



PLANNING PROPOSAL

New heritage item at 22 Victoria Street Mayfield

Version 2.0 - Final

December 2024

For enquiries, please call 4974 2000

For more information:
www.newcastle.nsw.gov.au

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New heritage item at 22 Victoria Street Mayfield

Introduction

City of Newcastle (CN) prepared this planning proposal under Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It explains the intended effect of a proposed *Newcastle Local Environmental Plan 2012* (NLEP 2012) amendment and sets out the justification for making the plan.

The NSW Government's LEP Making Guideline (August 2023) informed the preparation of this planning proposal.

This planning proposal will be used to decide whether the proposal should proceed or not. It has been updated at key stages in the plan making process.

Summary of proposal

Proposal	Amend Newcastle Local Environmental Plan 2012 to create a new heritage item at 22 Victoria Street Mayfield.
Property Details	22 Victoria Street Mayfield (Lots 16, 17, 18 and 19, DP 66547)
Applicant Details	City of Newcastle

Background

The NLEP 2012 lists almost 700 heritage items, eight heritage conservation areas and 23 archaeological sites in Schedule 5 Environmental Heritage. This planning proposal relates to 22 Victoria Street Mayfield, a property that is not listed as an item of heritage significance in NLEP 2012.

CN received a development application (DA) (DA2024/00028) on 22 January 2024 for multi dwelling housing - to erect six dwellings and associated ancillary structures (pool) and a four into six lot subdivision. This included demolishing all existing structures at 22 Victoria Street Mayfield. The *Newcastle City Wide Heritage Study 1997* identifies the site as a potential heritage item for further investigation. The DA was subsequently withdrawn on 13 February 2024.

On 6 March 2023, a complying development certificate (CDC) (CD2024/00071) was issued by a private certifier for the demolition of exiting dwelling and outbuildings. The preliminary heritage assessment found the site likely to have heritage significance, and the approval of a CDC (CD2024/00071) constituted a threat of harm to the property.

Consequently, on 15 March 2024, Council imposed an interim heritage order (IHO) over 22 Victoria Street Mayfield. Government Gazette No. 90 published IHO No. 2024/02 for the subject property on 15 March 2024 (**Attachment A**).

An IHO is a temporary heritage protection measure that safeguards a place of potential heritage significance for a period of up to 12 months. An IHO prevents demolition or harm to a building for a temporary period. It enables the Council to undertake a detailed heritage assessment, determine if a place should be listed as a heritage item under the

LEP, and prepare a planning proposal if necessary. The legal effect of an IHO is to prohibit demolition and require approval for any development for the duration of the order.

Following gazettal of the IHO, CN engaged an independent heritage consultant to complete a Heritage Significance Assessment of the property (**Attachment B**). The assessment found the property at 22 Victoria Street Mayfield has heritage significance as follows:

The house at 22 Victoria Street Mayfield is significant as potentially being one of the only houses constructed in the Scholey subdivision by well known Newcastle architect F. G. Castleden, that remains extant, generally unmodified and in original condition. It has largely retained its original setting in the street as well as the built form. There have been some minor additions and modifications over time and the house is in fair condition.

The house was originally designed as a substantial family home on a prominent location in Mayfield by the architect F. G. Castleden for the Garrett family, who operated a business in fresh providores that lasted 110 years.

The design of the house at 22 Victoria Street is consistent with the planning and appearance that Castleden employed in many of his designs for residential dwellings that have been described as Federation Vernacular. The entry is defined by a prominent gable faced with timber shingles over a deep porch area supported by wide timber decorative brackets. The central gable is flanked by two bay windows with original timber joinery. The entrance door is set back under a brick arch with an adjacent leadlight side window and fanlights over. The porch floor is tessellated tiles, and the roof and side linings are painted timber boards.

The tiled roof over the house is hipped and gabled with an upper level contained within the roof space. There are two dormer windows on the front roof pane facing southwest which are later additions, and the original chimneys are extant.

The dwelling house at 22 Victoria Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (f) and (g).

The heritage assessment recommended CN list the site by amending the NLEP 2012 to include the site as a heritage item in Schedule 5 Environmental Heritage.

Council resolved to commence the planning proposal process on 25 June 2024. The planning proposal was then forwarded to the Department of Planning, Housing and Infrastructure (the department) for gateway determination. The department issued gateway determination on 7 August 2024.

Applicable land

The proposal consists of land at 22 Victoria Street, Mayfield – legally referred to as Lots 16, 17, 18 and 19, DP 66547. It is north of the Maitland Road commercial centre in an area predominantly residential in character (Figure 1).

The site is approximately 1,484 m². It is rectangular and located on a corner, bounded by Victoria Street to the southeast and Regent Street to the southwest (Figure 2). It



Figure 2 Aerial photo of the site. (Source: CN)



Figure 3 Southwestern elevation of 22 Victoria Street, Mayfield. (Source: CN, 2024)



Figure 3 View of the front entry from Regent Street.
(Source: Artefact, 2024)

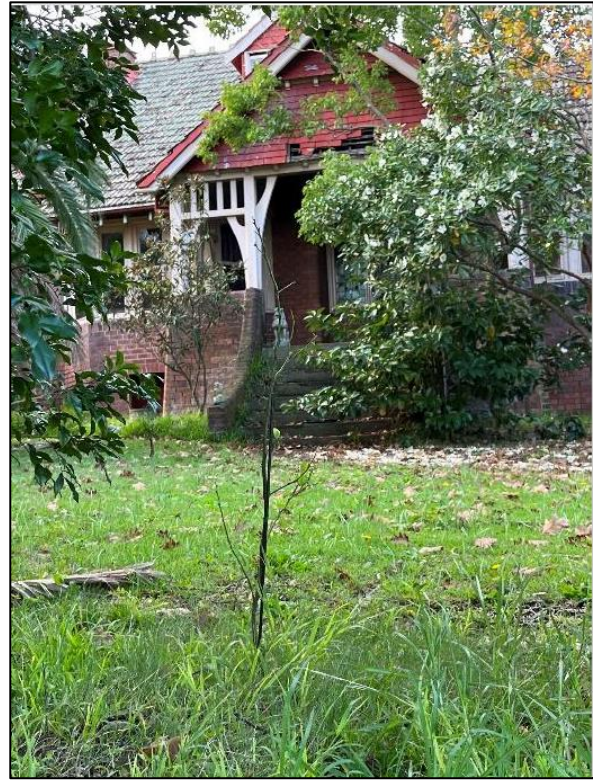


Figure 4 View of the front entry from Regent Street.
(Source: Artefact, 2024)

Part 1 - Objectives and intended outcomes

The planning proposal's intended outcome is to amend the NLEP 2012 to list 22 Victoria Street Mayfield as a heritage item of local significance.

Part 2 - Explanation of provisions

The proposed outcome will be achieved by amending NLEP 2012 as follows:

- Amending Schedule 5 Environmental Heritage to include the site as a heritage item of local significance to be referred to as a 'Residence'.
- Amend the NLEP 2012 Heritage Map to include the site (see excerpt below at Figure 5).

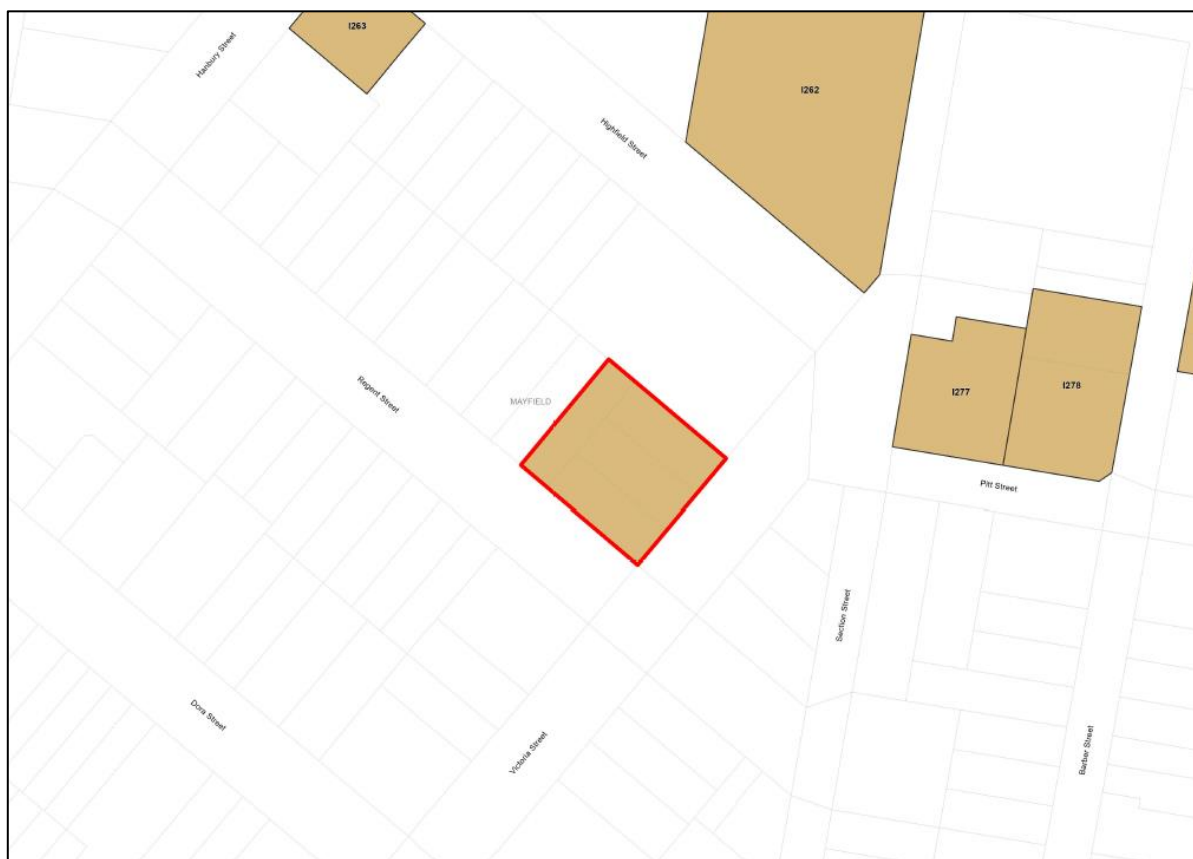


Figure 5 Excerpt of proposed Heritage Map. (Source: CN, 2024)

Part 3 - Justification of strategic and site-specific merit

Section A - Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

A preliminary heritage assessment of the site in March 2024 found the site likely to be of heritage significance with further assessment. The property is the subject of an IHO, published in Government Gazette No. 90 on Friday 15 March 2024. Following gazettal of the IHO, a detailed Heritage Significance Assessment was undertaken to confirm the significance of the site.

The assessment found the property at 22 Victoria Street Mayfield has heritage significance as follows:

The house at 22 Victoria Street Mayfield is significant as potentially being one of the only houses constructed in the Scholey subdivision by well known Newcastle architect F. G. Castleden, that remains extant, generally unmodified and in original condition. It has largely retained its original setting in the street as well as the built form. There have been some minor additions and modifications over time and the house is in fair condition.

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The tiled roof over the house is hipped and gabled with an upper level contained within the roof space. There are two dormer windows on the front roof pane facing southwest which are later additions, and the original chimneys are extant.

The dwelling house at 22 Victoria Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (f) and (g).

The study concludes that the site warrants heritage listing under the provisions of the NLEP 2012 in order to protect its heritage significance.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is the best way to achieve the intended outcome of ensuring known and potential heritage places in Newcastle are conserved for the benefit of everyone, so they continue to contribute to the local character and sense of place.

Amending NLEP 2012 is the best way of achieving the objectives of this planning proposal, and:

- Provides the necessary planning pathway to recognise the site's heritage significance.
- Establishes the formal nexus for NSW Environmental Planning Instruments such as NLEP 2012 clause 5.10, and requirements for heritage conservation.
- Provides certainty and clarity for the community and development industry regarding the development expectations for the site.
- Allows for the heritage significance of the heritage item to be considered when assessing future development of the site.

Section B - Relationship to strategic planning framework

3. *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

Hunter Regional Plan 2041

The *Hunter Regional Plan 2041* (HRP 2041) guides land use planning for the Hunter region over the next 20 years. It identifies opportunities for sustainable growth, infrastructure, resilience, equity and provides the framework for an infrastructure-first

place-based approach. The plan includes overarching directions, goals and actions as well as specific priorities for each local government area in the Hunter region.

The planning proposal is consistent with HRP 2041 objectives and strategies as follows:

Objective 6—Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments:

1. Strategy 6.6—Local strategic planning will ensure all known places, precincts, landscapes and buildings of historic, scientific, cultural, social, archaeological, architectural and aesthetic significance to the region are identified and protected in planning instruments.

The planning proposal is consistent as it formally recognises and conserves the heritage significance of 22 Victoria Street Mayfield, recommended by an evidence-based study.

Greater Newcastle Metropolitan Plan 2036

The *Greater Newcastle Metropolitan Plan 2036* (GNMP 2036) aims to deliver a collaborative framework to achieve a significant part of the HRP 2041, by identifying the strategies and actions needed to create an integrated metropolitan city, as well as identify and prioritise infrastructure and services needed in catalyst areas.

The GNMP 2036 provides specific directions for councils, including the action to "identify, protect and celebrate Aboriginal cultural heritage, historic heritage and maritime heritage."

