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**CCL 23/07/2024 - HERITAGE ITEM - 13 SECTION STREET
MAYFIELD - PLANNING PROPOSAL AMENDMENT TO NEWCASTLE
LOCAL ENVIRONMENT PLAN 2012**

- | | | |
|------------|----------------------|---|
| 8.3 | Attachment A: | Planning Proposal – Heritage item at 13 Section Street Mayfield |
| 8.3 | Attachment B: | NSW Government Gazette No. 275 of 19 July 2024 – IHO No. 2024/03 for 13 Section Street Mayfield |
| 8.3 | Attachment C: | Heritage Significance Assessment – 13 Section Street Mayfield, prepared by City of Newcastle |

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PLANNING PROPOSAL

New heritage item at 13 Section Street Mayfield

Version 1.0 - Council Endorsement

July 2024

For enquiries please call 4974 2000

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



City of
Newcastle

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New heritage item at 13 Section 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 local environmental plan (LEP) amendment and sets out the justification for making the plan.

The NSW Government's Local Environmental Plan 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 may evolve due to various reasons, such as feedback during the exhibition. It will be 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 13 Section Street Mayfield.
Property Details	13 Section Street Mayfield (Lot 62 DP 535575)
Applicant Details	City of Newcastle

Background

The Newcastle LEP 2012 lists almost 700 heritage items, eight heritage conservation areas and 23 archaeological sites in Schedule 5 Environmental Heritage. This planning proposal relates to 13 Section Street Mayfield a property that is not listed as an item of heritage significance in Newcastle LEP 2012.

CN received a development application (DA2023/00147) on 2 March 2023 to demolish a two-storey building (Annesley House) and construct additional carparking facilities at 13 Section Street Mayfield. The assessment of DA2023/00147 identified the potential for the existing building (Annesley House) to have heritage value.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted *"that the City of Newcastle is undergoing a growth in its population and a diversification and densification of its housing types. Consistent with our adopted Heritage Strategy and accompanying Heritage Policy, further work needs to be done to protect the heritage and character of the city's buildings, streetscapes and landscapes by identifying Heritage Conservation Items, Heritage Conservation Areas and preparing Character Statements of suburbs."*

CN's Development Officer (Heritage) prepared a preliminary heritage assessment as a referral to the development application. The referral was peer reviewed by a specialist from CN's Urban Design Review Panel. The referral concluded that 13 Section Street Mayfield is likely to be found to be of heritage significance under several of the NSW Heritage Assessment Criteria.

Interim Heritage Order (IHO) No. 2024/03, relating to the subject property, was published in the NSW Government Gazette No. 275—Planning and Heritage on 19 July 2024 (see supporting documents). 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, enabling the Council to assess and determine if it 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 completed a detailed heritage assessment of the property (see supporting documents). The assessment found the property at 13 Section Street, Mayfield has heritage significance as follows:

Annesley House is associated with prominent local figures, including Charles Upfold, William Arnott, and Isaac Winn. It contributes to an understanding of the development of Mayfield as a suburb during the late 19th century – a period when wealthy families were relocating to the local area and building at a rapid rate.

Annesley House was designed by John W. Pender, a notable architect practicing primarily in the Maitland and Hunter areas, held in high esteem locally. His work appears to be less common in Newcastle, but his engagement is likely to be an outcome of his established reputation for large house designs in the scenic context of the Hunter River.

The building has lost its fine detail following renovations in the 20th century. However, its built form, roof, a chimney, windows and some internal features remain legible. Much of the replacement external claddings are nearing replacement and able to be replaced by more sympathetic or original materials in ongoing maintenance.

Annesley House is comparable to other heritage-listed grand Victorian residences throughout Mayfield. While some are in good condition and retain key characteristics of their class, some have been significantly altered.

The extent of alterations and the removal of its context are changes that have left the building in similar circumstances to majority of 'grand residences' of Australian cities, retaining interpretive significance in remaining form, scale, detail, and identity, within regularly altering settings. Annesley House is most comparable to its neighbour, the former Mayfield House, as they were constructed around the same time, with a similar curtilage, setting and outlook, and have undergone very similar alterations.

The dwelling at 13 Section Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (d) and (g).

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

Applicable land

The proposal is for a single allotment of land at 13 Section Street Mayfield – legally referred to as Lot 62 DP 535575. It is approximately 350m north of the Maitland Road commercial centre in an area predominantly comprised of residential and aged care land uses (**Figure 1**). The site has dual frontage to Section and Barber Streets and is approximately 3200m² and square in shape (**Figure 2**).

The site contains a residential aged care facility known as Irwin Hall accommodating 38 residents, a two-storey vacant building known as Annesley House, and a private, 14 space carpark accessed from Barber Street (**Figure 3** and **Figure 4**). Adjoining the site are Uniting Church residences to the north, dwelling houses to the south and the Baptist Church to the west. The site is surrounded by several heritage items of local significance (**Figure 5**), including:

- Former Mayfield House – Item #262
- Burrundulla (Residence) – Item #277
- Burgman House – Item #278
- St Columbans Presbytery – Item #245
- St Columbans Church – Item #244
- Bella Vista (Former Residence) – Item #246

Newcastle LEP 2012 is the principal planning instrument for the site. It has the following attributes:

- The site is zoned R3 Medium Density Residential.
- The site has a minimum lot size of 400m².
- The maximum Height of Buildings (HOB) is 10m.
- The maximum Floor Space Ratio (FSR) is 0.9:1.
- The site is identified as containing Class 5 Acid Sulphate Soils.
- The site does not currently contain an item of environmental heritage and is not within a heritage conservation area.

