

Statements of Heritage Impact (SOHI)

Proposed demolition of Existing Brick Residence

33 Horatio Street Mudgee
Lot 3 DP743615



Figure 1: Front view of Residence proposed to be demolished.

Client: Peter Consadine

Date: 1st June 2021



Figure 2 Aerial view from Six Maps. The house and shed behind it, are proposed to be demolished.

This Statement of Heritage Impact is required because the place proposed to be demolished is located within the Mudgee Heritage Conservation Area.

By 'Impact' the report covers any effect that may alter the historic significance of that place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage item or place does not mean that such a proposal cannot proceed. The description of the impact will enable council staff to determine whether to approve such a development, and if the impact is acceptable.

Summary

The proposed demolition of house and shed from within the Mudgee Conservation Area will make way for new commercial development. This house was built in the mid-1970s and is not a heritage item, nor is it a contributory item; it is neutral to the streetscape. Built in the mid-1970s it is a pleasant brick house that is neutral in the streetscape. Set-back and low key it is almost unnoticed.

It is not located adjacent to, or in the vicinity of any heritage listed Item, although the houses to the east are generally older houses that do contribute to the streetscape.

The removal of the house will have no effect on the heritage significance of the Mudgee Heritage Conservation Area.

The statement of significance for the Mudgee Conservation Area is as follows:

The settlement of Mudgee, located along the banks of the Cudgegong River, demonstrates the principal characteristic of early government town layout in NSW. Designated land uses include the Anglican and Catholic churches in key central positions, with reserved land for law and order, education, and recreation, following government practice of the day.

Initial settlement occurred in 1822 with many pioneer families still represented in the town today. The Heritage Conservation Area of Mudgee closely follows the 1884 parish map of the town and retains many key heritage buildings especially in the central business area of Church and Market Streets. Historically significant buildings on corners include the Post Office, the Anglican and Catholic churches, hotels, and banks, all of which help frame the central shopping area. Many impressive commercial, civic, and religious buildings of similar late Victorian style and scale, such as the former Town Hall, banks, hotels and churches, form the core of the Conservation Area, creating an aesthetically significant NSW country town. Remnants of early road works, stone kerbs and gutters, are extant and contribute to the setting.

Two excellent parks, Robertson Park and Lawson Park, set aside in the initial surveys of the town, provide partial boundaries to the commercial core. The town setting is also framed by the backdrop of the hills, reminding residents of the original meaning of Mudgee: the 'nest in the hills'. Mudgee also has a good stock of heritage listed houses beyond the central business area. In a special category are those buildings designed by Mudgee architect Harold Hardwick in the 1890s to 1920s because of their quality.

The house at 33 Horatio Street and its back shed do not contribute in any way to the significance of the MCA as stated above. Nor does it form part of an historic streetscape. The house is set back, without a front fence, and is neutral in its aspect to the street.

History & Physical Description



Figure 3: Front view

The residence has a low pitched skillion roof, with side car port and front recessed entrance porch. It features timber windows in blond brick walls. Set back behind some modest landscape shrubs and one large eucalyptus tree it is located beside a drainage channel.

In character, and setting, it does not contribute to the historic nature of the Mudgee Conservation Area.



Figure 4: rear shed on laneway.

To the west of the site is a similar low key brick house which was probably built in the 1980s. See Fig 5.

To the east are older period houses that do contribute to the streetscape and the Mudgee Conservation Area. See Fig 6.



Figure 5: Horatio streetscape west.



Figure 6: Horatio streetscape east, showing earlier period houses, some set behind fence lines.

Heritage Objectives

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. Relevant clauses are highlighted as follows:

(1) Objectives

The objectives of this clause are as follows:

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

(2) Requirement for consent

Development consent is required for any of the following:

- (a) **demolishing** or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,**
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is **within a heritage conservation area, or**

(3) When consent not required

(4) Effect of proposed development on heritage significance

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) Heritage assessment

The consent authority may, before granting consent to any development:

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- (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.

The Heritage Impact caused by the demolition of this building **'would not adversely affect the heritage significance of the Mudgee heritage conservation area.'**

It is not in the vicinity of listed heritage items and is not a contributory item to the streetscape.

Any replacement commercial building must be considered and should also be neutral is possible. In this location it will not affect the significance of the Conservation Area.

STATEMENT OF HERITAGE IMPACT

Address and property description: of the Proposed development

33 Horatio Street Mudgee.

Prepared by:

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Office at 103 Market St Mudgee.

Owner of the proposed development site

Mr. Peter Consadine

A brief description of proposal

Demolition of a 1970's brick residence and associated shed to make land available for a commercial development.

Date: 1 June 2021

STATEMENT OF HERITAGE IMPACT

<p>1. why the item is of heritage significance.</p>	<p>There is no heritage item on, or adjacent to, this site.</p> <p>However, the location is within the Mudgee Conservation Area.</p> <p><i>The Conservation Area is significant because it demonstrates the principal characteristic of early government town layout in NSW, with churches in key central positions, and reserved land for law and order, education, and recreation. Key heritage buildings are in the central business area of Church and Market Streets. Historically significant buildings on corners include Post Office, churches, hotels, and banks, which help frame the central shopping area. Many impressive commercial, civic, and religious buildings of similar late Victorian style and scale, such as the former Town Hall, banks, hotels and churches, form the core of the Conservation Area, creating an aesthetically significant NSW country town. Remnants of early road works, stone kerbs and gutters, are extant and contribute to the setting.</i></p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The demolition of this item will have no effect on the significance of the Mudgee Conservation Area.</p>
<p>3. what negative impact will the proposed works have on its significance.</p>	<p>The construction of a new commercial building within a conservation area may have a negative visual impact within the Conservation Area but this vicinity is a neutral area and does not contribute to the conservation area.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The new development should be set behind the existing period houses to the east.</p> <p>Landscaping elements, plants and fencing, could be introduced to provide some visual continuity to the streetscape.</p>

5. why were more sympathetic solutions are not viable.	This is a commercial area on a highway and is unlikely to attract new low level housing of the type suitable for 'in-fill' development in a conservation area.
6. Demolition	The house and shed are proposed to be demolished to make space available for a commercial development and associated parking.



Barbara Hickson ARCHITECT AND HERITAGE ADVISER 1 JUNE 2021