The planning proposal is consistent with strategies and actions to facilitate Outcome 2 – Enhance environment, amenity and resilience for quality of life. In particular, the protection of heritage buildings and places helps retain the distinctiveness of Greater Newcastle's neighbourhoods and celebrate their history and character. It will support Strategy 10 - Create better buildings and great places to 'promote innovative approaches to the creative-use of heritage places, ensuring good urban design preserves and renews historic buildings and places'.

4. *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Newcastle 2040 Community Strategic Plan

The Newcastle 2040 Community Strategic Plan (CSP) is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years. With direct input from the community, it represents what we value in our city and what we want to prioritise.

The CSP outlines four key themes to guide this vision (Figure 6). The planning proposal aligns with the objectives under these themes and will contribute to "enriched neighbourhoods and places" (Theme 1.1), as well as "trust and transparency" (Theme 4.2).

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2040, local heritage places will be protected. Overall, CN aims to ensure that the significant aspects of the city's heritage are identified, cared for, celebrated and appropriately managed on behalf of residents and visitors of Newcastle. The intention is

to ensure decisions about heritage places are made with due regard to heritage significance, and that we strengthen or better appreciate heritage significance.

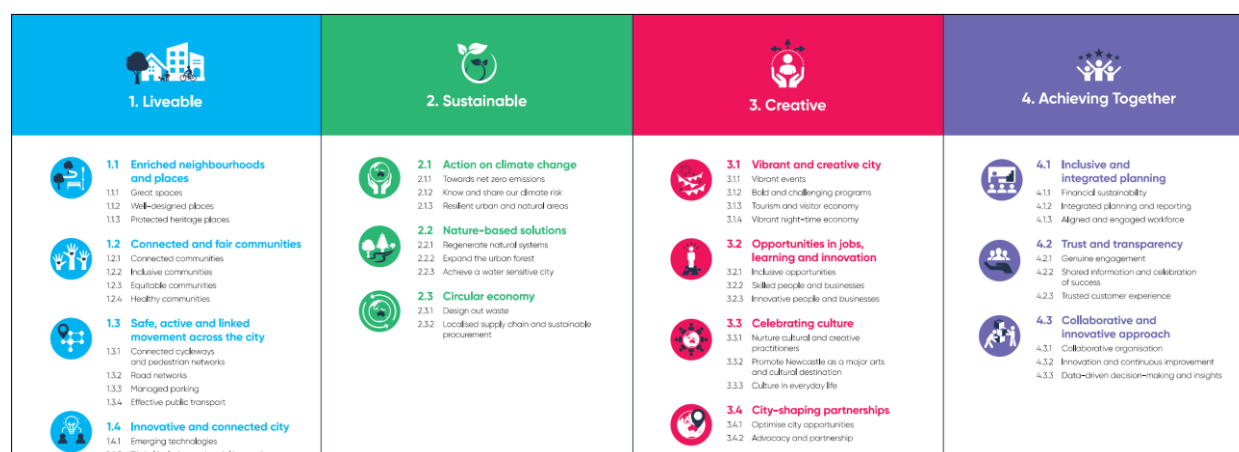


Figure 6 Newcastle 2040 CSP themes and objectives. (Source: Newcastle 2040 CSP)

The planning proposal is consistent with the following priorities and objectives in the CSP:

- 1 Liveable:
 - 1.1 Enriched neighbourhoods and places
 - 1.1.3 Protected heritage places
- 4 Achieving Together:
 - 4.2 Trust and transparency
 - 4.2.1 Genuine engagement

Newcastle Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS), adopted in May 2020, compliments the CSP. It is a 20-year land use vision to guide future growth and development in Newcastle. It informs changes to NLEP 2012, Development Control Plan 2012 (DCP), and other land use strategies.

The planning proposal is consistent with the Principles of Priority 11 which seeks to *'ensure known and potential heritage places and values are conserved and contribute to local character and sense of place.'* The LSPS states that CN's land use decisions will reflect our commitments included in our Heritage Policy, which are:

- Knowing our heritage
- Protecting our heritage
- Supporting our heritage
- Promoting our heritage

Newcastle's Heritage Strategy 2020-2030

CN's Heritage Strategy is a strategic framework for the management of heritage matters over the next ten years. It draws from the CSP and CN's Heritage Policy 2013 (updated

2022). Consultation told us the community has strongly expressed its aspiration that moving towards 2030+, local heritage will be valued, enhanced, and celebrated. It guides CN's vision, statutory obligations and community expectations to regulate and manage local heritage. It aligns with the United Nations' Sustainable Development Goals and New Urban Agenda, the HRP 2041, GNMP 2036 and NSW Heritage Council's contemporary heritage guidelines for local government.

The strategy identifies actions and services that align with the CN's heritage policy, best practice, legislative responsibilities and community expectations. It identifies the vision statement for heritage, sets out the context, identifies the core themes/priorities and the objectives, outcomes and measures of these themes.

The planning proposal is consistent with the following CN's Heritage Strategy priorities:

- Priority 1 Enhancing our community's knowledge of and regard for local heritage items and places.*
- Priority 2 CN will protect and conserve the City's heritage places for the benefit of everyone.*
- Priority 3 CN will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations.*
- Priority 4 Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the region. CN will invest in the promotion and care of these assets as part of the city's economic and cultural development.*

5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The planning proposal is assessed against the relevant State Environmental Planning Policies (SEPP) in the table below.

Table 1 Relevant SEPPs.

Relevant SEPPs	Consistency and Implications
SEPP (Biodiversity and Conservation) 2021	Consistent - this planning proposal will not prevent application of this policy.
SEPP (Exempt and Complying Development Codes) 2008	This policy requires development consent for demolition and a range of physical works if a site contains a local heritage item. Heritage listing the site reduces the scope of what constitutes exempt and complying development as stipulated by the policy, however it will not prevent the application of the policy.
SEPP (Housing) 2021	Consistent - this planning proposal will not prevent the application of this policy. This policy applies to development for the purpose of affordable and diverse housing delivery, such as boarding houses and

	<p>residential flat buildings (RFBs) among others of lower scale and intensity.</p> <p>The subject area is zoned R3 - Medium Density Residential under the LEP 2012, where residential accommodation, including RFBs, are permissible.</p> <p>In practice, listing as a heritage item may limit the extent and/or scale of future development options at the site, such as RFBs. Future development would need to be assessed using the provisions of Clause 5.10 (Heritage Conservation) requiring conservation of the heritage significance of heritage items including associated fabric, setting and views.</p>
SEPP (Industry and Employment) 2021	N/A
SEPP (Planning Systems) 2021	N/A
SEPP (Primary Production) 2021	N/A
SEPP (Resilience and Hazards) 2021	The policy applies to the subject land. The site is within a Coastal Environment Area but is not identified as potentially contaminated. CN is satisfied the planning proposal is consistent with the aims of this policy and will not prevent its application.
SEPP (Resources and Energy) 2021	N/A
SEPP (Sustainable Buildings) 2021	<p>The site is zoned R3 Medium Density Residential and residential uses are permissible and the site is currently used as a residence. The heritage listing of the site may have design implications when applying the policy to the site for sustainable building requirements (i.e. location of solar panels, water tanks etc). This is not considered significantly unfeasible or unworkable.</p> <p>Moreover, by promoting adaptive reuse and restoration of existing structures, heritage items can contribute significantly to reducing carbon footprints and embodied energy associated with new developments.</p>
SEPP (Transport and Infrastructure) 2021	Consistent - this planning proposal will not prevent the application of this policy.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?*

The planning proposal is assessed against the relevant Ministerial Directions in the table below.

Table 2 Relevant Ministerial Directions (Section 9.1 directions).

Section 9.1 Direction	Applicable	Consistency and implications
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	Consistent. The planning proposal is consistent with HRP 2041 as outlined above.
1.3 Approval and Referral Requirements	Yes	Consistent. The planning proposal does not include any provisions that will require subsequent DAs to seek approval or referral from any other public authority and does not identify development as designated development. CN will consult with public authorities before exhibition per any gateway determination conditions.
Focus Area 1: Planning Systems – Place-based		
N/A		
Focus Area 2: Design and Place		
N/A		
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Yes	Consistent. The planning proposal would create a new heritage item in the NLEP 2012. It intends to list an item identified in an independent heritage assessment of the site (May 2024). This will facilitate the heritage conservation of the item per the recommendations of that assessment. The PP will not affect existing heritage conservation provisions in LEP 2012.
Focus Area 4: Resilience and Hazards		
4.2 Coastal Management	Yes	Consistent. The planning proposal does not propose a change of zoning or any amendments to the maps in the policy.
4.4 Remediation of Contaminated Land	Yes	Consistent. No changes are proposed to the zoning of land or permissible uses as part of this planning proposal. As such, CN has not sought a preliminary investigation under the contaminated land planning guidelines.
4.5 Acid Sulfate Soils	Yes	Consistent. The planning proposal does not include provisions or amendments that will increase the risk or hazard from the current potential, and so does not require any further study.
4.6	Yes	Consistent. The planning proposal does not affect land within a proclaimed mine subsidence district.

Mine Subsidence and Unstable Land		
Focus Area 5: Transport and Infrastructure		
N/A		
Focus Area 6: Housing		
6.1 Residential Zones	Yes	Consistent. The planning proposal should not significantly affect the ability of future development to contribute to a variety of housing choices and will continue to enable the use or adaption of existing structures on the site where possible.
Focus Area 7: Industry and Employment		
N/A		
Focus Area 8: Resources and Energy		
N/A		
Focus Area 9: Primary Production		
N/A		

Section C - Environmental, social and economic impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The subject land does not contain critical habitat or threatened species, populations or ecological community, or their habitats.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Traffic and Transport Considerations

The planning proposal is not likely to result in development that would create any significant adverse traffic and transport effects.

Environmental Considerations

Bushfire hazard

The land is not bush fire-prone land in the Newcastle Bush Fire Hazard Map (2018).

Acid Sulfate Soil

The land is Class 5 Acid Sulfate Soils. The planning proposal does not propose an intensification of use. Future development must comply with Clause 6.1 Acid Sulfate Soils of LEP 2012.

Noise impact

This proposal allows the land's continued use for residential purposes, there is no increase of noise anticipated as a result of the listing of the site for its heritage significance.

Flora and / or fauna

The planning proposal is not likely to result in development that would create any significant adverse effects on local flora and/or fauna.

Soil stability, erosion, sediment, landslip assessment, and subsidence

The site is not identified as unstable or in a landslip area and is not located in a mine subsidence district. The planning proposal is not likely to result in development that would create any significant adverse effects in this regard.

Water quality

The planning proposal is not likely to result in development that would create any significant adverse impacts on water quality of the area.

Stormwater management

Appropriate stormwater management would be assessed and regulated as part of future development of the site and would not be affected by this planning proposal.

Flooding

The land is not identified by CN as flood-prone.

Land/site contamination

There is no known contamination of the land, and the current and former uses of the land are unlikely to cause risk of contamination.

Social and Cultural Considerations

Heritage impacts

This planning proposal seeks to protect Newcastle's heritage in a sustainable way. Ongoing management and protection of Newcastle's heritage will assist making the city attractive to visitors, businesses and potential residents and strengthen "its reputation as a smart, liveable and sustainable global city" (Heritage Strategy, 2020).

The planning proposal will have a positive heritage outcome for the CN by ensuring a place of local heritage significance continues to contribute to the local community's sense of place. The planning proposal will strengthen planning controls protecting the site's heritage significance.

Aboriginal archaeology

No items of Aboriginal cultural heritage have been identified on the site. It is unlikely given the historic land uses.

European archaeology

No items of European cultural heritage have been identified on the site. It is unlikely given the historic land uses.

9. *Has the planning proposal adequately addressed any social and economic effects?*

Social and Cultural Considerations

The planning proposal will have a positive impact on the social fabric of CN by ensuring a place of local heritage significance continues to contribute to the local community's sense of place.

In accordance with the gateway determination, the planning proposal was placed on public exhibition between 16 September to 14 October 2024. Six submissions were made in support of a heritage item, including one submission from Heritage NSW.

Economic Considerations

The economic impact of the planning proposal is likely to be limited with no change to the current R3 Medium Density Residential land use zoning and no proposal to intensify or reduce the existing use of the site.

Section D - State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

Existing infrastructure is adequate to serve or meet the needs of the proposal.

11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

CN consulted with Heritage NSW in accordance with the gateway determination. Heritage NSW provided a response on 7 October 2024 and did not raise any concerns.

