



Heritage Impact Statement

Construction of a secondary dwelling (granny flat)
at a heritage item within an HCA
41 Medley Street, Gulgong

January 2022
EHC2022/0102

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1.0 EXECUTIVE SUMMARY

1.1 Context of the Report

This Heritage Impact Statement has been prepared by Edwards Heritage Consultants Pty Ltd at the request of Cubitt's Granny Flats and Home Extensions, to establish the cultural heritage significance of 41 Medley Street, Gulgong ('the subject site') and to then assess the potential heritage impacts against those assessed heritage values and significance. It is intended that this report will then accompany a Development Application to Mid-Western Regional Council.

The subject site is situated within the Mid-Western Regional Council local government area and in the locality of Gulgong, which is 299 kilometres northwest of Sydney city. The subject site comprises Lot 1 in Deposited Plan 101068, commonly known as 41 Medley Street, Gulgong.

The site is identified as an item of local heritage significance, and is situated within the *Gulgong Heritage Conservation Area*, which is listed under Schedule 5 of *Mid-Western Regional Local Environmental Plan 2012*. The site is also situated within the vicinity of a number of heritage items.

The property is presently identified as an item of local heritage significance, listed on Schedule 5 of the *Mid-Western Regional LEP 2012*. However the existing heritage listing is informed by a primitive assessment of cultural significance, stemming from a number of heritage studies undertaken in the mid-1980s.

Subsequently, this Heritage Impact Statement has re-assessed the heritage values of the property and found that the private dwelling at 41 Medley Street, Gulgong, is of historical, aesthetic and representative significance at a local level and subsequently, a more comprehensive Statement of Cultural Significance has been developed.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the construction of a secondary dwelling (granny flat).

1.2 Recommendation and Mitigation Measures

The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements. In applying the evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed items of heritage significance or heritage conservation areas (as published by the Heritage Council of NSW), subject to the following recommendations, the proposal is considered to have an entirely acceptable heritage impact.

Recommendation:	Recommended Management / Mitigation Measures:
1: Standard of workmanship	All works undertaken on the site in association with the proposed works should be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.
2: Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.

2.0 INTRODUCTION

2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (herein referred to as 'EHC Pty Ltd') acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture.

We pay our respects to Aboriginal Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples across the state.

EHC recognises that a better understanding and respect for Aboriginal cultures develops an enriched appreciation of Australia's cultural heritage and is essential to the maturity of Australia as a nation and fundamental to the development of our collective Australian identity.

2.2 Context of the report

This Heritage Impact Statement has been prepared at the request of Cubitt's Granny Flats and Home Extensions to assess the potential heritage impacts and to accompany a Development Application to Mid-Western Regional Council, which seeks approval for construction of a secondary dwelling (granny flat) at 41 Medley Street, Gulgong.

The report considers:

1. An assessment of the property to establish its cultural heritage significance with the formulation of a Statement of Significance.
2. What impact the proposed works will have on the identified heritage significance;
3. What measures are proposed to mitigate negative impacts;
4. Why more sympathetic solutions are not viable;
5. Recommendations to mitigate heritage impacts.

2.3 Methodology

This report has been prepared in accordance with the general methodology and guidelines set out in the Heritage Council of NSW publication '*Statements of Heritage Impact*' as contained in the *NSW Heritage Manual*.

The overarching philosophy and approach to this report is guided by the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance based desktop assessment of the development proposal.

The potential, actual and / or perceived heritage impacts stemming from the development proposal have been assessed with reference to the *Mid-Western Regional Local Environmental Plan 2012*, the *Mid-Western Regional Development Control Plan 2012*, and the Heritage Council of NSW assessment criteria.

2.4 Authorship

This Heritage Impact Statement has been prepared by Bethany Robinson ^{BA, M.Mus&Herit,} Heritage Consultant for EHC Pty Ltd. The report has been reviewed and endorsed by Michael Edwards ^{B.Env.Plan M.Herit.Cons, M.ICOMOS, JP,} Director & Principal Heritage Consultant / Advisor for EHC Pty Ltd.

Ms Robinson is a young and vibrant Heritage Consultant who is passionate about the historic built environment. Her fast-growing skills set is underpinned by her background and experience in cultural heritage management and conservation practice with various museums collections.

Mr Edwards has over 15 years extensive experience in both the town planning and heritage conservation disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the former Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to the City of Ryde Council, Cessnock City Council and Georges River Council.

Unless otherwise noted, all contemporary photography in this report is by EHC.

2.5 Limitations

This Heritage Impact Statement:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Does not provide a structural assessment or advice. Subsequently, this report should be complemented by advice from a Structural Engineer with demonstrated heritage experience.
- Does not provide a detailed assessment of the provisions of the *Mid-Western Regional Development Control Plan 2013*, but considers generally the development standards relating to the development of heritage items, development within the vicinity of heritage items and development within a heritage conservation area.

2.6 Terminology

The terminology used throughout this report is consistent with the NSW Heritage Manual and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in Appendix A.

2.7 Physical Evidence

A visual examination of the site and the surrounding area was undertaken on 21 January 2022. All contemporary photography used in Section 2 of this report was captured by EHC Pty Ltd at this time, unless otherwise credited.

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3.0 SITE ASSESSMENT

3.1 Location and Context

The subject site is situated within the Mid-Western Regional Council local government area and in the locality of Gulgong, which is 299 kilometres northwest of Sydney city. The subject site comprises Lot 1 in Deposited Plan 101068, commonly known as 41 Medley Street, Gulgong.



Figure 1: Aerial view of the locality. The subject site is denoted by red outline.
[Source: NSW Land and Property Information, 2022]



Figure 2: Aerial view of the subject site (denoted by red outline).
[Source: NSW Land and Property Information, 2022]

3.2 The subject site

The subject site is located on the eastern side of Medley Street and is situated within an established suburban streetscape, which is largely characterised by detached-style residential housing.

The site has a mostly rectangular shape, with a conventionally wide frontage to Medley Street. It comprises an area of 833sqm and is predominantly level, with an undulating surface.

The site is adjoined to the north, east, south and west by single storey detached-style dwelling houses. The streetscape evidences a consistent trend of low density housing in a rural township.



Figure 3: View of the site from Medley Street facing east.

3.1 The Dwelling – Exterior

Situated on the site is a single storey, detached style dwelling. Oriented to sit towards the front of the site, the dwelling has a perpendicular relationship to the front boundary.

The dwelling is of timber framed construction, sitting close to the ground but atop of a combination of low-height masonry piers. It has a simple rectangular footprint and is of a modest scale. The architectural composition of the front and rear elevations is asymmetrical, with a projecting gabled wing sitting in-line with a small skillion roofed verandah at the front, supported by timber posts with minimally detailed brackets. A skillion wing projects off the rear, is clad in fibrous cement sheeting.

The gabled wing at the front features a centrally positioned pair of double-hung sash windows with a skillion window hood of corrugated iron cladding, supported by decorative timber brackets which match those found on the front verandah. The windows have matching decorative timber sills that have a similar language to the brackets of the window hood. At the apex of the gable is a timber finial.

External walls of the dwelling are clad in a combination of timber weatherboards in a shiplap profile to the front elevation and corrugated sheeting to the side elevations. Windows generally are timber framed double hung sashes, with some having been replaced within a skillion roofed rear wing with aluminium framed sliding windows.

