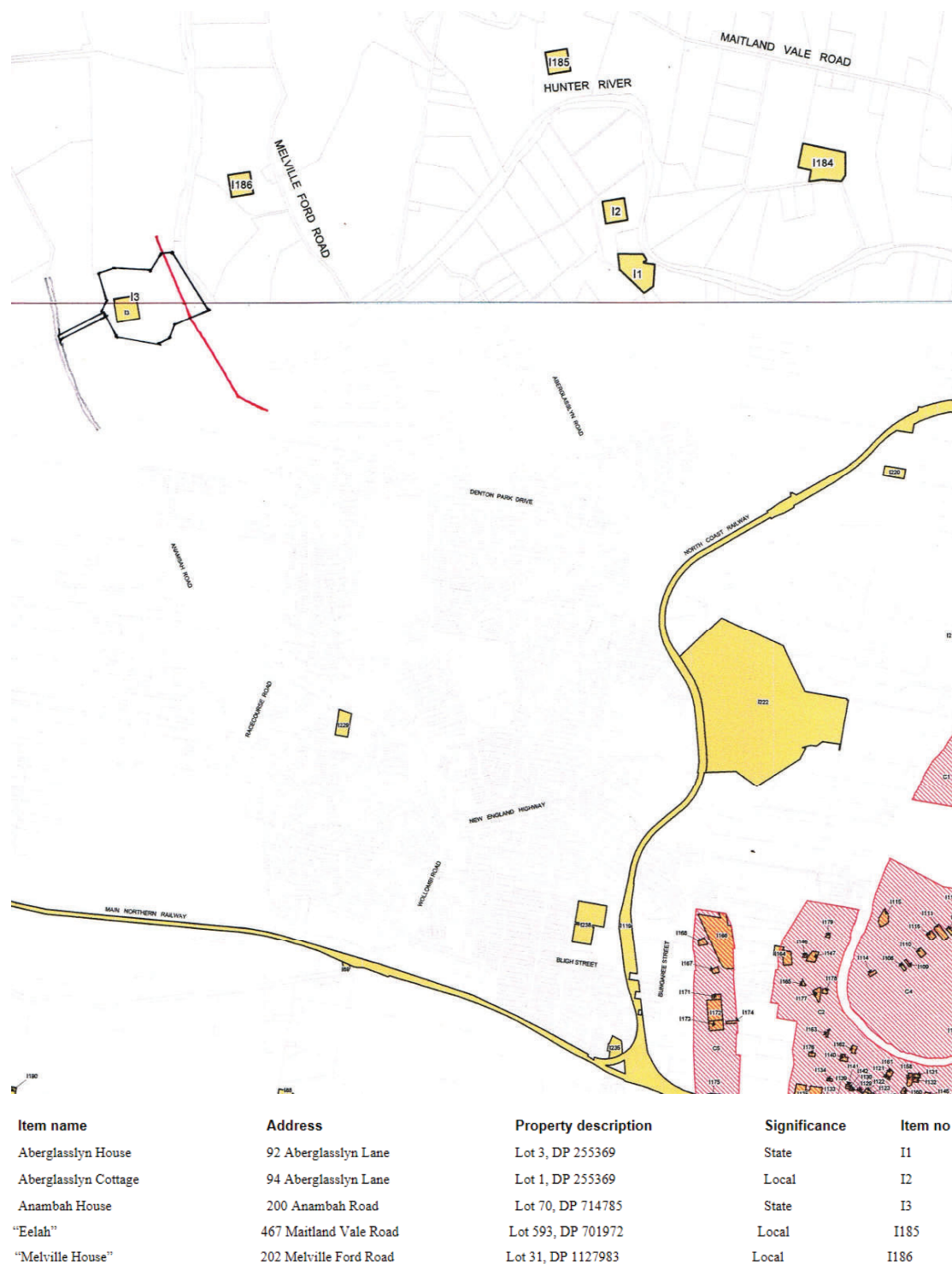


Plate 20: Heritage Map for the area. (MCC LEP - HER 003 + 004A)

The strategy highlights the possible future development of a housing subdivision to the immediate south of Anambah House with no comment regarding the heritage significance of the site or the proximity of a large subdivision such as this may have on the site. They do however mention additional landscaping buffer zones.

