

Investigation of Significance Statements of Heritage Impact (SOHI)

Final Report

Proposed new University Building

Lot 1, Section 36, DP 739918

Client: Mid-West Regional Council



Figure 1 Front View 70 Court Street Mudgee 3rd February 2021. BH.

Report Date: 11 April 2022



Figure 2 Aerial image showing the location of the former Kellett residence and TAFE complex.

This Statement of Heritage Impact is required because the proposed new building to accommodate university teaching facilities is in the vicinity of the former Kellett residence, listed heritage item, No I 36, on the MWRC LEP 2012. It is also contained within the locally listed Mudgee Conservation Area and nearby there are original stone gutters and culvert.

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

The owner's intention is to continue the site and its amenities as an Education and Community Facility. The owner's intention is to change the use of the building from TAFE education to Community Facility with university education. The design proposal follows closely the guidance provided in the document 'Parameters for appropriate infill development adjacent to a heritage item: the former Kellett house.'

Summary

The building, the former Mudgee TAFE, originally the home of Mr William Kellett and family, is an item of local significance. The proposal is to:

- **Continue the use of the facility for education and community use**
- **Add an education building for university services to the campus**

This proposed site for a new building is within a residential area of the Mudgee Conservation Area. It is also in the vicinity of a listed heritage item: the Former Kellett House.

Heritage Guidelines were provided for this infill and were appropriately followed.

The heritage item, a late Victorian era house, is predominantly known as a streetscape element and a landmark building. However, the setting of the house has been visually eroded by additional TAFE's education buildings set to the rear and north of the house which were unsympathetic to the existing item and unsympathetic to the streetscape. The new additional building to the site is an opportunity to provide the original item with a more appropriate setting, and, an improved setting for the Mudgee Conservation Streetscape.

New landscaping will be added to the site and the existing landscaping improved so that this will also contribute to the recover the aesthetic significance of the heritage item, the Kellet House. Presently the main landscaping elements near the house have obscured the views to and from the building making it difficult to appreciate the aesthetic significance of the former Victorian Mansion.

Repairs and maintenance will also be carried out by the owner MWRC, again leading to recovery of significance through improved views and access.

The proposed new building, the university building will

- Retain the site as an educational facility.
- Creates no requirements to further alter the original fabric of the heritage building, except in conservation and repair.
- It is located on a part of the land that was not a significant area of the original setting house of the house
- The new building allows screening of the utilitarian classroom wing that adds nothing to the setting
- The area available should be set back on a diagonal; this would allow a cross view of the original Kellett House as it is approached up Court Street.

- The set back in the street is appropriate
- The new building provides a 'soft' boundary to the north as it changes back to residential.
- It causes no alteration to the historic gutter and culverts in Court Street.
- An improved streetscape will be achieved.

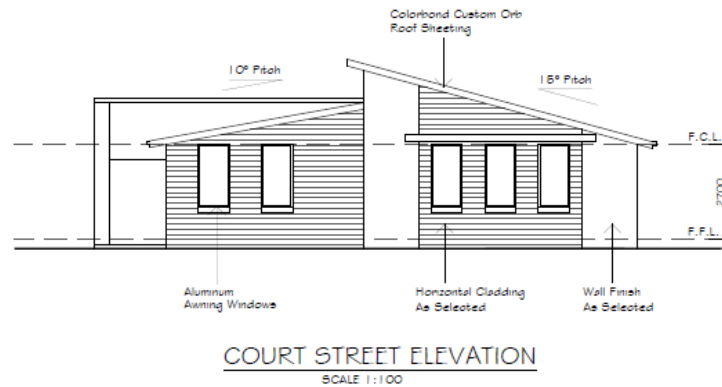


Figure 3 Proposed front elevation

Recommendations

Follow the recommendations in this report.

- As noted in earlier documents for this site an interpretation plan should be carried out both as a historical document that can be read by visitors to the building.
- Repairs and reconstruction of missing original 'house' fabric would lead to recovery of significance. This program should be developed.



Figure 4 : Existing Court Street view showing the location for the new university building. Courtesy Daniel Newman.

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Part A Significance

The heritage item at 70 Court Street Mudgee is listed as the ‘Former Kellett residence, Technical College’. It is item No I 36 in the Mid-Western Regional Council’s LEP 2012...