The roof form is a combination of a Dutch gables, with a gabled wing at the front and a skillion addition at the rear. At the rear of the dwelling is a skillion roofed wing of timber framed construction with fibrous cement sheet cladding to external walls. The roof is consistently clad in corrugated sheet metal and on the main roof form, the northern side plane is punctuated by a single face-brick chimney with corbelled top.

A stand-alone fibrous cement clad building sits directly behind the dwelling and likely serves as an outdoor WC or storage.

The definitive framework for identifying architectural styles within Australia is that developed by Apperly, Irving and Reynolds in *'Identifying Australian Architecture: Style and Terms from 1788 to the Present'*. The authors provide a perceptive account of what constitutes and defines a style. Mostly concerned with 'high' or 'contrived' architectural styles, rather than the 'popular' styles or the vernacular, it is accepted that the boundaries between identified styles are not always clear-cut.

Subsequently, the terminology for a style and the framework to be applied in defining the style, comprises two parts, firstly identifying the period in which the building belongs and secondly describing the major characteristics. In this manner, the building displays characteristics that are attributed to the late 19th century Victorian period to the early 20th century Federation period, with an estimated date of construction of c1907. The dwelling is best described as a rural timber town cottage.



Figure 4: View of the front elevation facing east.



Figure 5: View of the front and southern elevation facing northeast.



Figure 6: View of the front and north elevations facing southeast.



Figure 7: View of the verandah facing north.



Figure 8: View of the northern elevation facing south.



Figure 9: View of the southern elevation facing northeast.



Figure 10: View of the southern elevation facing north.



Figure 11: Detailed view of window on southern elevation.



Figure 12: View of the rear of the dwelling facing northwest.



Figure 13: View of the rear of the dwelling facing southwest.

3.2 The Dwelling – Interior

The interior of the house features a main entry room that opens to an open living room and hallway. On the southern side of the dwelling are two bedrooms both accessed off the front room. The hallway continues to towards the rear of the dwelling with a contemporary bathroom on the northern side and a third bedroom at the end of the hall. These rooms are contained within the skillion addition.

Off the living room is a kitchen to the south which continues through to a laundry and the rear of the dwelling. Both the kitchen and laundry have a contemporary fitout.

The interior features timber tongue and groove floorboards with timber panelled walls and pressed tin ceilings. The main front rooms feature chimney breasts mirrored on the northern wall with simple timber mantles. The fireplaces appear to be partially plastered over and are no longer utilised.

The kitchen and laundry have vinyl flooring with simple plaster ceiling and walls. Overall, the interior displays many features which are typical of the early 20th century period, with updated elements throughout to meet modern amenity.



Figure 14: View of the front open rooms facing east towards the living room.



Figure 15: Detailed view of pressed tin ceilings.



Figure 16: View of bathroom and rear bedroom.



Figure 17: View of front open rooms facing west towards the front of the house.

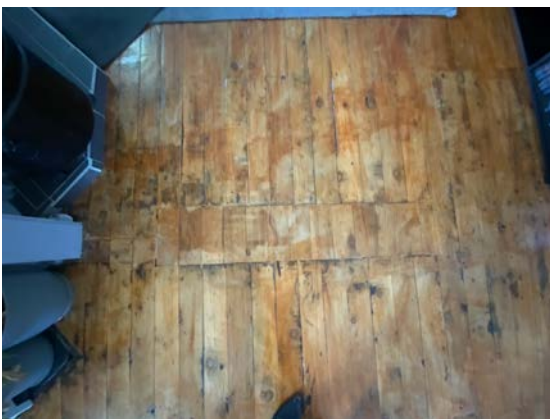


Figure 18: Detailed view of the timber flooring.



Figure 19: View of the kitchen on the southern elevation.

3.3 Landscape

The subject site comprises an area of approximately 800sqm, with the dwelling being situated towards the front of the property, creating landscaped front gardens with a large, landscaped area at the rear.

The landscaped garden setting is informal, comprised of a variety of established plantings, generally framing the property boundaries with shrubs and individual specimen trees and framing the front of the site. The majority of the landscaped front and rear gardens are comprised of grassed lawns. In the far northeast corner of the site is a chicken coop and towards the centre of the rear yard is a free-standing shed. The shed is of timber frame construction and clad in corrugated sheeting.

A gravel wheel strip driveway runs parallel to the southern side boundary, leading to an open car space to the south of the dwelling, while a concrete pathway extends from the parking area to the steps of the front verandah. The front boundary is delineated by a shallow timber picket fence with central wire gate. The front and rear yards are also delineated by a timber picket fence that starts towards the rear of the dwelling, creating a defined front and back yard.



Figure 20: View of the front fence of the site.



Figure 21: View of the southern driveway and parking area.



Figure 22: View of the front yard facing southeast.



Figure 23: View of the fence separating the front yard from the rear.



Figure 24: View of the front yard facing south.



Figure 25: View of the parking space on the southern elevation.



Figure 26: View of the rear yard facing east.



Figure 27: View of the rear yard facing north.



Figure 28: View of the rear yard facing south.



Figure 29: View of the rear yard facing southwest.



Figure 30: View of the rear yard facing southeast.



Figure 31: View of interior of the rear shed.

3.4 Streetscape contribution

Built c1907, the dwelling forms a part of the late 19th to early 20th century housing character of Medley Street and is one of a number of detached dwelling houses, which, for the greater part, are characteristic of the immediate streetscape.

The attributes and characteristics (form, scale and architectural detailing) of 41 Medley Street makes an important contribution to the cohesive streetscape character and pattern of development, thus contributing to the sensory appeal of the streetscape and the heritage conservation area.

As a result, the dwelling is considered a contributory element to the heritage conservation area and its loss through demolition or unsympathetic alterations and additions would erode the integrity and cohesiveness of the attributing streetscape.

3.5 Integrity and condition

The integrity of a site, in terms of its heritage significance, can exist on a number of levels. For instance, a site may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate that style or period.

Equally, heritage significance may arise from a lack of architectural integrity where the significance lies in an ability to illustrate an important evolution to the building or change in use.

While a detailed structural assessment is beyond the scope of this report, a non-invasive visual inspection of the exterior and interior has been undertaken, which identifies a number of structural and non-structural cosmetic changes that have been undertaken, including additions to the rear, repainting, landscaping works and modernisation of the bathroom, kitchen and laundry.

Overall, the changes demonstrate the evolution of the building during its time of occupation and changes in lifestyle trends, technology and the requirements of the occupants. The changes have little altered the original dwelling footprint and silhouette and the notable changes are generally considered to have a low impact on the overall character and design integrity of the dwelling.

The dwelling appears in reasonable repair and condition.

4.0 HISTORICAL OVERVIEW

4.1 Introduction

This section attempts to place 41 Medley Street, Gulgong into the context of the broader history of the region as well as outlining the sequence of development, occupation and use of the site.

Analysing and understanding the historical context of the site is an important consideration in the assessment of cultural significance (see Section 7.0), informing the assessment of historical significance and historical associations of significance.

The history of the site is presented in a narrative form and is mainly derived from the published sources as referenced throughout. The historical analysis also builds on existing extensive publication and research and assumes a prior knowledge of the Aboriginal history of the area.