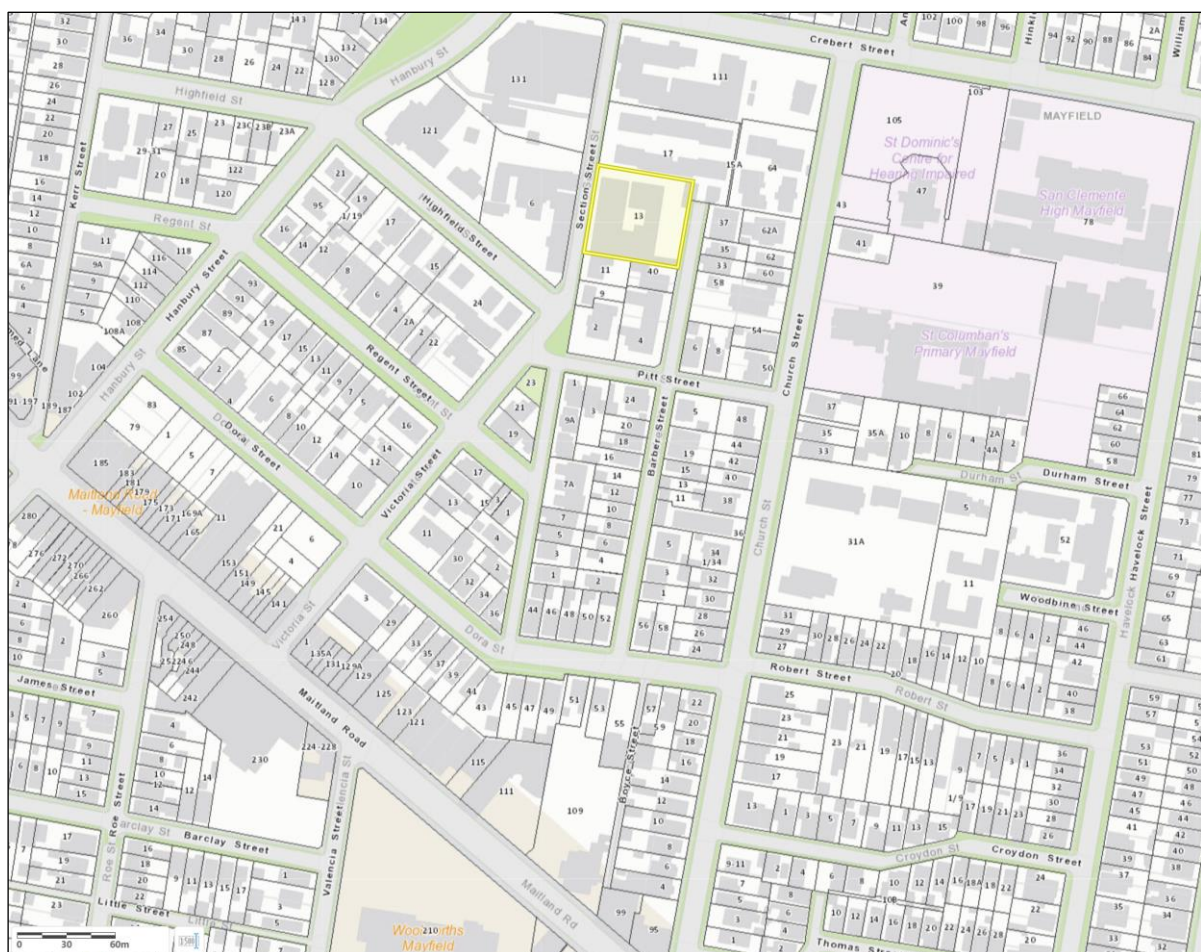


Figure 1: Local context of the site (highlighted yellow). **Source:** CN, OneMap.



Figure 2: Aerial photo of the site (outlined in red). **Source:** CN, OneMap.



Figure 3: View of the property looking east from Section Street. **Source:** Google Maps, annotated by CN.



Figure 4: View of the property looking west from Barber Street. **Source:** Google Maps, annotated by CN.



Figure 5: Aerial photo of the site (outlined in red) and surrounding heritage items of local significance (highlighted brown). **Source:** CN, OneMap.

Part 1 – Objectives and intended outcomes

The planning proposal's intended outcome is to amend Newcastle LEP 2012 to list 13 Section Street Mayfield as a heritage item of local significance.

Part 2 – Explanation of provisions

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

- Amending Schedule 5 Environmental Heritage to include the site as a heritage item of local significance to be referred to as 'Annesley House (Former Residence)', as per the recommendation of the heritage significance assessment.
- Amend the LEP 2012 Heritage Map to include the site (see excerpt below at **Figure 6**).



Figure 6: Excerpt of proposed Heritage Map (subject site outlined in red). **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 prepared for the development application (DA2023/00147) found the site is likely to be of heritage significance under several of the NSW Heritage Assessment Criteria and recommended a detailed heritage assessment of the property be undertaken to confirm the significance of the property.

The property is the subject of an IHO, published in Government Gazette No. 275 on Friday 19 July 2024. Following gazettal of the IHO, a detailed heritage assessment was undertaken to confirm the significance of the site. The detailed heritage assessment found:

Annesley House is associated with prominent local figures, including Charles Upfold, William Arnott, and Isaac Winn. It contributes to an understanding of the development of Mayfield as a suburb during the late 19th century – a period when wealthy families were relocating to the local area and building at a rapid rate.

Annesley House was designed by John W. Pender, a notable architect practicing primarily in the Maitland and Hunter areas, held in high esteem locally. His work appears to be less common in Newcastle, but his engagement is likely to be an outcome of his established reputation for large house designs in the scenic context of the Hunter River.

The building has lost its fine detail following renovations in the 20th century. However, its built form, roof, a chimney, windows and some internal features remain legible. Much of the replacement external claddings are nearing replacement and able to be replaced by more sympathetic or original materials in ongoing maintenance.

Annesley House is comparable to other heritage-listed grand Victorian residences throughout Mayfield. While some are in good condition and retain key characteristics of their class, some have been significantly altered.

The extent of alterations and the removal of its context are changes that have left the building in similar circumstances to majority of 'grand residences' of Australian cities, retaining interpretive significance in remaining form, scale, detail, and identity, within regularly altering settings. Annesley House is most comparable to its neighbour, the former Mayfield House, as they were constructed around the same time, with a similar curtilage, setting and outlook, and have undergone very similar alterations.

The dwelling at 13 Section Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (d) and (g).

The study concludes that the site warrants heritage listing under the provisions of the Newcastle LEP 2012 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, 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 LEP 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 Newcastle LEP 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 any 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 13 Section Street Mayfield as recommended by an evidence-based study.

Greater Newcastle Metropolitan Plan 2036

The *Greater Newcastle Metropolitan Plan 2036* (GNMP) aims to deliver a collaborative framework to help implement HRP 2041. It identifies strategies and actions needed to create an integrated metropolitan city and prioritises infrastructure and services for catalyst areas.

The GNMP 2036 provides specific directions for councils, including Action 11.1 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 7**). 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.

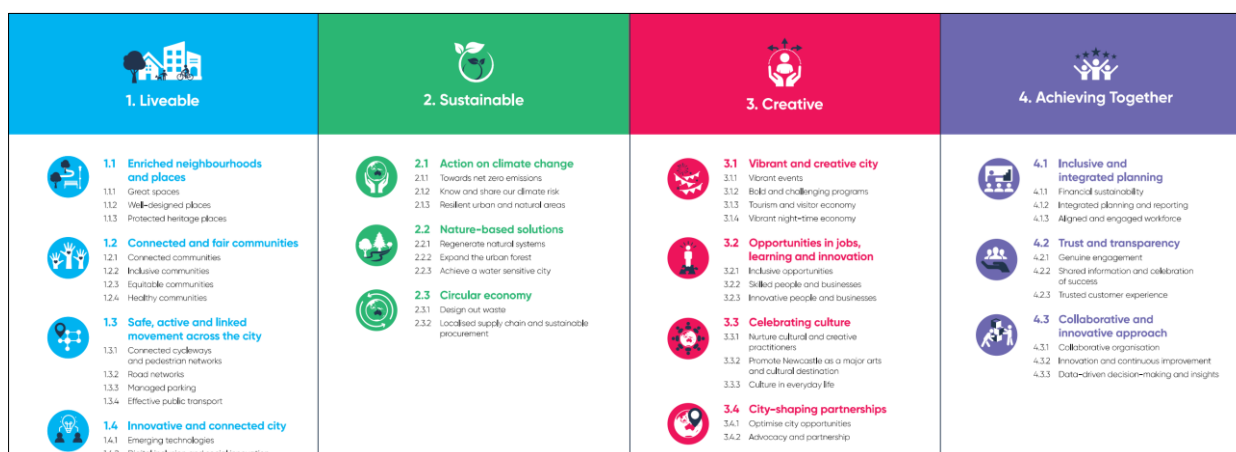


Figure 7: Newcastle 2040 Community Strategic Plan themes and objectives. **Source:** Newcastle 2040 CSP.

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) 2021, complements the CSP. This 20-year land use vision guides future growth and development in Newcastle. It informs changes to LEP 2012, Newcastle's Development Control Plan, and other land use strategies.

The planning proposal is consistent with the LSPS Principles of:

- Planning Priority 10–Development responds to the desired local character of our communities, which seeks to *"ensure known and potential heritage places and values are conserved and contribute to local character and sense of place."*
- Planning Priority 11–Protect and celebrate heritage, which recognises *"the City's identity is maintained by protecting and enhancing heritage buildings, streetscapes, views and key features."*

The LSPS further 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 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 HRP2041, GNMP 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 City of Newcastle will protect and conserve the City's heritage places for the benefit of everyone.*
- Priority 3 City of Newcastle 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. City of Newcastle 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 SEPPs in **Table 1** below.

Table 1: Relevant State Environmental Planning Policies.

Relevant SEPPs	Consistency and Implications
----------------	------------------------------

SEPP (Biodiversity and Conservation) 2021	Consistent – this planning proposal (PP) 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	<p>Consistent – this PP will not prevent the application of this policy.</p> <p>This policy applies to development for affordable and diverse housing delivery, such as boarding houses and residential flat buildings (RFBs) among others of lower scale and intensity. 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 a heritage item may limit the extent and/or scale of future development options at the site, such as RFBs. Future development would be assessed using Clause 5.10 (Heritage Conservation). This requires 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	N/A
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 residential aged care. 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 PP 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 **Table 2** below.