The ‘statement of significance’ for the building should guide all work on the heritage item. The following statement of significance is based on one written as part of the MWRC ‘s Snapshot project:

Statement of significance (Snapshot 2019)

This large Victorian house was constructed for William Kellett, a local successful merchant, in c. 1888. Described as a ‘leading light’ W. Kellett commenced business in the ‘Old Flagstaff Stores, West End’, building up a many generational successful businesses. As head of the masonic fraternity for many years, his funeral was a mark of his success in 1913 and ‘was one of the largest and most impressive Masonic ceremonials that Mudgee has seen.

In 1905 he purchased the land adjacent to this house, extending the setting. The building has been used in recent decades as a technical college.

This is a generous two storied Flemish bond brick residence with hipped roof and decorative gable projecting towards Court Street, with a return bull-nosed iron verandah, corbelled chimneys with decorative plaster work. Verandah posts on the ground floor are cast iron Corinthian columns with Cl frieze. Windows are timber framed double hung with decorative plaster aprons below the rendered and moulded sills. Window heads are soldier courses in low arches, with a moulded awning to the front windows. The front gable is decorated with a classical moulded rose vent.

The house retains much of its original fabric, but some parts of the verandah have been enclosed removing the original fabric, and there are unsympathetic single storied additions to the north.

Another statement of significance was written as part of the TAFE ‘Divestment Strategy’ by Robertson and Hindmarsh in 2018.

‘Kildallon’ is of local significance as a substantial late nineteenth century gentleman’s residence erected by the prominent local merchant William Kellett. Named for his birthplace in Ireland, Kildallon has aesthetic significance at a local level, incorporating local and imported decorative elements typical of an 1880s gentleman’s residence, the architect of which has yet to be identified. The simplicity of the design, in contrast with contemporary NSW houses of the same scale, reflects the beliefs of the Methodist Kellett family. A local landmark since its construction, the house has undergone three further significant phases of use: private residence, hostel for high school girls by the CWA and the Department of Education, and more recently as a TAFE NSW college. In addition to its historical significance as a Kellett residence, “Kildallon” is of local historical significance as a hostel for girls attending high school in Mudgee and more recently as a TAFE NSW college site.

Kildallon and the extended Kellett/Kingsborough family is associated with the teaching and practice of music, particularly singing, in Mudgee and the Methodist Mudgee circuit. In addition to being a local landmark, past residents and students are likely to retain an attachment to the place.

Brief History

William Kellett was a prominent storekeeper in Mudgee. He had been born at Kildallon, Ireland, about 1835 and had arrived in Australia as a small child. He left Sydney for Mudgee on 5 October 1859.

Kellett quickly became involved in the local municipal council, becoming an alderman in 1866 and mayor in 1867. He married Eliza Kingsborough in 1860. William Kellett was a staunch Methodist and heavily involved in the Mudgee Methodist Church with its Sunday school and choir, and with their financial matters. He was also a Mason and was the Master of the Lodge at one time.

The house was named 'Kildallon' after Kellett's birthplace. It was constructed in c.1888-1890. The southernmost Lot, 17, was added to the land long after the house was built, in 1901.

The house was erected at the height of W. Kellett's prosperity. At that time W. Kellett was in his mid-50s and his wife about 10 years older. The Kellett and Kingsborough families were musical people. William Kellett senior served as a Church trustee for 52 years and choirmaster for 40 years. John Kingsborough Kellett was the organist for 30 years. William Frederick Kellett took over from his father as conductor of the local Philharmonic Society. And Miss Adeline Kingsborough was Teacher of Singing and Voice Culture.

William Kellett built one of the first tennis courts in Mudgee, which was located on Lot 20.

A few years after the death of his wife, William Kellett moved to Manly, then Pymble. Kildallon ceased to be a family home. William prepared his will in 1911 leaving the residence and grounds in Court Street, Mudgee, to his executors and trustees in trust for his daughters Eliza Mary Kellett (b. 1862) and Fanny Hartley Kellett (b. 1865).

In 1922, the Kellett family applied to council to convert Kildallon in Court Street into two flats, which was granted.

In 1944, the Country Women's Association indicated they wished to establish a hostel for girls who were attending the High School and had selected Kildallon for that purpose. From 1945 the Country Women's Association operated it as a hostel accommodating 32 female students until 1952 when it was acquired by the Department of Education.

An additional wing was added to accommodate 12 girls in 1960. In 1980, the hostel was acquired by TAFE who used it as classrooms for the Mudgee Technical College. It was used for Secretarial and Art classes and Ceramic classes were added in 1984.

TAFE Mudgee commenced their move away from this site in Mudgee when they acquired land on the Ulan Road on 15 December 1983, with an area of 0.7588 ha.