4.2 Early land grants and establishment of the gold mining town

In November 1820 Lieutenant William Lawson passed through the now contemporary Gulgong area. He returned again in 1821 and he reported back to the colony that there was good grazing land in the region.¹ This prompted the brothers George and Henry Cox, son of William Cox, to take up land to the south of the Cudgegong River. Around this same time Lawson applied for land grants to the north of the river. This prompted a number of others taking up land with river frontage in the area. The Cox brothers became some of the most highly reputable flockmasters in the area.² One of the first to take formal possession of land in the area was Richard Rouse, who was first granted land in 1825 by Governor Brisbane.³

The grazing and farming grants remained close to the river. The first major gold discovery in New South Wales was at Ophir (now Summerhill), near Orange in 1851.⁴ In July the same year a Dr Kerr discovered a hundred-weight nugget at Hargraves, near Mudgee.

Owing to the close location, Gulgong was gazetted as a goldfield in 1866 with small finds along the river.⁵ However, it was in 1870 that Tom Saunders, one of Richard Rouse's workers, discovered fourteen ounce of gold at Red Hill.⁶ This find sparked the local gold rush, with five hundred miners flocking to the town in the following six weeks. Nationalities of all varieties and varying social groups flocked to the goldfield, creating a diverse community in the small town.⁷

The rush of people subsequently led to the establishment of a township with the construction of buildings, businesses, homes and temporary accommodation for the miners.⁸ The streets were formulated around the canvas gold miner tents which resulted in some of the main town buildings being "crooked" to accommodate the disjointed Mayne Street.⁹ Many of the makeshift buildings were lined with hessian and newspaper, the hospital was constructed of bark, as well as churches and public houses. This was largely a result of the transient nature of gold mining towns.¹⁰ The township was formally surveyed in August 1870 as a result. By the end of 1870 there were eight-hundred people listed as "diggers". By the following year, the population had grown to twelve thousand (12,000) and by 1872 the township had grown again to twenty-thousand (20,000).¹¹ British author Anthony Trollope wrote the following of the town in 1871;

¹ Cox, P and Stacey, W, 1973. 'Historic Towns of Australia.'
² Sydney Morning Herald, 1868. 'Cox, George (1795-1868). p.8.
³ Cox, P and Stacey, W, 1973. 'Historic Towns of Australia.'
⁴ Mudgee District History, 2012. 'Gulgong History'
⁵ Ibid.
⁶ Cox, P and Stacey, W, 1973. 'Historic Towns of Australia.'
⁷ Mudgee District History, 2012. 'Gulgong History'
⁸ Ibid.
⁹ Ibid.
¹⁰ Ibid.
¹¹ Cox, P and Stacey, W, 1973. 'Historic Towns of Australia.'

*"Gulgong was certainly a rough place when I visited it, but not quite as rough as I had expected. There was a hotel there, at which I got a bedroom to myself, though but a small one, and made only of slabs. But a gorgeously grand edifice was being built over our heads at the time. The inhabited part of the town consisted of two streets at right angles to each other, in each of which every habitation and shop had probably required but a few days for its erection. The fronts of the shops were covered with large advertisements, the names and praises of traders as is customary now with all new-fangled marts, but the place looked more like a fair than a town ... Everything needful, however, seemed to be at hand. There were bakers, butchers, grocers, and dealers in soft goods. There were public houses and banks in abundance. There was an auctioneer's establishment, at which I attended the sale of horses and carts. There was a photographer, and there was a theatre, at which I saw the "Colleen Bawn" acted with a great deal of spirit, and a considerable amount of histrionic talent."*¹²

By 1876 the town of Gulgong had become a municipality.¹³ By 1881 the gold-rush was over, and the population dropped significantly, with the economy shifting from gold to wheat and wool. It was believed that some 15,000kg of gold was found in the Gulgong goldfields between 1870 and 1880.¹⁴



Figure 32: Photograph of the pudding machines in Gulgong during the gold rush, c.1870.

[Source: State Library of New South Wales, 2022. American and Australasian Photographic Company. Ref No. 62353]

¹² Trollope, A. 1874, *New South Wales and Queensland*, London, Chapman & Hall, p.67

¹³ Cox, P and Stacey, W, 1973. 'Historic Towns of Australia.'

¹⁴ Mudgee District History, 2012. 'Gulgong History'

4.3 First township land grants

After the township was surveyed in 1870, portions of the land were offered for grants and for sale. In 1874 Maurice Lazarus purchased lot 7 and 5A in section 15 of the township subdivision.¹⁵ In 1893 Richard Steer purchased lots 5 and 6 in the same section.¹⁶ The land had frontage to Little Belmore Street, Lynne Street and Medley Street.

In 1882 Maurice Lazarus sold his land to John Hunter, Esquire from Sydney. This ownership was short lived, with Albert Hunter Brigden purchasing the land from John Hunter and Richard Steer in 1901.¹⁷

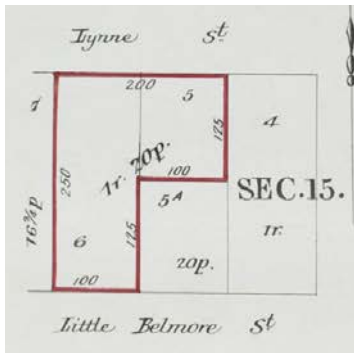


Figure 35: Land purchased by Richard Steer in 1894.
[Source: NSW Land and Property Information, 2022. Book 1143 Fol 110]

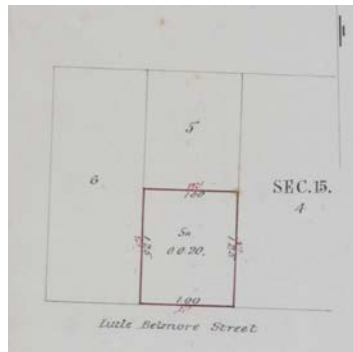


Figure 34: Land purchased by Maurice Lazarus in 1874.
[Source: NSW Land and Property Information, 2022. Book 206 Fol. 154]

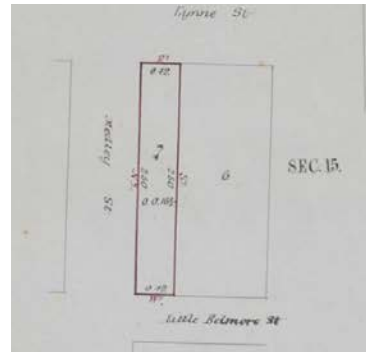


Figure 33: Land purchased by Maurice Lazarus in 1874.
[Source: NSW Land and Property Information, 2022. Book 206 Fol. 155]

