

HERITAGE IMPACT STATEMENT

Proposed Internal Fitout

for the

National Australia Bank



at

64- 66 Church Street, Mudgee

August 2022

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INTRODUCTION

This Heritage Impact Statement was prepared in conjunction with the lodgement of a Development Application for a proposed new internal fitout at the existing NAB Branch at 64-66 Church Street, Mudgee. The report provides a review of the proposed fitout and exterior graphics, and an assessment of its potential for impact on the Heritage Conservation Area.

The report has been prepared by Bruce Dawbin of Dawbin Architects Pty Ltd, Architects and accredited heritage consultants, for the applicant, Lend Lease on behalf of the National Australia Bank (NAB).

HERITAGE LISTINGS AFFECTING THE SUBJECT PROPERTY

64-66 Church Street is not a listed heritage item. The site is however located within the Mudgee Heritage Conservation Area (HCA). Several heritage items exist adjacent to and opposite the subject property. Therefore a Heritage Impact Statement is required by Mid-Western Regional Council in support of the Development Application.

MUDGEE HERITAGE CONSERVATION AREA

A State Heritage Inventory Report for the Conservation Area outlines details of the listing (refer Appendix 1 in this HIS). The Statement of Significance for *Mudgee Heritage Conservation Area* is as follows:

Statement of Significance

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.

DEVELOPMENT CONTROLS AFFECTING THE PROPOSAL:

Mid- Western Regional Local Environmental Plan 2012

The following provisions of the LEP are applicable for development at the subject site:

- (1) **Objectives** *The objectives of this clause are as follows—*
 - (a) *to conserve the environmental heritage of Mid-Western Regional Council area*
 - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

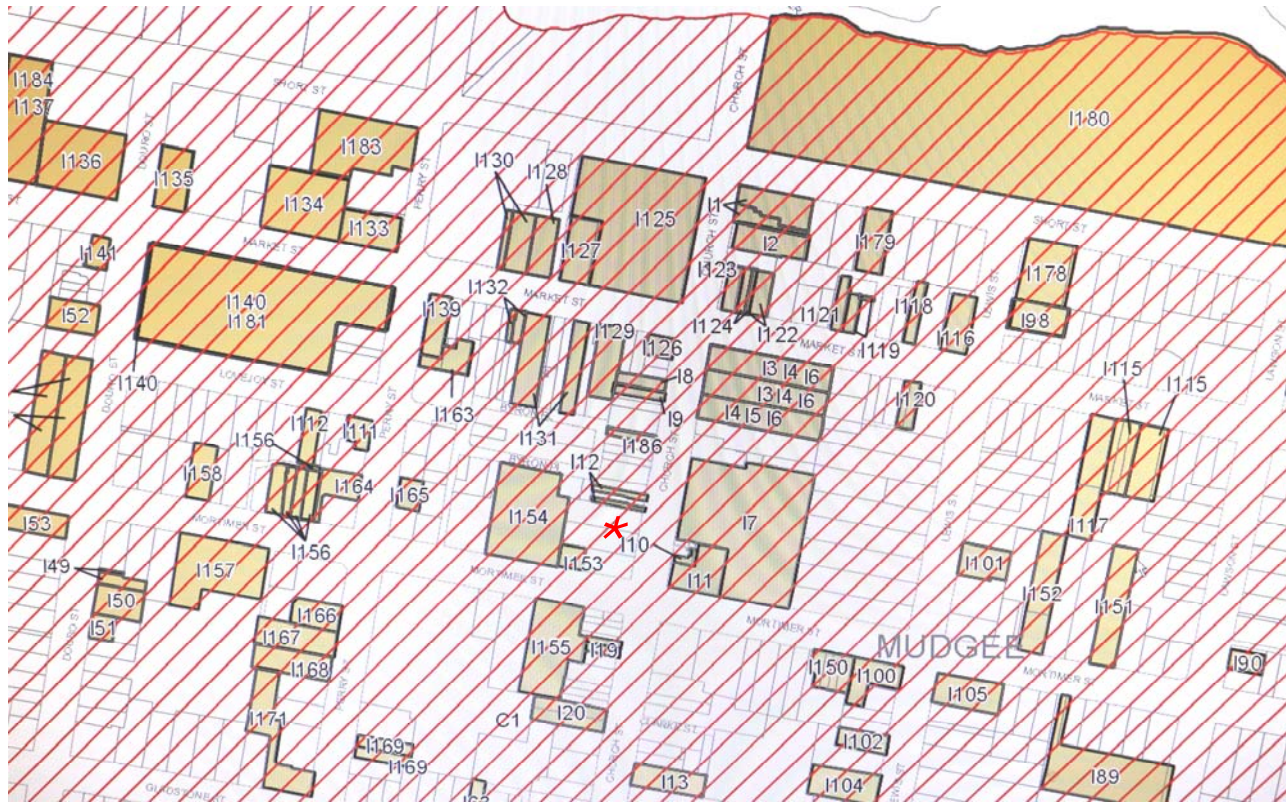
(2) Requirement for consent

Development consent is required for any of the following—

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area

The above Objectives and Controls relating to new development in HCA'S have been complied th by the proposed NAB development.