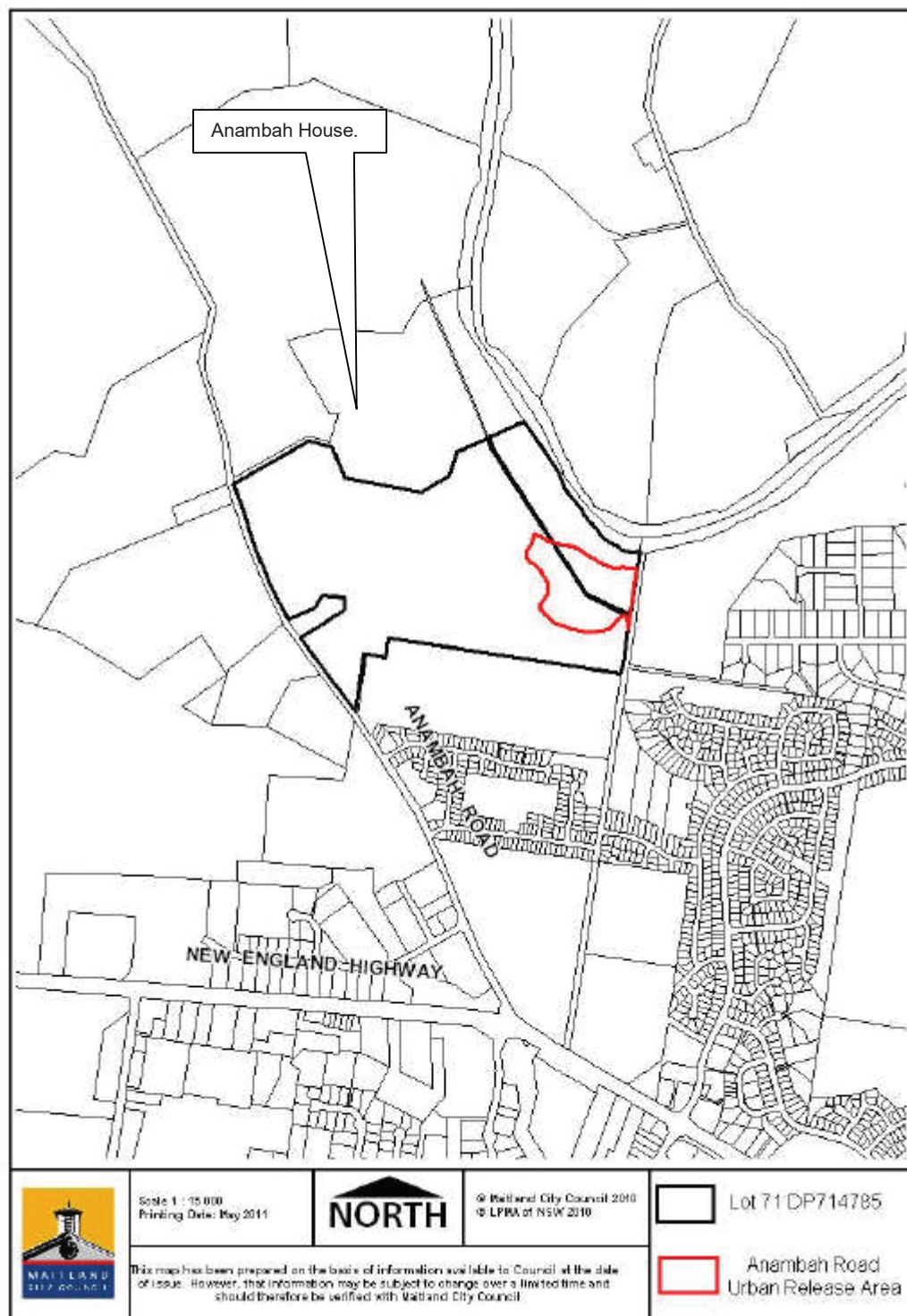


Plate 20: Anambah Road Urban Release Area. (MCC DCP - Part F)

The following is included in the descriptions together with addition landscaping notes:

"As there is a scarcity of native vegetation on site, the establishment of additional landscaping will enhance the visual appearance of the area from surrounding urban and rural vantage points."

It is noted that this portion of the DCP refers to the area outlined in red and is a small area to the south east of Anambah House. The Planning Proposal Report by HDB Town Planning & Design will comment further on this future Urban Release Area.

2.6 COMPARATIVE CURTILAGE ANALYSIS:

An aerial view of the surrounding area highlights Aberglasslyn House as having a nearby subdivision due to the pressures of urban growth.



Plate 21: Anambah House (circled left) and Aberglasslyn House (circled right). (Google Maps)

Both properties are State heritage listed and Aberglasslyn House has a reasonable curtilage to separate it from the new housing estate while preserving its setting in an agricultural area. Anambah will similarly have a curtilage protection together with increased landscaping to visually separate the item from the new subdivision which is located to the south and east of the homestead from the road to the limit of the flood zone.