Table 1: 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 (PP) is consistent with HRP 2041 as outlined above.
1.3 Approval and Referral Requirements	Yes	Consistent. The PP does not include any provisions that will require subsequent development applications 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 PP would create a new heritage item in the LEP 2012. It intends to list an item identified in a detailed heritage assessment of the site. 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		
4.5 Acid Sulfate Soils	Yes	Consistent. The PP 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.
Focus Area 5: Transport and Infrastructure		
N/A		
Focus Area 6: Housing		
6.1 Residential Zones	Yes	Consistent. The PP should not significantly affect the ability of future development for the existing use or other housing choices and will continue to enable the use or adaptation 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 does not propose an intensification of use. 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).

A heritage significance assessment found the site warrants local heritage item listing and this planning proposal will enable that. The heritage assessment found:

Annesley House is associated with prominent local figures, including Charles Upfold, William Arnott, and Isaac Winn. It contributes to an understanding of the development of Mayfield as a suburb during the late 19th century – a period when wealthy families were relocating to the local area and building at a rapid rate.

Annesley House was designed by John W. Pender, a notable architect practicing primarily in the Maitland and Hunter areas, held in high esteem locally. His work appears to be less common in Newcastle, but his engagement is likely to be an outcome of his established reputation for large house designs in the scenic context of the Hunter River.

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Annesley House is comparable to other heritage-listed grand Victorian residences throughout Mayfield. While some are in good condition and retain key characteristics of their class, some have been significantly altered.

The extent of alterations and the removal of its context are changes that have left the building in similar circumstances to majority of 'grand residences' of Australian cities, retaining interpretive significance in remaining form, scale, detail, and identity, within regularly altering settings. Annesley House is most comparable to its neighbour, the former Mayfield House, as they were constructed around the same time, with a similar curtilage, setting and outlook, and have undergone very similar alterations.

The dwelling at 13 Section Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (d) and (g).

The planning proposal will have a positive heritage outcome for the City of Newcastle 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.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted *"that the City of Newcastle is undergoing a growth in its population and a diversification and densification of its housing types. Consistent with our adopted Heritage Strategy and accompanying Heritage Policy, further work needs to be done to protect the heritage and character of the city's buildings, streetscapes and landscapes by identifying Heritage Conservation Items, Heritage Conservation Areas and preparing Character Statements of suburbs."* This further reinforces that heritage protection of the site has community support.

CN will consult with the local community via public exhibition per any gateway determination conditions.

Economic Considerations

The economic impact of the planning proposal is likely to be minimal 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?

No State or Commonwealth public authorities have been consulted at this stage. Public authorities will be consulted in accordance with the gateway determination.

Part 4 – Mapping

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

- Heritage Map

The matrix below indicates (with a **blue "X"**), which map sheets (of Newcastle LEP 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										
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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 LEP 2012 maps:

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



Figure 8: Existing Heritage Map. Source: CN 2024.



Figure 9: Proposed Heritage Map. Source: CN 2024.

Part 5 – Community consultation

The planning proposal is categorised as basic in the *Local Environmental Plan Making Guideline* (August 2023). Following the guideline the planning proposal is to be made available for comment for a minimum of 28 days. CN understands the gateway determination may alter this minimum.

Any relevant authorities will be consulted per the gateway determination requirements.

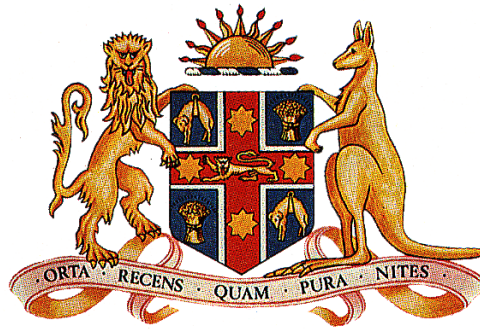
Part 6 – Project timeline

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											
	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25
Anticipated commencement date (date of Gateway determination)		Sep 2024										
PP amended to reflect Gateway Determination												
Commencement and completion dates for public exhibition period				28 days								
Timeframe for consideration of submissions and reporting												
Anticipated report back to Council for adoption												
Anticipated date LPMA* will make the plan												
Anticipated date PPA* will forward to the Department for notification												
Local Environmental Plan made											Jun 2025	

*LPMA – CN to exercise Local Plan-Making Authority functions

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Government Gazette

of the State of

New South Wales

Number 275 - Local Government

Friday, 19 July 2024

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It can also contain local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of each page of the notice and can be used as a reference for that notice. For example, [NSWGG-2024-10-1].

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To submit a notice for gazettal, visit the website.

HERITAGE ACT 1977**INTERIM HERITAGE ORDER NO. 2024/03**

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.



PRISCILLA EMMETT
Interim Executive Manager – Planning & Development
City of Newcastle

Newcastle. Dated: 17/07/2024

Schedule 'A'

The property situated at 13 Section Street, Mayfield on the land described in Schedule 'B'.

Schedule 'B'

The parcel of land known as Lot 62 DP 535575 relating to Newcastle Interim Heritage Order for 13 Section Street, Mayfield.

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DISTRIBUTED UNDER SEPARATE COVER

13 Section Street, Mayfield Heritage Significance Assessment



City of
Newcastle

ACKNOWLEDGEMENT OF COUNTRY

City of Newcastle acknowledges with the deepest respect the Custodians of this land, a people who belong to the oldest continuing culture in the world. We recognise their continuing connection to the land and waters, and unique cultural and spiritual relationships to the land, waters, and seas. We are grateful for the rich, diverse, living cultures of Aboriginal people. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal people and how this still resonates today. We pay our respect to Elders, past and present, for they hold the memories, the traditions, the cultures, and the aspirations of Aboriginal people.

"Niirun Yalawa on Aboriginal burrei"

We all sit on Aboriginal land.

ENQUIRIES

For information contact:

Strategic Planning

Phone 4974 2000

Published by

City of Newcastle

PO Box 489, Newcastle NSW 2300

Newcastle.nsw.gov.au

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Cover image: Isaac Winn's House, Mayfield NSW, 7 November 1900. Ralph Snowball: Norm Barney Photographic Collection, Special Collections at the University of Newcastle, NSW, Australia.
<https://livinghistories.newcastle.edu.au/nodes/view/45574>

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CHAPTER ONE – INTRODUCTION

1.1 Project Background

This Heritage Significance Assessment provides heritage advice for the single lot, residential property located at 13 Section Street, Mayfield, NSW. This site is not a listed heritage item and is not located in a heritage conservation area in the *Newcastle Local Environmental Plan 2012* (NLEP).

The site is identified as a potential heritage item in Volume 4 of the 1997 Newcastle City Wide Heritage Study, by Suters, (Item no. MAYF.098 - 'Former Arnott Home').

The study provides a preliminary statement of significance as follows:

*Associated with prominent local citizen. An important element within streetscape.
Provides insight into lifestyle.*

A development application (DA2023/00147) was lodged on 02/03/2023. It is for the demolition of the existing building for the construction of an uncovered hardstand parking area. A Heritage Impact Statement (HIS), by EJE Heritage, was submitted on 05/07/2023. It concludes that the site does not reach the threshold for heritage protection.

As the site is identified in the Newcastle City Wide Heritage Study, a preliminary heritage assessment was undertaken during the assessment of DA2023/00147. The assessment findings determined that the subject property and existing building (now known as Annesley House) may be of heritage value.

Interim Heritage Order (IHO) No. 2024/03 for the subject property, was published in the Government Gazette No. 275—Planning and Heritage on 19 July 2024. City of Newcastle (CN) is required under Section 25 of the *Heritage Act 1977* to complete an in-depth assessment of the property to determine whether listing 13 Section Street Mayfield as an item of local heritage is warranted.