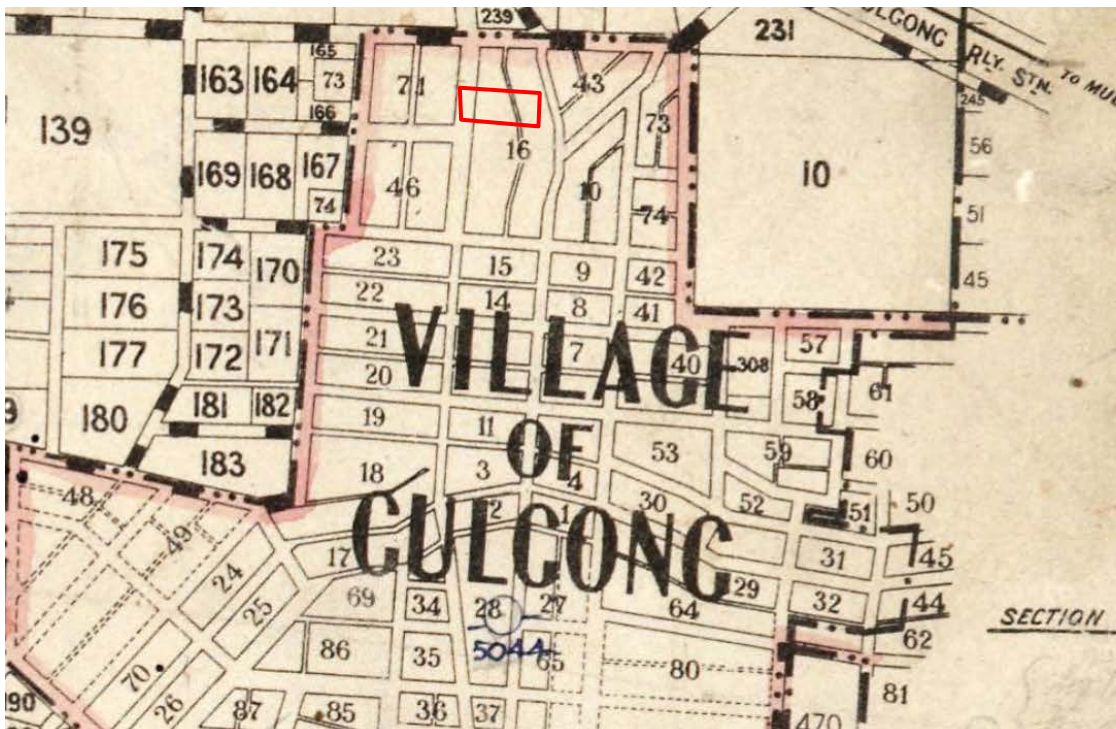


Figure 36: Extract of Parish of Guntawang c.1894.
[Source: NSW Land and Property Information, 2022]

¹⁵ NSW Land and Property Information, 2022. Book 206 Fol 154-155.

¹⁶ Ibid. Book 1143 Fol. 110.

¹⁷ Ibid.

Mr Albert Bridgen was born in Botany and relocated to Gulgong in his early years. He was an Alderman of the Gulgong Municipal Council and was Mayor for a continuous term of approximately twelve years.¹⁹ He was also the Honorary Secretary of the Gulgong Hospital, a prominent Oddfellow, on the board of directors of the Manchester Unity Independent Order of Oddfellows (M.U.I.O.O.F).²⁰ He was a well known member of the community, also owning and operating a number of local businesses. At the time of the purchase of the land he was listed as a storekeeper.

It is postulated that it was around this time (c.1890-1907) the dwelling was established. As the street has a consistent trend of dwellings which display similarities, it is likely that the dwellings were a part of speculative development for the township to replace many of the transient dwellings. This was likely in response to the completion of the train line which allowed ease of access from nearby towns such as Mudgee.²¹ After this time, little documentary evidence survives regarding the property. It was not until January 1921 that the site was officially formalised as an individual property, at which time Mr Bridgen remained the registered owner.²² A Deposited Plan established July 1920 indicates that by this time the dwelling had been constructed and were situated amongst two similarly scaled cottages. The deposited plan shows a dwelling with a rectangular footprint and a shallow front verandah.

It is unclear if the Bridgen family resided at the site, however, the retained ownership until Mr Bridgen's passing in 1928. The property was then passed onto his wife, Clara Bridgen.²³ In 1931 Clara sold the property Howard Cooke Beattie, a local ironmonger and 1939 the property had been sold to George Hault, a local to the area.²⁴ The site then remained within the ownership of the Hault family and their descendants until 1950 when the site was sold to Douglas Ellis a blacksmith from Gulgong.²⁵

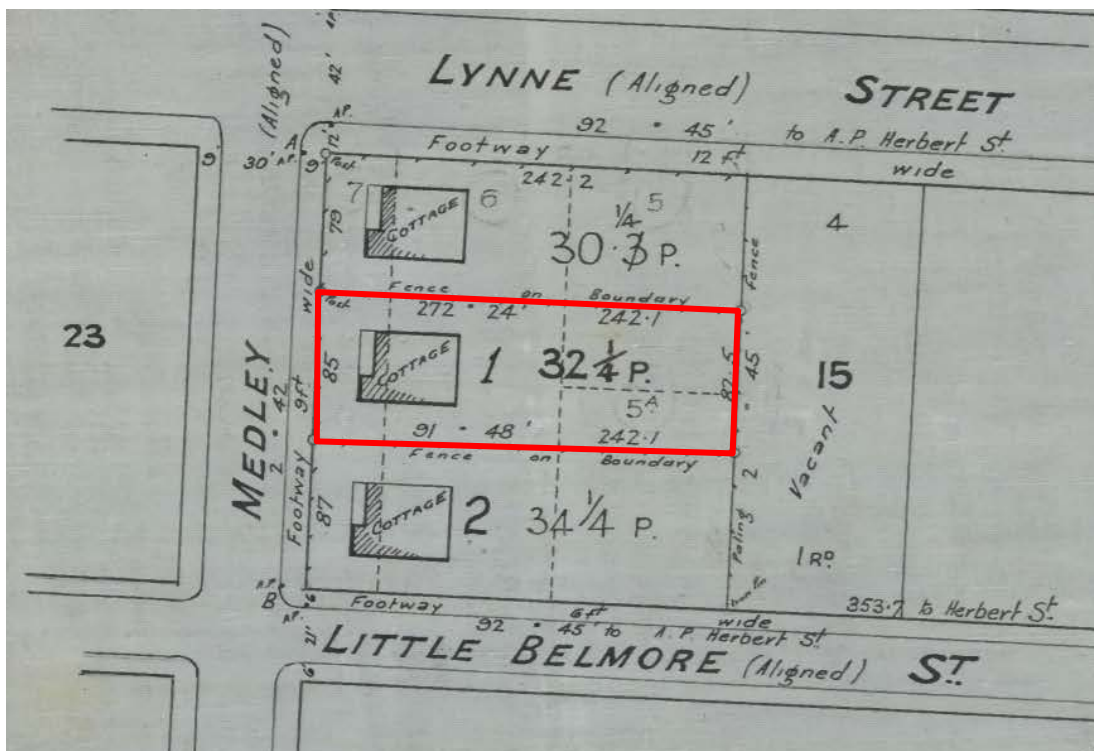


Figure 37: Deposited plan established July 1920. Subject site delineated in red.
[Source: NSW Land and Property Information, 2022 DP101068]

¹⁹ Mudgee Guardian and North-Western Representative, 1927. 'Obituary' p.21
²⁰ Ibid.
²¹ Evening News, 1910. 'Gulgong Train Service' p.9
²² NSW Land and Property Information, 2022. Book 3150 Fol. 99
²³ Ibid.
²⁴ Ibid.
²⁵ Ibid. Book 3150 Fol. 204-205.

4.4 The subject site

Douglas Ellis retained the property until 1964 after which time the site was sold to Elijah Henry Lindley, a retired farmer. The site sold again in 1969. There is no evidence of significant built improvements at this time.