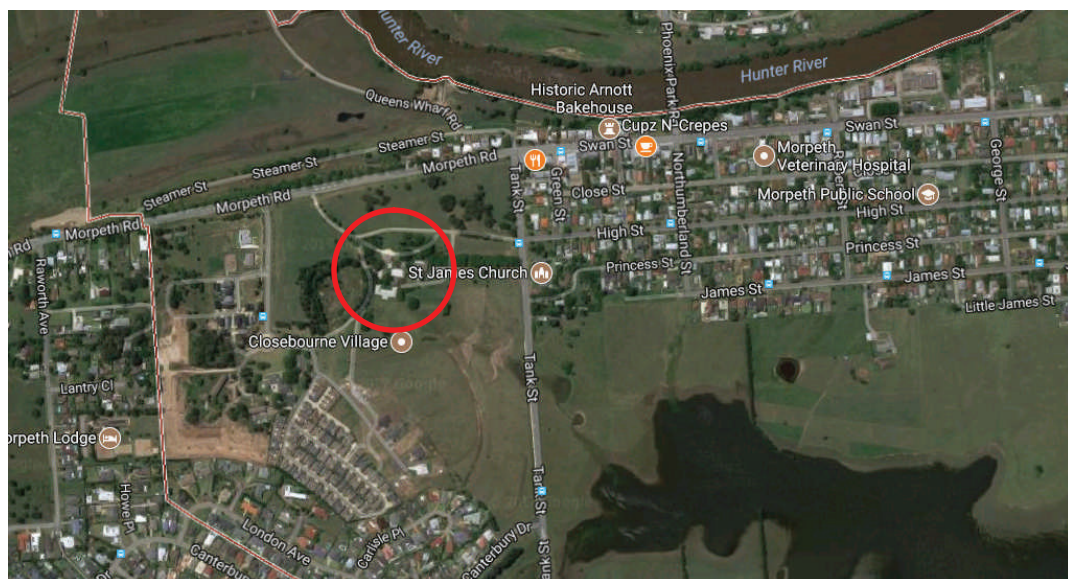


Plate 22: Closebourne at Morpeth has a village nearby on its southern side. (Google Maps)

Land to the immediate south of Closebourne has been developed for retirement village living.

2.7 ASSESSMENT OF HERITAGE IMPACT:

- **How is the impact of the new development on the heritage significance of the item or area to be minimised?**

Any future subdivision is to be limited by its location to the south and west of Anambah House homestead. Augmentation of the existing gardens to screen the area from the house will maintain privacy and the setting of the house in a rural environment.

- **Why is the new development required to be adjacent to a heritage item?**

This is part of the area incorporated in the Maitland Urban Settlement Strategy for low density urban growth. The siting of the allotments is on a flood free area to the rear of Anambah House reducing any impact by not encroaching on the existing view corridors from the house.

- **How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?**

The curtilage has been determined based on the heritage significance of the item which includes the building and the associated gardens. By retaining the separation of the house and gardens from the subdivision by additional landscaping where required, the setting and overall heritage significance is maintained. In addition, the original access to the house from the southern side is maintained and will be the dominant entry.

- **How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?**

The location of Anambah house is some distance off Anambah Road and is very difficult to see. While the new development will see future low density housing in this area, the views towards the house or rather its gardens should not change. The introduction of the new access road system will allow a closer view of the heritage item than presently exists.

- **Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?**

The site is not known to have potential archaeological deposits primarily from use as a grazing land.

- **Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?**

The subdivision is sympathetic as it is low density with a preference for single storey housing.

- **Will the public and users of the item, still be able to view and appreciate its significance?**

The house is in private ownership but may be accessed on "open days" such as during Heritage Month.

STATEMENT OF HERITAGE IMPACT:

The proposed new residential subdivision will have minimal impact on the heritage significance of the existing State listed Anambah House and its gardens due to the proposed area retaining the view corridors, the rural setting and the privacy of the house. The access to the property will be via the new roads but through the existing two traditional gates to the courtyards and carriage circle.

3.0 CONCLUSION & RECOMMENDATIONS

Anambah House was built in 1889 by the wealthy grazier J.K. Mackay for his son William. It was designed architect J.W Pender of Maitland. The land grants go back much further as the area was excellent as grazing land.

The significance of Anambah House is equally shared between the buildings and the surrounding gardens which provide an excellent setting for the property and its local view corridors.

In 2011, Maitland City Council added a section into the DCP for the future subdivision of an area of land immediately south of the Anambah House homestead. This document has examined the curtilage requirements of the item and confirms a *reduced heritage curtilage* is the most appropriate curtilage to preserve the heritage significance of the house and gardens.

This report has assessed the Planning Proposal for 72 allotments on adjacent land fronting Anambah Road and found that the proposed new residential subdivision will have minimal impact on the heritage significance of the existing State listed Anambah House and its gardens due to the proposed area retaining the view corridors, the rural setting and the privacy of the house to the east and north of the site. The access to the property will be via the new roads but through the existing two traditional gates to the courtyards and carriage circle. The retention of privacy and rural views has been a high priority during the overall planning of the subdivision.