1.2 Study Area

The subject site consists of land at 13 Section Street, Mayfield NSW, legally defined as Lot 62 DP 535575, within the City of Newcastle Local Government Area (LGA). It has a total area of approximately 3200m² and is square in shape. It currently contains a residential aged care facility known as Irwin Hall. The site has a secondary frontage to Barber Street and is in an area predominantly made up of residential and aged care land uses. **Figure 1** provides an aerial view of the site and surrounds for context.



Figure 1: Aerial view of the site (outlined in red) and surrounds. **Source:** CN, OneMap.

1.3 Methodology

This report provides an assessment of the heritage significance of 13 Section Street, Mayfield, NSW including a summary of the property's history and a description of its locality. It provides a detailed analysis of the heritage significance of the subject building.

The report has been prepared following NSW Government's assessing heritage significance guidelines¹ and the criteria defined in the *NSW Heritage Act 1977* (the Heritage Act) for assessing heritage significance. It also applies the NSW Heritage Council and Government Architect NSW best practice guidelines², the principles in the Burra Charter, and the approach set out in *The Conservation Plan* by James Semple Kerr³. The terminology in this report is consistent with that used in the Burra Charter.

¹ NSW Department of Planning and Environment June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

² Heritage Council of NSW and Government Architect NSW, May 2018, *Better Placed: Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites and precincts*, ISBN 978 0 6483700 4 8

³ James Semple Kerr, 2013, *Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance, The Seventh Edition*, ISBN 1 86364 026 6

Preparing this assessment involved the following steps:

- a review of previous heritage studies, heritage reports, and existing heritage listings for the study area;
- the collation of background historical information and documentation, including early maps subdivision plans and historic photos;
- fieldwork, involving inspections of built form and landscape, public domain and streetscapes for the study area (undertaken by CN in March 2024); and
- an assessment of the heritage significance for the study area.

1.4 Heritage Assessment Methodology

The heritage significance assessment drew on the Burra Charter's principles and the methodology provided in the assessing heritage significance guidelines. The guidelines provide a detailed process to assess heritage significance using criteria developed by the Heritage Council of NSW. This adopts specific heritage assessment criteria pertinent to the Heritage Act. A heritage item or heritage conservation area is of state or local significance if it meets one or more of the seven criteria for assessment outlined in **Table 1**.

Table 1: Criteria for assessing heritage significance in NSW.

Criterion (a) (Historic significance)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criterion (b) (Historical association)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (c) (Aesthetic/creative/ technical achievement)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) (Social, cultural, and spiritual)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) (Research potential)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) (Rare)	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g) (Representative)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

1.5 Reference Material

The background material reviewed for this report is listed below in **Table 2**.

Table 2: Reference and Background Material.

<p>Previous Heritage Studies</p> <ul style="list-style-type: none"> Suters Architects 1997, <i>Newcastle City Wide Heritage Study 1996-97</i>
<p>Site-specific reports</p> <ul style="list-style-type: none"> EJE Heritage 2023, <i>Statement of Environmental Effects - Uniting Irwin Hall Aged Care Facility</i>
<p>Other resources</p> <ul style="list-style-type: none"> CN, <i>Newcastle Heritage Strategy 2020-2030</i> J. Keating (2023), <i>Explore Mayfield</i>, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf L. Reedman (2008). <i>Early Architects of the Hunter Region</i>.

CHAPTER TWO – STATUTORY AND LEGISLATIVE CONTEXT

2.1 Introduction

In NSW, places of heritage significance are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (NPWS Act);
- the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act).

2.2 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. The NSW Government administers and regulates the list of identified heritage items determined to be of significance to the people of NSW, including archaeological sites.

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

2.3 Environmental Planning and Assessment Act 1979

The NSW Government administers and regulates the EP&A Act jointly with local government. It provides for environmental planning instruments to guide the process of development and land use. The EP&A Act provides for the protection of local heritage items and conservation areas by listing them in local environmental plans (LEPs) and state environmental planning policies, providing local councils with the framework for planning decisions.

2.3.1 Newcastle Local Environmental Plan 2012

The LEP is the main planning tool to ensure development is carried out appropriately for our communities. The *Standard Instrument-Principal Local Environmental Plan*, Part 5, Section 5.10 directs provisions and establishes consent requirements for the development of heritage items. CN must consider this framework when assessing a development application for land listed as a heritage item.

The objectives of Clause 5.10 of the LEP are:

- (a) *to conserve the environmental heritage of the CN;*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views;*
- (c) *to conserve archaeological sites;*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Under Clause 5.10 of the LEP:

(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.

An amendment to the LEP, approved by the Minister for Planning and Public Spaces (or delegate) is needed for any changes to heritage item listings such as boundary adjustments, re-naming, removal, or creation of a new heritage item listing.

Schedule 5 of the LEP lists heritage items and places of heritage significance.

There are six items of local heritage significance listed in the LEP located within 100 metres of the study area (refer to **Table 3** and **Figure 2**).

Table 3: Local heritage items located within 100 metres of the study area.

Item name	Address	Lot/DP	Significance	Listing details
St Columban's Church	39 Church Street, Mayfield	Lot 4 DP 509134, Lot 1 DP 165199 and Lot 2 DP 165408	Local	LEP Item #244
St Columban's Presbytery	58 Church Street, Mayfield	Lots 8-12 DP 975396 and Lot 7 DP 1054907	Local	LEP Item #245
Bella Vista (Former Residence)	105 Crebert Street, Mayfield	Lots 1-3 DP 271146 and SP0104238	Local	LEP Item #246
Former Mayfield House	6 Highfield Street, Mayfield	Lot 125 DP 589311	Local	LEP Item #262
Burrundulla (Residence)	2 Pitt Street, Mayfield	Lot B DP 161146	Local	LEP Item #277
Burgman House	4 Pitt Street, Mayfield	Lots A and B DP 163111	Local	LEP Item #278



Figure 2: Aerial photo of the site (outlined in red) and local heritage items within 100m of the study area (highlighted brown). **Source:** CN, OneMap.

2.3.2 Newcastle Development Control Plan 2023

The Newcastle Development Control Plan 2023 supports the LEP with planning and design guidance for development and modification applications. It includes heritage provisions under Part E.

CHAPTER THREE – ABORIGINAL AND HISTORICAL CONTEXT

3.1 Introduction

This section provides an overview of the historical background of the study area. It is based on secondary sources, listed in **Table 2** Reference and Background Material above.

3.2 Aboriginal Context

The Traditional Custodians of this land are a people who belong to the oldest continuing culture in the world. They have a continuing connection to the land and waters, and unique cultural and spiritual relationships to the land, waters and seas situated within the Newcastle LGA. From the southern extremities of Lake Macquarie (awaba) to the Hunter River (coquun) in the north, it is known that their heritage and cultural ties date back tens of thousands of years on this land (Burrai). Traditionally, this and surrounding lands were made up of numerous Nurras, family clan group areas. Each Nurra had ceremonial, story and marriage obligations. Forming binding relationships between peoples of this language group, and strengthened ties with neighbouring language groups. They gathered on regular occasions to pay respect to the Dreaming Spirits, the country and each other, through ceremony, song and dance. This maintained the Lore, continuously passing it on.

Evidence of continuous and extensive Aboriginal occupation of Newcastle is reflected in recent archaeological records. Aboriginal objects have been uncovered and documented throughout Newcastle in multiple sites. Thousands of stone Aboriginal implements have been found along the riverbanks close to the coquun. saws, planes, chisels, knives, axes, and hammers were skilfully made on a needs basis and closely resemble the steel implements produced today. ⁴

Large numbers of clan groups are known to have lived along the river and coast, around the wetlands and hinterlands. Living a settled life managing and farming their lands according to their cultural and family obligations and the Lore, carefully moving with the seasons and for ceremonial necessities.