Mudgee Heritage Conservation Area

Subject site marked *
(LEP 2012)

DESCRIPTION OF THE PROPOSED WORK

The proposal for the current work includes internal fitout and shopfront graphics to the existing NAB Branch in the National Centre shopping precinct at 64- 66 Church Street, Mudgee. The building is modern but complementary with the character of the heritage buildings in Church Street.

The fitout provides a new interior in accordance with current requirements for workspace and sales areas for the NAB Bank. The work includes an open planned public space, open tellers area, workstations, partitioned meeting rooms, breakout area, secure ATM bunker, and new airlock to the public entry.

External work includes translucent graphic film to glazing of rear office area, NAB floating star illuminated corporate identity to the street shopfront, and safety strip to all shopfront glazing. The existing corporate graphics to the shopfront awning will be retained and refurbished.

HERITAGE IMPACT OF THE PROPOSAL

Impact on the Heritage Conservation Area

The proposed internal fitout has no impact on the Heritage Conservation Area and the minor changes to the external shopfront will have no additional impact on the significance or heritage character of the Conservation Area. The design of the work includes no excessive or inappropriate colours or finishes.

The external graphics do not detract from the architecture of the base building. The exterior colours and graphics are essentially similar to the existing building.

Impact on heritage items in the vicinity

Several heritage items of local significance are located in the vicinity of the NAB site, including:

- **EMH Building 56- 62 Church Street:** adjacent building
- **Town Centre Store:** opposite in Church Street
- **Kellys Irish Pub:** at the corner of Church and Mortimer Streets

The internal fitout work and external graphics at the NAB have no potential for impact on heritage items in the vicinity.

WHY WORK IS NECESSARY FOR ONGOING VIABILITY

The interior fitout reflects the current open planned operations of the Bank and encourages informal interaction between customers and staff.

The NAB standards for shopfront graphic presentation in corporate colours and logos are intended to promote the Bank as a recognisable brand and reinforces the identity of the NAB at this location.

MEASURES ADOPTED BY THE PROPOSAL TO MINIMISE IMPACT ON HERITAGE ITEMS

The corporate graphics to the shopfront will have no additional adverse impact on the streetscape of Church Street.

CONCLUSION

The proposed design of the shopfront and exterior colour scheme is consistent with the aims and objectives of the Heritage provisions of the Mid-Western Regional LEP, and will have no negative impact on the Mudgee Heritage Conservation Area or individual heritage items in the vicinity.

The subject site:



Mudgee NAB Branch at the National Centre Building, 64- 66 Church Street



The subject site

Mudgee Heritage Conservation Area:



Adjacent heritage item, 62 Church Street



Kellys Irish Pub and Church Street



Town Centre Store



Catholic Church



Clock tower, corner Market Street and Church Street



View south, Church Street

This Heritage Impact Statement was prepared by
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NSW Registered Architect No 3723

APPENDIX 1 State Heritage Inventory Listing for Mudgee Heritage Conservation Area

State Heritage Inventory Report

Item Details

Name

Mudgee Heritage Conservation Area

Other/Former Names

Address

Refer to map MUDGEE NSW 2850

Local Govt Area

Mid-Western Regional

Group Name

Item Classification

Item Type

Conservation Area

Item Group

Urban Area

Item Category

Townscape

Statement Of Significance

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. (Ref : Snapshot MWRC)

Assessed Significance Type

Endorsed Significance

Local

Date Significance Updated

1/15/2020

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Heritage study						
Local Environmental Plan	10/0/2012	Mid-Western Regional Local Environmental Plan 2012	C1			

Heritage Item ID

2070402

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Refer to map	MUDGEE/NSW/2850	Mid-Western Regional	Unknown			Unknown	Primary Address

Description

Designer

Builder/Maker

Construction Year Start & End

Circa

Period

NO

Unknown

Physical Description

Updated

Physical Condition Updated

Modifications And Dates

Further Comments

History

Historical Notes or Provenance Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

This report was produced using the State Heritage Inventory managed by Heritage NSW. Check with your relevant local council or NSW government agency for the most up-to-date information. This report does not replace a Section 167 certificate or a Section 10.7 Certificate (formerly Section 149).

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Assessment

Criteria a) Historical Significance	Include	Exclude
Criteria b) Historical Association Significance	Include	Exclude
Criteria c) Aesthetic/Technical Significance	Include	Exclude
Criteria d) Social/Cultural Significance	Include	Exclude
Criteria e) Research Potential	Include	Exclude
Criteria f) Rarity	Include	Exclude
Criteria g) Representative	Include	Exclude
Integrity/Intactness		Updated

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References

Records Retrieved: 1

Title	Author	Year	Link	Type
Snapshot: Statements of Significance	Barbara Hickson	2018		Written

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

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