Part 4 - Mapping

The planning proposal seeks to amend the following maps within NLEP 2012:

- Heritage Map

The matrix below indicates (with an “X”), which map sheets (of NLEP 2012) are to be amended as a result of this planning proposal (eg. FSR_001C)

	FSR	LAP	LZN	WRA	ASS	HOB	LSZ	LRA	CL1	HER	URA
001											
001A											
001B											
001C											
001D											
002											
002A											
002B											
002C											
002D											
002E											
002F											
002G											
002H											
003											
004											
004A										X	
004B											
004C											
004D											
004E											
004F											
004FA											
004G											
004H											
004I											
004J											
004K											

Map Codes:	FSR	=	Floor Space Ratio map
	LAP	=	Land Application Map
	LZN	=	Land Zoning Map
	WRA	=	Wickham Redevelopment Area Map
	ASS	=	Acid Sulfate Soils Map
	HOB	=	Height of Buildings Map
	LSZ	=	Lot Size Map
	LRA	=	Land Reservation Acquisition Map
	CL1	=	Key Sites Map & Newcastle City Centre Map
	HER	=	Heritage Map
	URA	=	Urban Release Area Map

The following maps illustrate the proposed amendments to the NLEP 2012 maps:

- **Figure 8 - Existing Heritage Map**
- **Figure 9 - Proposed Heritage Map**

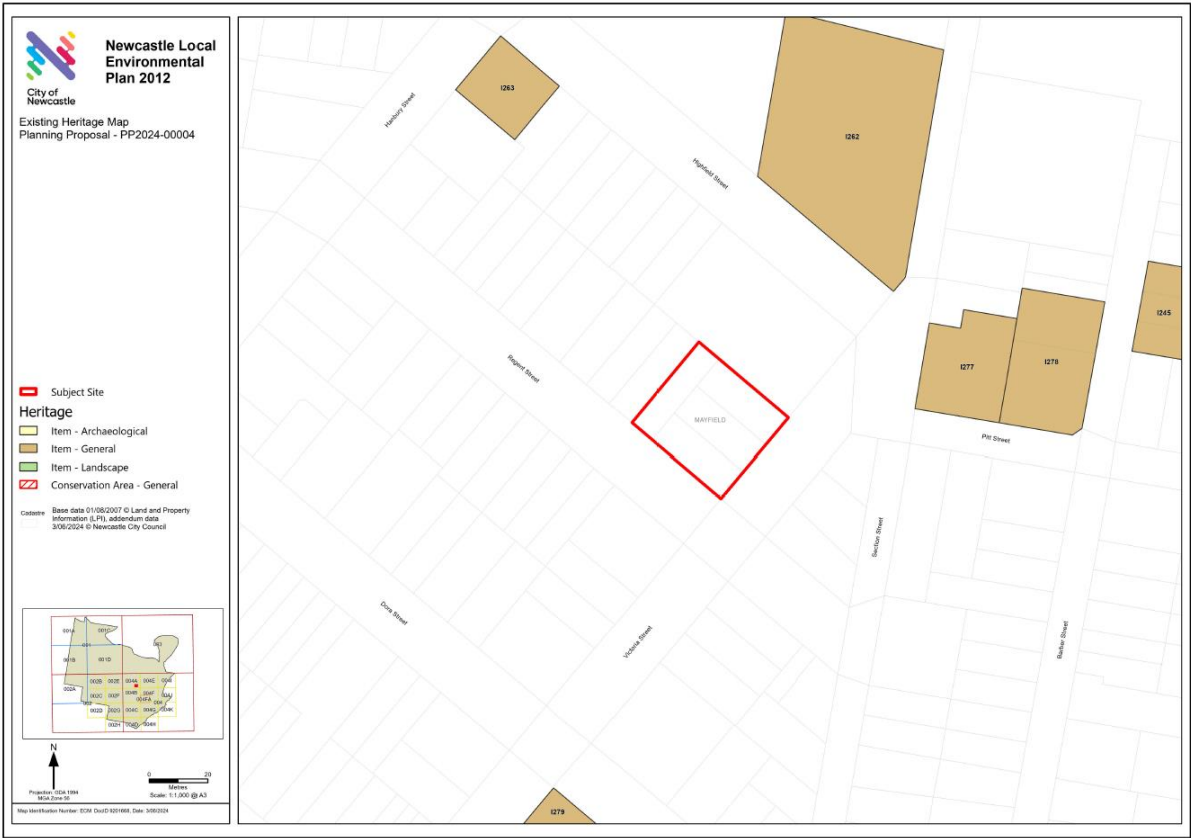


Figure 7 Existing Heritage Map. (Source: CN 2024)

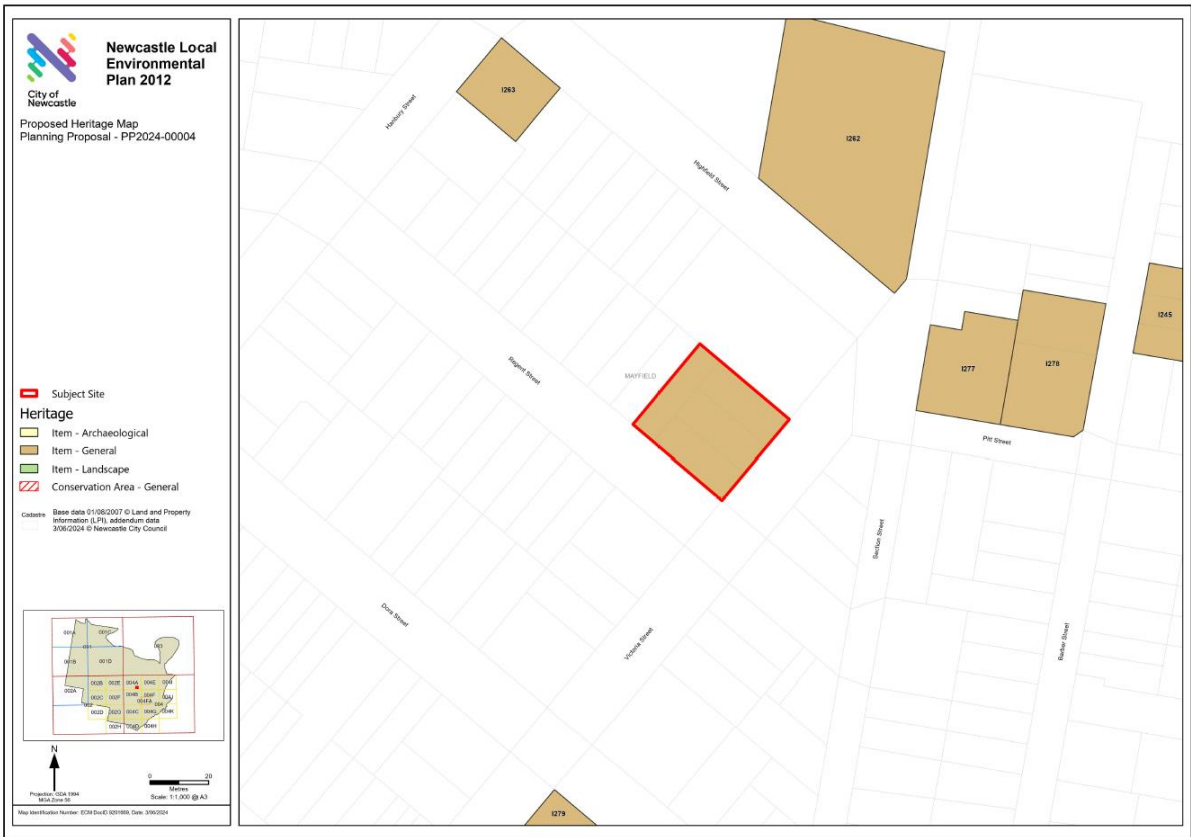


Figure 8 Proposed Heritage Map. (Source: CN 2024)

Part 5 - Community consultation

Public exhibition was undertaken in accordance with the conditions of the gateway determination. This included letters to owners of adjoining and nearby properties, public notice on CN's webpage, notification material on CN's 'Have Your Say' page and consultation with Heritage NSW.

The planning proposal was exhibited from 16 September to 14 October 2024. Six submissions were received from community members and Heritage NSW which were generally supportive of the heritage listing.

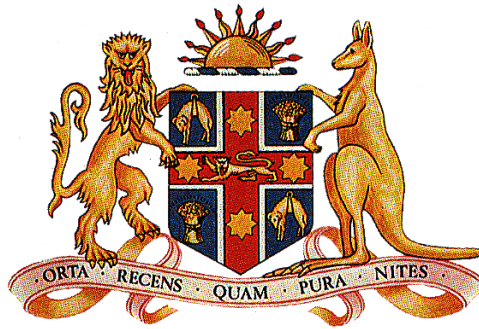
Part 6 - Project timeline

The plan making process is shown in the timeline below. It will be updated in accordance with the Gateway determination, once received.

Task	Planning Proposal Timeline											
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
Anticipated commencement date (date of Gateway determination)		Aug 2024										
Planning proposal amended to reflect Gateway Determination												
Commencement and completion dates for public exhibition period			16 Sept - 14 Oct									
Timeframe for consideration of submissions and reporting												
Anticipated report back to Council for adoption												
Anticipated date LPMA* will make the plan												
Anticipated date RPA* will forward to the												

department for notification												
LEP made											Due 7 May 2025	

*LPMA - The department to exercise Local Plan-Making Authority functions



Government Gazette

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Friday, 15 March 2024

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To submit a notice for gazettal, see the Gazette page.

HERITAGE ACT 1977

INTERIM HERITAGE ORDER NO. 2024/02

Under Section 25 of the *Heritage Act 1977*, City of Newcastle does by this order:

- i. Make an Interim Heritage Order to cover the item of the environmental heritage specified or described in Schedule 'A'; and
- ii. Declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule 'B',

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- 1) In the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- 2) In the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.



JEREMY BATH
Chief Executive Officer
City of Newcastle

Newcastle. Dated: 13/03/2024

Schedule 'A'

The property situated at 22 Victoria Street, Mayfield on the land described in Schedule 'B'.

Schedule 'B'

The parcel of land known as Lot 16 DP 66547, Lot 17 DP 66547, Lot 18 DP 66547, and Lot 19 DP 66547 relating to Newcastle Interim Heritage Order for 22 Victoria Street, Mayfield.


22 Victoria Street, Mayfield

Heritage Significance Assessment

Report to City of Newcastle

May 2024



 artefact

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Document history and status

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1	16/05/2024	JW	SW	21/04/2024	Draft Issue A
2	28/05/2024	JW	JW	28/05/2024	Final

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Authors:	Kristen Tola, Jennifer Castaldi
Project manager:	Jenny Winnett
Project number:	240067
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Document version:	Final

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LIST OF ABBREVIATIONS

AACo	Australian Agricultural Company
Artefact	Artefact Heritage and Environment
<i>Burra Charter</i>	<i>Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance</i> (2013) guide to caring for heritage places in Australia, available online from Australia ICOMOS
CMP	Conservation Management Plan
DCP	Development Control Plan (a Council guideline for development which accompanies and elaborates on the Council's Local Environmental Plan)
DP	Deposited Plan
ha	hectare
HCA	Heritage Conservation Area
Heritage NSW	Heritage New South Wales (Office of the Heritage Council of New South Wales, previously also known as the NSW Heritage office, the Heritage Branch, the Heritage Division of the Office of Environment and Heritage—OEH)
ICOMOS	International Council of Monuments and Sites
km	Kilometre
LGA	Local Government Area
LEP	Local Environmental Plan (made by local government Councils)
NSW	New South Wales
S170	Section 170 of the NSW <i>Heritage Act 1977</i> which requires government agencies to keep a Heritage & Conservation Register of the heritage places they own and manage
SHI	State Heritage Inventory (Heritage NSW's response to requirement to keep a publicly accessible list of all statutory-listed heritage places under <i>NSW Heritage Act 1977</i>)
SHR	State Heritage Register
SoHI	Statement of Heritage Impact

1.0 INTRODUCTION

1.1 Project background

Artefact Heritage and Environment (Artefact) has been engaged by City of Newcastle (CN) to prepare a Heritage Significance Assessment that provides heritage advice for the residential building lot located at 14 Sunderland Street, Mayfield, NSW.

1.2 Study area

The subject site is located at 22 Victoria Street, Mayfield NSW (Lots 16,17,18,19 in DP 66547), with a lot size of 1460 m², and is in the City of Newcastle Local Government Area (LGA).

See Figure 1 to Figure 4 below.

1.3 Methodology

This report provides an assessment of the heritage significance of the subject building in Mayfield. It includes a summary history and description of the locality and provides a detailed analysis of the heritage significance of the building. It has been prepared in accordance with the following guidelines:

- *The Burra Charter*, Australia ICOMOS, 2013.
- *Assessing Heritage Significance*, Heritage NSW, 2023A.

1.4 Limitations

This report assesses historical built heritage only. It does not assess Aboriginal cultural heritage or archaeological remains and their values. It was informed by desktop research, as well as by local history materials obtained through Newcastle Library. A site inspection of the exterior of the building from the street was undertaken by Jennifer Castaldi (Senior Associate, Architect).

1.5 Authorship and acknowledgements

Background research for this report was prepared by Kristen Tola (Heritage Consultant) and Jenny Winnett (Technical Director). The heritage assessment has been prepared by Jennifer Castaldi (Senior Associate) with review and quality assurance by Jenny Winnett (Technical Director), all of Artefact Heritage and Environment.



Figure 1: Location of study area showing 22 Victoria Street, Mayfield outlined in red (Source: maps.six.nsw.gov.au)



Figure 2: Aerial View of the site at 22 Victoria Street Mayfield
<https://www.domain.com.au/property-profile/22-victoria-street-mayfield-nsw-2304>



Figure 3: Isometric view of 22 Victoria Street Mayfield from the southwest
Source: <https://earth.google.com/web/search/22+Victoria+Street,+Mayfield+NSW>



Figure 4: Aerial view of 22 Victoria Street, Mayfield from the northeast

Source: <https://earth.google.com/web/search/22+Victoria+Street,+Mayfield+NSW>

2.0 STATUTORY AND LEGISLATIVE CONTEXT

2.1 *Heritage Act (NSW) 1977*

The NSW Heritage Act 1977 (Heritage Act) is the primary item of State legislation affording protection to items of environmental heritage in NSW. The Heritage Act is designed to protect both listed heritage items, such as standing structures, and potential archaeological remains or relics.

Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register and are given automatic protection under the Heritage Act against any activities that may damage or affect its heritage significance.

2.1.1 State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act and is a list of places and objects of particular importance to the people of NSW, including archaeological sites.

To carry out activities within the curtilage of an SHR-listed item, approval must be sought under a Section 60 of the Act. In some circumstances where works are minor in nature and assessed to have minimal impact on the heritage significance of the SHR-listed item, they can be undertaken under a Section 57(2) Exemption or in accordance with agency or site-specific exemptions.

There are **no items** listed on the State Heritage Register in or within 200m of the study area.

2.1.2 Section 170 registers

Under the Heritage Act all government agencies are required to identify, conserve, and manage heritage items in their ownership or control. Section 170 (s170) requires all government agencies to maintain a Heritage and Conservation Register that lists all heritage assets and an assessment of the significance of each asset. They must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

There are **no items** listed on a s170 Heritage and Conservation Register in or within 200m of the study area. s170 Heritage and Conservation Register.

2.2 *Environmental Planning and Assessment Act (NSW) 1979*

The Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act, to provide guidance on the level of environmental assessment required.

2.2.1 Newcastle Local Environment Plan 2012

Heritage items listed on the Sydney LEP 2012 are managed in accordance with the provisions of Section 5.10 Heritage Conservation of this LEP. Under Clause 5 of this section of the Newcastle LEP 2012:

(4) The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) The consent authority may, before granting consent to any development:
(a) on land on which a heritage item is located, or
(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Schedule 5 of the Newcastle Local Environmental Plan 2012 includes a list of items/places of heritage significance within this LGA.

The following items listed on Schedule 5 of the Newcastle LEP 2012 are located within 100 metres of the study area:

- Burrundulla (Residence) 2 Pitt Street Mayfield Lot B, DP161146
- Burghmann House 4 Pitt Street Mayfield Lots A & B, DP 163 111
- Former Mayfield House 6 Highfield Street Mayfield Lot 125 DP 589311
- Winhara (residence) 21 Highfield Street Mayfield Lot1 DP 342048

2.3 Summary of heritage listings

A summary of the heritage listing is provided in Table 1. The subject site outlined in red can be seen in proximity to the listed heritage items shown in Figure 6.

Table 1: Register search results for heritage items within 100 metres of the study area.

Item	Address	Significance	Listing	Place ID	Item Type
Study area	22 Victoria Street, Mayfield	Not assessed	Not heritage listed		Built
Burrundulla	2 Pitt Street Mayfield	Local	Newcastle LEP 2012	I277	Built
Burghmann House	4 Pitt Street Mayfield	Local	Newcastle LEP 2012	I278	Built
Former Mayfield Hospital	6 Highfield Street Mayfield	Local	Newcastle LEP 2012	I262	Built
Winhara	21 Highfield Street Mayfield	Local	Newcastle LEP 2012	I263	Built

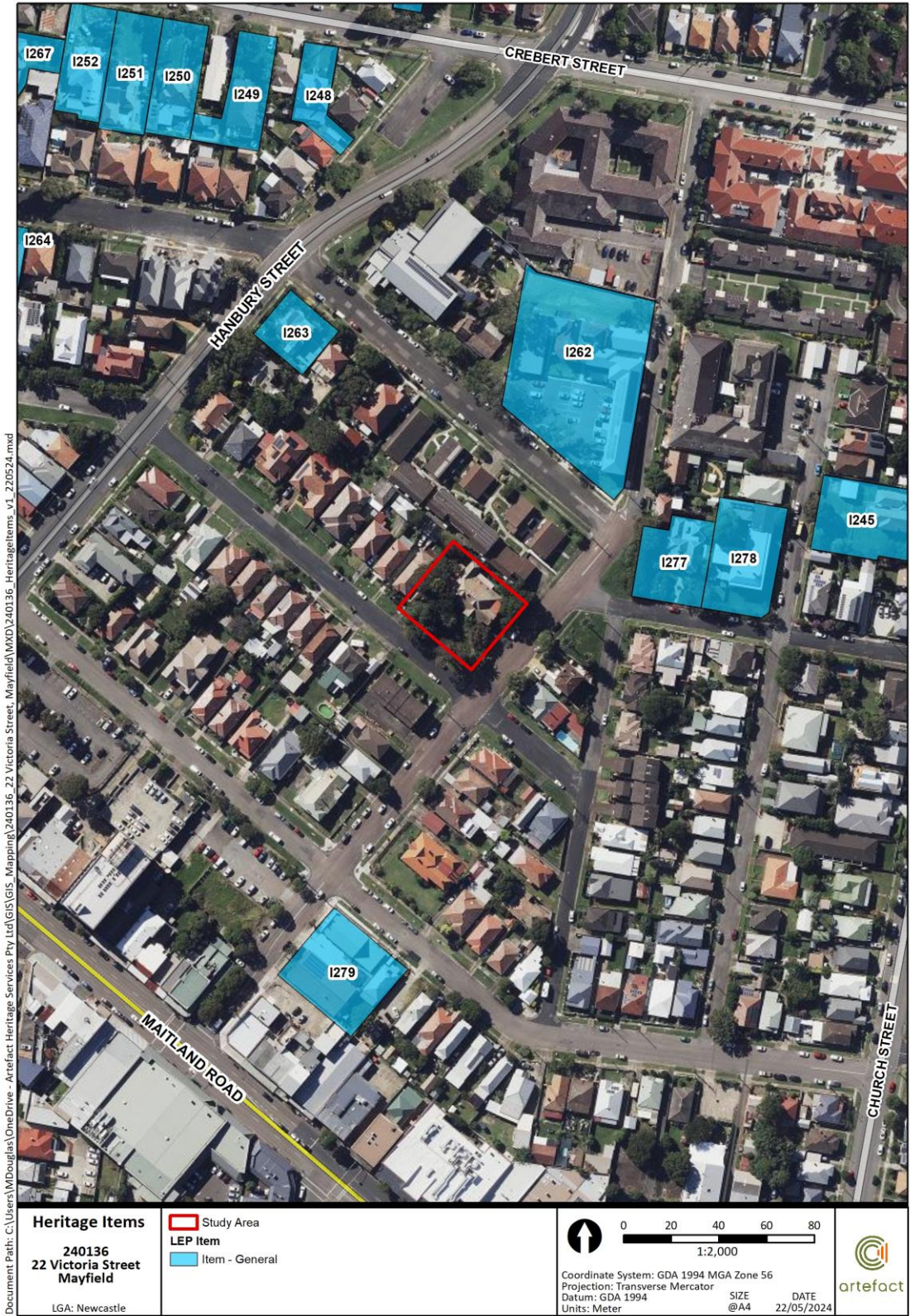


Figure 5: Map showing heritage items in the Mayfield Area shaded in brown. The subject site is outlined in red.

3.0 HISTORICAL CONTEXT

3.1 Aboriginal occupation and European contact

This section provides a brief summary of the history and culture of the peoples of Awaba (Awabakal), the traditional custodians of Country. This section includes information collated from colonial sources and should be read with this in mind.

Note that early accounts reference the 'Awaba' as the name of the Country and group, with 'Awabakal' (meaning 'of the Awaba') used more recently, particularly in reference to people and language. Awaba/Awabakal have therefore been used interchangeably in this report.

3.1.1 Mulubinba and Awaba

The Land is culturally significant to the Aboriginal descendants of the Awabakal people, and they wish to preserve and recover as much cultural heritage history as possible for future generations.

David Ahoy, Lower Hunter Aboriginal Incorporated, 17 August 2022

The Awabakal people are the traditional custodians of the land on which the study area is located and have cared for Country for tens of thousands of years. Awabakal territory traditionally encompasses modern Lake Macquarie, Newcastle, and parts of the southern Hunter Region. Prior to colonisation, the land and waters now known as Newcastle were called *Mulubinba* – meaning 'place of sea ferns' – in the Awabakal language.¹

There is evidence that in the Newcastle area that chert (a flint-like quartz) was mined by local people for use in tool making. A significant number of hand axes and micro-blades have been found by the local Aboriginal community, suggesting that the stone mined in the region was used for a broad range of toolmaking purposes. The stone was cut using traditional methods to shape the rock. These tools and items would have been traded amongst the Awabakal clans as well as with neighbouring Nations. Trading of stone would primarily have occurred locally between Aboriginal groups, including between the Pambalong clan and Wonnarua and Worimi peoples, although it is also expected that trade would have occurred further afield.²

There was a trade system across NSW – a lot of the tuff here is found out at Broken Hill; and Broken Hill silcretes are found up here. The trade system was very important.

Peter Townsend, Awabakal LALC site officer, 1 December 2022

The study area is located on the Lower Hunter Plain, within a shallow basin immediately west of the estuary at which the Hunter River (*Maiyaa*) meets the Tasman Sea.³ This plain was covered in tall open forests of river and swamp oak, broad leaved paperbarks and the occasional cabbage tree palm.⁴ These cabbage trees were used for a range of manufacturing purposes; the tree's fibres were used to make fishing line and nets, and its broad leaves were used for roof thatching.⁵ Varieties of

¹ University of Newcastle Special Collections, 2013. "The many names of Newcastle – Mulubinba." *Hunter Living Histories*, accessed on 8 July 2022 via <<https://hunterlivinghistories.com/2013/08/30/the-many-names-of-newcastle-mulubinba/>>.

² Maynard et al 2021

³ AMBS 2005, pg. 80.

⁴ AMBS 2005, pg. 31.

⁵ Miromaa Aboriginal Language & Technology Centre, 2020. "Awabakal Dictionary: Community Edition," pg. 12.

banksia and tea tree, Sydney golden wattle and blady grass grew closer to the beachfront.⁶ The site was previously a swamp and, though now drained, is a site of mahogany swamp trees, *Eucalyptus Robusta*.

These open forests were a rich source of food for the Awabakal people of the Lower Hunter Plain, providing varied seasonal plant and animal life. The Awabakal cared for Country by practicing fire-stick farming throughout these forests. Fire-stick farming results in reducing fire hazards, facilitates hunting, changing plant and animal populations, and increasing biodiversity.

Sea life has always been one of the most important sources of food for the Awabakal people, and Aboriginal settlement was concentrated around *Maiyaa* and the coast. *Maiyaa* (which means 'snake' in the Awabakal language) provided *munboonkaan* (oysters), *parimankaan* (salmon), *kirul* (mullet), jewfish, prawns, and other marine life.⁷ Awabakal women dived for lobsters and fished using lines and nets, while men generally fished using *kalaara* (spears) made with sharpened stones or shellfish. On occasions when whales would become stranded on the shore, coastal and invited inland peoples alike would gather on the shore to feast for days. The Awabakal used *nauwai* (bark canoes) to skilfully navigate and fish in deeper coastal waters. Hundreds of shell middens found along the foreshores and catchments of the Hunter River and the Tasman Sea attest to thousands of years of sustainable fishing practices and coastal life in the region.

Evidence of well-worn trackways throughout the ridges of the Sugarloaf and Watagan ranges suggests that the mountains have long held special significance to the Awabakal. The Rev Threlkeld noted 'circular erections of stones' which were five- or six-feet diameter and two or three feet high.⁸ These stone structures were of spiritual importance to the Awabakal, who were wary 'of any of these stones being moved, especially the centre one', according to a mid-nineteenth century account⁹.

Aboriginal people across NSW also travelled to Mount Yengo for ceremonies:

The NSW mobs went to Mount Yengo for ceremonies, for a few weeks or who knows how long. And so, what you can see out there are the different types of arts on the rock. You have an escarpment with different styles of art; charcoals, yellow ochres and red ochres. Interesting stuff.

Peter Townsend, Awabakal LALC site officer, 1 December 2022

3.2 Newcastle in the early 1800s

A convict settlement was established at Newcastle in 1801 and from then until 1821 development was limited to the area east of Church Hill. A government farm was located near Honeysuckle Point and was one of the few developments established outside of the main settlement, its location being approximately 1 ½ miles to the west.

3.2.1 Early settlement 1823-1853

In 1819, Governor Macquarie proposed to expand land grant opportunities by allowing free settlers to occupy land in Newcastle and the Hunter Valley, signalling the closure of the Newcastle penal settlement in 1822.¹⁰ In 1823, Henry Dangar produced a new survey of Newcastle and its port with

⁶ AMBS 2005, pg. 31.

⁷ AMBS 2005, pg. 33.

⁸ Rev. Threlkeld quoted in Gunson 1974: 65-66.

⁹ W.A. Miles quotes in Gunson 1974: 65-66.

¹⁰ Turner, J. W. 1977. Coalmining and Manufacturing in Newcastle, 1797 - 1900. (Doctor of Philosophy). University of Newcastle, Newcastle.

the purpose of creating an improved town plan where previously the convict settlement had been situated.¹¹ Thereafter, applications to occupy town land commenced.