The local Traditional Custodians relationship and connection with the land was one of the most fundamental aspects of traditional life. Burrai is looked upon as the Mother, nurturing and providing the essential necessities for all to survive. It is why the people considered themselves children of the land, bound to it eternally in gratitude and thanks for it as the lifeblood of existence. Country was cared for by moving with the eight traditional seasons to

⁴ J. Keating (2023), *Explore Mayfield*, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf

not exhaust the resources of the particular area. This is a managing practice that was given to the people in the Dreaming to ensure the sustainability of the land for all those that followed.

The local traditional language is a saltwater language which is specific to Country. It identifies the geographical location, the relationships and connection to Country.

Today, the Traditional Custodians proudly and actively identify with, promote and protect their Lore, beliefs and languages through connection to Country and each other and are now filling important cultural and modern-day roles in the study area.⁵

3.3 Mayfield Suburb History

The below summary history has been extracted from City of Newcastle's (CN) publication *Explore Mayfield*, by Julie Keating (2023).⁶

European settlers made huge changes to the landscape in their quest for cedar, shell lime and coal. Waterways became transport links, much of the land was cleared and reclamation was undertaken. The first land grant in this area was made to John Platt in 1823. The land, comprising 2000 acres, extended from what is now Mayfield West to Ironbark Creek, which enters the Hunter River at Hexham.

Platt planted wheat, corn and maize and built a windmill to crush the grain. His farm was known as 'Platt's Folly' because of the remoteness of the area and his unsuccessful attempts to grow grain. It was common in these times to use the term 'folly' if a choice was regarded as silly or foolish. In subsequent years, all the land along the riverfront to Bull Street became known as 'The Folly'.

After Platt's death, part of his property was sold to the Australian Agricultural Company. The company built a two-storey residence for its superintendent, Jesse Gregson, in 1875. The house was surrounded by extensive lawns and gardens and overlooked Shelley Beach, a sandy beach in the vicinity of today's Tourle Street bridge. In 1935 the estate was purchased by the Catholic Bishop of Maitland, Dr Gleeson, and became the Murray Dwyer Orphanage for boys.

In 1848, Charles Simpson, the Collector of Customs at Newcastle, purchased 36 acres on The Folly. His residence was named Waratah House, after the cluster of waratahs growing on the property. In later years Simpson added to his estate and part of it became Newcastle golf Links.

When the railway was built in 1857, the railway station was named Waratah, after the most substantial building in the area, Waratah House. The area north of the

⁵ Extract adapted from pp.5-12 of the Heritage Strategy 2020-2030, written by a traditional knowledge holder of the local community.

⁶ J. Keating (2023), *Explore Mayfield*, published by City of Newcastle. Accessed online: https://newcastle.nsw.gov.au/getmedia/DF3EE6BE-4C87-49D6-A4DE-7A591E223515/EXPLORE_Heritage-Walk_Mayfield-2.pdf

railway line was then known as North Waratah. The suburb had another name change after John Scholey subdivided some of his land in the late nineteenth century and called his subdivision Mayfield, after his daughter May.

Towards the end of the nineteenth century, Mayfield was known as the "Toorak of Newcastle". It was a desirable place to live in contrast to the noisy, smelly, polluted inner Newcastle. Wealthy families established large estates with grand homes and large gardens taking advantage of river and coastal views.

When BHP opened in 1915 these large estates were no longer required and many of them were purchased to house executives coming to the area. The land was subdivided over time and Mayfield provides an interesting case study of the various types of domestic architecture. The changes show the change from semi-rural to industrial and the need to provide worker accommodation.

3.4 13 Section Street, Mayfield

A brief historical summary of the subject site is provided below (**Table 4**), partly adapted from the HIS prepared by EJE Heritage (5/7/23).

Table 4: Summary timeline.

Year	Comment
1884	Built on a 5-acre block by Charles Upfold, owner of the Soap and Candle Factory (which opened nearby in Mayfield East in 1886). The architect is thought to be John Wiltshire Pender (J W Pender), a prominent local architect of the Maitland and Hunter region. ⁷ At the time that the Upfold residence was constructed, Mayfield was becoming a fashionable suburb, and many large residences of a similar style were constructed on large properties with extensive gardens. The elevated land extending from the Monastery to Church Street contained the homes of many prominent Newcastle business people.
1886	Residence appears on the subdivision plan of a real estate campaign selling lots in close proximity (Figure 3).
1888	Sold to William Arnott, founder of Arnott's Biscuits, and named 'Arnott Holme'.
1890	Drawing of the residence appears in an advertisement for subdivision at Mayfield, 6/2/1890 (Figure 4 , Figure 5 and Figure 6). Sketches of the surrounding land show the dwelling on the crest of the hill, and nearby John Scholey's residence (now 6 Highfield Street).
1898	Arnott Holme was sold to Isaac Winn (Arnott's son in law) and renamed Winncourt. The Winn family held many social functions at the property including fetes and bible classes.

⁷ Newcastle Morning Herald, "New Buildings at Waratah", 5 June 1884, pg. 1. Accessed online at <http://nla.gov.au/nla.news-article137291696>

1900	Photographs of the property by Ralph Snowball indicate the ornamentation of the facade, and the surrounding gardens (Figure 7 and Figure 8).
1901	An article about the death of William Arnott notes the esteem in which he was held locally: <i>"Considerable regret was felt here yesterday morning on receipt of the news of the sad death of Mr W Arnott senr., in Sydney. For many years the deceased was a highly respected resident of Waratah, and his name became a household word as a good friend and charitable citizen."</i> ⁸
1910	Extract from Hunter Water Board Survey shows the building footprint, verandahs, steps and garden features including the fountain (Figure 9).
1921	Acquired by Church of England and became a St Hilda's Hostel for Girls.
1926	Renamed St Elizabeth's Girls Home and operated until 1942, when the children were moved to Singleton away from the city due to WWII.
1942-1952	Unknown what the house was used for at this time but still owned by the Anglican Church. A 1944 aerial photo shows part of the garden subdivided with 4 dwellings constructed facing Crebert Street (Figure 10)
1952	Reoccupied as St Alban's Home for Boys, operated by the Anglican Church, until 1964. There are allegations of institutional child abuse associated with its operation as St Alban's Boys' Home. ⁹ These sadly are a common aspect of care and education facilities of the past 150 years throughout Australia and are associated with institutions rather than actual buildings. In rare cases this has resulted in the demolition of associated fabric whilst in others e.g. Parramatta Girls Orphanage have been acknowledged in adaptive reuse.
1965	Property sold to Methodist Church, renamed Annesley House, and converted to accommodation for the aged/infirm. The house was extensively renovated at this time.

⁸ Newcastle Morning Herald, 'The Late Mr. Arnott', 24 July 1901. Accessed online at <http://nla.gov.au/nla.news-article136092600>

⁹ G. Wakatama, 'Allegations of records missing from boys' home St Albans ahead of abuse inquiry.' ABC Newcastle, 10/06/2016. Accessed online at <https://www.abc.net.au/news/2016-06-10/allegations-of-missing-boys-home-records-spark-outrage/7495652>

7A

CHURCH HILL

MAYFIELD! MAYFIELD!

THE MOST PICTURESQUE AND DELIGHTFUL SPOT OUTSIDE THE CITY

34 LARGE VILLA LOTS 34

CHURCH HILL! MAYFIELD HEIGHTS!

Overlooking the Folly Gardens; frontages to Church Street. Adjoining the beautiful residences of Messrs. Upfold, Scholey, Chinchin and others.

EDWARDS & TIGHE

Have received instructions from Messrs. RITCHIE BROS. to sell by auction on the ground, on

THURSDAY, MARCH 11th, 1886
AT 3 O'CLOCK.

34 SPLENDID ALLOTMENTS OF LAND 34

SUITABLE FOR SUBURBAN RESIDENCES,


On the Hill at Mayfield, adjoining the residence of C. Upfold, Esq. Undoubtedly the pick of the locality.

Terms Easy at Sale.

MAYFIELD.

Victoria St. High St.

Only One-Tenth Deposit.



J. Scholey's Residence.

SECTION ST

15 16 2 3 4

7 8 9 10 12 18

Proposed Residence of J. Ritchie.

