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**Proposed Tree Removal  
3 McFarlane Street, Mudgee**

**HERITAGE IMPACT STATEMENT**

**Prepared for H. Rowe**

**Issue: 24th October 2022**

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**Introduction**

This Heritage Impact Statement provides an analysis of a proposal to remove 3 no. trees at 3 McFarlane Street, Mudgee.

This report was prepared by Peter Duggan, B.Sc.Arch, B.Arch(Hons), M.Herit.Cons, of P.A. Duggan, Architect and Heritage Consultant. The site was inspected on 18th October, 2022.

This report generally follows the methodology recommended by the NSW Heritage Office in *Statements of Heritage Impact* (Revised 2002).

**Site Analysis**

3 McFarlane Street, Mudgee, NSW is located within the local government area of Mid-Western Regional Council. The site is located on the eastern side of McFarlane Street towards its intersection with Mealey Street (Figure 1).

The real property description is Lot 1 of DP 199679.



**Figure 1: Location Map.**  
Google Maps.

The site is located within a residential area of Mudgee. The general locality is characterised by detached dwellings predominantly dating from the early to mid-Twentieth Century (Figures 2 and 3).



**Figure 2: McFarlane Street, looking south.**



**Figure 3: McFarlane Street, looking north.**

The site is rectangular in shape with its side and rear boundaries defined by Colorbond fencing. The site is generally level and is characterised by areas of lawn with minimal planting except for the three Eucalypt trees to the rear yard (Figure 4).



**Figure 4: View towards the rear yard of the site.**

The existing building on the site is a detached mid Twentieth Century period single storey dwelling with painted timber weatherboard walls and a hipped roof clad in corrugated steel (Figure 5).



**Figure 5: Existing dwelling on the site.**

## Historical Development

### *Original Occupation*

While this history does not include an assessment of Aboriginal heritage, it is acknowledged that present day Mudgee (meaning 'Nest in the hills') lies in the traditional lands of the Wiradjuri people.

### *Development of Mudgee<sup>1</sup>*

Following the successful crossing of the Blue Mountains in 1813 by William Lawson, Gregory Blaxland and William Charles Wentworth the inland settlement of Australia rapidly progressed as the European settlers sought arable land to raise stock for the growing colony. Construction of a road across the mountains was completed by William Cox in January 1815 at the behest of Governor Macquarie, which made possible the establishment of Australia's first inland settlement at Bathurst. Exploration of the Mudgee area was not made until 1821 when James Blackman followed the Cudgegong River to Burrundulla swamp. William Lawson, some months later was the first to reach the site of town of Mudgee.

The first settlers, George and Henry Cox arrived in February 1822 and were quickly followed by other settler families such as Bowman, King, Lawson, Lowe, Rouse and Walker. The first land grant was made in 1823 to Captain Henry Steel.

The "Village of Mudgee" was gazetted and the street plan previously prepared by the surveyor J. J. Ogilvie was approved in January 1838 with the first sale of crown land was held in August 1838 when twenty allotments were auctioned in Sydney. A census taken in 1841 shows that there were thirty six houses and as late as 1851 the population was less than 200. The commercial centre of the town first developed towards the western end of Market Street, where the river banks were lower and teamsters could more readily find water and rest areas for their animals.

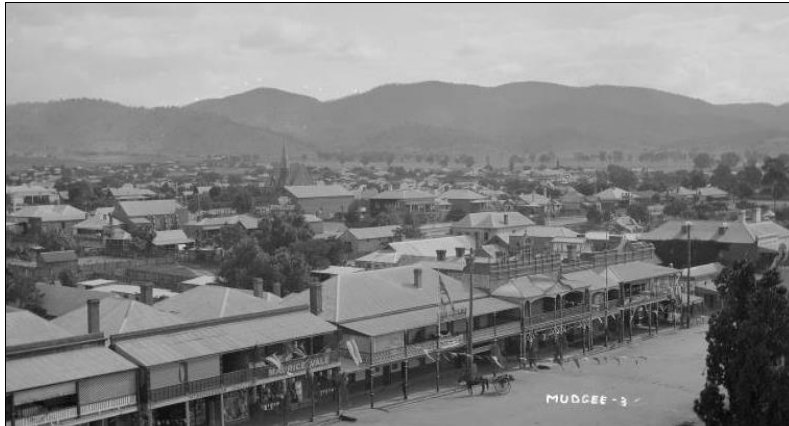
It was the discovery of gold in the Hargraves area in the 1850s that triggered the commercial growth of Mudgee. The population increasing from 803 to 1,507 residents between 1857 and 1861. The Municipality of Mudgee was proclaimed on the 21st February 1860, which was soon followed by the Municipality of Cudgegong on the 21st July, 1860 for those residents living outside the Mudgee town boundaries. Mr R. R. K. Hughson served as the first mayor of Mudgee. In the 1870s the commercial centre of the town moved eastwards along Market Street and by the 1880s Church Street had become the main thoroughfare. In this period a number of Mudgee's key civic buildings were constructed including: the post and telegraph office in 1862 by Alexander Dawson with later alterations by James Barnet in 1875 and Walter Liberty Vernon in 1902; the Court House c.1862; the Mudgee Town Hall 1880;

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<sup>1</sup> The following brief history of the European settlement of Mudgee is a summary from the book *Travelling Down The Cudgegong*, edited by Marion Dormer and the booklet *Mudgee "A Nest in the Hills"* prepared by the Mudgee Historical Society.

