

# VISUAL ASSESSMENT REPORT



## Planning Proposal

*Anambah House*

200 Anambah Road, Anambah

July 2021 | J4961

**Weir  
Phillips**  
Heritage  
and Planning

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## **1 INTRODUCTION**

### **1.1 Preamble**

This assessment has been prepared to supplement information already submitted as part of a Planning Proposal to amend the *Maitland Local Environmental Plan 2011 (LEP 2011)* with regard to land at Anambah within the City of Maitland, New South Wales. The lands that are the subject of the planning proposal are Lot 71 D.P. 1233410; Lot 721 D.P.1191240; and Lot 722 D.P. 1191240. The purpose of the Planning Proposal is to amend the *LEP 2011* to provide for the development of part of the subject land for rural residential purposes.

The purpose of this report is to provide a visual impact assessment of the planning proposal on *Anambah House*, No. 200 Anambah Road, Anambah. *Anambah House* is listed on the State Heritage Register under the *NSW Heritage Act 1977*, where it is identified as '*Anambah House*, Anambah Road via Rutherford, Gosforth' (SHR No. 00275) and by Schedule 5 Part 1 of the *LEP 2011*, where it is identified as *Anambah House*, No. 200 Anambah Road, Anambah (I3).

The objectives of this assessment are to:

- Clearly define a heritage curtilage for *Anambah House*.
- Review the subdivision layout to strengthen and protect view corridors if required.
- Review the proposed lot sizes and identify building envelopes where necessary.
- Include proposed additional screening plantings in the *Maitland DCP 2011* provisions if appropriate.

This assessment has been prepared at the request of Maurizio and Jann Zappacosta.

### **1.2 Authorship and Acknowledgements**

This report has been prepared by James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons) of Weir Phillips Heritage & Planning.

The author wishes to acknowledge the authors of two previous heritage impact statements for land part of *Anambah House* or for land that lies in the vicinity of *Anambah House* which have provided background information for this assessment:

- *A Curtilage Study and Statement of Heritage Impact* prepared by John Carr Heritage Design for Anambah Lake Estate Pty Ltd and dated 3 November, 2017.
- *A Heritage Impact Statement for No. 106 Anambah Road, Anambah*, prepared for Stevens Holdings Pty Ltd by Extent Heritage in February 2017.

### **1.3 Limitations**

A detailed history of *Anambah House* and a full assessment of significance to Heritage NSW standards, using primary resources, were not provided for. The history contained in this statement was compiled from readily available sources listed under Section 1.5 below. A limited land title search was carried out.

No archaeological assessment was provided for.

## 1.4 Methodology

### 1.4.1 Physical Evidence

A site visit was carried out in May 2021 to identify view corridors to and from *Anambah House*. This information was assessed against the already identified significance of *Anambah House*.

### 1.4.2 Documentary Evidence

#### 1.4.2.1 Past Reports

- Extent Heritage, *106 Anambah Road, Anambah: Statement of Heritage Impact*, February 2017.
- John Carr Heritage Design, *Curtilage Study and Statement of Heritage Impact: Application to Amend the Zoning of Two Allotments Surrounding Anambah House*, 3 November, 2017.

#### 1.4.2.2 Additional Sources

- Certificates of Title Volume 5447 Folio 2; Volume 8489-181. NSW LPI.
- *Parish of Gosforth, County of Northumberland*, 1885. HLRV.

#### 1.4.2.3 Heritage Inventory Listing Sheets

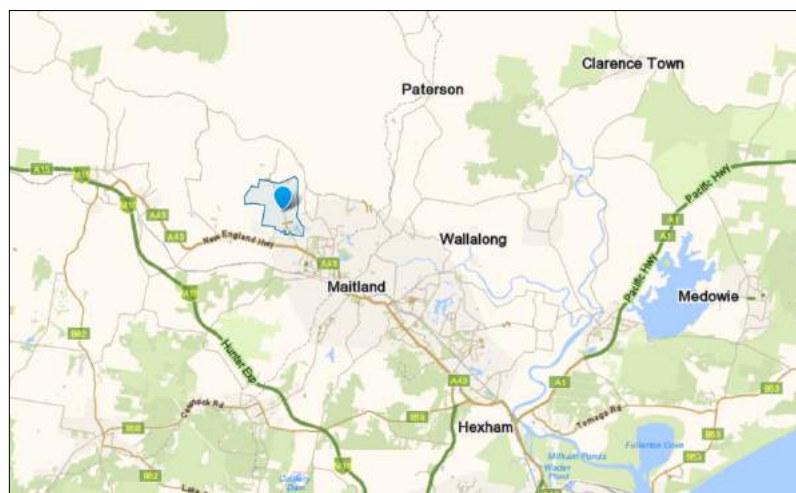
- *Anambah House*, Anambah Road, Anambah. State Heritage Inventory Heritage ID 2000192. Local listing.
- *Anambah House*, Anambah Road via Rutherford, Gosforth. State Heritage Inventory Heritage ID 5045641. State Listing.

#### 1.4.2.4 Planning Documents and Conservation Guidelines

- DUAP and Heritage Office, *Heritage Curtilages*, NSW, DUAP and Heritage Office, 1996.
- *Maitland Local Environmental Plan 2011*.

## 1.5 Site Location

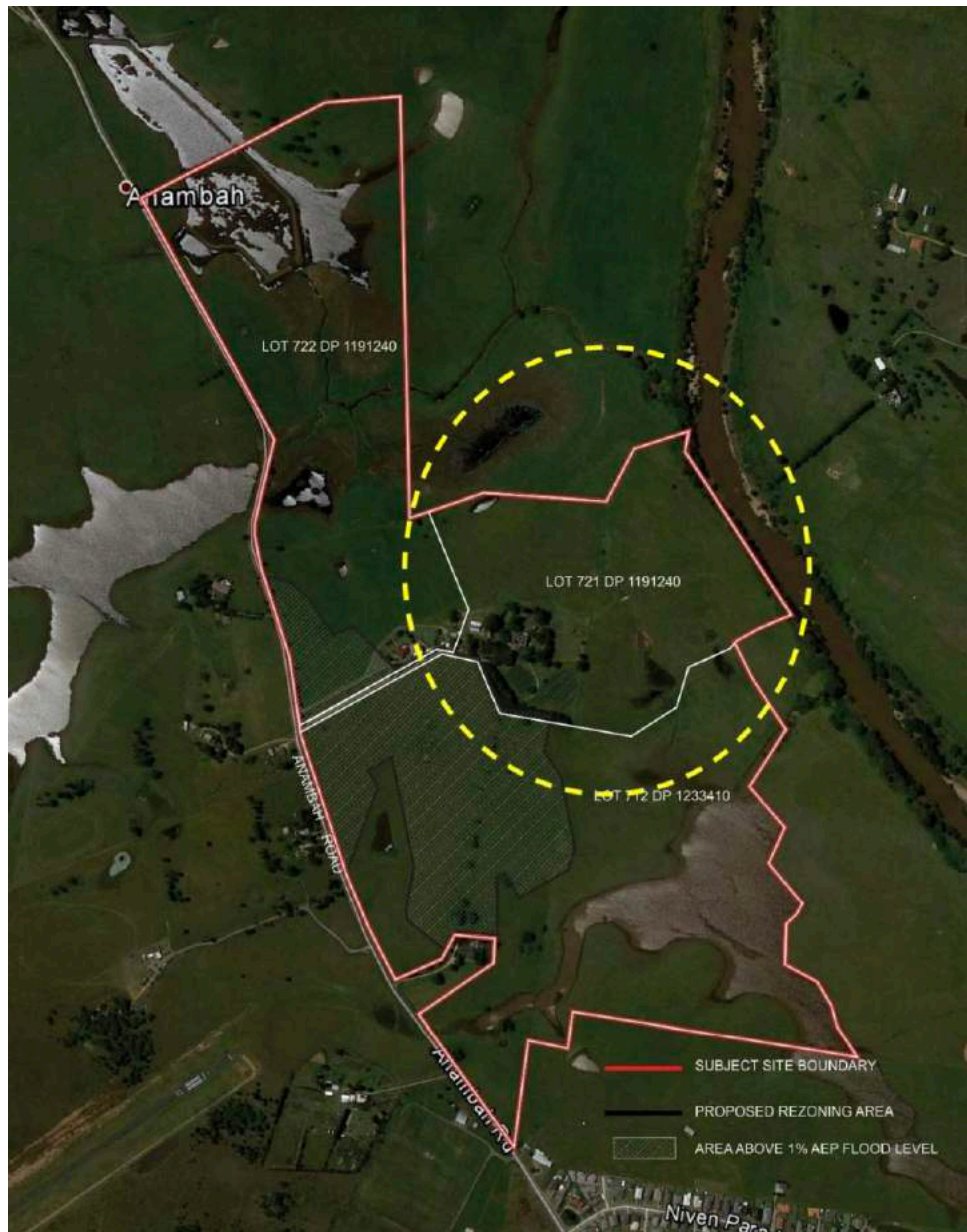
Anambah lies within the City of Maitland, which lies in the Lower Hunter Region of New South Wales. Refer to Figure 1.



**Figure 1:**  
Location of  
Anambah  
within the  
Lower Hunter  
Region.  
Anambah is  
coloured blue  
and marked  
with the blue  
'drop.'

Whereis.com.au

The land that is the subject of the Planning Proposal is identified as Lot 71 D.P. 1233410; Lot 721 D.P.1191240; and Lot 722 D.P. 1191240. This area is outlined in red in Figure 2 below. The white lines in this plan identify the individual lot boundaries. *Anambah House* stands on Lot 721 D.P.1191240. This lot is circled in yellow in Figure 2.



**Figure 2: Identifying the area of the Planning Proposal and the lot on which *Anambah House* stands.**

SIX Maps; annotations by WP Heritage and Planning.

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## **2 BRIEF HISTORY OF ANAMBAH HOUSE**

### **2.1 Preamble**

The brief for this assessment did not provide for a detailed history and assessment of significance for *Anambah House*. The following is summarised from the State Heritage Inventory listing sheets for the site (see Appendix 2), the two previous reports listed under Section 1.4.2.1 above and the additional information provided by the sources listed in Section 1.4.2.2 above.

### **2.2 Brief History**

#### **2.2.1 Wonnarua People**

Whilst an Aboriginal history has not been provided for, it is acknowledged that the subject site lies within the traditional lands of the Wonnarua People, whose lands extended from the upper Hunter River at Maitland to the Great Dividing Range and north to the Liverpool Plains.<sup>1</sup>

#### **2.2.2 Early European History**

The Colony of New South Wales was formally established on 26 January, 1788. All land was declared to be Crown Land.

The first official survey of the Hunter region occurred 1801. The future Parish of Gosforth (County of Northumberland), in which the site is located, was described as being thick with scrub and swampy, with an abundance of cedar, fertile soil and coal along the river. It was concluded that the place was ideal for settlement. A penal settlement was established at Newcastle (originally known as Coal River) soon after. Free settlement was not encouraged.

In 1818, the penal settlement at Newcastle was transferred to Port Macquarie. From 1820 onwards, large land grants were made in the surrounding area, mostly to people who had the resources to develop the land. As a result of these early grants, a strong mercantile and agricultural class developed.