Figure 38: Photograph of Main Street looking south, c.1970.
[Source: National Library of Australia, 2022. Photograph by Wes Stacey, c.1968-1970]

The site continued to be transferred in ownership multiple times throughout the late 20th Century and early 21st Century. Gulgong gradually modernised, however much of the original architecture and layout of the town remains. The dwellings on Medley Street represent the developmental growth in the early 20th Century in response to the end of the gold rush, introduction of the train line and the boom in the wool and wheat market.

Whilst the dwelling retains most of the original footprint and character a few notable changes including rear additions, the construction of the outdoor WC and the rear shed have contributed the evolving history of the site. There is no evidence to suggest the dwelling was ever used for commercial or retail purposes and instead maintained the ongoing residential use since its construction.

5.0 HERITAGE LISTING STATUS

5.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

5.2 Statutory and non-statutory heritage listings

Statutory lists

The subject site **is** identified as an item of local heritage significance (Item No.I316), listed under Schedule 5 of *Mid-Western Regional Local Environmental Plan 2012*.

The subject site **is** located within the Gulgong Heritage Conservation Area (C2) listed under Schedule 5 of *Mid-Western Regional Local Environmental Plan 2012*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.

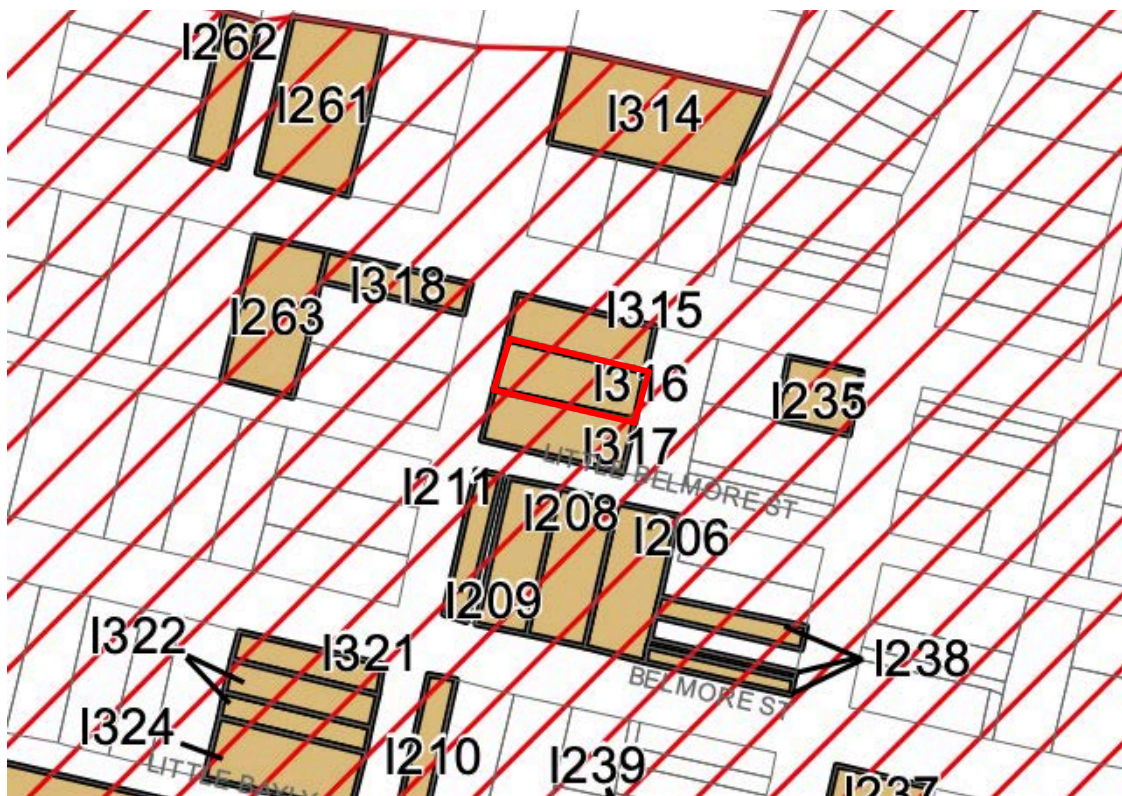


Figure 39: Map showing the heritage status of the subject site and surrounding allotments.
[Source: *Mid-Western Regional LEP 2012*, Heritage Map HER_005C]

5.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site;
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary;
- iii) Are identified as forming a part of a group i.e. a row of terrace houses;
- iv) Have a visual relationship to and from the site; or

v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (listed under Schedule 5 of *Mid-Western Regional Local Environmental Plan 2012*) within the vicinity of the subject site include:

- 'House' 29 Medley Street, Gulgong (Item No.I315)
- 'House' 43 Medley Street, Gulgong (Item No.I317)
- 'House' 33 Medley Street, Gulgong (Item No.I314)
- 'House' 12 Lynne Street, Gulgong (Item No.I261)
- 'House' 44 Medley Street, Gulgong (Item No.I318)
- 'House' 11 Lynne Street, Gulgong (Item No.I263)
- 'House' 57 Herbert Street, Gulgong (Item No.I235)
- 'House' 90 Belmore Street, Gulgong (Item No.I211)
- 'House' 86 Belmore Street, Gulgong (Item No.I208)
- 'House' 84 Belmore Street, Gulgong (Item No.I206)
- 'House' 88 Belmore Street, Gulgong (Item No.I209)
- 'Shop and Residence' 62 Hebert Street, Gulgong (Item No.I238)
- 'House' 56 Medley Street, Gulgong (Item No.I321)

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

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6.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

6.1 Existing description of the Gulgong Heritage Conservation Area

The NSW State Heritage Inventory (Database No. 2070502) provides a physical description of the Gulgong Heritage Conservation Area as follows:

“Gulgong is nestled on the western and north-western slopes of three hills. Church Hill to the north-west, Red Hill to the south and Flirtation Hill to the south-west. The form of the town centres on Mayne Street, a narrow winding road.

Medley and Herbert Streets form the north-south axis creating significant visual space at their junctions. The town is low in scale.

Buildings are mostly single storey, although several handsome two storey structures dominate the corners in Mayne Street.”

6.2 Existing Statement of Cultural Significance – Gulgong Heritage Conservation Area

The NSW State Heritage Inventory (Database No. 2070502) provides a Statement of Cultural Significance of the Gulgong Heritage Conservation Area as follows:

“The area had been named Gulgong by Sir Thomas Mitchell in 1831. Gold was found in Gulgong in 1870 and population was 20,000 in 1872; today 1,500. It contains a rich variety of weatherboard, iron, stone and brick structures with some superb original signwriting.

The intimate character of the town and its streets open up to vistas of the rolling countryside. It is a townscape of rare quality in a magnificent country setting and the setting of many of Henry Lawson's poems.”

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7.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

7.1 Methodology

The assessment of cultural significance follows the methodology recommended in *Assessing Heritage Significance*²⁶ by using the NSW Heritage Assessment Criteria and is consistent with the guidelines as set out in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter 2013)*²⁷.

An item or place will be considered to be of heritage significance if it meets at least one or more of the following criteria:

Criterion:	Significance theme:	Explanation:
Criterion (a)	Historical	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	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	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)	Technical / Research	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)	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).
Criterion (g)	Representative	An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.