C. Upfold's Residence.

BARBER STREET.

36	34	31	34	34	34	34	37-2
16	14	12	10	8	6	4	2
15	13	11	9	7	5	3	1
30	34	34	31	34	34	34	37-2

STREET.

1	104-5	34-8	34-8	34-8
2		12	11	10
3	104-5			
4	5	5	7	8
	34-11	34-9	34-9	34-6

PITT STREET.

16	14	12	10	8	6	4	2
15	13	11	9	7	5	3	1

Bell.

CHURCH STREET. E. HANNELL, Surveyor.

PRINTED AT THE "HERALD" OFFICE, NEWCASTLE.

M3506

Figure 3: Advertisement for the sale of lots at Mayfield, 11/3/1886. Image of the subject building is used to promote the subdivision. **Source:** Newcastle Morning Herald and Miners' Advocate, University of Newcastle Special Collections. <https://livinghistories.newcastle.edu.au/nodes/view/69828>

MAYFIELD

FOR SALE BY AUCTION ON THE GROUND AT 3.P.M. THURSDAY FEBRUARY 6TH 1890.



Residence of Jno Scholey Esq.



View of the Land



Residence of Wm Arnott Esq.



LOCAL SKETCH

BULL ST

TERMS:
CASH DEPOSIT 25%.
BALANCE IN 6, 12, 18 & 24 MONTHS
WITH 5% INTEREST ADDED.

1	2	3	4	5	6	7	8	9	10
33	33	33	33	33	33	33	33	33	33

MULGRAVE ST

17	16	15	14	13	12	11
33	33	33	33	33	33	33

BERKELEY ST

17	16	15	14	13	12	11
33	33	33	33	33	33	33

CREBERT ST

AUCTIONEERS
CREER & BERKELEY
Wolfe St, Newcastle.

A.F. HALL
Lic^d Surveyors, Civil Eng^s
Specially Licensed under
Real Property Act

EDWARDS & ALLEN, Litho Newcastle.

Figure 4: Advertisement for the sale of lots at Mayfield, 6/2/1890. A drawing of the subject building is used to promote the subdivision. Source: University of Newcastle Special Collections. <https://www.flickr.com/photos/uon/5961931633/>



Figure 5: Extract from the above Figure 4 advertisement showing a detailed drawing of the subject building, used to promote the subdivision. **Source:** University of Newcastle Special Collections.



Figure 6: Extract from the above advertisement, Figure 4, depicting the subject building (left) and neighbouring residence of John Scholey (right). Both are still extant. **Source:** University of Newcastle Special Collections



Figure 7: Photograph of subject building by Ralph Snowball, 7 November 1900. The brick exterior, balcony, windows, sills, building and roof form all legible. **Source:** University of Newcastle Special Collections.



Figure 8: Photograph of subject building by Ralph Snowball, 7 November 1900. The brick exterior, balcony, windows, sills, building and roof form all remain legible. **Source:** University of Newcastle Special Collections.



Figure 9: Extract from Hunter Water Board Survey, c1910. At this time the grounds were intact and featured tennis courts and a central fountain. **Source:** CN



Figure 10: Aerial image of the site (centre) and surrounds c1944. Note development fronting Crebert Street to the north but otherwise the substantial gardens remain. The former Mayfield House is identifiable to the left of image. **Source:** CN.

3.5 Attribution of Design

The HIS by EJE Heritage notes the following:

Annesley House was constructed in the Victorian Filigree style for Charles Upfold in 1885. The architect / designer of the house is unknown. From the northern side it displayed a strong symmetrical arrangement accentuated by a fountain positioned on-axis with the building. The rear wing containing kitchen, laundry and servant's quarters appears to have always been on the eastern side and has been the size and shape it currently displays since at least the year 1900 as evidenced by the Ralph Snowball photograph of November 1900.

A Newcastle Morning Herald article, dated 5 June 1884, notes J W Pender designed the dwelling:

Amongst the most notable and attractive of newly erected buildings in this district is the one recently built for Charles Upfold at Mayfield, North Waratah. It is situated on the rise of the hill, above Crebert Street, and commands a fine view of the Hunter River, Newcastle, Waratah and surrounding district. It is built of brick, on massive stone foundations, contains about 12 large rooms... a verandah and balcony 8ft 6in. in width, with iron fretwork and palisading are erected around the north, east and west sides of the building, and form no small feature in making its splendid appearance. ...It is only to say that they form about the prettiest and most substantial suburban residence in the district of Newcastle. Mr J W Pender, of Maitland, was the architect, and the design does him credit... Mr Upfold is to be complimented upon his enterprise in spending a large sum of money upon a residence that will serve so much to improve and beautify the little suburb of Mayfield. I hear that him so doing has proved a stimulus to others, and that the erection of more buildings of the kind are contemplated.¹⁰

A review of the J W Pender Archive Index (University of Newcastle) corroborates the Newcastle Morning Herald article, including "*Plan of Residence for C. Upfold Esq. at Waratah*", dated May 1883 (**Table 5**). A copy of the plans could not be located or accessed online for this assessment.

¹⁰ Newcastle Morning Herald, "New Buildings at Waratah", 5 June 1884, pg. 1. Accessed online at <http://nla.gov.au/nla.news-article137291696>

Table 5: J W Pender Archive Index, Replicated by CN.

Archive M No.	M5362
Drawing date	29.8.83
Tender notice	19.5.83 p s
Contract date	31.8.83
Completion	1884?
Architect	JWP
Ref.	176
Project	Plan of Residence for C. Upfold Esq. At Waratah
Address	Mayfield, Waratah
Client	C. Upfold Esq
Builder	James Johnson
Notes	

Source: Index of Projects by the Pender Practice: Part 1 John W. Pender, 1863 to 31.12.1908, including Pender & Silk, 5.2.1889 to 2.7.1904. Schedule of Works by the Pender Practice, © copyright reserved, Barry Maitland, 1999 Updated with Additions and Corrections, ARBSC Unit Gianni di Gravio and Josie Stevenson, 2002 and updated with additions, ARBSC Unit, Mr George Ribaldi, 2004 - 2005. <https://hunterlivinghistories.com/wp-content/uploads/2023/07/penderlisting13May2005.pdf>

The extract below about J W Pender (**Figure 11**) is from 'Early Architects of the Hunter Region' by Les Reedman:

J W Pender started an architectural practice in 1863, the first in the region, and over the next 46 years designed hundreds of buildings around Maitland and in the north. So many buildings are his in High Street, West Maitland that the fine character of the street is owed to him more than any other. Pender supported advancement of the district especially with education. He pushed for and achieved a Technical School for Maitland and was founder of the Maitland Scientific and Historical Research Society and School of Arts. He was a keen observer of local flood conditions, a constant threat to the area and in 1868 won a competition for the design of flood gates at Wallis Creek in preference to engineering advice of the day.

...The longest individual practice, J W Pender (1863-1909) designed a large range of buildings. Starting with the Colonial Grecian School of Arts (Morpeth, 1863), Victorian Italianate "Cintra" (Maitland, 1878), Victorian Free Classical School of Arts (Wallsend, 1879), Victorian Free Gothic St Judes (Scone, 1883), he shows the shifts in building design. He was a very successful exponent of Victorian Filigree: 'Greenwood' (Singleton, 1888) and the Imperial Hotel (Armidale, c.1890) and later Federation Filigree at 'Saumarez' (Armidale, 1906), and 'Belltrees' (Scone, 1907) are examples where he liberally used his 1885 patented cast iron verandah decoration.

...Perhaps the most substantial and consistent of his buildings are the noted large Victorian houses such as 'Benholme' and 'Cintra' at Maitland, 'Brandon' at

Seaham, 'Saumarez' at Armidale, 'Greenwood' at Singleton and the Bishops House, Cathedral Street, Maitland...The common feature of these houses is the generously decorated bay windows thrust out beyond the main house and verandah lines. After 1885 the cast iron work on the verandahs often incorporated his own registered design.¹¹



Figure 11: Architect J W Pender (left). **Source:** 'Pender family documents secured by collector during online auction,' *The Maitland Mercury*, 15 March 2016.