#### **2.2.3 The First Anambah House**

*Anambah House* lies on a 2,100 acre grant made to George Cobb on 30 June, 1823, being Portion 69 in the Parish of Gosforth (Figure 3). The first *Anambah House*, built by Cobb, was located north of the current homestead site, on a slight hill above a lagoon five kilometres north west of Central Maitland.<sup>2</sup> George left the management of the estate in the hands of his brother, John Cobb. A newspaper article described the improvements made to the Estate under the 'late John Cobb' as 'extensive and useful.' In addition to the main homestead, there were all the outbuildings, orchards etc. required to run a largely self-sufficient estate. Over 100 acres were enclosed for tillage and 40 acres were sowed with wheat. The remainder of the land was 'well-watered' grazing land.<sup>3</sup>

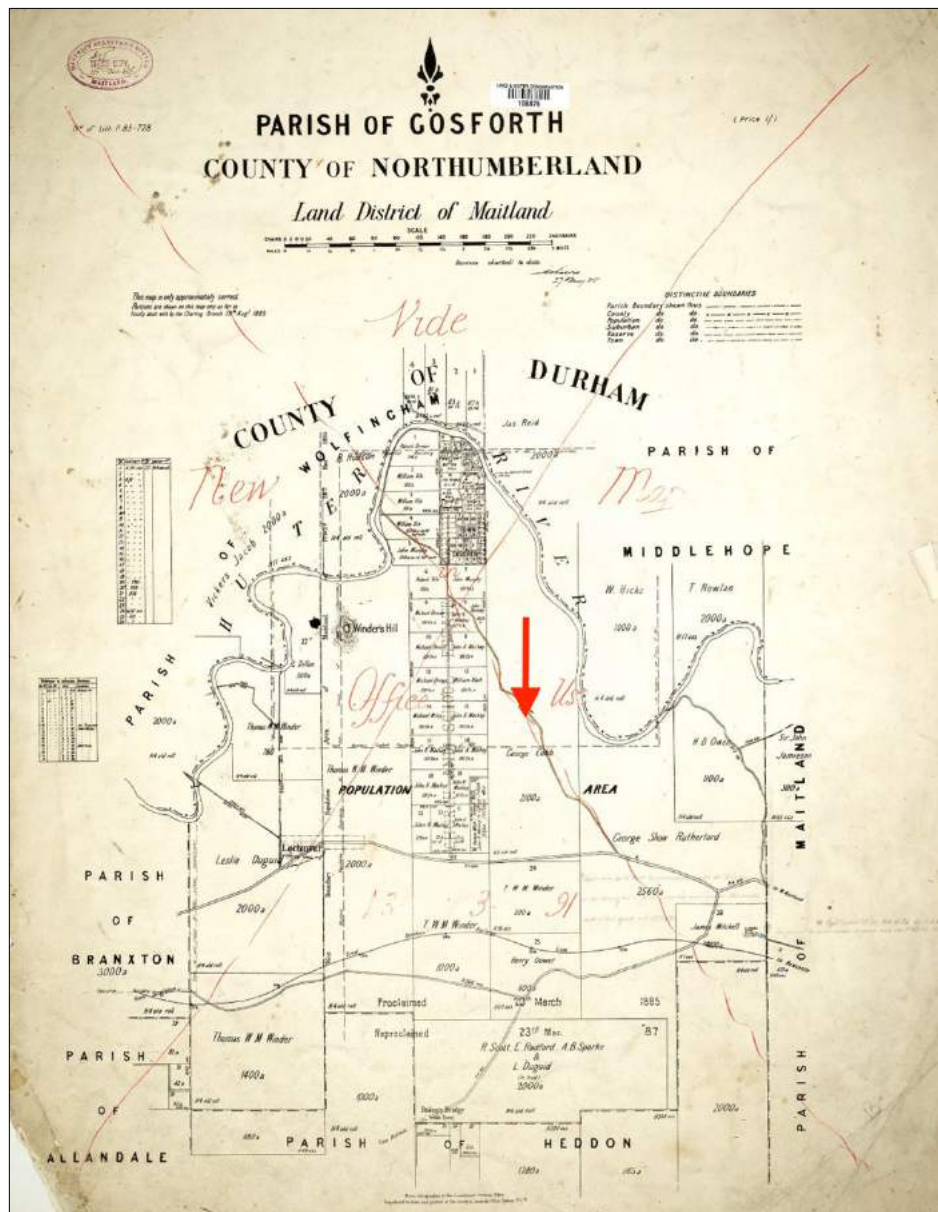
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<sup>1</sup> Extent Heritage, *106 Anambah Road, Anambah, Preliminary Aboriginal Cultural Assessment*, 21 February, 2017, p. 21.

<sup>2</sup> *Ibid*, p.17.

<sup>3</sup> 'Anambah,' *The Colonist*, 17 September 1840 cited in *ibid*, p.18.





**Figure 3: Location of Cobb's grant within the Parish of Gosforth.**  
*Parish of Gosforth, County of Northumberland, 1885. HLRV.*

## 2.2.4 The Second Anambah House

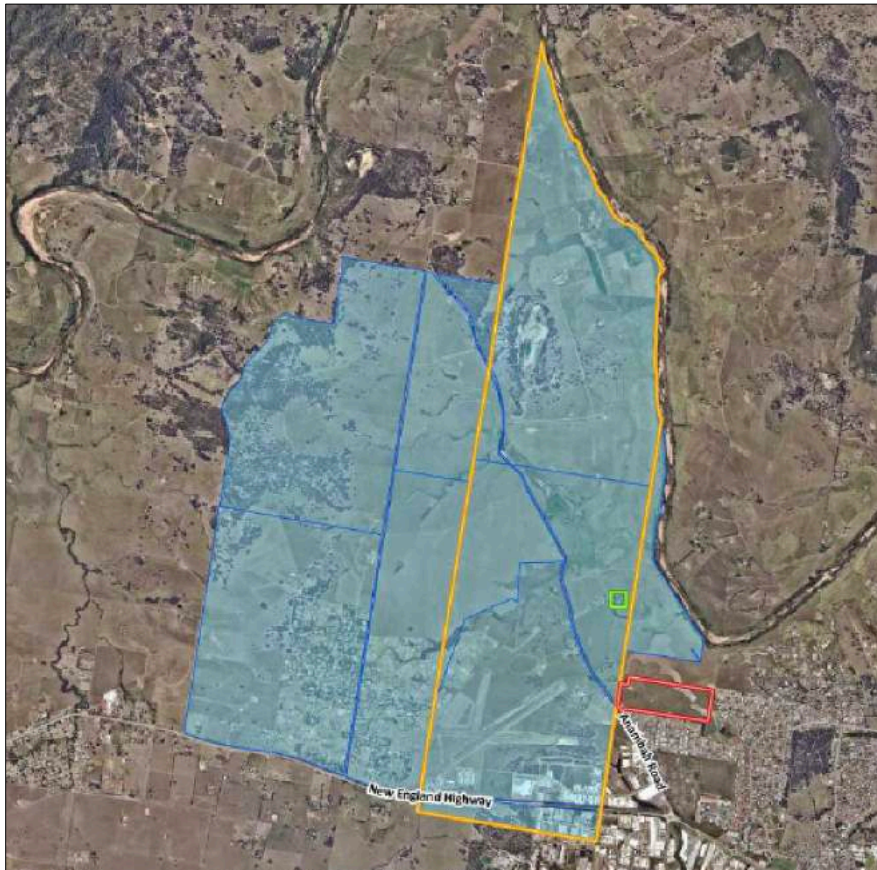
*Anambah* remained in the Cobb family until it was transferred to John Kenneth Mackay, the brother in law of John Cobb's eldest son, in 1871. Mackay was a wealthy grazier from Dungong. In 1889, he commissioned architect J.W. Pender, a prominent local architect, to design a new homestead complex. The new homestead, being the existing *Anambah House*, and its associated outbuildings and gardens were constructed on a rise to the south of the original homestead.

John William Pender (1833-1917) had migrated to NSW from Scotland as a young man. Pender set up practice in c.1863. He designed numerous prominent buildings in the Hunter region, including two homesteads for the White family, *Saumarez* (1888) and *Belltrees* (19050-6). The University of Newcastle hold a large archive of his work, including the original plans for the homestead and some of its outbuildings. The contractor for *Anambah House* was J. Frogley, with the cast iron work being executed by Frederick Revett of West Maitland and the stonework by Thomas Browne & Sons,



whose quarry was located at nearby Rutherford.

Mackay expanded the estate boundaries, mostly to the west of the original grant, so that, by 1926, he had doubled the original land holding. By c.1890, he had also acquired the smaller parcel of land to the south east of *Anambah House* where the lagoon is located.<sup>4</sup> Mackay primarily used the land for grazing and cultivation. Figure 4, prepared by Extent Heritage, shows the Mackay family holdings by 1926. In this plan, the Mackay land is shadowed blue. *Anambah House* is outlined in green. The yellow and red lines are not relevant for the purposes of this assessment.



**Figure 4: Plan showing the extent of the Mackay land holding by 1926.**

Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017. The yellow and red lines are not relevant for the purposes of this assessment.

The land remained predominately in the hands of the Mackay family until the 1930s. Mollie Jean Lashwood, nee Mollie Jean Mackay nee Crothers, however, retained part of the estate until at least 1956.<sup>5</sup> Mollie's husband was Harold Francis Lashwood (1915-1992), a prominent radio personality.

Figures 5 to 8 provide a series of historic photographs of *Anambah House* taken during the Mackay family period of ownership, showing the homestead in a well-developed garden setting.

<sup>4</sup> The land title during this period is complex and is located across numerous Certificates of Title, see for example, C.T Volume 920-Folio 190; 926-112; 1106-52 and 52623-150. NSW LPI.

<sup>5</sup> See C.T. Volume 6185-183. NSW LPI.



**Figure 5: Carriage loop and driveway on the eastern side of *Anambah House* in c.1909.**

Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017.



**Figure 6: Eastern side of *Anambah House*, c. 1909, showing the homestead in its garden setting.**

Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017.



**Figure 7:**  
**Northern side of**  
**Anambah House, c.**  
**1909.**  
Cited in Extent  
Heritage, *HIS for 106*  
*Anambah Road*, 2017



**Figure 8: View to the Lagoon from Anambah House in 1909.**  
Cited in Extent Heritage, *HIS for 106 Anambah Road*, 2017.

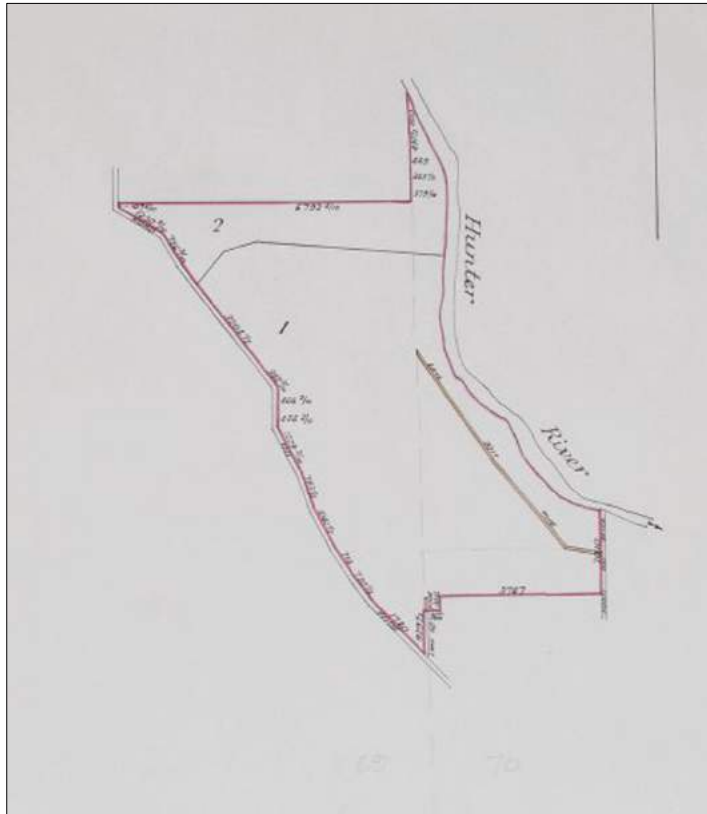
### 2.2.5 Later Owners

On 15 August, 1956, 436 acres of the Anambah Estate, including the homestead, were transferred to John Blackwood Crothers and Geoffrey Thomas Crothers, of Anambah. This land also included land part of Portion 70 of the Parish, being land originally granted to Dr. George Shaw Rutherford on 19 July, 1841. These 436 acres would remain intact until at least 1967 when John Blackwood, now the sole owner of the land, transferred them to Percy Clifford Bird, a Company Director of New Lamberton, on 16 August, 1967.<sup>6</sup>

The adjoining parcel to the north (92 acres), part of the same land holding at an earlier date and later subdivided, follows the same general pattern of ownership, providing a combined parcel of land of at least 528 acres in size (Figure 9).<sup>7</sup> *Anambah House* may have been associated with a larger area of land at this time. A full land title search of the surrounding lots would be required to ascertain if the owners of *Anambah House* owned adjoining lots under different Certificates of Title.

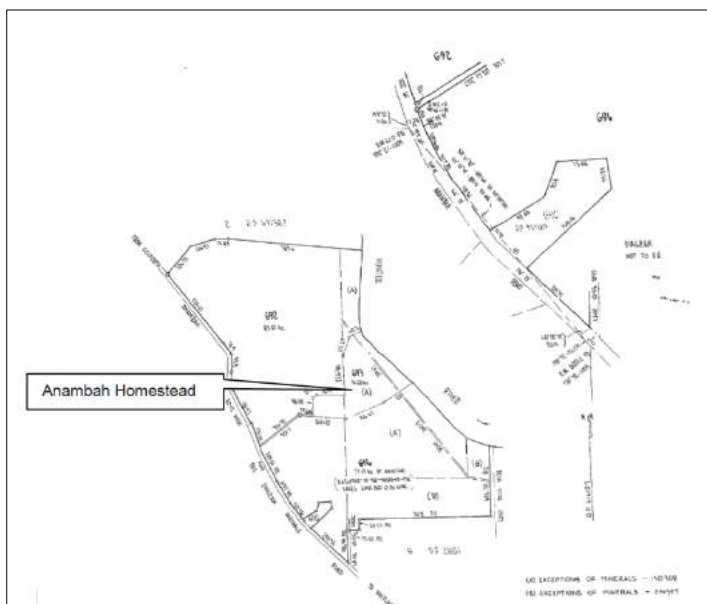
<sup>6</sup> C.T. Volume 8489-181. NSW LPI.