It is important to note that only one of the above criteria needs to be satisfied for an item or place to have heritage significance. Furthermore, an item or place is not excluded from having heritage significance because other items with similar characteristics have already been identified or listed.

7.2 Assessment against NSW Heritage Assessment Criteria

7.2.1 Criterion (a) – Historical Significance

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

Guidelines for Inclusion	✓/✗	Guidelines for Exclusion	✓/✗
<ul style="list-style-type: none"> Shows evidence of a significant human activity. 	✗	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes. 	✗
<ul style="list-style-type: none"> Is associated with a significant activity or historical phase. 	✓	<ul style="list-style-type: none"> Provides evidence of activities or processes that are of dubious historical importance. 	✓
<ul style="list-style-type: none"> Maintains or shows the continuity of a historical process or activity. 	✗	<ul style="list-style-type: none"> Has been so altered that it can no longer provide evidence of a particular association. 	✗

Assessment of Significance

²⁶ NSW Heritage Branch, 2001. 'Assessing Heritage Significance'.

²⁷ Australia ICOMOS, 2013. 'Burra Charter'.

- The dwelling at 41 Medley Street provides evidence of the continuing residential and early urban development of the Gulgong area and is attributed to the stock of single storey Late Victorian to early Federation 'rural cottage' architectural styled dwellings, having been constructed c1890-1907.
- The building is of historical importance at the local level as it is an intact example of a late Victorian to early Federation period dwelling in Medley Street. The dwelling evidences a significant period of urban development after the gradual decline of the gold rush in Gulgong and the emergence of a permanent township.

41 Medley Street, Gulgong, satisfies this criterion in demonstrating historical significance at a local level.

7.2.2 Criterion (b) – Historical Association Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows evidence of a significant human occupation.	X	• Has incidental or unsubstantiated connects with historically important people or events.	✓
• Is associated with a significant event, person or group of persons.	X	• Provides evidence of people or events that are of dubious historical importance.	✓
		• Has been so altered that it can no longer provide evidence of a particular association.	✓

Assessment of Significance

- The site forms part of the original grant of land purchased by Maurice Lazarus and Richard Stear in the late 1800s. The land was later subdivided into multiple smaller residential lots by Albert Ernest Brigden. However, the site at 41 Medley Street was not formally created until July 1920 when a new Deposited Plan was registered. The association with Lazarus and Stear is only evidenced through documentary sources and is of dubious significance.
- Despite the creation of the allotment in the early 20th Century, the site was believed to be developed in the late 1890s when the existing single storey residence was constructed. Whilst the Brigden family retained the site until the 1930s there is no evidence to suggest they occupied the dwelling. After the sale in the early 1930s the property was continuously sold to various occupants throughout the late 20th and early 21st Century. Despite the Brigden family having owned the site for nearly 40 years there is nothing in the fabric of the present dwelling that demonstrates an association with Brigden family.

41 Medley Street, Gulgong, does not satisfy this criterion in demonstrating historical associative significance.

7.2.3 Criterion (c) – Aesthetic Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows or is associated with, creative or technical innovation or achievement.	X	• Is not a major work by an important designer or artist.	✓
• Is the inspiration for a creative or technical innovation or achievement.	X	• Has lost its design or technical integrity.	✓

• Is aesthetically distinctive.	X	• Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.	✓
• Has landmark qualities.	X	• Has only a loose association with a creative or technical achievement.	✓
• Exemplifies a particular taste, style or technology	✓		

Assessment of Significance

- Though modestly scaled, 41 Medley Street displays a concerted effort to positively enhance and contribute to the sensory appeal of the streetscape through the typical style and language of a rural cottage from the Late Victorian period. This is further heightened by the collective of the neighbouring late Victorian and Federation dwellings constructed around the same time.
- Though the building has been modified to the rear and internally, the dwelling retains a high degree of design integrity externally and the small-scale additions at the rear do not distort the original form and detailing and presentation to Medley Street.

41 Medley Street, Gulgong, satisfies this criterion in demonstrating aesthetic significance at a local level.

7.2.4 Criterion (d) – Social Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Is important for its associations with an identifiable group.	X	• Is only important to the community for amenity reasons.	✓
• Is important to a community's sense of place.	X	• Is retained only in preference to a proposed alternative.	✓

Assessment of Significance

- Erected in the late 19th to early 20th century as a residential dwelling, 41 Medley Street has retained its long-established residential use since its construction in c1890-1907.
- Apart from the esteem and value in which the building is held by current and former owners / occupiers, there is no evidence to suggest that the building has any present direct or indirect associations with a particular community or cultural group for social, cultural or spiritual reasons.

41 Medley Street, Gulgong, does satisfy this criterion in demonstrating social significance.

7.2.5 Criterion (e) – Technical / Research Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Has the potential to yield new or further substantial scientific and/or archaeological information	X	• The knowledge gained would be irrelevant to research on science, human history or culture.	✓
• Is an important benchmark or reference site or type.	X	• Has little archaeological or research potential.	✓

<ul style="list-style-type: none"> Provides evidence of past human cultures that is unavailable elsewhere. 	X	<ul style="list-style-type: none"> Only contains information that is readily available from other resources or archaeological sites. 	✓
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Assessment of Significance

- Erected in c1890-1907, the dwelling at 41 Medley Street displays a concerted effort to positively contribute to the streetscape and broader Gulgong locality. It displays construction practices and design which is considered typical of the late 19th to early 20th century period and of the 'rural cottage' architectural style, with mostly Federation period design influences.
- The building is not considered an important benchmark or reference site.
- The archaeological potential of the site is considered low with no known development previously on the site.

41 Medley Street, Gulgong, does not satisfy this criterion in demonstrating technical / research significance.

7.2.6 Criterion (f) – Rarity

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life, or process. 	X	<ul style="list-style-type: none"> Is not rare. 	✓
<ul style="list-style-type: none"> Demonstrates a process, custom or other human activity that is in danger of being lost. 	X	<ul style="list-style-type: none"> Is numerous but under threat. 	✓
<ul style="list-style-type: none"> Shows unusually accurate evidence of a significant human activity. 	X		
<ul style="list-style-type: none"> Is the only example of its type. 	X		
<ul style="list-style-type: none"> Demonstrates designs or techniques of exceptional interest. 	X		
<ul style="list-style-type: none"> Shows rare evidence of a significant human activity important to the community 	X		

Assessment of Significance

- Built c1890-1907, 41 Medley Street is attributed to the layer of the late 19th Victorian to early 20th century Federation styled dwellings in the Gulgong locality.
- Many of the extant buildings within the surrounding streetscape are attributed to the late 19th and early 20th centuries, of which some have been substantially changed in the late 20th century.
- The dwelling at 41 Medley Street is a good and intact example of a timber town cottage, which contributes positively to the streetscape. However it is not considered rare, owing to the numerous dwellings within its vicinity that are attributed to a similar typology and style.

41 Medley Street, Gulgong, does not satisfy this criterion in demonstrating significance through the item's rarity at a local level.