Until the 1850s, Brown Street was the western-most street of the Newcastle town settlement. The city centre then expanded with the development of commercial buildings and associated activities. Blane Street (later Hunter Street West) was preferred by businessmen, such as butchers, shoemakers and hoteliers, who purchased the lots at higher prices amongst the residences and residential-commercial premises.¹² Land along the harbour and Hunter Street developed slowly as settlers strived to create economic abundance from their land grants. Government owned coalmining dominated Newcastle, and the decline in industries such as lime burning and timber getting fuelled the growth of coal exports and the industries associated with mining.

3.2.2 Australian Agricultural Company

The Australian Agricultural Company (A.A.Co.) was established in 1824. In 1825, the British Government granted a 2,000 acre lease to the A.A.Co., incorporating iron and coal mines, immediately west of the town of Newcastle.¹³ This grant prohibited sale or subdivision, which restricted any development of the town to the west of Brown Street.¹⁴ However, from 1853, subdivision of the A.A. Co. land was permitted, and the sales boosted the development and expansion of Newcastle's township. With the expansion of land holdings further west along Blane Street, plus its proximity to the harbour, roads and railways, interest in the Newcastle West area grew. When the government approved lease of the mines to private interests, transport systems were developed privately to service these, and the Great Northern Railway between Newcastle and East Maitland was begun in 1894.¹⁵ As the railway network and expansion of Newcastle's coalfields developed, the burgeoning coal industry supported Newcastle's growth throughout the late 19th century.

3.3 Early land grants in Waratah

Following Henry Dangar's survey of Newcastle in 1822, many villages began to develop around the expanding coalfields and railway systems throughout Newcastle. The A.A. Co was provided with a government Charter for acquisition of 1,000,000 acres of land to be used for agricultural and pastoral purposes, as well as an additional 2,000 acres adjacent to the township of Newcastle, for coalmining.¹⁶

One of the first free settlers in the Waratah district was John Laurio Platt, a farmer and coal miner who arrived in Newcastle around 1821. He was promised a 2,000 acre land grant along the Hunter River, and chose land situated approximately six miles to the north of Newcastle. In 1823 his convict labourers cleared 40 acres to the northeast to build a house there.¹⁷ Platt established agricultural crops and a mill and undertook coal mining on his land grant.¹⁸ He died in 1836 and in 1839 Platt's land was sold for £6000 to the A.A. Co by his son, Frederick William Platt.¹⁹ That land remained untouched until 1885 when the A.A. Co determined to subdivide it for sale as areas of acre blocks.

¹¹ Suters Architects, 1997. *Newcastle City Wide Heritage Study 1996-97. Volume 1: Study Report and Recommendations.*

¹² Higginbotham, 2015. *Newcastle Archaeological Management Plan Review.*

¹³ Turner, 1977.

¹⁴ Higginbotham, 2015.

¹⁵ Suters Architects, 1997.

¹⁶ Braye, T.A. 1944. History of Waratah, NSW. Newcastle and Hunter District Historical Society and published in the Journal and Proceedings. Vol.1, p.11.

¹⁷ Keating, J, 2016, *Waratah & Mayfield: nineteenth century industrial towns*, p.1.

¹⁸ Bonhomme Craib & Associates, and Rosen, S, 1996, *An assessment of the Historical and Archaeological values of BHP land at Tourle St., Newcastle.*

¹⁹ Newcastle Morning Herald and Miners' Advocate (NSW: 1876-1954), *Waratah's First Settlers: Mr. Braye reviews early history.* 3 October 1936, p.5.

Waratah was intersected by the Newcastle to East Maitland railway line in 1857.²⁰ The area to the south of the railway became known as the village of Waratah, and the area to the north was named North Waratah (later Mayfield).

By the 1910s Mayfield was considered a desirable suburb to live in because the steam tram travelled through Mayfield on the route to Newcastle.

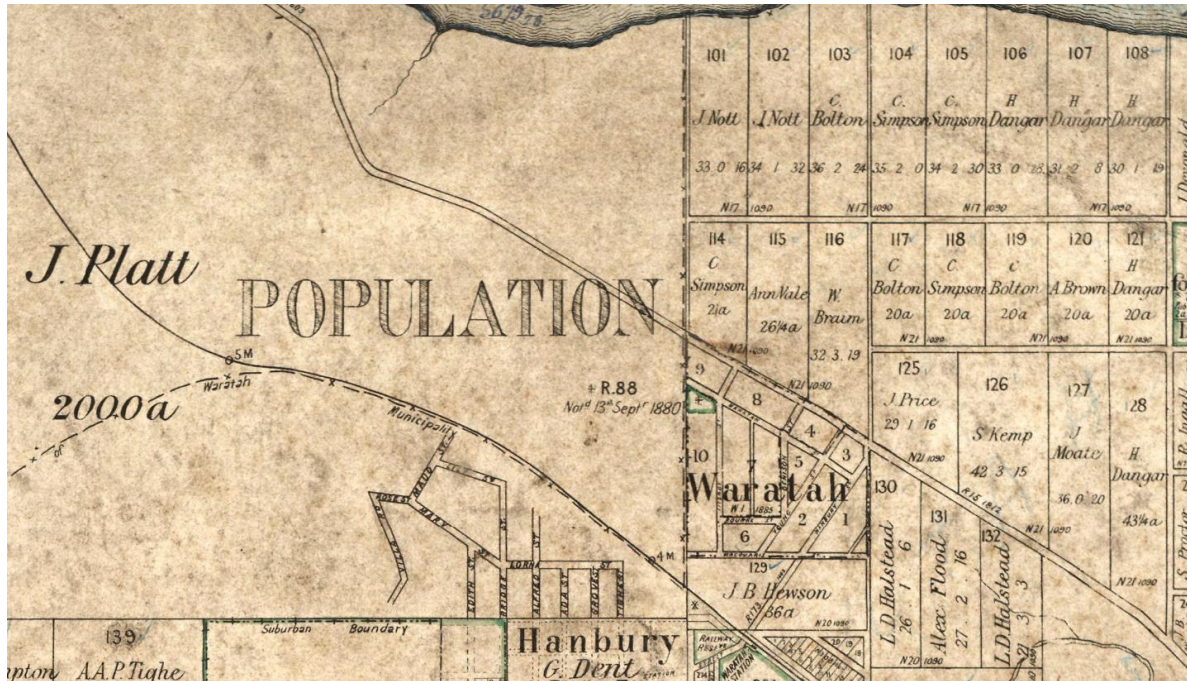


Figure 6: 1912 Parish of Newcastle County of Northumberland, detail showing the land grant to J. Price to the east of Platt's land grant (Source: HRLV)

3.4 Development of the study area

3.4.1 James price

The subject site is located within a property originally granted to James Price of Buttai in 1854 (Figure 6). Price never resided on this property, and it remained fenced and forested during his ownership.

3.4.2 John Scholey

In 1881 James Price conveyed his land to John Scholey, who cleared it of vegetation, subdivided it and named it Mayfield, after his daughter May (Figure 7).²¹ John Scholey was a wealthy businessman and landowner who had invested in ownership of coal-bearing land throughout Newcastle and Maitland areas. He was integral to the establishment of the Waratah municipal gasworks, became Alderman and Mayor of Maitland from 1883, and was the church warden of St Andrew's Church of England in Mayfield.²² He constructed a large, sandstone homestead in 1884, named Mayfield House, on Highfield Street to the north of the subject site. Scholey sold the study area as Lots 16, 17, 18 and 19 of Section F (Figure 7). Lot 16 was purchased by Henry Weldon Hammond in 1882 and lots 17, 18 and 19 were purchased by William Harris in 1883.

²⁰ Keating 2016, p. 6.

²¹ Keating 2016, p. 65.

²² "DEATH OF MR. J. SCHOLEY." Newcastle Morning Herald and Miners' Advocate (NSW:1876 - 1954) 15 April 1908:5. Accessed at <http://nla.gov.au/nla.news-article138394314>.

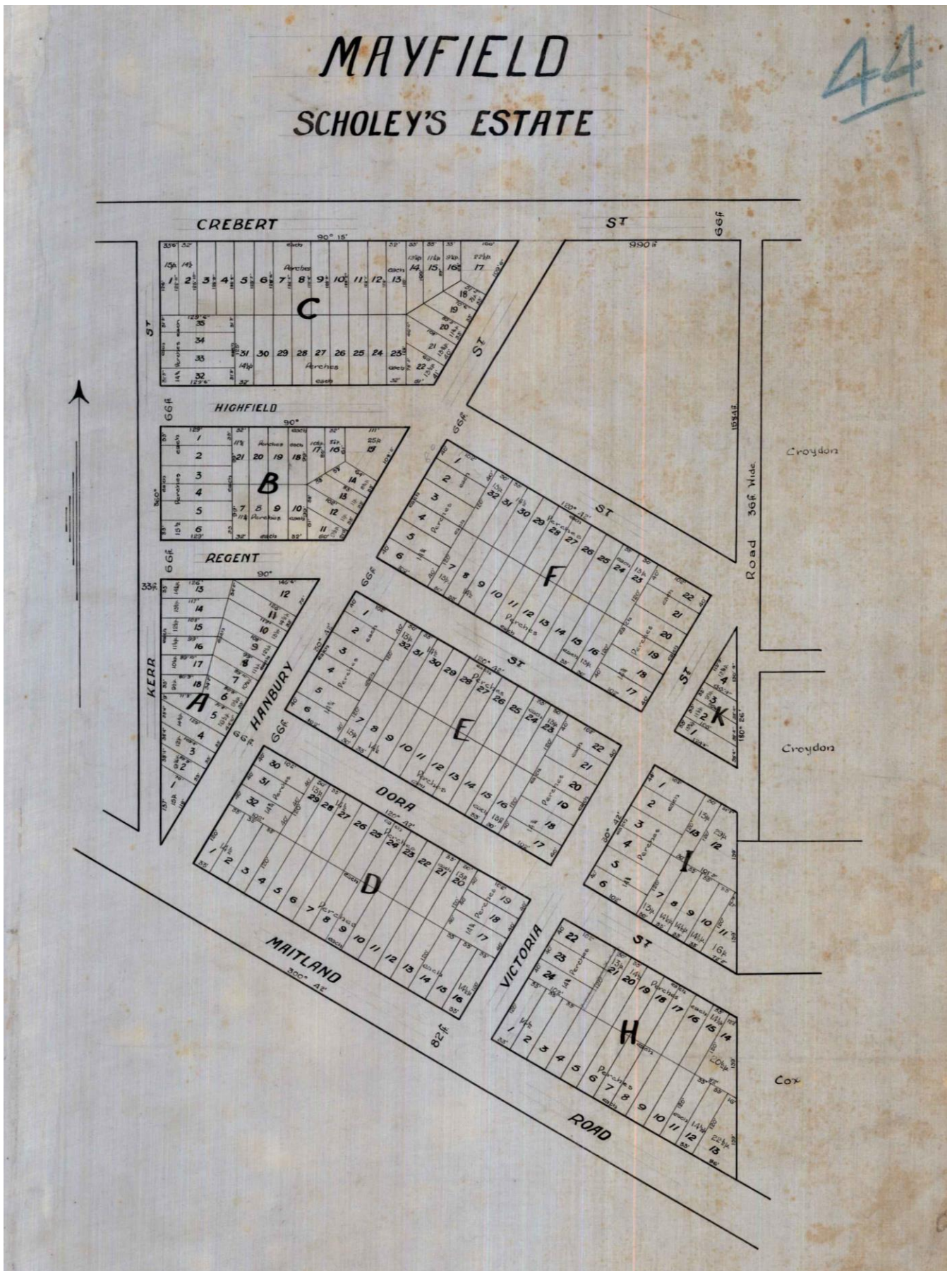


Figure 7: Scholey's Estate, Mayfield n.d. (Source: Hunter Living Histories, M3465)

3.4.3 Thomas Garrett Junior

The study area was purchased from Hammon and Harris by produce merchant Thomas Garrett Junior in February 1911 (Volume 2121, Folio 82).²³

The dwelling was constructed across four lots on the corner of Victoria Street and Regent Street in 1911 to a design by architect Frederick George Castleden, as a home for the Garrett family.²⁴

Thomas Garrett Junior was the son of Thomas Garrett, one of the first alderman elected following gazettal of the Municipal District of Carrington and holding the mayoral position three times.²⁵ His funeral was held at 22 Victoria Street in 1915.

3.4.3.1 F.G Castleden²⁶

Frederick Castleden was born at Harbledown, Canterbury England. Following his schooling he was articled to architect E. L. Edgar of Ramsgate and later worked in the office of Walters Stokes, architect of London. He arrived in Sydney on the ship R.M.S Arawa after visiting Adelaide and Moonta (S.A.) in February, 1886 at the age of twenty and worked in the offices of two leading Sydney architects, John Kirkpatrick and Backhouse and Smedely.

In 1887 Castleden, began practice in offices then at the corner of Hunter and Bligh Streets. He worked on the design of many buildings in the Sydney CBD including Paling's (George-street), Abbey and Weiseners; Shadlers' (Philip Street) and over 100 residences on the Hornsby to Milson's Point railway line, then only newly opened.

In 1903, due to the protracted drought in the country and the Bank crisis, Castleden discontinued private practice for some time. Entering the Government Architect's Branch, he was appointed district architect at Dubbo, which then extended from Mudgee to Wilcannia, and to the Queensland border. He was subsequently appointed to Tamworth, and then assistant architect in Sydney.