<sup>7</sup> C.T. Volume 5447-2. NSW LPI.



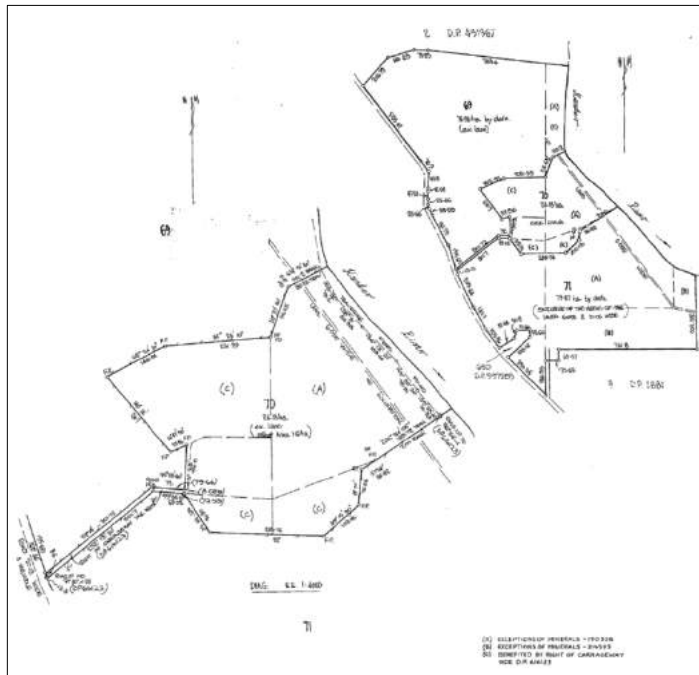
**Figure 9:**  
The lot of land on  
which *Anambah  
House* stood in 1944.  
C.T. Volume 5447-2.

The land was further subdivided in 1977, leaving *Anambah House* standing on a 83.55ha lot. Refer to Figure 10. This is the lot boundary of the Permanent Conservation Order listing (1983), now the State Heritage Register listing boundary.



**Figure 10:**  
Detail of a survey  
dated 1981.  
Cited in John Carr  
*Heritage Design*, 2017,  
Plate 14.

In 1980, the property was purchased by Stephen and Heather Berry, who commenced restoration works. The surrounding lots appear to have remained in common ownership with *Anambah House*. In 1985, a re-subdivision occurred, enlarging the lot on which *Anambah House* stood to the north and south. The homestead now stands on Lot 712 in D.P. 1233410 (refer to Figure 11).



**Figure 11:**  
**Detail of a survey**  
**dated 1981.**  
Cited in John Carr  
*Heritage Design*, 2017

In July 2011, *Anambah House* was purchased by the current owners, Maurizo and Jann Zappacosta. A separate lot, Lot 712 in D.P. 1233410, was more recently added to the land holding. It is noted that the existing line of the driveway from Anambah Road dates from c.2012, replacing an earlier line, itself not the original driveway, which now services the neighbouring property to the north west.

### 3 THE SITE AND ITS SETTING

#### 3.1 The Site and Driveway

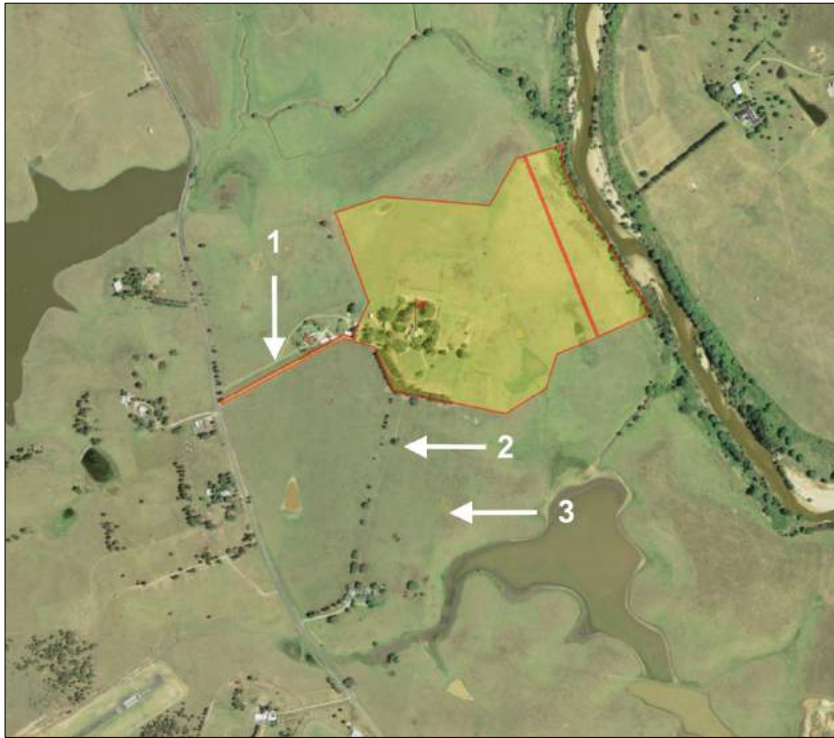
*Anambah House* stands on a large irregular lot, accessed via a long access handle from Anambah Road to the west. The western most end of this driveway, closest to Anambah Road, has little planting. Screening planting has been planted along the driveway further to the east, adjacent to No. 204 Anambah Road. The lot on which *Anambah House* stands is shaded yellow and outlined in red in Figure 12. The existing driveway is marked '1' in this figure.

According to past histories for the site, the homestead was originally approached via a driveway planted with pines, native trees and African Olives.<sup>8</sup> Current aerial surveys do not show distinctive lines of possible past driveways. There is, however, a fence line with sporadic trees along it running from the property at No. 150 Anambah Road due north to the homestead. Were this to be the line of the original driveway, it may have curved to meet Anambah Road at 90 degrees on the alignment of the existing driveway to No. 150 Anambah Road. This fence line is marked '2' in Figure 12. This is the driveway alignment suggested by an aerial photograph take in 1958, see Figure 13, and

<sup>8</sup> John Carr Heritage Design, *Curtilage Study and Statement of Heritage Impact: Application to Amend the Zoning of Two Allotments Surrounding Anambah House*, 3 November, 2017, p.14.



by the location of the gates to the Homestead. The location of the gates is shown by Figure 16 below, which shows the general layout of the homestead complex.



**Figure 12:**  
Aerial photograph over Anambah, showing the existing driveway (marked '1'); the possible alignment of the earlier driveway (marked '2') and a historic fence line that is unlikely to have marked a former driveway (marked '3').  
SIX Maps; annotations by WP Heritage and Planning.



**Figure 13:**  
Aerial photograph over Anambah in 1958, clearly showing the alignment of a former driveway from Anambah Road. This is the line marked '2' in Figure 12 above.  
Extent Heritage, 2017.

A second, though less likely, alignment for the original driveway may be the fence line shown in the 1909 photograph, Figure 8 above. This photograph, however, shows no sign of a driveway. Current aerial photographs show a fence line about 100 m to the east of the former driveway marked '2' in Figure 12. This fence line is marked '3' in Figure 12 above. This location, however, would have been too far east to have been the



driveway as it would have had to cross part of the lagoon.

Whilst evidence of the former driveway likely remains in the line of planting ('2' in Figure 12 above) this land is no longer held in common ownership with the site. Its association with the homestead has further been broken by the construction of a new dwelling at its southern end and the mature belt of trees at its northern end.

The homestead is located on a slight hill at the top of the service driveway. The mature araucaria pines and silky oaks within its immediate surrounds make it a prominent element in a landscape that is otherwise, except for planting along the Hunter River, largely cleared.

*Anambah House* is a large two storey Victorian mansion constructed of sandstock brick with a hipped and gabled slate roof clad in slate. There are two storey verandahs on three sides and large two storey bays on the northern and eastern sides. The homestead is orientated in these directions. To the rear, lies a courtyard which is enclosed on three sides by the main dwelling, the kitchen wing and the servant's wing. The courtyard was further enclosed in 1907 with the addition of a billiard room.

The homestead complex includes other outbuildings, including a two storey brick stable block, rude timber barn (recently reconstructed), a weatherboard garage and dairy and brick outhouse.

Figures 14 and 15 illustrate the *Anambah House*. Other photographs of the homestead and outbuildings and their surrounds can be found in the sections below.



**Figure 14: Front of Anambah House.**



**Figure 15: Side of Anambah House.**

For the following, refer to Figure 16, a sketch plan showing the layout of the immediate homestead area from the 1980s. The major elements shown by this plan still stand.

John Carr described the immediate setting of the homestead as follows:

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

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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 homestead. 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 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.

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.

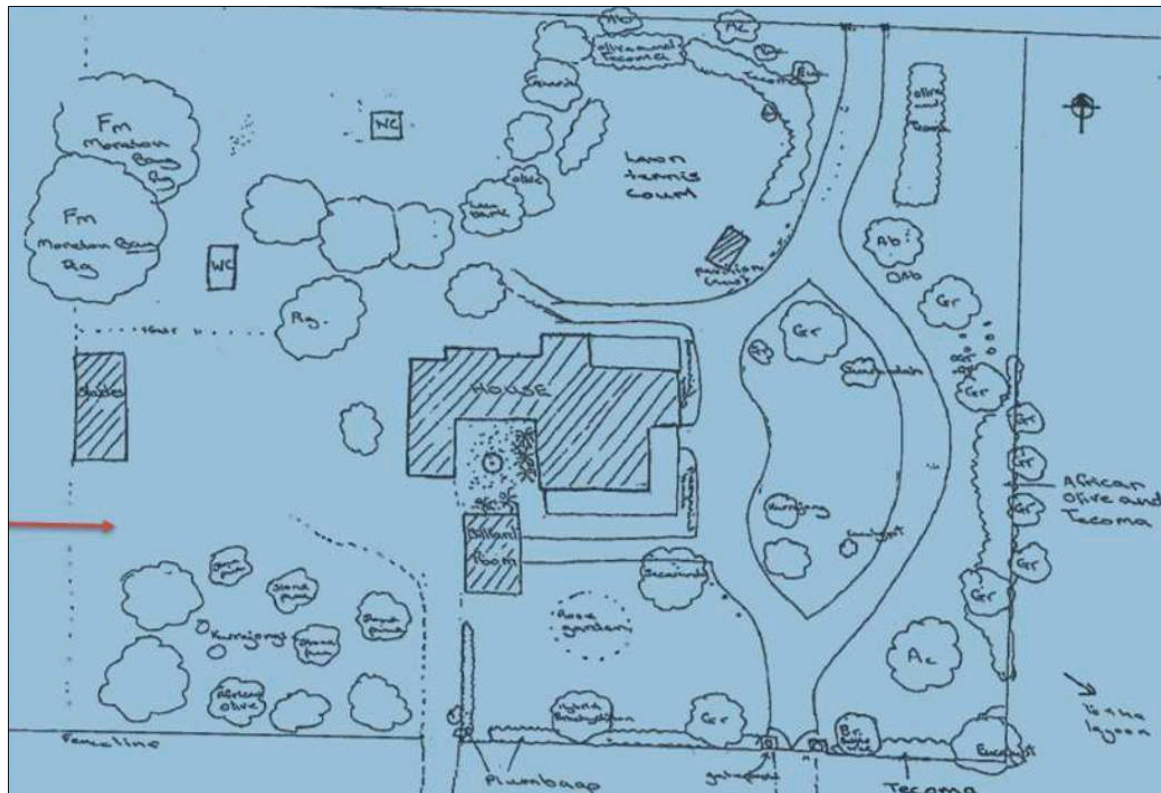
The formal homestead garden is approached through wrought iron gates hung on elaborately stuccoed brick gate posts set in a timber picket fence. The driveway and paths within this area are brick edged. There is an overgrown lawn tennis court and many superb trees, including Bunya Pines (*Araucaria bidwillii*), 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 areas that 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.

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.<sup>9</sup>

Photographs of the homestead buildings and their setting can be found in the following sections of this statement.

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<sup>9</sup> John Carr, *op.cit.*, 2017, pp. 13-14.



**Figure 16: Plan showing the layout of the homestead group of buildings and garden. The barn, since reunited with the site lies to the west of the stables (out of this sketch plan).**

National Trust 1983, cited in Extent, *HIS*, 2017.

### 3.2 Existing Setting

Beyond the homestead's immediate surrounds, the remainder of the lot on which it stands is open pasture lands. To the east, bordering the lot boundary, lies the Hunter River. The River is narrow at this point and is lined with vegetation. The land in front of the homestead has a very gentle fall that steepens slightly towards the River. The land on the opposite side of the River is open pastureland with scattered homesteads.

The lagoon cited above lies to the southeast. The land from the front gate slopes gently towards the lagoon. Further to the east and south lies small lot suburban development. The height of development in this area is limited by flood restrictions.

To the west and north lie open pasture lands. There are undulating low hills to the east; to the north, the land rises steeply from the northern bank of the Hunter River.