Review of the J W Pender Archive Index indicates that the Pender Practice worked across the Hunter region. Examples of his work from the Newcastle LGA during that period which are noted in the Archive and appear to have been constructed include:

- School of Arts, Wallsend, 1879
- Plan of Shop and Dwelling for Mrs McQuig, Waratah, c1882
- Additions and repairs to Sacred Heart School, Hamilton, c1884
- Plan of residence for Mr. W. Wallace, Cooks Hill, c1888

¹¹ L. Reedman (2008). *Early Architects of the Hunter Region*.

CHAPTER FOUR – PHYSICAL CONTEXT

4.1 Site Analysis

CN conducted a site inspection of the exterior of the building and grounds. The inside of the building was not accessed.

The site, Lot 62, DP 535575, is approximately 3236m² and is square in shape. It has two street frontages, with Section Street to the west and Barber Street to the east. To the north of the site is a residential development which is also part of the Uniting Church property. To the south of the site is a group of detached dwellings, including two heritage items (one of which has been adaptively reused as a boarding house).

The subject building is a two-storey masonry structure with a hipped roof. The dwelling is not orientated to the street, but instead faces north towards Crebert Street to take advantage of views from the ridge. The northern elevation of the dwelling is symmetrical, with a central front door, ground floor wraparound verandah and first floor balcony. The ground floor verandah has been replaced with concrete, with galvanised pipe balustrading and columns. The first floor balcony appears to be original evidenced by the timber structure visible from the ground floor, however, it has been enclosed. Although the dwelling originally had twin chimneys, only one remains. Other than those changes, the building form remains generally intact, with its roof form, original windows and symmetrical composition all legible. There is a two-storey rear wing behind the main building.

The dwelling has not been inspected internally, however, the HIS supporting DA2023/00147 notes that *"the interiors are predominantly in fair to good (but non-original) condition."* It is noted that based on photos in the HIS some original/early fabric remains extant, including the staircase; windows, sills and architraves, some skirtings and door jambs.

The curtilage of the building has been substantially reduced since its construction. The northern gardens were subdivided previously and have been built on. The building remains visible from Section Street and Barber Street, and its footprint and form remain intact.

Figure 12 to Figure 16 show the current physical context of the subject building.



Figure 12: Oblique view of the front façade, looking east.



Figure 13: South-western corner of the building.



Figure 14: View of the rear extension, looking east.

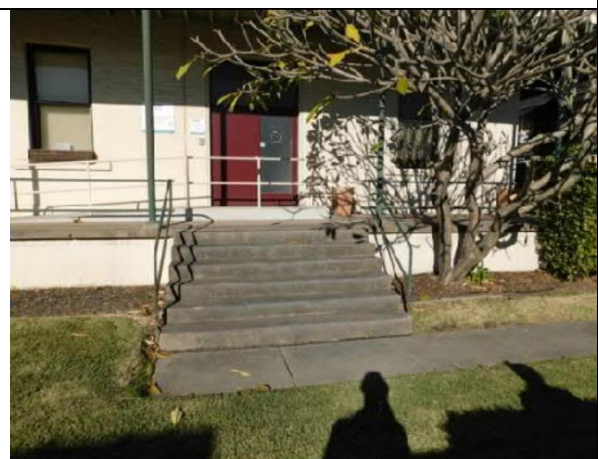


Figure 15: Entry steps and front door. Note the ground floor verandah has been replaced with concrete. Posts and balustrade are galvanised pipe. (Source: EJE Heritage, Heritage Impact Statement, 2023).










Figure 16: View of the site from Barber Street. (Source: Google Maps)



4.2 Comparative Analysis

This comparative analysis compares the subject dwelling with heritage listed houses in the Mayfield locality from a similar period.

Table 6: Comparative analysis.

Comparative sites in Mayfield	
Site	Heritage Inventory description and Statement of Significance
6 Highfield Street 'Mayfield House' NLEP Item #262 	<p>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 its features. Includes some mature trees in garden.</p> <p><i>Statement of Significance</i> Demonstrates the growth and development of Mayfield as an attractive residential area in the late 19th and early 20th century. Internal fabric of note.</p>
88 Hanbury Street 'Residence' NLEP Item #259 	<p>Two storey facebrick work residence with painted cement render. Quoin stone detailing to corners. Detailing to bargeboard ends finished with a simple timber finial. Round arched windows with label moulds over. Extensions to front of original building designed in the art deco style, and although intrusive to the original house is a good piece of design in its own right, using shaped and textured brickwork.</p> <p><i>Statement of Significance</i> May be associated with a prominent local person. Demonstrates the growth of housing in Mayfield and social classes. Internal fabric of note.</p>
2 Pitt Street 'Burrundulla' NLEP Item #277 	<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><i>Statement of Significance</i> Associated with prominent local citizen. Demonstrating the development of social class and economic growth of the region. An important element within streetscape. Interiors of interest.</p>
4 Pitt Street 'Burgman House' NLEP Item #278	<p>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.</p>

	<p><i>Statement of Significance</i> Possibly associated with prominent local citizen. An important element within streetscape. Interiors of interest.</p>
<p>21 Highfield Street 'Winahra' NLEP Item #263</p> 	<p>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. Internal fabric of note.</p> <p><i>Statement of Significance</i> Missing from SHI.</p>
<p>41 Elizabeth Street 'House' NLEP Item #254</p> 	<p>Single storey brick construction, L-shaped late Victorian residence with rendered facade.</p> <p><i>Statement of Significance</i> This house at 41 Elizabeth Street Mayfield, has local historical significance as it demonstrates the emergence of Mayfield as a popular suburb that appealed to the upwardly mobile citizens of Newcastle and the middle class. As such, its construction gives an insight into the residential development pattern of Mayfield during the late 19th century. This building is typical of the Victorian period houses that characterised Mayfield from the 1870s onwards.</p>
<p>76 Kerr Street 'Residence' NLEP Item #269</p> 	<p>Two storey cement rendered and painted building with verandah and balcony to width of building. Symmetrical in design with simple roof structure and corrugated metal sheeting. Simple timber posts and brackets with timber railing to upper level. Grouped circular arched window openings.</p> <p><i>Statement of Significance</i> Demonstrating the development of social class and economic growth of the region. An important element within streetscape. Associated with the Arnott family. Interiors of interest.</p>
<p>15 Kerr Street 'Residence' NLEP Item #267</p>	<p>Example of early housing for the area. Possibly associated with prominent local person. Internal fabric of note.</p> <p><i>Statement of Significance</i></p>

	<p>Two storey cement-rendered masonry building with two storey faceted bay window. A steep gable roof with slate and decorative chimneys. Ornate timber bargeboard. Well established garden</p>
<p>28 Bull Street 'Residence' NLEP Item #241</p> 	<p>Two storey cement rendered and painted building with double storey faceted bay windows. Decorative treatment around windows to bay windows. Flat arched window openings with large pane double hung sash. Projecting window sills to bay window. Medium pitched roof with concrete roof tiles over. Decorative cement rendered and painted chimney.</p> <p><i>Statement of Significance</i> Has the potential to significantly contribute to the understanding of lifestyle, building techniques and architectural style of the period. An important element within streetscape. Possibly associated with prominent local person. Internal fabric of note.</p>

4.3 Summary of Comparative Analysis

The above examples of locally listed heritage items and the subject site at 13 Section Street share similar attributes. All examples are representative of the 'grand' residences that characterised Mayfield in the late nineteenth and early twentieth centuries.

The property at 13 Section Street is notably comparable to its neighbour at 6 Highfield Street, being the former Mayfield House. This is apparent in early depictions of the locality together with the subject site (**Figure 3**, **Figure 4** and **Figure 6**). Both buildings were late Victorian period residences constructed for wealthy families in similar architectural styles. They were also both originally located on expansive properties that have been progressively subdivided; both adaptively reused as aged care accommodation; and both have undergone a series of unsympathetic alterations including the enclosure of balconies and internal renovations.