Castleden resumed private practice at the age of 41 in 1907. He joined the architect Mr. F. B. Menkens, whose practice was established in 1881 in Newcastle. Menkens was regarded as one of the most significant architects in Newcastle from the 1880's. His clients included many of the leading business houses, landowners, organisations, all the principal churches and breweries and the financier A. A. Dangar. The partnership was successful and Castleden retained many of Menkens clients when he retired in 1908 as well as gaining many more.

Castleden houses were generally consistent in planning and appearance. The main part of the building is usually protected by covered verandahs. The roofs are generally pitched and gabled, with low hipped sections over verandahs or projections, the roofs sweeping out to cover verandahs or loggias.

Castleden effectively made the transition from the style of the late Victorian period to contemporary Federation vernacular. Typical features of his residential works are verandah roofs which extended from the main roof carried on timber posts and brackets which replaced cast iron, flattened window arches, corbel topped chimneys converted pebble and dash, shingle infills and slate or metal roofs, before 1918 when Marseilles tiles became available. Many original slate roofs have been replaced with tiles.

²³ Accessed via the Historical Lands Records Viewer: <https://hlrv.nswlrs.com.au/>

²⁴ Hunter District Water Rate books, access via staff of the Newcastle Local History Library, May 2024

²⁵ *Newcastle Morning Herland and Miners' Advocate* 'District News – Carrington' 1915 p.6
<https://trove.nla.gov.au/newspaper/article/137201039?searchTerm=produce%20merchant%20Thomas%20Garrett>

²⁶ This section has summarized the work of John Sara, *The Work of F.G. Castleden, 1907–1919: An Architectural Thesis*

The entrances are often deliberately designed to prepare one for entering the house by providing a transition space in the form of a porch or verandah. Typically, the approach to the entry is up a flight of stairs and under a brick arch. A brick balustrade was often constructed at the entry of both brick and timber houses as a means of weather protection of the occupants as well as the more vulnerable timber frame. The outdoor areas are usually on the eastern side returning along the north and south depending on orientation and street frontage or view. The main rooms often open onto a verandah by means of French windows for ventilation and access.

Castleden's commercial work was extremely successful. Works in Newcastle, erected under the supervision of Castleden include many buildings for Mr. Joseph Wood, Australian Agricultural Company, J. Ireland Ltd., as well as the large shopping block for Scott's Ltd (formerly David Jones); the Exchange Hotel; Mitchell House and adjoining site; the Commercial Bank of Australia, in conjunction with A. K. and K. Henderson, architects, of Melbourne; the Warriors' Chapel; Rawson Hotel and Ways Ltd.; and All Saints' Church at Singleton. the Shortland Hotel; the Missions to Seamen's Institute at Stockton, additions to Barooka, Singleton,

When a major fire destroyed the Cohens warehouse in Scott Street in 1907, Castleden redesigned it with Menkens for Mr. A. A. Dangar with a water tank featured on the roof for which was to become common practice for fire fighting. The building was occupied for many years the headquarters of David Cohen and Co. Ltd.

Castleden was also responsible for extensive works at Christ Church Cathedral, which had been started by the architect Horbury Hunt, but which was temporarily roofed in as far as the Nave was concerned, the walls of the chancel being still unroofed, with grass growing where the altar now stands.

In 1919, Castleden's son Archer Cox (A.C) Castleden joined the firm, which carried on under the name of Messrs. F. G. and A. C. Castleden, Bolton-Street, city. The principal works carried out are Bishopscourt and the Deanery, the offices of the "Newcastle Morning Herald," the Westminster Hotel for Tooheys Ltd.; Argyll House, Corona House, and Bargain Arcades, for the A.A. Co.; Bishopscourt at Armidale: John's Silk Store; Woolworth's; Central Hotel; Northumberland Hotel, Lambton: Prince of Wales Hotel, Glebe; Oriental Hotel, Cook's Hill; Criterion Hotel, Wickham; Clyde Inn, West Wallsend; Toronto Hotel, and numerous other hotels, all Tooheys Ltd., and churches and schools in the country districts.

The following is an extract from the Construction and Real Estate Journal celebrating fifty years of architectural practice of the Architect F.G Castleden.²⁷

ARCHITECT F. G. CASTLEDEN

Fifty Years of Practice

We offer our congratulations to Mr. F. G. Castleden, the senior partner of the architectural firm of F. G. and A. C. Castleden of Newcastle, upon his having completed 50 years following the profession of an architect in Australia. Mr. Castleden was born in Canterbury, England, and was articled to E. L. Elgar of Ramsgate, Kent, and subsequently worked in the office of W. Stokes A.R.I.B.A., of London. He migrated to Australia on December 31, 1885, and after visiting Adelaide, came to Sydney, where he entered the office of one of Sydney's best known architects of the time, Mr. John Kirkpatrick, whilst he later worked for Backhouse and Smedley also of Sydney. It was in 1887 that he first set up in architectural practice for himself at the corner of Hunter and Bligh Streets, Sydney, and was responsible for the design of Paling's Building in George Street, among many other structures in Sydney. In 1903, however, he was compelled to discontinue private practice and was appointed district architect for the N.S.W. Government at Dubbo. In 1907 he resumed private practice in

²⁷ Construction and Real Estate Journal 1936, 'Architect F.G Castleden 50 years of Practice'.
<https://trove.nla.gov.au/newspaper/article/139801820>

partnership with the late Mr. F. B. Menkens in Newcastle, this practice having been established by Mr. Menkens in 1881. Since then the firm has grown to be one of the largest in Newcastle. Among the buildings erected by it are the Commercial Bank of Australia, in conjunction with A. and K. Henderson of Melbourne, and the Warriors Chapel at the Newcastle Cathedral, the Rawson Hotel, Ways Ltd., Scott's Shopping Block, Exchange Hotel, Mitchell House, the Shortland Hotels, the completion of the Christchurch Cathedral, which was originally started by the late Horbury Hunt, the Newcastle Morning Herald Offices, Westminster Hotel, the Oriental, Criterion and numerous other hotels in the Newcastle district, together with many buildings for the Australian Agricultural Company. It was in 1909 that Mr. Castleden, Senior, took into partnership his son, A. C. Castleden.

Castelden (Sen.) retired to Inverell and died in 1954 at the age of 78. He was farewelled at the Terminus Hotel by members of the surveying, architectural, building and business communities. He was popularly referred to as the "father of Newcastle Architecture". His son and business partner Archer Cox Castleden predeceased him suddenly in 1954 aged 53.

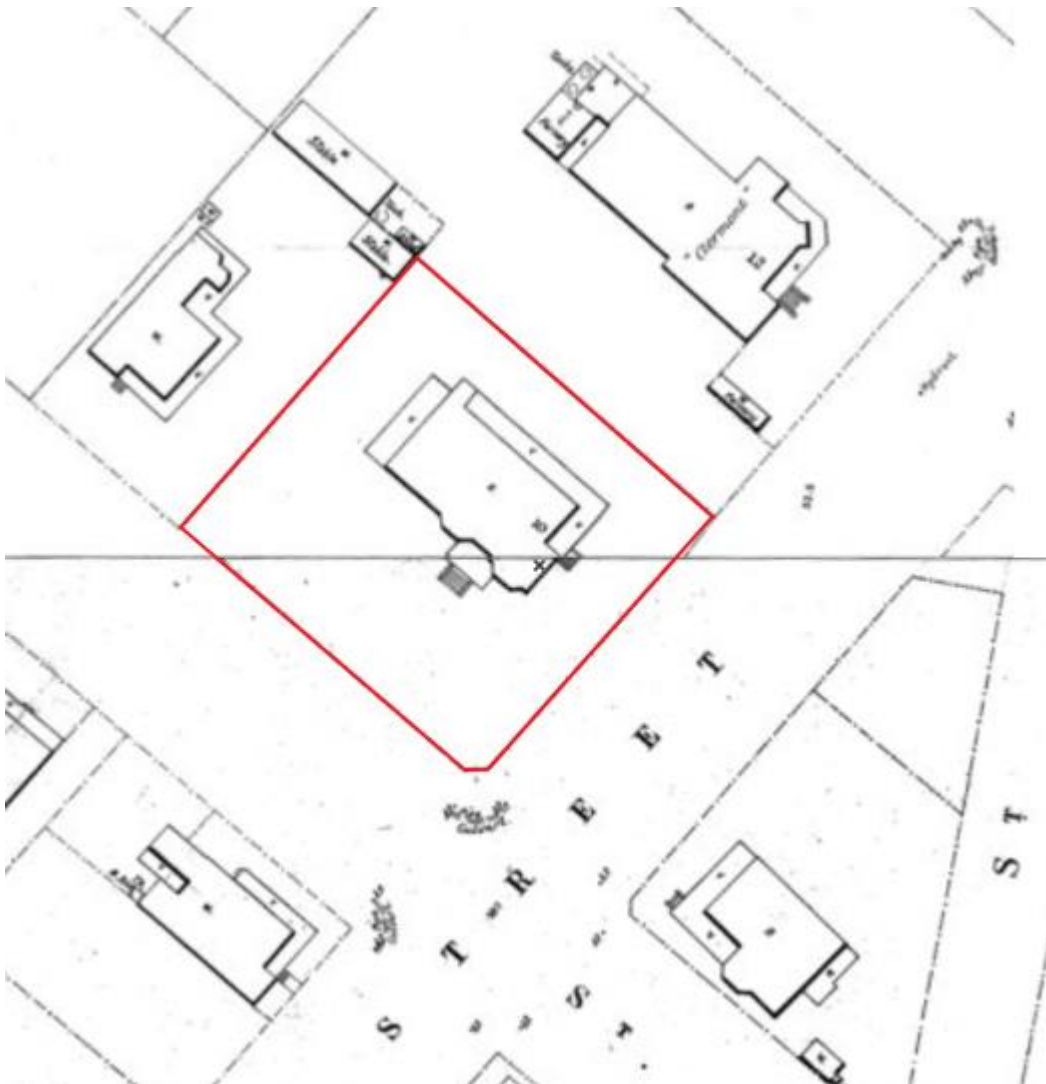


Figure 8: Detail from Sheets 132 and 133 of the Hunter District Water Board Plans, revised in June of 1910, showing 22 Victoria Street, Mayfield soon after construction (Source: Living Histories, University of Newcastle)



Figure 9: Architectural Drawings for 22 Victoria Street Mayfield

Source: "The Work of F.G. Castleden, 1907–1919: An Architectural Thesis" John Sara.



Figure 10: Photo of 22 Victoria Street Mayfield from the corner of Regent and Victoria Streets, Mayfield. Date unknown

Source: "The Work of F.G. Castleden, 1907–1919: An Architectural Thesis" John Sara.



Figure 11: Photo of the east elevation of 22 Victoria Street Mayfield from Victoria Street, Mayfield. Date unknown. Source: "The Work of F.G. Castleden, 1907–1919: An Architectural Thesis" John Sara.

3.4.4 Land ownership

A summary of ownership of the dwelling house is shown in Table 2:

Table 2: Summary of occupation – dwelling house 22 Victoria Street Mayfield

Date	Date
Thomas Garrett Junior ²⁸	1911-1916
Bessie Constan wife of James Constan of Waratah Contractor	1916 – 1920
Austral Nail Company Proprietary Limited Victoria	1920-1922
Rylands Brothers (Australia) Limited	1922-1960
Winstanley Barnes Medical Practitioner	1960-1984
Robert John Peattie and Denise Joan Peattie (tenants)	1985 - 1989
Gregory Arthur Walpole and Dorothy Annette Walpole (tenants)	1989-

²⁸ Primary Application No. 16547

3.5 Comparative analysis

The following provides a comparison of 22 Victoria Street, Mayfield with other similar buildings in Mayfield and nearby suburbs in the Newcastle LGA, which are listed as items of Local Heritage Significance in Schedule 5 Environmental Heritage in the Newcastle LEP 2012

Table 3. Comparative Analysis of Houses in Mayfield

Address	Heritage Listing Description and Significance
 <p>22 Victoria Street, Mayfield, 2023</p>	<p>The study area</p> <p>No current heritage listing.</p> <p>Former residence of the prominent Mayfield citizen T Garrett Jnr.</p> <p>Two storey dichromatic brick house in an elevated position with the main entry facing west towards Regent Street and beyond to views over Maitland Road and across to Waratah. The entry is defined by a prominent gable faced with timber shingles over a deep porch area supported by wide timber decorative timber brackets. The central gable is flanked by two bay windows with original timber joinery. The entrance door is set back under a brick arch with an adjacent leadlight sidelight window and fanlights over. The porch floor is tessellated tiles and the roof and side linings are painted timber boards.</p> <p>The tiled roof over the house is hipped and gabled with an upper level contained within the roof space. There are two dormer windows on the front roof plane facing southwest which are later additions, and the original chimneys are extant. There is a rear enclosed verandah with original timber joinery facing north east.</p>
 <p>2 Pitt Street, Mayfield</p>	<p>Burrandulla Newcastle LEP I277</p> <p>Built for John Ritchie who was the Manager of Hudson Bros.</p> <p>Single storey stucco wall finish with faceted bay windows facing street frontage. Windows to bay are round arched with decorative mouldings over. The eaves have decorative brackets under a hipped roof structure with slate tiles. Dominant stuccoed chimney tops. Front verandah is supported by low wide arches. Cast-iron fringing and bracketing to verandah. Interiors are also substantially intact.</p> <p>Associated with prominent local citizen Demonstrating the development of social class and economic growth of the region An important element within the streetscape Interiors of interest</p> <p>Current use: Private residence</p>

Address

Heritage Listing Description and Significance



Burgman House

Newcastle LEP I278

Two storey cement rendered building with segmented arches to windows and main entry door. Defined sill projecting and emphasising front main windows. Balcony to upper level supported on slender pots with horizontal timber weatherboards. Roof with corrugated metal sheeting over a simple hipped structure.