### 3.3 Proposed Future Setting

The Planning Proposal is for large lot residential subdivision to the west and south west of the lot on which *Anambah House* stands. This subdivision is in accordance with the desired future character of the area as set out in Maitland City Council's *Maitland Urban Settlement Strategy* (2012).

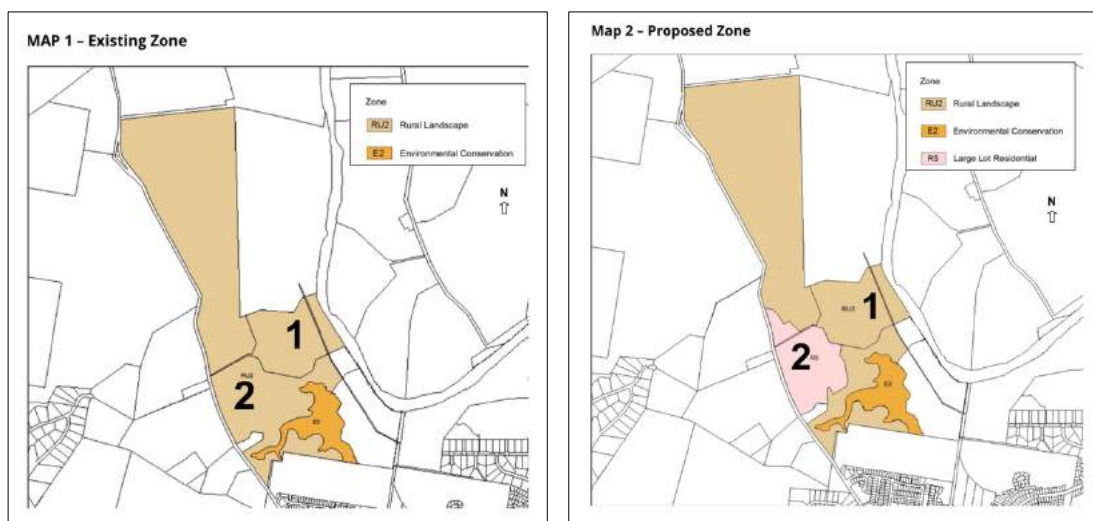
The proposed subdivision, illustrated by Figure 17 below, will contain seventy-one 2,000sqm lots with access from a loop road (and subsidiary roads) from Anambah Road. This land is currently zoned RU2 Rural Landscape. The proposed new zoning is for R5 Large Lot Residential.





**Figure 17: Concept Plan.**  
HDB Town Planning & Design.

Figure 18 below, a detail from the Planning Proposal, illustrates how this zoning would 'fit' within the surrounding land uses. Note the E2 zoning to the south of *Anambah House*. This is marked as 'flood effected area' in Figure 17 above.



**Figure 18: Existing (Map 1 LHS) and Proposed (Map 2 RHS) Land Uses. '1' marks *Anambah House*; '2' is the location of the proposed subdivision. Areas coloured light brown are RU2 Rural Landscape; areas coloured pink are R5 Large Lot Residential; areas coloured mustard are E2 Environmental Conservation.**

HDB Town Planning & Design; annotations in black by WP Heritage and Planning.

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## 4 ESTABLISHED SIGNIFICANCE

### 4.1 Defining Curtilage

Each of the following listings provides a curtilage. NSW Heritage defines curtilage as:

‘The area of land (including land covered by water) surrounding an item or area of heritage 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.’<sup>10</sup>

### 4.2 Summary of Existing Heritage Listings

#### 4.2.1 *Anambah House*

*Anambah House* is subject to the following statutory heritage listings:

- Is listed on the State Heritage Register under the *NSW Heritage Act 1977*. The listing reads:

‘*Anambah House*, Anambah Road via Rutherford, Gosforth’ (00275). The curtilage is defined as Lot 693 D.P. 616123. This lot no longer exists. This was the lot boundary when the Permanent Conservation Order was placed on the site in 1983. *Anambah House* now stands on Lot 721 D.P. 1191240. The curtilage under this listing is defined by the **blue line** in Figure 19 below.

- Is listed by Schedule 5 Part 1 of the *Maitland LEP 2011*. The listing reads: *Anambah House*, No. 200 Anambah Road, Anambah (13). The curtilage is defined as Lot 70, D.P.714785. This lot no longer exists. The curtilage under this listing is defined by the formal *LEP 2011* Heritage Plan and is shown by the **green line** boundary in Figure 19 below. How this curtilage was determined is not known.

The site is:

- Is not listed on the Commonwealth or National Heritage Lists under the *Environment Protection and Biodiversity Conservation Act 1999*.

*Anambah House* is subject to the following non-statutory heritage listings:

- National Trust of Australia (NSW).

The curtilage defined by this listing is as follows:

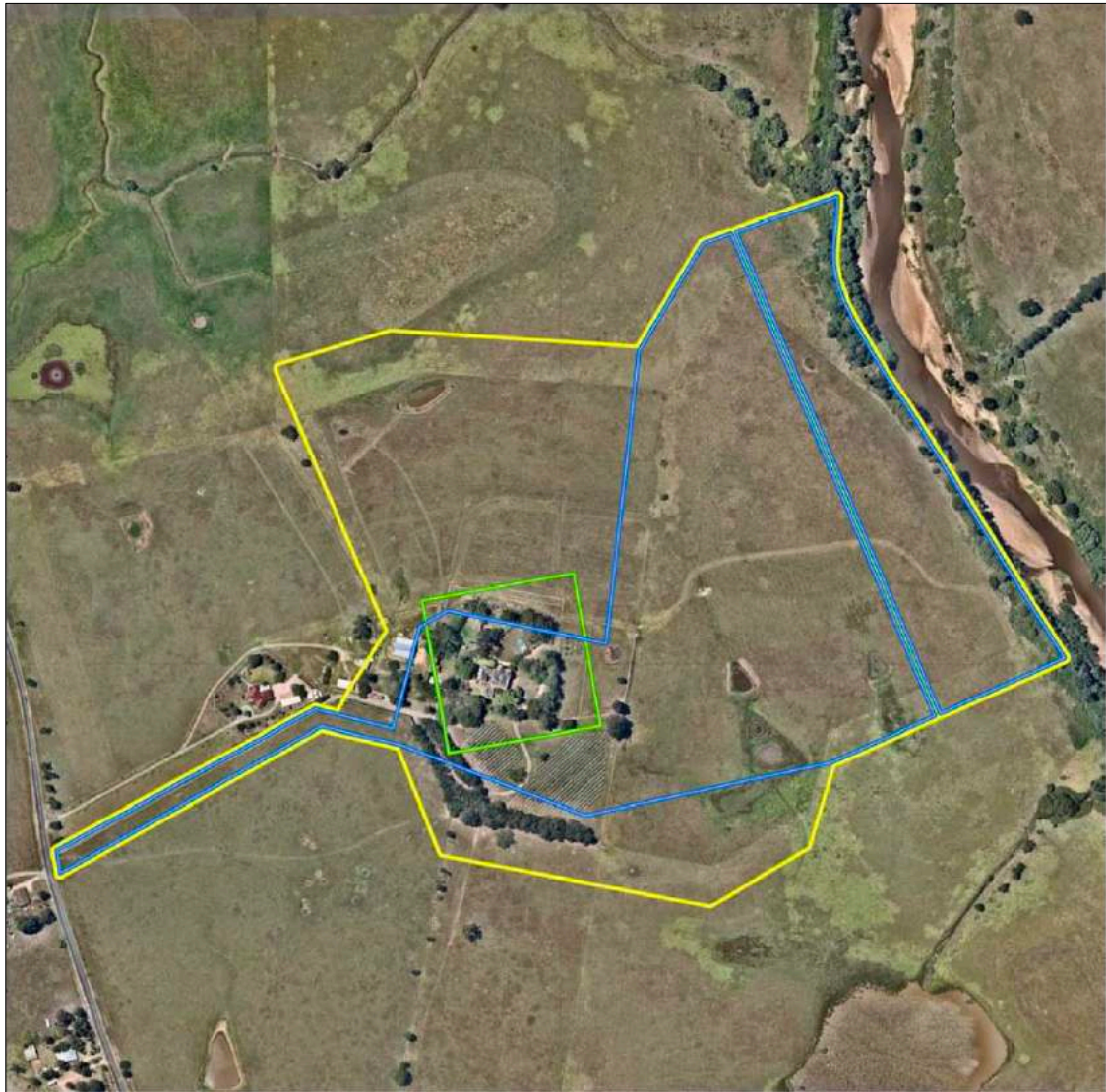
‘To be bounded by the Hunter River on the east site, the lagoon and outlet on the south side, the road on the west side and the creek on the north side.’

- Register of the National Estate.

The listing is for ‘Anambah Gardens.’ This is no curtilage definition.

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<sup>10</sup> DUAP and Heritage Office, *Heritage Curtilages*, NSW, DUAP and Heritage Office, 1996, p.3.



**Figure 19: Different curtilages for different heritage listings.**

The yellow line is the current lot boundary (Lot 721 D.P. 1191240). The blue line is the SHR listing boundary; and the green boundary line is the *LEP 2011* listing boundary.

Extent Heritage, 2017.

#### **4.2.2 Heritage Items Within the Surrounding Area**

It is important to identify if *Anambah House* is located within the vicinity of any other heritage items and, if so, whether there are significant view corridors between them. For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

Figure 20 provides an aerial photograph, showing heritage items (coloured brown) and conservation areas (hatched in red) listed by Schedule 5 Parts 1 and 2 of the *LEP 2011* and/or the State Heritage Register under the *NSW Heritage Act 1977*, within the vicinity of the site, which is marked by the arrow and labelled '1.' As listed below, there are a two colonial era homesteads within the wider area, both located at a distance to the north and north east of the subject site.





**Figure 20: Identifying Heritage Items and Conservation Areas Within the Vicinity of the Site.**

Base photograph: Meccone; annotations in white by WP Heritage and Planning.

**Key:**

No. in Fig.20	Item and Address	Level of Listing	Reasons for Listing as given by the State Heritage Inventory (SH) (i.e. Significance)
1	The Site- <i>Anambah House</i>		
2	<i>Melville House</i> , No. 202 Melville Ford Road, Melville  A colonial homestead, c.1839	Local I186)	No info. provided by the SHI. Likely significant under (a) historic; (c) aesthetic; (d) social; (e) representative; and (f) rare.
3	<i>Eelah</i> , No. 467 Maitland Vale Road, Maitland Vale  A colonial homestead c.1835	Local (1185)	No info. provided by the SHI. Likely significant under (a), (c), (d), (e) and (f)
4	<i>Aberglasslyn Cottage</i> , No. 94 Aberglasslyn Lane, Aberglasslyn	Local	No info. provided by the SHI

No. in Fig.20	Item and Address	Level of Listing	Reasons for Listing as given by the State Heritage Inventory (SH) (i.e. Significance)
5	<p><i>Aberglasslyn House</i>, No. 92 Aberglasslyn Lane</p> <p>A grand colonial homestead designed by John Verge, c.1836</p> <p>Also:</p> <ul style="list-style-type: none"> <li>Aberglasslyn Conservation Area, Aberglasslyn (area shaded in red surrounding <i>Aberglasslyn House</i>)</li> </ul>	<p>House: State (I1)</p> <p>C. Area: Local (C7)</p>	<p>House: Under criteria (a), (b) associational (c), (d), (e) and (f)</p> <p>Conservation Area: No information provided by the SHI.</p>
6	<p>Cemetery, New England Highway, Rutherford</p> <p>First burial 1874</p>	Local (I229)	No info. provided by the SHI. Likely significant under criteria (a), (b), (d), (f) and (g)

## 5 IDENTIFYING VIEW CORRIDORS

For the purposes of this assessment, the main method of developing the visual analysis was to first identify the important vantage points to and from *Anambah House*. These view locations were selected on the basis of documentary review of existing heritage studies and a site visit. They consider factors such historic land subdivision patterns; topography and landscape character; and historic view corridors and links, including view corridors to/from other nineteenth century homesteads; and setting and landmark qualities. Archaeology was not part of the brief of this report. These are the factors identified by the Heritage Office (now Heritage NSW) publication *Heritage Curtilage* as being important in identifying the curtilage of a heritage item.

For the following, refer to Appendix 1, two plans detailing significant view corridors to/from *Anambah House*. The first identifies general view corridors to/from *Anambah House*. The second identifies view corridors to/from nearby historic properties.

### 5.1 Views from the Homestead

#### 5.1.1 Views from the Homestead to the North, Northwest and Northeast

The principal view corridors pertaining to *Anambah House* are towards/from the front and sides of the main homestead. The views are across the formal garden to pastureland sloping down to the Hunter River. This vista is wide, spanning almost 180 degrees. It encompasses views to the hills of the County of Durham on the northern side of the Hunter River.

These views are unaffected by the proposal (as illustrated by Figure 17 above) and maintain the wider setting and curtilage of the homestead. Views from the northern side of the River to the homestead are also unaffected.