7.2.7 Criterion (g) - Representativeness

An item or place 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.).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Is a fine example of its type.	✓	• Is a poor example of its type.	X
• Has the principal characteristics of an important class or group of items.	X	• Does not include or has lost the range of characteristics of a type.	X
• Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.	X	• Does not represent well the characteristics that make up a significant variation of a type.	✓
• Is a significant variation to a class of items.	X		
• Is part of a group which collectively illustrates a representative type.	✓		
• Is outstanding because of its setting, condition or size.	✓		
• Is outstanding because of its integrity or the esteem in which it is held.	X		

Assessment of Significance

- Built c1890-1907, the dwelling at 41 Medley Street is an example of a single-storey weatherboard cottage from the late Victorian to early Federation period, displaying a number of defining features that attribute it to the 'rural cottage' architectural style of the late 19th century and early 20th century.
- The dwelling retains a high degree of architectural design integrity, save for a minor addition at the rear. Despite these changes, the building retains the overall silhouette and form when viewed from Medley Street. The dwelling forms part of a group similarly scaled and sized late Victorian dwellings, of which were constructed around the same time.
- As such the building has architectural interest and value, accordingly, making it a pleasant and representative example of late 19th century dwelling in the Late Victorian rural cottage architectural style and typology.

41 Medley Street, Gulgong, satisfies this criterion in demonstrating representative significance at a local level.

7.3 Summary Level of Significance

The following table summarises the assessed level of significance against each criterion for assessing heritage significance:

Criterion	What is the assessed level of significance?
Criterion (a) – Historical Significance	LOCAL
Criterion (b) – Historical Association Significance	Does not satisfy criterion
Criterion (c) – Aesthetic Significance	LOCAL
Criterion (d) – Social Significance	Does not satisfy criterion
Criterion (e) – Technical / Research Significance	Does not satisfy criterion
Criterion (f) – Rarity Significance	Does not satisfy criterion
Criterion (g) – Representativeness Significance	LOCAL

Overall assessed level of cultural significance**LOCAL****7.4 Recommended Statement of Cultural Significance**

The dwelling at 41 Medley Street, Gulgong is of historical importance at the local level as it is a substantially intact example of a late 19th to early 20th century town cottage in Medley Street and evidences a significant period of urban development after gradual decline of the gold rush in Gulgong, together with the transition to a more permanent township.

Though modestly scaled, 41 Medley Street displays a concerted effort to positively enhance and contribute to the sensory appeal of the streetscape through the typical style and language of a rural cottage from the Late Victorian period. This is further heightened by the collective of the neighbouring late Victorian and Federation dwellings constructed around the same time.

The dwelling retains a high degree of architectural design integrity, save for a minor addition at the rear. Despite these changes, the building retains the overall silhouette and form when viewed from Medley Street. The dwelling forms part of a group similarly scaled and sized dwellings, which display characteristics that attribute them to the late Victorian and early Federation period and architectural styles, of which there were numerous constructed around the same time.

As such the building has architectural interest and value, making it a pleasant and representative example of the late 19th to early 20th century town cottage architectural style and typology.

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8.0 DEVELOPMENT PROPOSAL**8.1 Plans & Drawings Referenced**

This Heritage Impact Statement provides an assessment of the development proposal as shown on the following plans and drawings:

Drawing No:	Revision:	Title:	Dated	Prepared By:
01	B	Cover Sheet	13/12/2021	Cubitt's Granny Flats and Home Extensions
02		Commitments and Schedules		
03		Site Plan		
04		Floor Plan		
05		Roof Plan		
06		Elevations and Sections		
07		Landscape Plan		
08		Service Plan		

8.2 Description of the Proposed Works

The development proposal seeks the consent of Mid-Western Regional Council for the construction of a secondary dwelling (granny flat).

The objective of the proposal is to accommodate additional habitable floor area to improve occupant amenity to meet the contemporary requirements of the current occupants. The new dwelling will be situated towards the eastern side of the site and of the current dwelling, oriented to have an outlook to the north. The secondary dwelling will sit on the same contour as the existing dwelling house and will be subservient to its relationship, having a rectangular footprint, with a skillion roof and deep front verandah.

The secondary dwelling will have a simple footprint and design, adopting clean lines and having a strong geometrical appearance. The contemporary language will have a quiet contribution to the site and will clearly distinguish between the new and the old.

To achieve this, the proposal will involve demolition works to the existing shed in the rear yard followed by the construction of the new secondary dwelling.

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

9.0 ASSESSMENT AGAINST STATUTORY PLANNING AND HERITAGE CONTROLS

9.1 Mid-Western Regional Local Environmental Plan 2012

Clause 5.10 of the *Mid-Western Regional Local Environmental Plan 2012* establishes the statutory

framework for heritage conservation and the management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal).

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

In assessing development proposals relating to listed items of heritage significance, or involving development on land situated within a Heritage Conservation Area, Council as the Consent Authority, must consider the impacts of the proposed works on the heritage item and / or Heritage Conservation Area (clause 5.10(4)).

The ensuing heritage impact assessment considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the subject site and Heritage Conservation Area, together with listed items of heritage significance and Heritage Conservation Areas within the vicinity of the site (as identified in Section 5.3).

9.2 Mid-Western Regional Development Control Plan 2013

Part 4 of the *Mid-Western Regional Development Control Plan 2013* ('the DCP'), contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area.

These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The proposed development has been considered against the development guidelines of the DCP and consistency is demonstrated in the ensuing heritage impact assessment.

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10.0 HERITAGE IMPACT ASSESSMENT

10.1 Consideration of the Heritage Impact

The ensuing heritage impact assessment is based upon the Statement of Significance (refer to Section 6.2 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

The Heritage Council of NSW has published the NSW Heritage Manual, which contains a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas²⁸, which are listed below and considered in the ensuing statement of heritage impact.

10.2 Response to the evaluation criteria

Whilst the subject site is presently identified as an item of heritage significance, this Heritage Impact Statement has reassessed the property against the Heritage Council of NSW significance assessment criteria and found that '41 Medley Street, Gulgong' is of historical, aesthetic and representative significance at the local level.

Consequently, this report considers the dwelling to have heritage significance. In light of this, this assessment considers the impacts of the proposed development on the basis of the assessed heritage values and significance.

i) *Demolition of a Building or Structure*

- *Have all options for retention and adaptive re-use been explored?*

The site is also situated within the Gulgong Heritage Conservation area, which is significant for its ability to demonstrate a notable period of residential diversity of built forms, gardens and streetscapes of which many remain highly intact in the Gulgong township. The site has been occupied as a residential property since its construction c.1890.

The current detached shed structure at the rear of the property offers low contributory value to the property, post-dating the construction of the existing dwelling. The shed is utilitarian form and is situated at the rear of the site whereby they have a silent contribution to the streetscape. As the demolition of this structure would not impact or change the overall language of the site or the wider conservation area retention or adaptive reuse is not considered necessary.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

Demolition of the shed is supported, as removal of the structure will have a negligible impact on the integrity of the site and the conservation area. As the shed was constructed post establishment of the existing dwelling and site, the fabric is not considered significant, whereby there is no perceivable heritage benefit in salvaging or re-using the fabric or select elements.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Demolition is considered essential to necessitate the proposed construction of the new secondary dwelling of which the impacts are considered below. As the shed holds no

²⁸ NSW Heritage Branch, 'Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required'.

significance to the site, being primarily used for storage purposes, there is no reason why demolition should be delayed.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

EHC has given preliminary advice on the proposal of which the impact of the new secondary dwelling is considered below.

ii) *New Development Adjacent to a Heritage Item*

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

The proposal involves the construction of a secondary dwelling to the east of the principal dwelling. The rectangular footprint will comprise of two bedrooms, a bathroom and an open plan kitchen, living and dining room. The new dwelling will have a quiet contribution to the site, being situated towards the eastern (rear) boundary.