- Possibly associated with prominent local citizen
- An important element within the streetscape with interiors of interest

Current use: Affordable student accommodation



4 Pitt Street Mayfield

Mayfield House

Newcastle LEP I262

John Scholey owned much of the land around Mayfield, and the suburb was named after his daughter, May. This house, often referred to simply as Scholey's House, was constructed for him in the late 19th century. He was also at one time an alderman and mayor of Waratah. Bought by Mayfield Baptist Homes Trust in the 1950's and became a hostel for industrial apprentices, named in honour of Essington Lewis, former chairman of BHP.

Substantial two storey building in decorative rendered masonry with tiled hipped roof. Verandahs have been enclosed and modern buildings constructed immediately adjacent to it, which obscure some of it's features. Includes some mature trees in garden.

- Demonstrates the growth and development as an attractive residential area in the late 19th and early 20th century.
- Internal fabric of note



Address

Heritage Listing Description and Significance



6 Highfield Street, Mayfield

Current use: Affordable accommodation



21 Highfield Street, Mayfield

Winhara

Newcastle LEP I263

Two storey stucco wall finish with two storey bay window facing streets. The windows to the bays have both rounded and segmental arch with decorative label moulds over. The verandahs and balconies have slender cast-iron posts and panels. Steep gabled roofs with decorative "lace-like" bargeboards and slate roofing. Wood turned finials to gable ends.

- Reputably one of the oldest surviving houses in Mayfield
- Internal fabric of note

Current use: Private residence



47 Crebert Street

Newcastle LEP I283

This group has been listed for its streetscape value which is enhanced by the large area of open space around the houses and between 47 & 51. Internal fabric of note. Single storey house built by BHP from dressed sandstone. Part of the Ingall House group. The stone came from the home "Duckenfield" which was demolished in 1916. This house is currently being used as a child care centre Mayfield Children's home

Address

Heritage Listing Description and Significance



Figure 12: 47 Crebert Street, Mayfield

Ingall House

Newcastle LEP I285

Two storey late Victorian villa of brick with decorative rendering. Iron lace on upper balcony. Extensively renovated inside but still retains cedar doors, staircase, original fireplace and coloured glass fanlights.

- Reputably one of the oldest surviving houses in Mayfield
- Internal fabric of note

Current use: Private residence



Figure 13: 141 Crebert Street, Mayfield

Newcastle LEP I285

The house at 141 Crebert Street Mayfield has been assessed as locally significant for its associations with the history of the development of the suburb of Mayfield; and for its contribution to the streetscape as part of a group of substantial villa homes in Crebert Street. Internal fabric of note.

Believed to have been constructed during the boom period of the 1880s

Current use: Private residence

Address

Heritage Listing Description and Significance



143 Crebert Street, Mayfield

Wincourt

Newcastle LEP I1249

Built for William Arnott and in 1898 was sold to Issac Winn. In 1921 the building was acquired by the Church of England and used as a Girl's Home. Later it was bought by the Methodists and used as an Old Aged Peoples Home.

Single storey masonry building with slender cast-iron posts supporting roof over verandah and decorative cast-iron panels and brackets. Segmental arched windows and fanlight to main entry door. Formal path leading to house.

- Associated with prominent local family. Significant as part of the group of substantial and early houses along this section of Crebert Street.
- Internal fabric of note.

Current use: Private residence



145 Crebert Street

Newcastle LEP I1250

This house is locally significant as it is part of the Crebert Street Group, and is a fine local example of the Victorian Italianate style of residential architecture. The house is associated with the firm of Creer & Berkely, who it was build for. The building is part of the Crebert Street group that includes items MAYF.034-038 Internal fabric of note. Built for Creer & Berkley family associates. The current owner (2009) says that it was built in 1860

- Significant as part of the group of substantial and early houses along this section of Crebert Street.
- Internal fabric of note.

Address

Heritage Listing Description and Significance



147 Crebert Street

Newcastle LEP I1251

Single storey facebrick work building with projecting bay window and decorative bargeboard to gable end. Gable also detailed with rough cast render and timber awning over timber framed casement window. Decorative timber bracketing to eaves with steep half gable roof structure clad with corrugated metal. Decorative timber fringing to verandah and squat timber posts.

- Significant as part of the group of substantial and early houses along this section of Crebert Street.
- Internal fabric of note.

Current use: Private residence




149 Crebert Street

Newcastle LEP I1252

Single storey facebrick work building with half-hipped roof and dominant chimney top to corrugated metal roof. Classical masonry stair leading to front door. Well established garden shading house.

- Part of Crebert Street Group, includes items MAYF.034-038
- Internal fabric of note. Internal fabric of note.

Current use: Private residence

Address	Heritage Listing Description and Significance
 <p data-bbox="188 824 815 853">41 Kerr Street, Mayfield</p>	<p data-bbox="815 353 1465 409">Glen Airlee Newcastle LEP I1286</p> <p data-bbox="815 439 1465 544">A good example of this architectural style not well represented in this area. Associated with prominent local citizen. An important element within streetscape. Internal fabric of note.</p> <p data-bbox="815 544 1465 741">Single storey facebrick work building with flying gable and double decorative timber brackets. Elaborate timber work to gable end and fringing to front verandah. Single hand rail connecting timber posts to verandah. Predominantly hipped roof with terra cotta roof tiles broken back roof to verandah and vented eye-lid to roof space. Elaborate Gothic style chimney top.</p>

3.6 Summary of comparative analysis

The examples of locally listed heritage items in the Mayfield and the subject site at 22 Victoria Street have several common attributes. They were all originally constructed as residential accommodation during various periods of the growth of the suburb of Mayfield as it evolved from largely semi forested scrubs and fields into a working class town, capitalising on its location between the Hunter River and the rail line, which made it attractive to industries that needed to transport goods such as steel and coal. Many of the more grand dwellings were constructed on large blocks, subdivided from large estates on elevated locations with views north across the Hunter River or West towards Waratah.

The comparative examples are generally intact examples of early residential dwellings. Many were associated with prominent citizens of the Mayfield/ Waratah and have remained in use as private residential dwellings. Heritage items of local significance have generally retained the integrity of their built form, with some minor modifications for contemporary living, making a positive contribution to the streetscape. While some of the locally listed heritage items have remained in continual use as private residential dwellings. There are examples of adaptive reuse as multiunit dwellings facilitating boarding houses, student accommodation aged care and childcare.

4.0 PHYSICAL CONTEXT

4.1 Site Inspection

A site inspection was conducted from the public domain on the 14 April 2024 by Artefact Heritage and Environment. The interiors were not accessed.

4.2 Description of 22 Victoria Street, Mayfield

4.2.1 Exterior

The two-storey dichromatic brick house is in an elevated position with the main entry facing west towards Regent Street and beyond to views over Maitland Road and across to Waratah. The house is single fronted with a gabled roof and a transverse gable addressing the street. The original four-bedroom, plan of the single storey house appears to have been retained internally, with some minor modifications. The front staircase to the elevated entry porch is constructed of brick masonry.

The entry is defined by a prominent gable faced with timber shingles over a deep porch area supported by wide timber decorative timber brackets. The central gable is flanked by two bay windows with original timber joinery. The elevated porch is accessed by a grand floor brick stair with a curved balustrade. The porch floor is tessellated tiles and the roof and side linings are painted timber boards. The entrance door is set back under a brick arch with an adjacent leadlight sidelight window and fanlights over.

The tiled roof over the house is hipped and gabled with an upper level contained within the roof space. There are two dormer windows on the front roof plane facing southwest, which were not shown in the original drawings. The original roughcast rendered chimneys are extant. There is a rear enclosed verandah with original timber joinery facing northeast.

The house rests on the original brick and concrete footings which are not visible from the side elevations as they are concealed by brickwork. The subfloor vents and subfloor storage area are accessible from the west elevation on either side of the front entry.

The house has undergone some modification of the front elevation with the addition of two gabled dormers and minimal modifications at the rear.

A significant amount of uncontrolled vegetation growing on the site appears to have caused some damage to brickwork, external timbers, paths and fences. There is substantial vegetation around the perimeter of the site creating a visual barrier to the views of the house from the public domain.



Figure 14: View to the site at 22 Victoria Street Mayfield which is located on the corner of Victoria Street and Regent Street. There is substantial vegetation around the perimeter of the site creating a visual barrier to the views of the house from the public domain.



Figure 15: View of front entry from Regent Street



Figure 16: View of front entry from Regent Street



Figure 17: Timber shingled gable

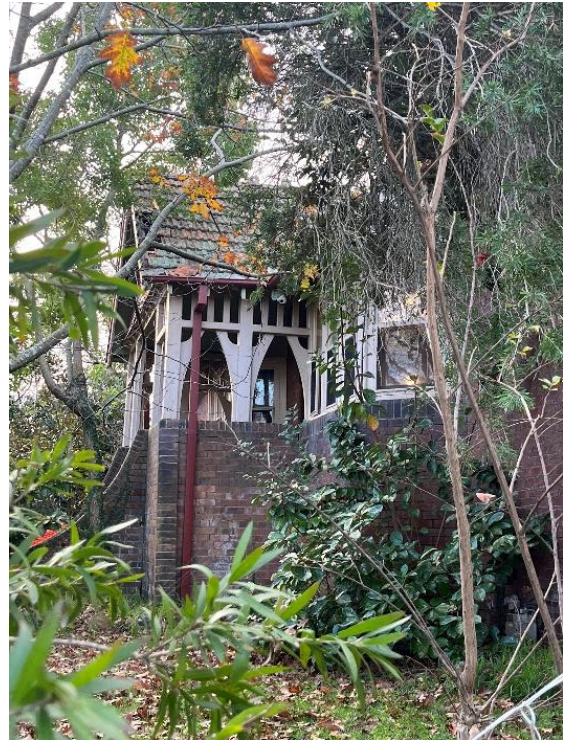


Figure 18: View of front entry porch from Victoria Street



Figure 19: View of western end of the front elevation



Figure 20: Later addition dormer windows



Figure 21: East side dormer



Figure 22: West side dormer



Figure 23: East elevation showing rear enclosed verandah



Figure 24: Rear enclosed verandah with timber shingled cladding and louvred windows.



Figure 25: View up concrete front entry path



Figure 26: Regent Street view of the front boundary fence



Figure 27: View from Regent Street across the front lawn



Figure 28: View from Regent Street across the front lawn to the entry porch



Figure 29: View south west down Victoria Street from the subject site






Figure 30: View East along Pitt Street, Mayfield from the subject site

4.2.2 Analysis of the works of the Architect F.G Castleden

The following provides a comparison of the property at 22 Victoria Street Mayfield buildings with residences designed by the architect F.G. Castleden.

Table 4: Comparative Analysis of Residential Dwellings by F.G Castleden

Address	Description
 <p>50 Gordon Avenue, Hamilton</p>	<p>Single storey rendered brick dwellings on the corner of Gordon Avenue and Dumaresq Street Hamilton.</p> <p>Beveridge Cottage, cnr. Gordon Avenue & Dumaresq Street, Newcastle</p>
 <p>72 Gordon Avenue Hamilton</p>	<p>Single storey freestanding face brick, tiled, gabled roof Federation era dwellings.</p> <p>Beveridge House, cnr. Gordon Avenue & Dumaresq Street, Newcastle</p>
 <p>73 Gordon Avenue, Hamilton</p>	<p>Single storey freestanding rendered brick cottage Modified roof cladding and rendered external walls. Modified fences and gates on the street frontage Modified interiors</p> <p>One of two A.A Co. Garden Suburb Cottages on the corner of Gordon Avenue and Kemp Street.</p>

Address

Description



67 Gordon Avenue

Single storey face brick dwelling with wide spreading roof and deep entry porch. Oval shaped brick fenestration

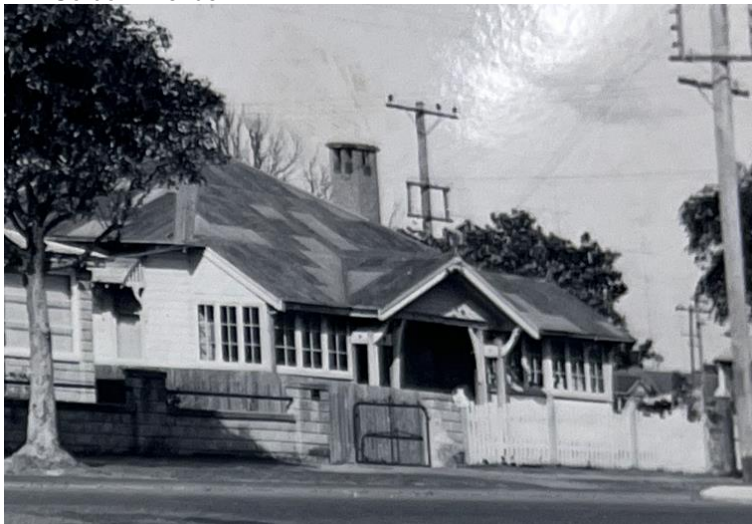
One of two A.A Co. Garden Suburb Cottages on the corner of Gordon Avenue and Kemp Street.