The pressure on this land for future development is mitigated by its proneness to flooding. This proneness to flooding is noted on the proposal plan, Figure 17, and the zoning plan, Figure 18.

Figure 21 to 41 below illustrate these view corridors.



**Figure 21:**  
View from the front garden of  
the homestead to the east.



**Figure 22:**  
View from the north eastern  
verandah of the homestead.





**Figure 23:**  
View east from the  
northeastern verandah.



**Figure 24:**  
View of driveway to the  
northeast from the side  
verandah.





**Figure 25:**  
Billiards Room lawn. View to the southeast towards the proposed subdivision from the homestead. Note the density of trees intervening.



**Figure 26:**  
View to the hills to the northeast on the other side of the Hunter River.



**Figure 27:**  
View towards the homestead  
from the front garden, with a  
view to hills to the northwest.



**Figure 28:**  
Continues from Figure 27.  
From the centre of the front  
garden to the north.





**Figure 29:**  
Continues from Figure 28.  
From the centre of the front  
garden to the northeast.



**Figure 30:**  
Continues from Figure 29.  
From the centre of the front  
garden to the east.



**Figure 31:**  
Continues from Figure 30.  
From the centre of the front  
garden to the southeast.



**Figure 32:**  
Continues from Figure 31.  
From the centre of the front  
garden to the southeast.





**Figure 33:**  
Continues from Figure 32.  
From the front garden to the  
southeast. In the distance is  
historic homestead  
*Aberglasslyn*.



**Figure 34:**  
Looking back to the  
homestead from the stand of  
trees to the south.



**Figure 35:**  
The substantial fig tree in the rear yard.



**Figure 36:**  
Looking towards the barn from the rear yard.





**Figure 37:**  
Looking west towards the  
current driveway to  
Anambah Road from the rear  
yard.



**Figure 38:**  
The northern gardens  
through the *araucaria* to the  
hills to the northwest. This is  
the site of the original tennis  
court.



**Figure 39:**  
The northern garden through  
the *araucaria* to the hills to  
the northwest.



**Figure 40:**  
View through the two  
*araucaria*.





**Figure 41:**  
**From the north garden to the**  
**hills to the north.**

### **5.1.2 Views from the Homestead to the South, East, South East and South West**

Views from the homestead to the south are curtailed by the dense planting along the proposed boundary between the homestead and the proposed subdivision. The dense planting along this boundary is also filtered by the substantial trees lying in the area immediately to the rear of the homestead.

The planting totally curtails the view from the south of the homestead such that any development beyond the fence line to the paddock beyond will not be visible from the homestead.

Figure 42 to 51 illustrate view corridors to the south, east and south east and south west.



**Figure 42:**  
The driveway from the  
first floor of the  
homestead looking  
southeast.



**Figure 43:**  
The southeastern  
garden from the first  
floor of the homestead.





**Figure 44:**  
Looking east over the  
driveway to the front of  
the homestead.



**Figure 45:**  
Looking south over the  
billiards room.



**Figure 46:**  
Looking onto the rear  
service court of the  
homestead. View to row  
of pencil pines on drive.



**Figure 47:**  
View east from upstairs  
front bedroom of the  
homestead.





**Figure 48:**  
Looking towards the.  
Rear of the homestead  
from the driveway  
adjacent to the pencil  
pines. Opposite  
direction to Figure 41.



**Figure 49:**  
View through the rear  
yard from the driveway  
from Anambah Road.





**Figure 50:**  
Similar view to Figure  
44 showing barn.



**Figure 51:**  
Looking southwest from  
the rear yard towards  
the driveway to  
Anambah Road.

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## 5.2 Views from Anambah Road towards the Homestead

There are a number of view corridors to the homestead from Anambah Road. The road runs in a north westerly direction from its intersection with the New England Highway at Rutherford and serves the Gosforth area, immediately to the north of Anambah and located in a large bend in the Hunter River.

Between the end of the urban area of Rutherford and to Gosforth, the country is open with stands of trees along sections of the road approaching Gosforth.

The land around the homestead is open with trees and planting concentrated around the homestead itself. Views of the homestead are completely obscured by the trees, except for the approach from the northwest when travelling along Anambah Road towards the homestead from the northwest.

Travelling from Rutherford, the view is of the stand of trees to the south of the homestead. Similarly, when travelling from the north, the view is of the vegetation around the homestead.

The proposal will partially obscure the lower part of the trees to the rear of the homestead when viewed from Anambah Road. The height of the trees in relation to the fall of the land away from the homestead means that the intervening development will leave the trees surrounding the homestead prominent in the landscape and will thus allow the location of the homestead to be read from all current viewpoints along Anambah Road. This is based upon no building being greater than 8.0m in height, which is the maximum height limit for rural residential development set out by Part C Section 8.8 Building Height, Bulk and Scale of the *Maitland Development Control Plan 2011 (DCP 2011)*.

From Anambah Road it is the trees surrounding the homestead, set on the highest immediate local point, that are the pointers to the homestead. In particular, the *Araucaria bidwillii* stand well above the trees to the rear of the homestead, allowing them to continue their role of landscape marker of the homestead.

Refer to Figures 52 to 58.



**Figure 52: View along the drive to the homestead showing the visual barrier of the trees and the *Araucaria bidwillii* showing above.**





**Figure 53: Row of pencil pines at top of driveway from adjacent paddock. This area will be part of the proposal. The photo shows the level of screening already provided by these trees. Supplementary planting is recommended.**



**Figure 54: The stand of trees to the east of the pines in Figure 55, showing their density in terms of visual separating from the area of the proposal, which lies in the foreground.**





**Figure 55: View from Anambah Road to the west of the site. Showing the cluster of trees around the homestead complex and the prominent *Araucaria bidwillii* above the general crown line of the trees.**



**Figure 56: Zoomed in shot from Anambah Road to the west showing filtered views towards the west elevation of the homestead and the barn to the south of the homestead complex.**



**Figure 57:**  
The current driveway to the homestead from Anambah Road. From this distance the trees in the immediate curtilage obstruct a view of the rear of the homestead. Again, *Araucaria bidwillii* are prominent, marking the location of the homestead in the landscape.



**Figure 58:** View from adjacent to the driveway entrance on Anambah Road to the northeast. In the distance to the right is the suburb Aberglasslyn.

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### 5.3 View Along the Existing Driveway to the Homestead

The view along the existing driveway to the homestead is obscured by a bend in the driveway and a stand of closely planted mature pencil pines. It is proposed that the driveway become part of a new street alignment. Views along the new street will be largely unchanged in terms of the view to the homestead being obscured by the run of pencil pines and the stand of trees on the proposed boundary to the homestead.

Above this stand of trees, the tops of the *Araucaria bidwillii* will remain visible.

Refer to Figures 59 to 61 and to Figure 57 above.



**Figure 59:**  
Looking southwest along the driveway from the rear yard. The pencil pines form a dense visual barrier between the homestead and the proposal.





**Figure 60: Looking north along the driveway showing the dense visual barrier of trees between the area of the proposal in the foreground and the homestead.**



**Figure 61: The bend in the drive adjacent to the rear yard of the homestead. Also demonstrating the density of the visual between the proposal, foreground right and the homestead beyond the trees.**

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## 5.4 Views from the Homestead Towards Other Historic Properties

For the following, refer to the second plan in Appendix 1.

Views towards the colonial era homestead *Aberglaslyn* from the homestead are obscured by development along Aberglaslyn Road between Avocet Street and Aberglaslyn Lane. The visual connection between the two is incidental and to far distant to have had a deliberate visual relationship. Refer to Figures 62 and 63.

There is a direct view across the Hunter River to *Melville*, another colonial era homestead. The view is distant and *Melville* is set slightly higher than Anambah. Refer to Figure 62.



**Figure 62:**  
View from adjacent to the vineyard to the northeast towards *Aberglasslyn*. The visual connection between the two homesteads is incidental and to far distant to have had a deliberate visual relationship.





**Figure 63:**  
Zoomed in image towards  
*Aberglasslyn* and *Rutherford*.



**Figure 64:**  
Zoomed in view across the  
Hunter River to *Melville*.



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## 6 BRIEF ASSESSMENT OF SIGNIFICANCE UNDER THE NSW CRITERIA

In order to determine what area is integral to the significance of Anambah, its significance must first be defined.

### 6.1 Heritage NSW Criteria

The site is assessed for significance under the following criterion of the NSW Heritage Office, now Heritage NSW, The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

The following reproduces an assessment of significance under the criteria of Heritage NSW prepared by Extent Heritage in 2017 (refer to the reference list). The authors of this assessment concur with their conclusions. Neither the local or state listing sheet for the site contains an assessment under the criteria.

#### 6.1.1 Criterion (a)

**An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• shows evidence of a significant human activity</li></ul>	<ul style="list-style-type: none"><li>• has incidental or unsubstantiated connections with historically important activities or processes</li></ul>
<ul style="list-style-type: none"><li>• is associated with a significant activity or historical phase</li></ul>	<ul style="list-style-type: none"><li>• provides evidence of activities or processes that are of dubious historical importance</li></ul>
<ul style="list-style-type: none"><li>• maintains or shows continuity of a historical process or activity</li></ul>	<ul style="list-style-type: none"><li>• has been altered so that it can no longer provide evidence of a particular association</li></ul>

*Anambah* is historically significant as part of the early wave of subdivision of the area along the Hunter River near Maitland in the 1820s. It reflects the government policies structured towards the agricultural development of the colony by private settlers in the Hunter region between 1820 and 1850. The house and gardens are significant as an intact example of a prosperous late 19th century grazier's homestead.

#### 6.1.2 Criterion (b)

**An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"><li>• shows evidence of a significant human occupation</li></ul>	<ul style="list-style-type: none"><li>• has incidental or unsubstantiated connections with historically important people or events</li></ul>
<ul style="list-style-type: none"><li>• is associated with a significant event, person, or group of persons</li></ul>	<ul style="list-style-type: none"><li>• provides evidence of people or events that are of dubious historical importance</li></ul>

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>maintains or shows continuity of a historical process or activity</li> </ul>	<ul style="list-style-type: none"> <li>has been altered so that it can no longer provide evidence of a particular association</li> </ul>

*Anambah House* is significant for its associations with John Wiltshire Pender, who was an important architect in Hunter region and who was responsible for a number of other buildings in the area.

### 6.1.3 Criterion (c)

**An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>is not a major work by an important designer or artist</li> </ul>
<ul style="list-style-type: none"> <li>is the inspiration for creative or technical innovation or achievement</li> </ul>	<ul style="list-style-type: none"> <li>has lost its design or technical integrity</li> </ul>
<ul style="list-style-type: none"> <li>is aesthetically distinctive or has landmark qualities</li> </ul>	<ul style="list-style-type: none"> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
<ul style="list-style-type: none"> <li>exemplifies a particular taste, style or technology</li> </ul>	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement</li> </ul>

### 6.1.4 Criterion (d)

**An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>is important for its association with an identifiable group</li> </ul>	<ul style="list-style-type: none"> <li>is only important to the community for amenity reasons</li> </ul>
<ul style="list-style-type: none"> <li>is important to a community's sense of place</li> </ul>	<ul style="list-style-type: none"> <li>is retained only in preference to a proposed alternative</li> </ul>

The homestead is aesthetically significant as an example of late 19th century Victorian grazier's mansion, which displays elaborate detail in design, materials, finishes and features. Responsive to the local topography, the house site is set at the top of a rise and surrounded by well-established gardens and trees. It retains its rural setting with picturesque views.

### 6.1.5 Criterion (f)

**An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process</li> </ul>	<ul style="list-style-type: none"> <li>is not rare</li> </ul>

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>demonstrate a process, custom or other human activity that is in danger of being lost</li> </ul>	<ul style="list-style-type: none"> <li>is numerous but under threat</li> </ul>
<ul style="list-style-type: none"> <li>shown unusually accurate evidence of a significant human activity</li> </ul>	
<ul style="list-style-type: none"> <li>is the only example of its type</li> </ul>	
<ul style="list-style-type: none"> <li>demonstrate designs or techniques of exceptional interest</li> </ul>	
<ul style="list-style-type: none"> <li>shown rare evidence of a significant human activity important to a community</li> </ul>	

*Anambah* has been identified as one of seventeen remaining pre-1850s estates within the Maitland region. (It is noted, however, that, while the *Anambah* subdivision dates to pre-1850s, the current homestead was not constructed until the 1890s).