Recommendations:

The following recommendations should be considered for this project:

- Additional landscaping to the southern and western boundaries of Anambah House.
Reason - This will help preserve the setting and privacy of the house from the nearby future subdivision and future housing incorporated in this Planning Proposal.

Yours faithfully,



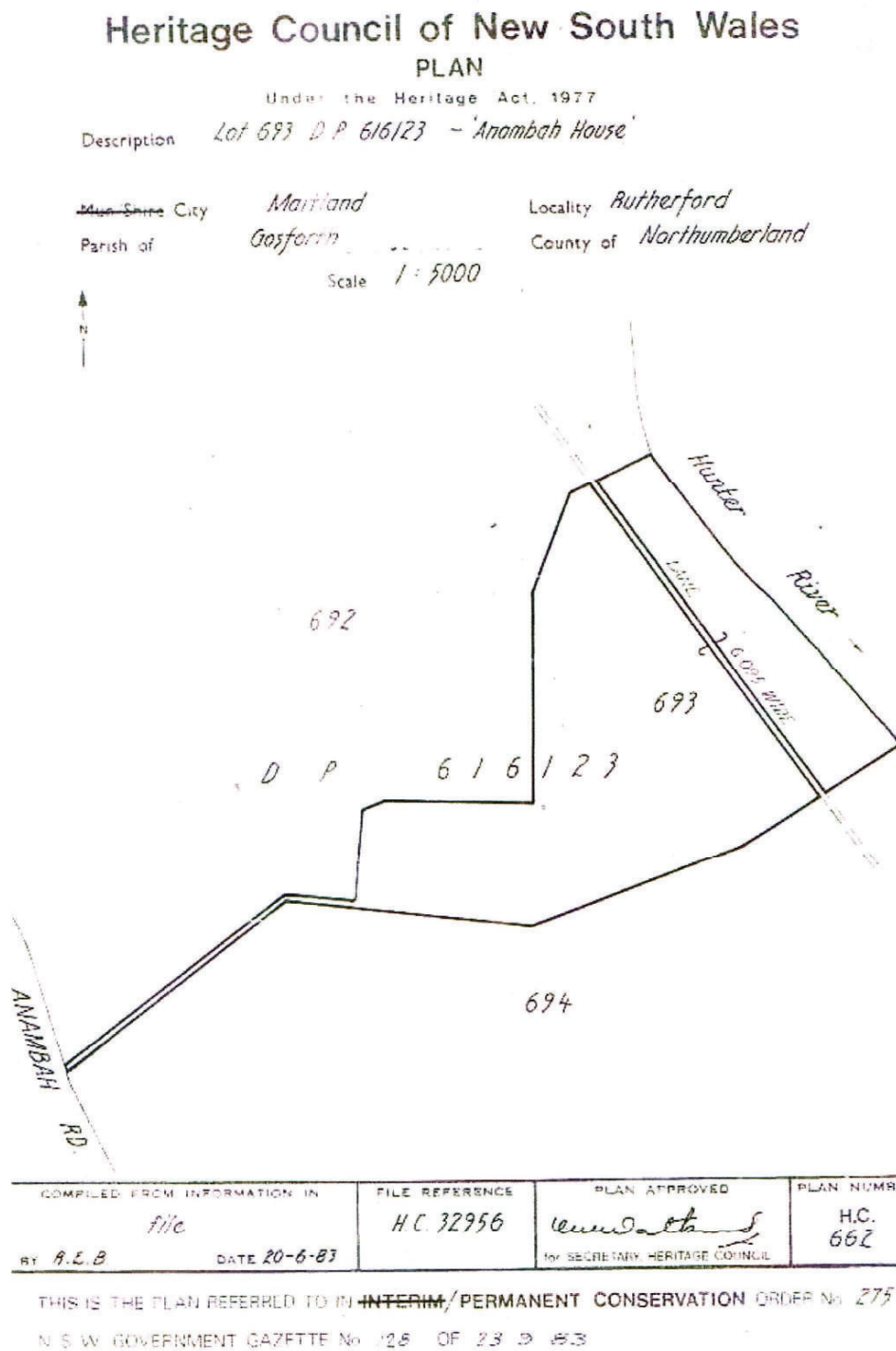
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3 November 2017	E	Final Report issue
13 October 2017	D	Additional information
3 October 2017	C	Final Draft
22 September 2017	B	Draft for checking
19 September 2017	A	Prelim draft for discussion
Date	Rev	Description

(End of Report)

APPENDIX A - 1983 Permanent Conservation Order Map.

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<http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/504/...> 24/04/2017