141 Gordon Avenue

Single storey timber framed dwelling with hipped and gabled roofs.

Enclosed verandahs are part of the original design.
Original metal roof has been replaced with tiles



141 Gordon Avenue Date unknown

Source: Analysis of the works of the Architect F.C Castleden

One of two A.A Co. Garden Suburb Cottages on the corner of Gordon Avenue and Glebe Road.

Address

Description



154 Gordon Avenue Hamilton

Single storey timber framed dwelling with hipped and gabled roofs.
Modifications to the exterior form and interiors.
Original metal roof has been replaced

One of two A.A Co. Garden Suburb Cottages on the corner of Gordon Avenue and Glebe Road.



15 Helen Street, Merewether

Elevated weatherboard dwelling with hipped and gabled metal roof and masonry entry stair to deep gabled porch. Bay window



22 The Terrace, The Hill

Two storey weatherboard dwelling with double gabled frontage with shingle infill. designed by Menkens and Castleden in 1908

Ground floor comprised Drawing Room, Smoking Room, with sliding doors to kitchen, pantry, Laundry and stair hall. The first floor had six bedrooms, bath room and stair hall. The house overlooks King Edward Park and the Ocean to the east.

It has been modified with enclosure of the verandah and to accommodate off street parking

Address

Description



The Rectory Church of England Denison Street, Hamilton

Single storey face brick dwelling with front gable verandah roof extending from the main roof supported on solid timber posts and decorative brackets.



85 Wolfe Street The Hill

Three level brick flats building with twin gabled roofs faced with shingles and deep recessed balconies enclosed by rendered masonry balustrades on the lower level and fronted with shingles on the upper level.



Newcastle Ocean Baths, 30 Shortland Esplanade, Newcastle East

Decorative rendered façade of the Newcastle Ocean Baths 1922

Modifications have been made to the façade and the amenities, service and community facilities and structures on the eastern side of the building.

5.0 SIGNIFICANCE ASSESSMENT

5.1 Methodology

5.1.1 Assessing Significance

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the *Burra Charter* (Australia ICOMOS 2013) and the NSW Heritage guidelines *Assessing Heritage Significance* (DPE 2023).

If an item meets one of the seven heritage criteria at the local or state level, as outlined by the Heritage Council of NSW, it can be considered to have heritage significance (see Table 5). If it meets two criteria at the 'state level' it may be considered for listing on the SHR.

'State heritage significance'—'A State Heritage Register listing recognises a place or object as significant for all of NSW. The listing is assessed and recommended by the Heritage Council of NSW and made under the *Heritage Act 1977* by the NSW Minister'.²⁹

'Local heritage significance'—'A local heritage listing recognises the place has significance to a local area and/or community. The listing is included in a local environmental plan or state environmental planning policy and made under the *Environmental Planning and Assessment Act 1979*'.³⁰

Table 5. NSW Heritage Council's heritage assessment criteria

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C – Aesthetic or Technical Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G - Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

²⁹ Heritage NSW, 2023A. *Assessing Heritage Significance*.

³⁰ Heritage NSW, 2023A. *Assessing Heritage Significance*.

5.1.2 Assessing Integrity

Integrity is a measure of the wholeness and intactness of the place and its attributes. Examining the conditions of integrity, therefore requires assessing the extent to which the subject site or element:

- a) includes all elements necessary to express its heritage significance,
- b) is of adequate size to ensure the complete representation of the features and processes which convey the property's heritage significance,
- c) suffers from adverse effects of development and/or neglect.

Table 6: Levels of Integrity

Grading	Justification
High	The physical fabric of the property and/or its significant features is in good condition, and the impact of deterioration processes controlled. A significant proportion of the elements necessary to convey the totality of the heritage significance conveyed by the property is included ³¹ .
Moderate	The physical fabric of the property and/or its significant features have undergone some modifications. The changes may be reversible.
Low	The physical fabric of the property and/or its significant features have undergone substantial modifications and the original is irretrievable.
N/A	Modern and/or intrusive fabric.
Unknown	Elements that cannot be evaluated (i.e. natural ventilation systems where their continued operation cannot be determined, fabric that cannot be inspected).

5.1.3 Levels of significance of site components

Individual areas and elements of the subject site have been assessed and a level of significance has been applied. This detailed assessment is provided to enable decisions on the future conservation and development of the place.

Five levels of cultural significance have been used in the assessment of the residential building on the subject site. These categories have been developed based on *Assessing Heritage Significance*,³² prepared by Heritage NSW, and the categories provide a framework for conservation policies, interpretation and recommended treatment of the fabric.

Table 7: Gradings of cultural significance

Level	Justification	Status
Exceptional	Where an individual element is assessed as making a rare or outstanding contribution to the overall significance of the place [and exhibits] a high degree of intactness and quality. Minor alterations or degradation may be evident but does not detract from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfills criteria for local or state listings

³¹ Sheridan Burke, The long and winding road: a challenge to ICOMOS members, in *Changing World, Changing Views of Heritage: heritage and social change* ICOMOS, 2010

³² Heritage NSW, 2023A. *Assessing Heritage Significance*.

Level	Justification	Status
High	Where an individual element is assessed as making considerable contribution to the overall significance of the place and exhibits] a considerable degree of intactness and [was] originally of substantial quality. Considerable alteration may have been undertaken, which may alter the presentation and completeness, but does not detract substantially from the overall significance of the place. Demolition/removal of the element would diminish the heritage significance of the place.	Fulfills criteria for local or state listings
Moderate	Where an individual element is assessed as making a moderate contribution to the overall significance of the place [and exhibits] considerable alteration and/or degradation which detracts from the overall significance of the place. Elements which were of some intrinsic quality but are relatively intact may be included. Elements with little heritage value but contribute to the overall cumulative significance of the place may also be included. New elements of high-quality design and aesthetic value may be considered to contribute to the significance of the place. Demolition/removal of the element may diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Fulfills criteria for local or state listings
Little	Where an individual element is assessed as making a minor contribution to the overall significance of the place, particularly compared with other elements . . [and exhibits] extensive alterations or degradations which impact their significance and ability to interpret. New elements of little intrinsic quality or aesthetic value may be considered in this category. Demolition/removal of the element would not diminish the heritage significance of the place. Elements or spaces can be altered or adaptively reused.	Does not fulfill criteria for local or state listings
Intrusive	Where an individual element is assessed as detracting from the appreciation and overall significance of a place. The element may be adversely affecting or obscuring other significant areas, elements, or items. Demolition/removal of the element is recommended.	Does not fulfill criteria for local or state listings

5.2 Significance Assessment

The heritage significance of 22 Victoria Street has been assessed below in Table 8.

Table 8. Significance assessment for 22 Victoria Street, Mayfield.

Criteria	Assessment
A – Historical Significance	<p>The house is significant as a house constructed in the Scholey subdivision, designed by well known Newcastle architect F.C Castleden, that is extant and generally unmodified and in original condition. It is representative of the transition of architectural style that occurred between the late Victorian and Federation periods.</p> <p>The house is demonstrative of the pattern of residential patterns reflected in the layout of present-day Mayfield, as the early large estates were subdivided and sold from the end of the 19th century.</p> <p>The house also reflects the status of the Mayfield area at the turn of the 20th century, attracting middle class professionals and business owners that commuted into Newcastle via the train network.</p> <p>The dwelling house reaches the local significance threshold under this criterion.</p>
B – Historical Association	<p>The dwelling house is associated with prominent architect Frederick G. Castleden, an architect practising in Newcastle and contributing to several prominent buildings in the region.</p> <p>The residence was constructed by Thomas Garrett Jnr. a prominent figure in business in the Mayfield area, who operated T Garrett and sons fruit merchants for many years. The business closed in 2021.</p> <p>The dwelling house reaches the local significance threshold under this criterion.</p>
C – Aesthetic, Creative or Technical Achievement	<p>The property is an example of one of the Federation Vernacular style developed by the architect F.G Castleden. It was a style which evolved from a more formal late Victorian Federation style of architecture for residential dwellings. The house is one of the only examples of a Castleden designed house constructed in the Scholey subdivision.</p> <p>The distinctive architectural features of the Castleden designed house are remarkably intact including the dark face brickwork, prominent covered entry porch and masonry stair, tiled, gabled roof with timber shingle infill to the gable ends, and decorative timber elements.</p> <p>The dwelling may be considered to have landmark qualities due to its elevated position on a corner site which would historically have enjoyed views to the east across Victoria Street and south to Waratah.</p> <p>The dwelling house reaches the local significance threshold under this criterion.</p>
D – Social, Cultural and Spiritual Significance	<p>The dwelling is located on a prominent corner block on a main thoroughfare, however, due to considerable screening from overgrown vegetation it is unlikely that the aesthetic and historic properties of the dwelling are recognised by the local community.</p> <p>The dwelling is unlikely to reach the local significance threshold under this criterion.</p>
E – Research Potential	<p>The dwelling house has generally low research potential. An assessment of archaeological research potential has not been undertaken for the site.</p> <p>The dwelling is unlikely to reach the local significance threshold under this criterion.</p>
F – Rare	<p>The house represents a fine example of the Federation vernacular style of dwelling developed by F.G Castleden which is substantially intact and has retained most of its original features as well as its setting on a large elevated corner block in Mayfield. The comparative analysis undertaken shows that there are few Castleden designed residences within the Newcastle LGA and none that were identified in Mayfield during preparation of this assessment.</p> <p>The dwelling house reaches the local significance threshold under this criterion.</p>

Criteria	Assessment
G - Representative	<p>The house is representative of the evolution of the suburb of Mayfield during a period of transition and population growth following the subdivision of many grand estates. The house is an extant example of the evolving Federation Vernacular design of residential dwellings by F.G Castleden, of which there are limited remaining examples in the Newcastle area.</p> <p>The dwelling house reaches the local significance threshold under this criterion.</p>

Table 9: Gradings of Significance and Integrity for 22 Victoria Street, Mayfield

Component	Significance	Integrity
Structural form and intactness	High	High
Contribution to streetscape	High	High

5.3 Statement of significance

The house at 22 Victoria Street Mayfield is significant as potentially being one of the only houses constructed in the Scholey subdivision by well know Newcastle architect F.G Castleden, that remains extant, generally unmodified and in original condition. It has largely retained its original setting in the street as well as the built form. There have been some minor additions and modifications over time and the house is in fair condition.

The house was originally designed as a substantial family home in a prominent location in Mayfield by the architect F.G Castleden for the Garrett family, who operated a business as fresh providores that lasted 110 years.

The design of the house at 22 Victoria Street is consistent with the planning and appearance that Castleden employed in many of his designs for residential dwellings that have been described as Federation Vernacular. The entry is defined by a prominent gable faced with timber shingles over a deep porch area supported by wide timber decorative timber brackets. The central gable is flanked by two bay windows with original timber joinery. The entrance door is set back under a brick arch with an adjacent leadlight sidelight window and fanlights over. The porch floor is tessellated tiles and the roof and side linings are painted timber boards.

The tiled roof over the house is hipped and gabled with an upper level contained within the roof space. There are two dormer windows on the front roof plane facing southwest which are later additions, and the original chimneys are extant.

The dwelling house at 22 Victoria Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (f) and (g).

6.0 CONCLUSION AND RECOMMENDATIONS,

6.1 Conclusions

The assessment has identified the following:

- 22 Victoria Street Mayfield has historical significance as one of the only houses constructed on the Scholey subdivision designed by the prominent architect F.G Castalden.
- The house represents an early example of one of the core architectural phases of Newcastle and the development of the suburbs of Mayfield. It represents an example of the growth and development of Mayfield as an attractive residential area in the early 20th centuries and is a good example of the work executed by the architect F.G Castalden which is not well represented in this area.
- 22 Victoria Street represents a rare intact residential dwelling which has generally retained the integrity of its built form, making a positive contribution to the streetscape.
- The integrity of the structure, form and setting of the house and its curtilage have generally been retained and it contributes to the visual connections between houses along Victoria Street and Regent Street, as well as the heritage item in the immediate vicinity “Burrandulla” at 2 Pitt Street, Mayfield.
- The physical fabric of the property at 22 Victoria Street and its significant features are generally in original condition. Some dilapidation has occurred through neglect as well as minor modifications being made, however the changes may be reversible.
- The retention of the original roof form and chimneys of the dwelling house at 22 Victoria Street will contribute to and complement the wider character of the area.

6.2 Recommendations

- This assessment recommends that the dwelling house at 22 Victoria Street be listed as a local heritage item on Schedule 5 Environmental Heritage on the Newcastle LEP 2012. In general, the strategy for changes to historic properties is to keep and maintain the original or form, scale and features of the place and that any new works are sympathetic to and do not overwhelm the old. This maintains the authenticity of listed places that make them distinct. The significant original or old features differ for each property.
- If listed as an item of local heritage significance the street frontage, lot curtilage and original room layout of the house should be retained to express the presence of the building an example of one of the original structures in the Scholey Subdivision. It is a rare extant example of an architecturally designed residence in the Federation vernacular style in Mayfield by the well known Newcastle architect F.G Castalden.
- Consideration should be given to any future alterations and additions which would need to be designed sensitively to the context of the site.

7.0 REFERENCES

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8.0 Appendix A –Biography of Castleden Frederick George 2016 RAIA



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