#### 6.1.6 Criterion (g)

**An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):**

- Cultural or natural places; or**
- Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>is a fine example of its type</li> </ul>	<ul style="list-style-type: none"> <li>is a poor example of its type</li> </ul>
<ul style="list-style-type: none"> <li>has the potential characteristics of an important class or group of items</li> </ul>	<ul style="list-style-type: none"> <li>does not include or has lost the range of characteristics of a type</li> </ul>
<ul style="list-style-type: none"> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity</li> </ul>	<ul style="list-style-type: none"> <li>does not represent well the characteristics that make up a significant variation of type</li> </ul>
<ul style="list-style-type: none"> <li>is a significant variation to a class of items</li> </ul>	
<ul style="list-style-type: none"> <li>is part of a group which collectively illustrates a representative type</li> </ul>	
<ul style="list-style-type: none"> <li>is outstanding because of its setting, condition or size</li> </ul>	
<ul style="list-style-type: none"> <li>is outstanding because of its integrity or the esteem in which it is held</li> </ul>	

The complex with its homestead in proximity to the river, outbuildings within the immediate vicinity of the homestead, gardens, marker trees and agricultural land, is representative of 19th century Hunter Region estates.



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## **6.2 Statements of Significance**

### **6.2.1 Existing Statements of Significance for *Anambah House***

The State Heritage Inventory (state listing sheet) provides the following statement of significance for *Anambah House*:

‘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 of the Hunter region.’<sup>11</sup>

The local listing sheet does not provide a statement of significance for the site.

Extent Heritage provided the following statement of significance for *Anambah* in 2017:

‘Anambah is historically significant as part of the early European settlement and original subdivision of the Hunter Region in the 1820s and reflects the primary use of the land for agricultural purposes through the 19th century. The homestead is aesthetically significant for its grand design, materials and workmanship, as well as its siting that takes advantage of the surrounding topography and views. The garden contributes to the aesthetic values of the site and provides the immediate setting for the homestead within its wider context of rural farmlands. There are significant views from the house to the north and the east, as well as to the lagoon in the south-east. Anambah is associated with important local architect JW Pender, who designed the house for the wealthy grazier KM Mackay in the 1890s. Anambah, with its complex including gardens, servant’s quarters and outbuildings, set within a rural agricultural landscape, is representative of 19th century Hunter Region estates.’<sup>12</sup>

### **6.2.2 Revised Statement of Significance**

This assessment adopts the Extent Statement of Significance above. It is a concise and clear statement of significance.

## **7 IDENTIFYING CURTILAGE**

### **7.1 Different Types of Curtilage**

As demonstrated by the curtilages also readily established for *Anambah House* (see Figure 19 above, a heritage curtilage does not necessarily coincide with the legal boundary of a property.

There are four different types of heritage curtilage.

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<sup>11</sup> *Anambah House*, Anambah Road via Rutherford, Gosforth. State Heritage Inventory Heritage ID 5045641. State Listing.

<sup>12</sup> Extent Heritage, *106 Anambah Road, Anambah: Statement of Heritage Impact*, February 2017.

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**Lot boundary heritage curtilage:** This type of curtilage comprises the boundaries of the lot that includes the heritage item and other significant features, such as gardens, fences, driveways, outbuildings etc., usually as defined by a deposited plan. This is the most common type of curtilage. When the Permanent Conservation Order (PCO) was originally placed on *Anambah House*, it was for the lot on which the homestead stood at this time.

**Reduced heritage curtilage:** This type of curtilage is an area less than the lot boundary in which the item is situated. It is used when the significance of an item does not relate to the entire lot area. The current *LEP 2011* curtilage for *Anambah House* is a reduced heritage curtilage. The current SHR curtilage, once a lot boundary curtilage is, with the changes that have occurred to the legal lot boundaries, now a reduced heritage curtilage.

**Expanded heritage curtilage:** This type of curtilage provides for a larger area than the boundary of the property on which an item is located. It may be required to protect a landscape setting or the visual catchment in which an item is viewed, interpreted and understood. In addition to providing a visual 'buffer' for an item, it may be used to provide a physical buffer or to explain a historical/visual relationship.

**Composite heritage curtilage:** This type of curtilage is applied to places, such as heritage conservation areas, where a precinct perimeter is applied, as oppose to individual lot boundaries. For example, where a group of suburban dwellings derive their significance from their contribution to the group.<sup>13</sup>

## 7.2 Defining a Curtilage for *Anambah House*

Of the four types of curtilage identified above, only three are appropriate for further investigation. A composite heritage curtilage is not appropriate for this site.

The area shaded in yellow and bounded by the fine red line in Figure 65 below identifies an appropriate curtilage for *Anambah House*. This is a lot boundary curtilage.

This curtilage is greater than the SHR and LEP listing boundaries (Figure 19 above). While the SHR curtilage listing protects the core significance of the site and the view towards the Hunter River to the north, the lot boundary provides a better understanding of the original pastoral setting, which includes lands to the north west through to the south east. To further protect this setting, an expanded visual curtilage, marked by the thick broken red line in Figure 65 below, is recommended.

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<sup>13</sup> DUAP and Heritage Office, *Heritage Curtilages*, NSW, DUAP and Heritage Office, 1996, p.3.



**Figure 65: Proposed Curtilage for *Anambah House*.**  
SIX Maps; annotation by WP Heritage and Planning.

The curtilage proposed by Figure 65 is appropriate for the following reasons:

- The lot boundaries of the Anambah Estate have altered over time as land was bought and sold, principally by the Mackay family. Without a thorough search of the land title of surrounding lots, it is difficult to ascertain exactly how the boundaries have changed over time. The existing lands associated with *Anambah House*, including the area part of the proposed subdivision, represents only part of the estate at its fullest extent during the late nineteenth century. The existing lot and property boundaries are not historically significant. Similarly, the existing curtilages for the homestead do not follow historically significant boundaries.
- *Anambah House* was clearly built to address vistas to the north and northeast and northwest:
  - The principal elevations- with their two storey bays and verandahs- address these vistas. The view is towards the Hunter River and is partially screened by historic plantings, hedges and trees.
  - The homestead service areas and its outbuildings are located to the south, or back, of the homestead. Beyond these buildings, to the north, north east and north west, there are paddocks, views towards which are also partially screened by vegetation.
  - The layout of the grounds around the homestead, including carriage loop clearly reinforce the orientation of the homestead.
  - The principal plantings are to the north framing vistas from the sides of the homestead.
  - The homestead was likely originally approached from the southeast from a point on Anambah Road several hundreds of metres closer to Rutherford. The line of the original drive probably followed a sporadic line of trees



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running north northwest from Anambah Road in direct line with the homestead. The line probably veered to the right some distance before the homestead to veer around to meet the exiting circular drive. This driveway is no longer owned by *Anambah House*.

- Views south east towards the lagoon are available from the homestead, filtered through the gardens and from the garden itself, again filtered.
- Existing views towards the homestead from Anambah Road to the west are already heavily screened by vegetation.

The following questions, raised by the publication *Heritage Curtilages* are answered to further ensure that the proposed curtilage is adequate.

**Has the significance of the original relationship been conserved?**

The proposal will conserve the significance of the original relationship between the homestead and its setting through the following means:

- i. The proposed subdivision lies outside of all current, former and proposed curtilages for *Anambah House*.
- ii. The important view corridors to the northwest, north and northeast are retained. No work or changes will result within these view corridors as a result of the proposed subdivision.
- iii. The view from Anambah Road towards the homestead is currently obscured by trees to the south of the homestead. These trees will be partially obscured by the proposal but are of sufficient height to still be seen from along Anambah Road. Recommendations for further planting in this area are provided in Section 9 below.
- iv. More importantly, the *araucaria bidwillii* will remain prominent and visible to the entire surrounding and fulfil their role as homestead markers. They are planted close to the homestead and project well above the surrounding trees.

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

Currently, access to the homestead is from its rear. There is no way of readily approaching the homestead via the original front circular driveway. The proposal will ultimately address this by routing a new driveway to link up with the formal gates and the circular carriage drive. It is noted that the line of the existing driveway dates from c.2012 and is not a significant line.

An adequate setting for the homestead is maintained for the following reasons:

- i. As noted above the area to the front of the homestead to the north, north east and north west, is unaffected by the proposal.
- ii. Views to and from the principal elevations are maintained and the area to the north of the homestead consists of river flats, unsuitable for future development and thus ensuring this, the most important component of the item's setting is maintained.
- iii. There is ample space for a service area behind the homestead. There is a distance of at least 100 metres between the rear of the homestead

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building and the southern boundary fence with existing dense tree planting along this boundary.

**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?**

The most important visual relationship of the item is with the Hunter River. The principal elevations of the item look out onto the river and its river flats. There are also important views to the hills on the other side of the River, towards *Melville* and the more distant *Aberglaslyn*. All of these views are maintained.

Views to the site along Anambah Road are of lesser importance although the markers of a significant homestead, the *araucaria bidwillii*, are of importance in locating the homestead in the landscape. These pines tower above the stands of trees that surround the homestead and will remain visible well above any development occurring in the foreground.

Proposed supplementary planting (see Section 9 below) will screen the intervening development whilst giving view corridors to the *araucaria bidwillii*.

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

There are currently excellent buffers in terms of dense mature trees planting along the proposed southern boundary of the homestead. These include pencil pines to the commencement of the driveway and an extensive plantation of eucalypts along the proposed southern boundary. Recommendations, however, are made for additional planting along the proposed boundary as set out in Section 9 below.

With regard to the provision of protection from vibration, traffic noise, pollution or vandalism, the following is noted:

- i. There are no sources of vibration in the vicinity of the site. Vibration due to construction works will be monitored as part of the Construction Management Plan.
- ii. The nearest source of traffic arising from the proposal is a street running along the new southern boundary and the use of the existing driveway as part of a street alignment. As a source of traffic noise its impact will be minimal.
- iii. With regard to pollution, there are no sources of pollution in the vicinity of the proposal. The proposal is for a low density residential development which will generate little if any new significant sources of pollution.
- iv. The homestead is currently regularly occupied and visited at random times by trades people and maintenance staff. It is not vulnerable to the actions of vandals. There will be secure but discreet fencing between the proposal and the homestead land.

This heritage report provides a visual analysis of *Anambah House*, leading to the definition of an appropriate curtilage. It has been informed by an examination of past studies of the site and onsite investigations, which have established the significant view corridors to/from the homestead precinct. In summary of the finding of this assessment against the original questions raised in Section 1, the following conclusions are drawn:

- **Clearly define a heritage curtilage for *Anambah House***

Figure 65 above clearly defines a lot boundary curtilage for *Anambah House*. The curtilage defined is greater than the existing SHR listing curtilage for the homestead, which relates to former lot boundaries, and follows the line of the existing lot boundary. Whilst the SHR listing curtilage contains the significant buildings, views to the north, northwest and northeast, as well as significant plantings, the current lot boundary provides for a better understanding of the once expansive rural holding. An expanded visual curtilage is also provided to define views in a wide arc from the northwest to the southeast.

The proposed subdivision lies outside of the current and proposed curtilages for *Anambah House*.

- **Review the subdivision layout to strengthen and protect view corridors if required**

The subdivision is appropriately located with regard to the lot boundary curtilage and expanded visual curtilage identified above. Additional planting is recommended for the area closest to *Anambah House*, as discussed in Section 9 below. The proposed subdivision lies within a view corridor in which the homestead is already heavily screened by vegetation. This vegetation will provide a strong backdrop for any buildings erected on the subdivision and provide good visual separation from the homestead. As set out in Section 9.0 below, additional screen planting should be planted along the edge of the subdivision to reinforce the existing visual separation between the rear of the homestead and any new dwellings built on subdivision.

The layout of roads and lots have taken into account the topography of the area, with the north-south running access road through the centre of the subdivision running along the low ridge line, as opposed to across it.

- **Review the proposed lot sizes and identify building envelopes where necessary**

The subdivision layout and lot sizes are acceptable.

The 2,000sq metre lot size, when coupled with the existing *Maitland DCP 2011* controls for development upon rural residential lots, will adequately manage the density of built forms relative to the nearby homestead, which will continue to be screened by vegetation. The 8.0m height limit provided by the *DCP 2011* for rural residential areas will lie well below the established tree line of *Anambah House*. The lot size provides for adequate space around each dwelling for landscaping and will ensure that the dwellings do not present as a 'wall' of closely spaced buildings more typical of higher residential densities.

- **Include proposed additional screening plantings in the *Maitland DCP 2011* provisions**

A recommendation for additional screening planting is provided in Section 9.0 below.



## 9 RECOMMENDATIONS

### 9.1 Additional Screening Plantings

It is recommended that additional screening planting be provided in the road reserve in the area shown in Figure 66 below to reinforce the screening planting that already exists within this area. The species of planting must be carefully selected to ensure that, when mature, it will lie at or below the current strong tree canopy line and well below the height of the *Araucaria bidwilli*, which act as marker trees for the historic homestead in the landscape.

If the existing driveway into *Anambah House* is to be retained, additional screening could also be provided along its length, to maintain a sense of arrival to the homestead.

Street trees should also be planted to help integrate the new dwellings into the landscape.



**Figure 66: Recommended area of additional planting.**

HDB Town Planning & Design; annotations by WP Heritage and Planning.