Mudgee Railway Station in 1884 and the Cudgegong Council Chambers in 1885.

In the Twentieth Century Mudgee (Figure 6) continued to be the centre of a thriving district producing wool, fat lambs, beef, cereal crops, lucerne, wine and vegetables. In 1975 the Cudgegong Shire Council and the Mudgee Municipal Council amalgamated into the Mudgee Shire Council. Further amalgamation with Rylstone Shire and parts of Merriwa Shire in 2004 led to the formation of the Mid-Western Regional Council.



**Figure 6: Mudgee, c. 1921.**  
*State Library of NSW.*

### *3 McFarlane Street*

A detailed history of the site is not provided for considering the building is to be retained in the proposal. As per the arborist's report the existing eucalypt trees to the rear yard are approximately 30-40 years old. A 1956 aerial photograph over Mudgee indicates the subject site was clear of vegetation and that the dwelling had been constructed by this time (Figure 7).



**Figure 7: Aerial over Mudgee, 1956 (detail only).**  
*Geoscience Australia.*



## Heritage Status

The following statutory heritage listings apply to the site.

No. 3 McFarlane Street, Mudgee:

- Is not listed as a heritage item by Schedule 5 Part 1 of the *Mid-Western LEP 2012*.
- Is located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Mid-Western LEP 2012*.
- Is located within the vicinity of heritage items identified by Schedule 5 Part 1 of the *Mid-Western LEP 2012*.

The State Heritage Inventory provides the following statement of significance for the Mudgee Heritage Conservation Area:

*'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.*

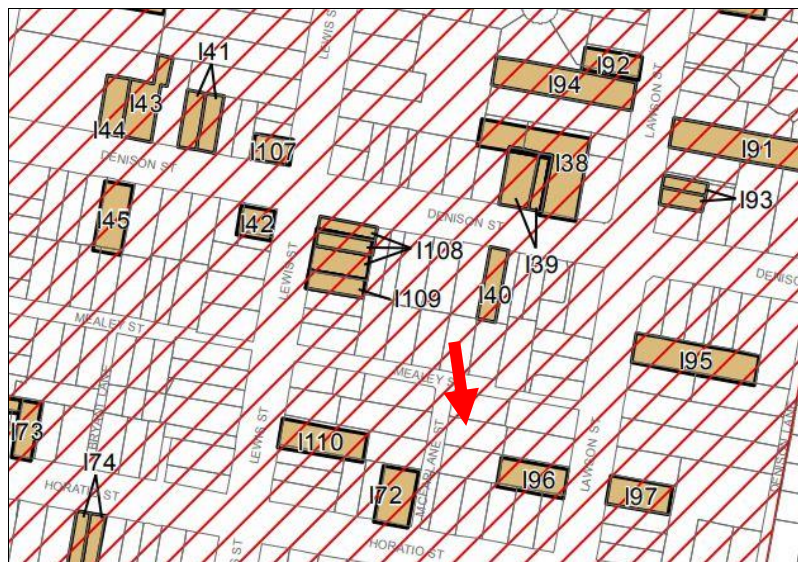
*Two excellent parks, Robertson Park and Lawson Park, set aside in the initial surveys of the town, provide partial boundaries to the commercial core. The town setting is also framed by the backdrop of the hills, reminding residents of the original meaning of Mudgee: the 'nest in the hills'. Mudgee also 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)<sup>2</sup>*

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<sup>2</sup> *Mudgee Heritage Conservation Area, Mudgee. State Heritage Inventory Database No.: 2070402.*

## Heritage Items Within the Immediate Vicinity

Figure 8 shows the location of heritage items, listed by Schedule 5, Part 1 of the *Mid-Western LEP 2012*, in the vicinity of the subject site. Heritage items are coloured brown and numbered. Heritage Conservation Areas are indicated by red hatching. The subject site is identified by a red arrow.



**Figure 8: Detail of the Mudgee Heritage Map.**  
*Mid-Western LEP 2012.*

Heritage items that can be considered within the immediate vicinity of No. 3 McFarlane Street, Mudgee are:

- *House, 44 Horatio Street, Mudgee (172).*

The State Heritage Inventory provides the following statement of significance for this item:

*'This late Victorian house may have been designed by local architect Harold Hardwick. It is a generous ornamental asymmetrical face brick house in local bricks probably built c. 1900-1905. It has a high-pitched hip roof with a return gable facing the street. The gable is decorated with a deep cusped barge board, rough cast render and vertical strapping and supported on wide turned timber brackets. An octagonal bay below the gable has windows which are timber framed double hung with scalloped rendered apron to sills. The entrance door is four panelled timber. The verandah is reverse curved, supported on cast iron Corinthian columns with 'lace' brackets and frieze. Set within a Victorian styled garden, it contributes well to the streetscape. (Ref: Snapshot MWRC)<sup>3</sup>*

<sup>3</sup> *House, 44 Horatio Street, Mudgee. State Heritage Inventory Database No.: 2070072.*

Refer to Figure 9 for a photograph of this item. No. 44 Horatio Street is listed as an item of local heritage significance. This item has a lot boundary curtilage. Principal view corridors are obtained from directly in front of the item on Horatio Street. Views between the subject site and this item are obscured due to intervening vegetation.