The overall architectural language and design is simple, yet contemporary. The modest secondary dwelling will not compete or dominate the site and has been designed and positioned to be visually discreet. The dwelling has a simple rectangular form, with multiple skillion roofs presenting a sense of articulation and interest to the dwelling. This also alleviates a portion of the visual sense of bulk. The contemporary design will harmoniously integrate with the adjoining heritage item, having traditional elements presented in a contemporary manner.

The use of vertical fenestration, centrally placed front entry, and front verandah pays homage to the existing dwelling without competing or dominating the prominent architectural style of the principal dwelling. The use of skillion roofs meeting off centre presents as a contemporary interpretation of a hipped roof, complementing the existing site.

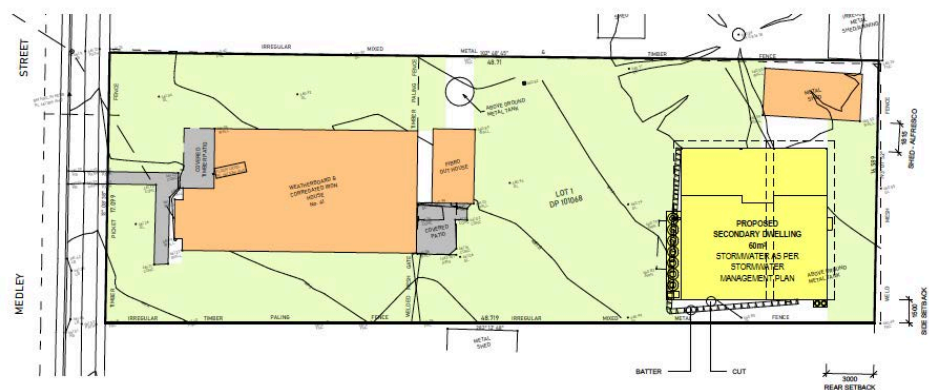


Figure 40: Site plan of 41 Medley Street, Gulgong, indicating the location of the proposed secondary dwelling (indicated in yellow).

[Source: Cubitt's Granny Flats and Home Extensions]

The proximity between the proposed development and the principal dwelling is substantial, whereby the proposed works will not be prominent within the site. Whilst the secondary dwelling will be partially visible from the street when facing the main driveway, the building will present as a subservient built form at the rear of the site and will retain all significant viewpoints of the principal dwelling.

Subsequently, the secondary dwelling will not incur physical or visual impacts to the adjoining heritage item. The distance from the heritage item and the bulk and scale ensure the new development will not dominate the site or impede on the visual curtilage of the site.

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

The development is a part of the clients brief to utilise their property more efficiently through the construction of a secondary dwelling. The secondary dwelling will be utilised primarily to home additional family members on the site and will not be used for recreational or weekend accommodation.

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

As the site is listed as an item of local heritage, the curtilage is defined by the lot boundaries. Subsequently, the proposed development will be concentrated to the east (rear) of the site and does not propose to alter or impede on the existing property boundaries. The secondary dwelling will have clear setbacks from all boundaries to ensure there are no adverse impacts and minimal disruption to the site and neighbouring properties, in particular the adjoining heritage items. The proposed secondary dwelling will not obscure or distort the existing curtilage, as earlier subdivision has created a separation between the two sites.

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

Owing to the location of the proposed development, the site will retain all significant viewpoints from the shared driveway and Medley Street. By adopting elements seen within the surrounding streetscape and existing style of architectural language for the new development, the context and setting of the adjacent heritage item is maintained.

The single storey low scale development ensures that the principal dwelling (heritage item) will not be dwarfed by the proposed development and owing to proportioned sites and setbacks, the dwelling will retain significant viewpoints from within the site. The low pitch roof ensures the dominance of the steeply pitched roof of the primary dwelling is retained and the secondary dwelling has a quiet contribution to the site.

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

The site has a low archaeological potential with no documentary evidence suggesting that the location of the new development contained any prior structure. Standard statutory requirements is listed in Section 11.2 of this report.

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

The proposed development whilst contemporary in design and overall architectural expression, utilises simple rectangular lines that harmonise with the adjoining heritage item. The front verandah complements the proposed dwelling, creating an 'open' entry to the new dwelling whilst adopting similar a language and style as the principal dwelling. Whilst the materials are contemporary, use of the rendered brick will harmonise with the site whilst clearly delineating the development as new work. The Colorbond roof, timber verandah posts and double hung windows will also be reminiscent of the neighbouring property. This pays homage to the overarching architectural language and materials of

the site and wider conservation area whilst maintaining use of contemporary materials, colours and design.

The proposed secondary dwelling seeks to have a contemporary dwelling whilst softening its design with architectural language through the use of similar geometry, materials and form.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

The proposed development is situated at the rear of the site and will sit significantly lower than the existing principal dwelling, owing to the proposed low pitched. Subsequently, the new development will not visually dominate the heritage item having a quiet contribution to the subject site and wider area. The new dwelling will be partially visible from the existing driveway, however landscaping separating the primary dwelling and granny flat will soften the space and allow the proposed dwelling to be subservient to the main dwelling.

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

As the proposed development seeks to maintain the site as a residential lot the ongoing use of functionality of the area will be maintained in its current state.

Overall, the proposed development is sympathetic to the heritage item and poses no adverse impacts to the cohesiveness, context and setting within the immediate vicinity.

11.0 RECOMMENDATIONS AND MITIGATION MEASURES

11.1 Conclusion

The property is presently identified as an item of local heritage significance, listed on Schedule 5 of the *Mid-Western Regional LEP 2012*. However the existing heritage listing is informed by a primitive assessment of cultural significance, stemming from a number of heritage studies undertaken in the mid-1980s.

Subsequently, this Heritage Impact Statement has re-assessed the heritage values of the property and found that the private dwelling at 41 Medley Street, Gulgong, is of historical, aesthetic and representative significance at a local level and subsequently, a more comprehensive Statement of Cultural Significance has been developed.

The proposed secondary dwelling has been assessed with regards to the re-assessed heritage values and consideration has been given to the visual and physical impacts of the proposed development on the identified heritage values of the property.

The proposal will not result in any material affectation to significant heritage fabric and will sit quietly at the rear of the site without visually dominating the heritage item and thus retaining visual prominence on the existing single-storey dwelling.

Subject to the recommendations below, the proposed secondary dwelling (granny flat) at 41 Medley Street, Gulgong, is considered to have an entirely acceptable heritage impact.

11.2 Recommended Mitigation Measures

The following recommendations arise from the heritage impact assessment in Section 10.0 of this report. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

Recommendation:	Recommended Management / Mitigation Measures:
1: Standard of workmanship	All works undertaken on the site in association with the proposed works should be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.
2: Archaeology	Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified. Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.

End of Report

Appendix A

Common Terms Used

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtillages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage NSW: The State Government agency of the Department and Premier and Cabinet, responsible for providing policy advice to the relevant Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items

within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the item is significant. For example, items of state

heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not

being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.