### 9.2 Built Form

Whilst the overall impacts of the proposed subdivision have been assessed to be minor and acceptable, this is partially dependent on the development of sympathetic design of dwellings and ancillary buildings. The most significant opportunities to minimise visual impact arise through the selective roofing and fencing colours and materials, landscaping and screening vegetation and managing dwelling massing and scale. The following recommendations are made:

- i. New dwellings should be consistent with the controls in the *Maitland LEP* and *DCP* for dwellings in the zoning and take into account any design requirements set out in the *DCP* for R5 Large Lot Residential.
- ii. Use of lightly coloured and or reflective roofing and fencing materials is to be avoided, including whites, creams and bright colours.
- iii. Consider the use of sensitive fencing materials, such as timber or farm style fencing materials. Solid metal fencing should be avoided.

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**10      APPENDIX 1**

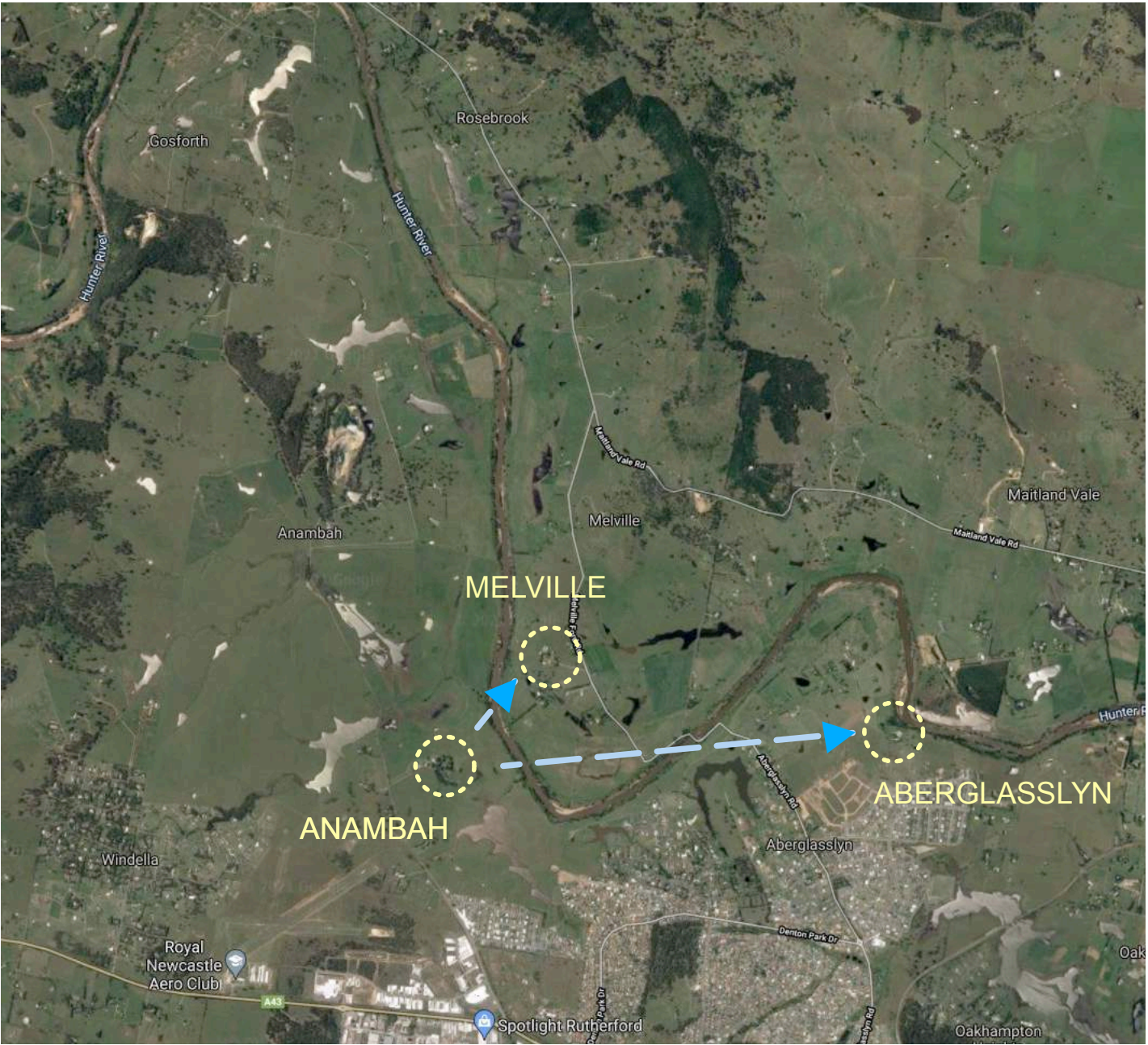
**View Corridors**

*Plan 1: View Corridors to/from Anambah House.*

*Plan 2: View Corridors towards Historic Homesteads.*









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## 11 APPENDIX 2

### Heritage Listings Sheets

#### ***Anambah***

*Anambah House*, Anambah Road via Rutherford, Gosforth, New South Wales. State Heritage Inventory Heritage Item ID No.: 5045641.

*Anambah Gardens*, Anambah Road, Anambah via Maitland, New South Wales. Register of the National Estate. Place ID 101391.

#### ***Aberglasslyn***

*Aberglasslyn*, Aberglasslyn Road, Aberglasslyn, New South Wales. State Heritage Inventory Heritage Item ID No.: 5045377.

#### ***Melville***

Note: The listing sheet for Melville does not contain any information and is not included.

## Item Details

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**Name**

Anambah House

**Other/Former Names**

**Address**

Anambah Road via Rutherford GOSFORTH NSW 2320

**Local Govt Area**

Maitland

**Group Name**

**Item Classification**

**Item Type**

Built

**Item Group**

Residential buildings (private)

**Item Category**

House

**Statement Of 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 of the Hunter region.

**Assessed Significance Type**

State

**Endorsed Significance**

State

**Date Significance Updated**

09/02/2011



Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Heritage Act - State Heritage Register	4/2/1999 12:00:00 AM		00275	662	1546	27
Heritage Act - Permanent Conservation Order - former	9/23/1983 12:00:00 AM		00275		4358	128
Local Environmental Plan	9/3/1993 12:00:00 AM		1993		5524	98
Register of the National Estate - Interim		Anambah Gardens	101391			
National Trust of Australia register	5/23/1983 12:00:00 AM	Anambah (including wings, outbuildings & gardens)	3776, 3687			

Heritage Item ID	Source
5045641	Heritage NSW

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Anambah Road via Rutherford	GOSFORTH/NSW/2320	Maitland	Mindaribba	Parnell	Hunter	MAITLAND	Primary Address

Description

Designer	Builder/Maker
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J.W Pender architect

**Construction Year Start & End**

1889 - 1906

**Circa**

YES

**Period**

1851 to 1900

**Physical Description**

**Updated**

**Gardens:**

Anambah House is set on a slight hill above a "lagoon" 5km 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 is 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. discolor*), 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. 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. (AHC)

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. (NTA, 1986).

**Homestead:**

Built 1889: 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 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 servants 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, if run-down, condition with original cast-iron lace all intact.  
Building Material: Sandstock brick, hipped slate roof, cast-iron verandahs, cedar joinery, pressed metal ceilings

#### Stables:

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

#### Barn:

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

#### Garage & Dairy:

Weatherboard structures important only as part of the homestead group.

#### Outhouses:

Well constructed of sandstock brick. One for servants & one for family. Built over deep brick-arched pits. The family one is tiled to dado height & is a '2 seater'. (NTA, 1983)

#### Physical Condition

**Updated** 09/02/2011

Physical condition is good.

#### Modifications And Dates

The house is in a good state of preservation internally. The plasterwork to arches & ceiling cornices is also in good condition. The brass, porcelain-tipped picture rails & several of the large brass curtain rods are still in position. Electric servants 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, if run-down, condition with original cast-iron lace all intact. (NTA, 1983).

The garden is in good condition and elements such as the hedges have been progressively restored by the present owners. Its basic layout is intact although there has been a reduction in the number of perennial and annual beds (AHC)]

1906 billiard room, also to Pender's design.

1993 Tennis pavilion and tree house installed at this time and the garden provide a film set. (AHC).

#### Further Comments

## History

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#### Historical Notes or Provenance

**Updated**



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 present owners 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 the garden provide a set. (AHC).

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. (NTA, 1983).

### Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
Developing cultural institutions and ways of life	Townships	Providing charity
Developing cultural institutions and ways of life	Pastoralism	Outdoor relief
Developing cultural institutions and ways of life	Pastoralism	Activities associated with relaxation and recreation
Developing cultural institutions and ways of life	Defence	Landscaping - Victorian period
Developing cultural institutions and ways of life	Defence	Landscaping - Federation period
Developing cultural institutions and ways of life	Defence	Landscaping - 20th century post WW2
Developing cultural institutions and ways of life	Defence	Landscaping - 20th century interwar
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Victorian
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Edwardian
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian Boom
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian (late)
Marking the phases of life	Social institutions	Associations with William Mackay, grazier
Marking the phases of life	Social institutions	Associations with J.K. Mackay, wealthy grazier
Governing	Land tenure	State government
Working	Migration	Working independently on the land
Building settlements, towns and cities	Welfare	Beautifying rural estates

Building settlements, towns and cities	Welfare	Role of Transport in Settlement
Building settlements, towns and cities	Welfare	Planning manorial villages and systems
Building settlements, towns and cities	Welfare	Impact of railways on suburban development
Building settlements, towns and cities	Mining	Early farming (sheep grazing)
Building settlements, towns and cities	Mining	Changing land uses - from rural to suburban
Building settlements, towns and cities	Mining	Sub-division of large estates
Building settlements, towns and cities	Mining	Granting Crown lands for private farming
Building settlements, towns and cities	Agriculture	Housing (regional towns)
Building settlements, towns and cities	Agriculture	Victorian era residence
Building settlements, towns and cities	Agriculture	Living on the land
Building settlements, towns and cities	Agriculture	Housing working animals
Building settlements, towns and cities	Agriculture	Housing the prosperous - mansions in town and country
Building settlements, towns and cities	Agriculture	Housing for farm and station hands
Building settlements, towns and cities	Agriculture	Housing famous families
Building settlements, towns and cities	Agriculture	Gentlemens Villas
Building settlements, towns and cities	Agriculture	Gentlemens Mansions
Building settlements, towns and cities	Agriculture	Federation era residence
Building settlements, towns and cities	Agriculture	Farm homestead
Building settlements, towns and cities	Agriculture	Country Villa
Building settlements, towns and cities	Agriculture	Country Villa
Building settlements, towns and cities	Agriculture	Country mansion
Building settlements, towns and cities	Agriculture	Country Homes
Building settlements, towns and cities	Agriculture	Building settlements, towns and cities
Building settlements, towns and cities	Agriculture	Architectural design
Building settlements, towns and cities	Agriculture	Adapted heritage building or structure
Building settlements, towns and cities	Agriculture	Accommodating workers in workers' housing
Developing local, regional and national economies	Science	Modifying landscapes to increase productivity
Developing local, regional and national economies	Science	Livestock structures
Developing local, regional and national economies	Science	Agisting and fattening stock for slaughter

Developing local, regional and national economies	Government and Administration	Developing local landmarks
Tracing the evolution of a continent's special environments	Exploration	Other open space
Tracing the evolution of a continent's special environments	Exploration	Introduce cultural planting
Tracing the evolution of a continent's special environments	Exploration	Gardens
Tracing the evolution of a continent's special environments	Exploration	Changing the environment

## Assessment

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### Criteria a)

Historical Significance

Include

Exclude

### Criteria b)

Historical Association Significance

Include

Exclude

### Criteria c)

Aesthetic/Technical Significance

Include

Exclude

### Criteria d)

Social/Cultural Significance

Include

Exclude

### Criteria e)

Research Potential

Include

Exclude

### Criteria f)

Rarity

Include

Exclude

### Criteria g)

Representative

Include

Exclude



References

References

Records Retrieved: 2

Title	Author	Year	Link	Type
Reflections - Issue 1	National Trust of Australia (NSW)	1998		Written
Heritage Council Agenda Paper	Branch Managers Report 102/85	1983		Written

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 1

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
32548	57(2)	Exemption to allow work	Standard Exemptions	Minister Cowied	11/09/2020		

Management

## Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

## Management Summary

## Place Details

[Send Feedback](#)

### Anambah Gardens, Anambah Rd, Anambah Via Maitland, NSW, Australia

<b>Photographs</b>	None
<b>List</b>	Register of the National Estate (Non-statutory archive)
<b>Class</b>	Historic
<b>Legal Status</b>	<a href="#">Indicative Place</a>
<b>Place ID</b>	101391
<b>Place File No</b>	1/09/062/0048

#### Nominator's Statement of Significance

The gardens of Anambah are of historic significance on a regional level as a representative example of a late 19th or early 20th century homestead garden. The collection of Brachychitons, tennis court and carriage loop contained in the gardens are of historic significance for their association with a past way of life.

The gardens are of aesthetic significance on a local level. They enhance the setting of the homestead and define the place in the local area. The carriage loop is an intact example of a strong garden design element.