CHAPTER FIVE – SIGNIFICANCE

5.1 Introduction

An assessment of heritage significance is conducted to establish why a place is culturally important. The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for the past, present, or future generations'. Significance is embodied in the physical fabric of the place, its setting and relationship to other items, the recorded associations with the place, and the response the place evokes in the community or in individuals to whom it is important.

The methodology for this heritage significance assessment is described in Chapter 1 of this report and includes the use of the standard criteria identified in the NSW Assessing Heritage Significance guidelines.

5.2 NSW Heritage Assessment Criteria

The NSW Assessing Heritage Significance guidelines provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework.

Under these guidelines, places are assessed using a specific set of criteria (refer to **Table 1**). To apply the assessment criteria, both the nature and degree of significance of the place need to be identified. This is because items vary in the extent they embody or reflect key values and in the relative importance of their evidence or associations. The assessment also needs to identify the item's value in a relevant geographical and social context, usually in a local or state context. Items can have local and state significance for similar or different values/criteria.

5.3 Assessment of Significance

5.3.1 Criterion A—Historical Significance

An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.

The subject building, now known as Annesley House, demonstrates the emergence of Mayfield as a popular suburb that appealed to the upwardly mobile citizens of Newcastle and the middle class. Its construction gives an insight into the residential development pattern of Mayfield during the late 19th century. It is comparable to other examples of early grand residences throughout the locality, that are listed heritage items; some in comparatively worse condition. Alterations detract from significance; however, the level of adaptation is comparable to listed heritage items nearby (e.g. former Mayfield House, NLEP #262). Annesley House and related gentleman's residences in the immediate locality represent an early phase of townscape development in the local area. The substantial residences and grounds reflect the

historic association of colonial residences and riverine landscapes characterising the upper extent of the Hunter from the mid-19th Century.

The dwelling meets the local significance threshold under this criterion.

5.3.2 Criterion B—Historical Association

An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.

Annesley House is associated with Charles Upfold, owner of the Soap and Candle Factory, for whom the house was built. It is associated with William Arnott, a person of historical significance to NSW, developer of the Arnotts' Biscuit Factory. The Mayfield Heritage Walk booklet notes that "a number of [Arnott's] children bought property within close proximity of the family home in Section Street", which implies a strong attachment to the place. It is associated with Isaac Winn, co-founder of Winn's Drapery, Hunter Street. It is associated with the work of J W Pender, a prominent architect of the Hunter region of that time practicing at Maitland, the location of Arnott's bakery through the 1850's-60's prior to relocation of his business to Newcastle.

The dwelling meets the local significance threshold under this criterion.

5.3.3 Criterion C—Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident and maintain the visual association of the residence with other 'grand' residences of the period in the locality. Whilst some comparable examples in the locality retain landscape settings, largely to the front approaches, the subdivision of grounds is a common aspect of such residences generally in town settings. The identification of the original residence remains within the capability of contemporary residents. Its original style and period of construction are recognisable despite the loss of filigree detail.

The dwelling meets the local significance threshold under this criterion.

5.3.4 Criterion D—Social Significance

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

The social significance of the site has not been investigated for this assessment. However, there is evidence that the site is important to the community of Mayfield as 'Arnott Holme'/Winn Court', recognised by its inclusion in various publicised Heritage Walks. Annesley House may be significant to the communities of people who have worked or resided at the various homes and hostels that have operated within the building and also for their families.

While a formal social values assessment has not been undertaken within the scope of this report, the dwelling is considered to have social significance at a local level under this criterion.

5.3.5 Criterion E—Research Potential

An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.

The archaeological resource of this site has not been investigated for this assessment. It is not known if the dwelling could meet the threshold for inclusion under this criterion.

5.3.6 Criterion F—Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The site is not a rare example of its type. There are many grand two-storey late Victorian residences in the immediate area and the Newcastle LGA. It is not a rare typology in the Mayfield area.

The dwelling does not demonstrate this criterion to any notable degree.

5.3.7 Criterion G—Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's):

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

It is unlikely to be a fine, highly intact, influential, or pivotal example of its type but Annesley House is a representative example of a group of grand residences in the local area. It is a clear example of the class in a local context and is related in form, style, and history to other examples in the visual curtilage and context. The persistence of identifiable examples in the Mayfield area contributes to the group and individual significance of each residence.

The dwelling meets the local significance threshold under this criterion.

5.4 Integrity

Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident, maintaining the visual association of the residence with other 'grand' residences of the period in the locality.

The dwelling has not been inspected internally, however the HIS supporting DA2023/00147 notes that *"the interiors are predominantly in fair to good (but non-original) condition."* It is

noted that based on photos in the HIS some original/early fabric remains extant, including the staircase; windows, sills and architraves; some skirtings and door jambs.

5.5 Statement of Significance

Annesley House is associated with prominent local figures, including Charles Upfold, William Arnott, and Isaac Winn. It contributes to an understanding of the development of Mayfield as a suburb during the late 19th century – a period when wealthy families were relocating to the local area and building at a rapid rate.

Annesley House was designed by John W. Pender, a notable architect practicing primarily in the Maitland and Hunter areas, held in high esteem locally. His work appears to be less common in Newcastle, but his engagement is likely to be an outcome of his established reputation for large house designs in the scenic context of the Hunter River.

The building has lost its fine detail following renovations in the 20th century. However, its built form, roof, a chimney, windows and some internal features remain legible. Much of the replacement external claddings are nearing replacement and able to be replaced by more sympathetic or original materials in ongoing maintenance.

Annesley House is comparable to other heritage-listed grand Victorian residences throughout Mayfield. While some are in good condition and retain key characteristics of their class, some have been significantly altered.

The extent of alterations and the removal of its context are changes that have left the building in similar circumstances to majority of 'grand residences' of Australian cities, retaining interpretive significance in remaining form, scale, detail, and identity, within regularly altering settings. Annesley House is most comparable to its neighbour, the former Mayfield House, as they were constructed around the same time, with a similar curtilage, setting and outlook, and have undergone very similar alterations.

The dwelling at 13 Section Street Mayfield reaches the local significance threshold under Criteria (a), (b), (c), (d) and (g).

CHAPTER SIX – RECOMMENDATIONS

6.1 Conclusion

The assessment has identified the following:

- Annesley House has historical significance as it gives an insight into the residential development pattern of Mayfield during the late 19th century, as well as its association with Charles Upfold, owner of the Soap and Candle Factory, for whom the house was built and with William Arnott, a person of historical significance to NSW, developer of the Arnotts' Biscuit Factory.
- Despite previous alterations, key aspects of the house including massing, verandahs, hipped roof form, chimney and articulation of windows and doors remain evident and maintain the visual association of the residence with other 'grand' residences of the period in the locality.
- There is evidence that the site is important to the community of Mayfield as 'Arnott Holme'/'Winn Court', recognised by its inclusion in various publicised Heritage Walks. Annesley House may be significant to the communities of people who have worked or resided at the various homes and hostels that have operated within the building and also for their families.
- It is unlikely to be a fine, highly intact, influential or pivotal example of its type but Annesley House is a representative example of a group of grand residences in the local area. It is a clear example of the class in a local context, and is related in form, style, and history to other examples in the visual curtilage and context.
- A heritage item listing covers the property, including interiors, exteriors and setting. The heritage listing does not dictate what you can or cannot change. Instead, listing triggers a process for assessing change. Historic buildings can be changed through this careful process that seeks to maintain the heritage significance of the place. Typically, this process involves a development application where owners propose and seek the Council's approval for changes. For minor works or maintenance with no adverse impact, a simplified 'heritage minor works or maintenance notification' process is an alternative to a full development application.

6.2 Recommendations

- This assessment concludes that 'Annesley House (Former Residence)' at 13 Section Street, Mayfield warrants being 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 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.

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