



## Heritage Impact Statement

**Prepared For:** Jimdog Investments Pty Ltd and GCDHN Investments Pty Ltd

**Prepared By:** Christopher Botfield (B. Applied Science. Parks, Recreation and Heritage) CSU

**Property Location:** 115 Market Street Mudgee NSW 2850

**Property Information:** Lot 1 DP 194362

**Map Reference:** Mid-western Regional Local Environmental Plan 2012. (LEP)

**Heritage Map – Sheet** HER\_006G

**Identified Constraint:** Conservation Area General – given to mean that works activities will not significantly affect the character of the building or those in the immediate proximity of the building. (advice from Council Planning Staff).

The Property is not listed in Schedule 5 Environmental Heritage of the LEP.

### Discussion:

The building on 115 Market (Fig 1) is the contiguous half of a duplex with 117 Market Street Lot 1 715814 (to the West). The building is representative of that which was constructed in the early part of the 20<sup>th</sup> century and there have been various modest modifications made to both premises over time. The premise at 115 Market St is known to be in a sound structural condition and the external shape/appearance/lines are effectively original.

The external walls have been painted a soft grey blue. It is assumed that this may have been done to secure or stabilise the aging lime mortar construction method.

To the east 113 Market is vacant other than a steel garage at the rear of the block. 111 Market is the site of the now derelict service station. (Fig 2). This building is in a state of significant disrepair. The failing loose materials could be considered a hazard in some circumstances. Further to the east is the Court House Hotel which is listed in Schedule 5 of the LEP.

The rear of the address is bounded by a modern structure supporting a childcare/preschool facility. Property fencing at the rear is entirely steel Colourbond panel.

### Considerations

- The Development Application (DA) to which this statement applies is for a change of use .i.e. from residential to office accommodation, essentially passive occupation
- Any signage is expected to meet Council Guidelines and be part of the consent process
- The DA is not proposing any changes to the external structure of the building thereby there will be no amended visual impact implications
- The context and association with the adjoining duplex component will remain the same

- There will be no change in the heritage association with the Court House Hotel given the separation distance. The intermediate dilapidated former service station is a principal impact on the heritage context of the block

### Heritage Impact Statement

Based on the above information, a physical visual assessment and the DA proposal, it is considered that there will be no impacts on the heritage context or characterises of the surrounding area.

Christopher Botfield B Applied Science (PRH)



10/11/2021



Fig 1. 115 Market St



Fig 2. 111 Market St looking to the east

### Conflict of Interest Statement

Christopher Botfield has completed tertiary studies that include the assessment of heritage values associated with Indigenous and European Cultural Heritage. This statement has been prepared as a professional service by Access Environmental Planning Pty Ltd.

Christopher Botfield has indirect and potential financial interests Access Environmental Planning Pty Ltd and Jimdog Investments Pty Ltd.