The collection of Brachychitons, which includes a rare hybrid are of scientific significance.

#### Official Values Not Available

#### Description



Anambah House is set on a slight hill above a "lagoon" 5km north west of central Maitland. Its mature araucarias and Grevillea robustas make it a prominent element in the surrounding countryside which is generally cleared of tree vegetation. It is 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 plumbago and tecoma 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 Grevillea robusta 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 Brachychitons which include B. populneus, B. discolor, B. rupestre and an unusual hybrid Brachychiton.

#### Historical Notes.

Anambah House was built in 1889 for grazier J. Mackay by 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 Lace bark 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 present owners 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 the garden provide a set.

#### 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 Grevillea robustas, jacarandas, Araucarias and Brachychitons. More recent additions are Sapiens which are in the process of being pleached. To the rear of the house are mature figs, stone pines and African olives. There is an intimate courtyard featuring plums and a fountain linking the kitchen area and billiard room and which acts as the informal entrance to the main house.

#### Appropriate Boundary or Curtilage

Curtilage as recommended in the National Trust Listing for the house and outbuildings.

To be bounded by the Hunter River on the east side, the lagoon and outlet on the south side, the road on the west side and the creek on the north side.

#### Perceptual Elements.

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

#### Analysis.

The garden is in good condition and elements such as the hedges have been progressively restored by the present owners. Its basic layout is intact although there has been a reduction in the number of perennial and annual beds.

#### History Not Available

#### Condition and Integrity Not Available

#### Location

Anambah Road, Anambah, 7km north-west of Maitland.

#### Bibliography Not Available

Report Produced Wed Jul 21 09:11:57 2021

## Item Details

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**Name**

Aberglasslyn

**Other/Former Names**

Aberglasslyn Homestead

**Address**

Aberglasslyn Road ABERGLASSLYN NSW 2320

**Local Govt Area**

Maitland

**Group Name**

**Item Classification**

**Item Type**

Built

**Item Group**

Residential buildings (private)

**Item Category**

House

**Statement Of Significance**

It is arguably the finest extant Greek Revival style villa (in the 18th century sense of the word) in Australia. The configuration of its fabric, largely in its c1860 form, is patent physical evidence of the high expectations of colonial settlers of the 1830s and early 1840s and the severity of the economic crash of the 1840s. It is the earliest known surviving example in Australia of a house design generated in part by considerations of an integrated sanitary plumbing system. The building is one of a group of surviving pre-1850 in the vicinity of Maitland. The house and setting is physical evidence of the pattern of land settlement and leasehold farming in the Maitland area. It contains elements of high individual and often unique quality, including a domed stairwell and geometric stair of unique quality and design in Australia. The place is perceived by many knowledgeable people to be one of the major sites of cultural significance in Australia. On a regional basis the building is an historic landmark (monument). It is an exemplary example of the 19th century builder's art embodied in the quality of the stonework, brickwork, timber selection, carpentry and joinery, plasterwork, hardware etc. (Clive Lucas & Partners 1985:32-33).

**Assessed Significance Type**

State

**Endorsed Significance**

State

**Date Significance Updated**

10/27/2015

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Heritage Act - State Heritage Register	4/2/1999 12:00:00 AM		00195	461	1546	27
Heritage Act - Permanent Conservation Order - former	9/4/1981 12:00:00 AM		00195		4733	134
National Trust of Australia register	1/1/1962 12:00:00 AM					
Local Environmental Plan	9/3/1993 12:00:00 AM					
Register of the National Estate	3/21/1978 12:00:00 AM					

Heritage Item ID	Source
5045377	Heritage NSW

Location

Addresses

Records Retrieved: 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Aberglasslyn Lane	ABERGLASSLYN/NSW/2320	Maitland	Unknown	Parnell	Hunter	MAITLAND	Alternate Address
	Aberglasslyn Road	ABERGLASSLYN/NSW/2320	Maitland	Mindaribba	Parnell	Hunter	MAITLAND	Primary Address

Description

<b>Designer</b>	<b>Builder/Maker</b>	
John Verge		
<b>Construction Year Start &amp; End</b>	<b>Circa</b>	<b>Period</b>
1840 - 1842	N0	1788 to 1850

Physical Description

Updated

This is an incomplete two storey early Victorian house overlooking a bend in the Hunter River. It is built of finely worked Ravensfield sandstone with a slate roof. It is a large rectangular house, drawing in plan from the compact form of the late 18th and early 19th century English neo-classical villas, with well proportioned rooms arranged around a central square hall containing a geometric staircase describing a circular wall beneath a hemispherical dome. Because of the disastrous financial depression of the early 1840's the house was not finished to the original plan - planned rear single storey wings containing offices were not built and only part of the interior detailing was completed. In the late 1850s most of the unfinished detailing was made good in a simple manner with mitered, moulded architraves instead of the elaborate aedicular forms of the original work. At this time two storied verandahs of cast iron columns on sandstone plinths were built instead of the single storey colonnade originally planned, for which sandstone columns had been quarried and moulded.

The workmanship of the first build and the materials used - in particular the Ravensfield stone and the cedar - are of the highest quality. The house retains in its wallpapers and paint finished, together with its services (bells, water closet and ballroom) remarkable evidence of both building, the effect of the financial depression and the taste of its builders.

Aberglasslyn is intimately sited close to the Hunter River. It commands extensive pastoral views and is a dramatic European monument set in isolation in an Antipodean landscape.

Physical Condition

Updated

Physical condition is good. Archaeological potential is medium.

Modifications And Dates

1840 - construction commenced  
 1842 - construction stopped  
 Refer to Conservation Plan by Clive Lucas & Partners for detailed information  
 1985 - work undertaken  
 1992 - work undertaken

Further Comments

## History

Historical Notes or Provenance

Updated



On 3rd July 1823 Henry D Owens received a crown grant of 1100 acres in the Parish of Gosford. In 1824 Owen built a cedar and bluegum cottage on the property. In 1828 the estate and uncompleted house nearly 90 feet long was sold to Sir John Jameison. During the next eight years the estate was let to John Dow and during his occupation the name 'Aberglasslyn' appeared. The property is also let to George Fletcher.

In 1835 George Hobler leased Aberglasslyn for a year from Sir John Jameison with an option to purchase. In July 1836 the land was purchased by George Hobler for 5,000 pounds.

The same year the architect Henry Robertson advertised for tenders for building a house on the estate. Construction did not commence until 1840 when Hobler recorded in his diary laying the foundation stone. It appears that during the delay Robertson was replaced as architect by John Verge. So closely does the house resemble Verge's work in its planning and detailing that it is accepted that it is the work of the premier architect, John Verge.

Before Hobler could finish the house, he had fallen prey, as so many of his contemporaries had, to the financial depression of the early 1840s which devastated the colony. Hobler stopped work on the house in 1842, filed his 'Insolvent Schedule' and was declared bankrupt. Hobler had completed the entrance hall, stair hall, drawing room and breakfast room. The rest of the house was left unfinished.

Hobler stayed on until 1845 although the estate was sold in 1843. In 1846 William Nicholson leased the estate and he bought it in 1853. He made the remainder of the house habitable at this time. This work appears to have been completed by 1858 when the house was leased to Walter Hall and his sisters as a boarding school. It continued in the Nicholsons family until 1910, then passed through marriage to the McKeachie family.

In 1966 the McKeachie family sold the house, by then deteriorated, to Mr Jackson a local plumber. In 1977 Jackson subdivided the land into four lots. The house and two of the lots were sold to Mr and Mrs Phillip Jones who undertook urgent and major conservation work.

Since 1983 the property has been under various ownerships (Lucas 1985).

### Historic Themes

**Records Retrieved: 33**

National Theme	State Theme	Local Theme
Developing cultural institutions and ways of life	Environment	Ways of life 1950-2000
Developing cultural institutions and ways of life	Environment	Ways of life 1900-1950
Developing cultural institutions and ways of life	Environment	Ways of life 1850-1900
Developing cultural institutions and ways of life	Environment	Ways of life 1788-1850
Developing cultural institutions and ways of life	Environment	Living in, adapting and renovating homes for changing conditions
Developing cultural institutions and ways of life	Environment	Living in a rural homestead
Developing cultural institutions and ways of life	Environment	Country estates - visiting, enjoying
Developing cultural institutions and ways of life	Pastoralism	Gathering at landmark places to socialise
Developing cultural institutions and ways of life	Pastoralism	Gardening

Developing cultural institutions and ways of life	Pastoralism	Activities associated with relaxation and recreation
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian Georgian Revival
Developing cultural institutions and ways of life	Defence	Landscaping - colonial period
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Victorian
Developing cultural institutions and ways of life	Defence	Designing in an exemplary architectural style
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Georgian revival
Developing cultural institutions and ways of life	Defence	Adaptation of overseas design for local use
Marking the phases of life	Social institutions	Associations with William Nicholson, landholder
Marking the phases of life	Social institutions	Associations with Henry D. Owens, landholder
Marking the phases of life	Social institutions	Associations with Walter Hall, gentleman
Marking the phases of life	Social institutions	Associations with George Hobler, landholder
Marking the phases of life	Social institutions	Associations with Sir John Jamison, gentleman, horticulturist, vignoble
Marking the phases of life	Social institutions	Associations with John Verge, architect
Educating	Ethnic influences	updated villa/ cottage for a school
Building settlements, towns and cities	Mining	Granting Crown lands for private farming
Building settlements, towns and cities	Mining	1820s-1850s land grants
Building settlements, towns and cities	Agriculture	Gentlemens Villas
Building settlements, towns and cities	Agriculture	Country Villa
Building settlements, towns and cities	Agriculture	Country Homes
Building settlements, towns and cities	Agriculture	Architectural design
Developing local, regional and national economies	Science	Unknown
Developing local, regional and national economies	Government and Administration	Unknown
Developing local, regional and national economies	Events	Landscapes and parklands of distinctive styles
Developing local, regional and national economies	Events	Developing local, regional and national economies

## Assessment

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**Criteria a)****Historical Significance****Include****Exclude**

It is arguably the finest extant Greek Revival style villa (in the 18th century sense of the word) in Australia. The configuration of its fabric, largely in its c1860 form is patent physical evidence of the high expectations of colonial settlers of the 1830s and early 1840s and the severity of the economic crash of the 1840s. It is the earliest known surviving example in Australia of a house design generated in part by considerations of an integrated sanitary plumbing system. The building is one of a group of surviving pre-1850 in the vicinity of Maitland. The house and setting is physical evidence of the pattern of land settlement and leasehold farming in the Maitland area. (Clive Lucas & Partners 1985:32)

**Criteria b)****Historical Association Significance****Include****Exclude****Criteria c)****Aesthetic/Technical Significance****Include****Exclude**

It contains elements of high individual and often unique quality, including a domed stairwell and geometric stair of unique quality and design in Australia. It is one of a handful of pre 1850s villas in Australia designed integrally with a terrace wall, designed for a single-storey colonnade and to be planned around a central staircase in the Palladian manner of Taylor and Soane. The surrounding landscape is the setting for a building of great cultural significance. (Clive Lucas & Partners 1985:32-33)

**Criteria d)****Social/Cultural Significance****Include****Exclude**

The place is perceived by many knowledgeable people to be one of the major sites of cultural significance in Australia. On a regional basis the building is an historic landmark (monument). The place has provided and has potential to continue to provide an educational function. (Clive Lucas & Partners 1985:33)

**Criteria e)****Research Potential****Include****Exclude**

It is an exemplary example of the 19th century builder's art embodied in the quality of the stonework, brickwork, timber selection, carpentry and joinery, plasterwork, hardware etc. The construction of the stone geometric staircase is unique in Australia. The design and construction of the surviving section of the sanitary plumbing system is unique in Australia. The building is one of the best examples of the use of Ravensfield stone. The present incomplete state of the building provides a rare opportunity for the study of superior quality 19th century building techniques. (Clive Lucas & Partners 1985:33)

Criteria f)		
Rarity	Include	Exclude
It is the earliest known surviving example in Australia of a house design generated in part by considerations of an integrated sanitary plumbing system		
Criteria g)		
Representative	Include	Exclude
Integrity/Intactness		
Updated 03/28/2012		

References

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References

Records Retrieved: 5

Title	Author	Year	Link	Type
'Historic home safe, claim developers', in "Mercury News"	Morris, Kate	2010		Written
Aberglasslyn House Conservation Plan Review	EJE Architecture	2000		Management Plan
Aberglasslyn House : heritage landscape and visual catchment conservation study	Taylor, Ken	1995		Written
Aberglasslyn House Submission to the Heritage Council of NSW in respect of an application pursuant to section 60 of the Heritage Act 1977	National Trust of Australia	1984		Written
National Trust Classification Card - Aberglasslyn (first listed 1962 amended 1984)	M Walker and J Broadbent	1984		Written

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

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Records Retrieved: 1

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
32301	57(2)	Exemption to allow work	Standard Exemptions	Minister Cowied	11/09/2020		

## Management

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### Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

### Management Summary