**Figure 9: 44 Horatio Street, a heritage item to the south west of the subject site.**

- *House, 64 Lawson Street, Mudgee (196).*

The State Heritage Inventory provides the following statement of significance for this item:

*'This early Mudgee house, built c. 1865, is generous in size for the period. It has rendered masonry with a high-pitched corrugated iron hipped roof that extends down in a dual pitch over the verandah on the front and north sides. The verandah is supported on simple timber posts. There are two tall freestanding chimneys on the south side. The facade is almost symmetrical with a central front door flanked by windows. Windows are timber framed double hung with 6 lights per sash. At the back of the house is an earlier wing that may have housed the kitchen. Contributes to the streetscape. (Ref: Snapshot MWRC)'<sup>4</sup>*

Refer to Figure 10 for a photograph of this item. No. 64 Lawson Street is listed as an item of local heritage significance. This item has a lot boundary curtilage. Principal view corridors are obtained from directly in front of the item on Lawson Street. There are direct views between the rear of the subject site and this item. The trees on the subject site form part of the setting of this item.

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<sup>4</sup> *House, 64 Lawson Street, Mudgee. State Heritage Inventory Database No.: 2070096.*



**Figure 10: 64 Lawson Street, a heritage item to the south east of the subject site.**

### **Development Proposal**

In brief, it is proposed to remove the 3 no. Eucalyptus trees from the rear yard of the subject site.

### **Assessment Methodology**

The following assessment is prepared with an understanding of the requirements for an HIS set out in the NSW Heritage Office publication *Statements of Heritage Impact* (Revised 2002).

The proposal is assessed with a full understanding of the relevant objectives and controls set out in the *Mid-Western Local Environmental Plan 2012* (*Mid-Western LEP 2012*) and the *Mid-Western Development Control Plan 2013* (*Mid-Western DCP 2013*).

### **Assessment**

In this assessment each element of the proposal will be reviewed regarding its impact on the heritage significance of the Conservation Area and heritage items in the vicinity.

#### *Effect of Tree Removal on the Mudgee Heritage Conservation Area*

The following considers heritage impact only. Refer to the arborist's report for assessment under other criteria.

The proposed tree removal will have a minimal and acceptable impact on the significance of the Mudgee Heritage Conservation Area for the following reasons:

- The proposed tree removal will not block significant view corridors into, within or out of the Conservation Area.
- No change to the site boundaries or to the subdivision pattern is proposed.



- While contributing to the garden setting of the dwelling and the surrounding streetscape, these trees have no historical significance. These trees do not form part of an original garden layout; none are visible in the 1957 aerial photograph (Figure 7).
- The significance of the Conservation Area is primarily derived from its intact street pattern consisting of key heritage buildings in the central business area and its stock of mid to late-Nineteenth and early Twentieth Century houses in the surrounding streets.

#### *Effect of Tree Removal on Heritage Items in the Vicinity of the Site*

The proposed works will have a minimal and acceptable impact on heritage items in the vicinity of the site for the following reasons:

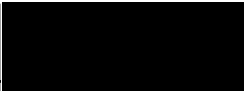
- The proposed tree removal will have no impact on the ability to understand the heritage items in the vicinity as being good examples of their respective types and styles.
- The setting of the heritage items in the vicinity is maintained in the proposal. Although forming a pleasant backdrop to 64 Lawson Street, the heritage item to the south east of the subject site, the existing trees have no historic connection to this item.
- The proposed tree removal will not block significant view corridors towards or from the heritage items within the vicinity of the site.

#### **Conclusion**

This HIS has considered the history and significance of the Mudgee Heritage Conservation Area and the subject site. The Conservation Area has significance as an intact early government town layout of NSW with a number of key heritage buildings in prominent locations of the central business area and a relatively intact stock of mid to late Nineteenth and early Twentieth Century houses in the surrounding streets.

The proposed tree removal will have a minimal and acceptable level of impact on the Mudgee Heritage Conservation Area and the heritage items in the vicinity. The existing trees are approximately 30-40 years old and have no historical significance. The tree removal will in no way detract from understanding the heritage items as being good example of their respective types and style. The setting of the Conservation Area and the heritage items in the vicinity as a good collection of mid to late Nineteenth Century and early Twentieth Century houses will be maintained.

Considering the above, the proposal will have, in our view, a minimal impact on the significance of the Mudgee Conservation Area and the heritage items within the vicinity. We consider that the proposal should be approved by the consent authority (Mid-West Regional Council).

Peter D   
P. A. Duggan, Architect and Heritage Consultant