Description

The former Kellet House – external

‘Kildallon’ is a Late Victorian, two-storey, Flemish Bond face brick house with a single storey wing to the rear. The original house bricks are light brown with black spots and the light brown mortar is finished with a struck joint. The roof is hipped, clad in corrugated iron, with a Dutch gable at the rear. Three original chimneys remain.

A two-storey verandah wraps around the front (east) and north elevations. It is ‘filigree’ style with cast iron columns and frieze. It once had a wrought iron balustrade. The front upper section of the verandah has been infilled with framing, aluminum windows and clad in fc boards. This is painted light cream and are visually intrusive¹. The original fabric from the upper floor has been removed. The windows and external doors are timber framed; windows are generally double hung with red brick flat arch soldier header course and rendered sills with rendered patterned aprons beneath. The first-floor windows were tall to allow access to the verandah from the bedrooms. Their sashes have been removed. The front door is the original four-panel timber door with sidelights and top lights. The etched glass in the sidelights and top lights is probably original. (One broken window sidelight is to be replaced with similar).

Apart from the major alteration to the upper verandah, there are many small modifications to the fabric. The south section of the barge board on the front gable has been replaced and does not match the original profile. The western-most cast-iron column on the north side has been moved eastwards. Chimney pots are missing. Window louvres are missing. A steel fire escape has been installed. The window sashes in the brick walls of the enclosed verandah have been removed but some of the sashes are stored in the cupboard in the upper front north bedroom. A front screen door is fixed to a planted-on frame and the frame and is visually intrusive. The single-storey rear wing of the house has been extended possibly twice. A framed timber roof sheeted with translucent acrylic sheets has been constructed behind part of the house to provide a sheltered outdoor space for students.

From historic images we know that the upper verandah roof was striped bullnosed iron and the missing supports were cast iron columns. The balustrade and the frieze over, were also cast iron. At the period of construction these cast-iron features were probably made locally at Hanson’s in Mudgee. The ground floor windows had single sided external louvres.

Condition

The original building is in poor condition at the present time. Window repairs and repainting vandalised sections of the building will largely restore it to fair condition. Missing original fabric should be reconstructed.

¹ Until this verandah can be restored or reconstructed it should be repainted in a brown ‘terracotta’ colour to reduce its aesthetic intrusion on the façade.



Figure 5 Historic Kildallon image 1 courtesy the Mudgee Museum



Figure 6 Historic Kildallon image 2 courtesy the Mudgee Museum. Note verandah and landscape details. This image of unknown date probably relates to the 1945-50 period when the CWA opened a hostel for girls. The verandah had been enclosed but the original fabric is still extant.

Heritage Objectives and the MWRC LEP

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. **The most relevant clauses are in bold.**

(1) Objectives

The objectives of this clause are as follows:

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

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or **altering the exterior** of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,**
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,**
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) **erecting a building on land:**
 - (i) on which a heritage item is located or that is within a heritage conservation area, or**
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(4) Effect of **proposed development on heritage significance**

The consent authority must, before granting consent under this clause (for change of use), in respect of a heritage item or heritage conservation area, **consider the effect of the proposed development on the heritage significance of the item or area concerned**. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

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

- (a) **on land on which a heritage item is located**, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Comment on the MWRC Heritage Objectives

This SoHI is required in order to add a new building on land that contains a heritage item. It is also located within the conservation area.

The Heritage Impact caused by the proposed infill building is very low, and will generally create a positive impact and with other works like landscaping and interpretation can be viewed as a recovery of significance. The community can continue to access the site and will be better able to appreciate and experience its historic significance.

This heritage item, 'Kildallon', was associated with teaching in the practice of music and will continue as a place of education.

As a local landmark building it will be better seen and better presented.



Figure 7: Google Street maps images above show that, although set well back, the dissimilar development of c. 1960s plain brick classroom wing has dominated the site. The new building to the RHS will change that and better placement of landscaping will put ‘Kidallon’ on show.

The landscaped Setting

New landscaping should be a priority to assist recovery of the aesthetic significance to the site and the original building. The following earlier advice is to be followed.

Any proposed landscaping should frame the curtilage of the heritage building, reinforcing its setting, and remembering its Victorian era construction date. It should also frame its streetscape contribution and façade. An illustration is included below. The historic images provide some clues to the earlier garden setting. Timber paling fences in the background, garden seats and low-level flowers or vegetable plants and a central lawn are shown.

Presently the main landscaping elements, a few trees and bushes near the house, obscure the views to and from the building making it difficult to appreciate its true aesthetic significance.

A two-stage process would be acceptable. First removing the intrusive plants adjacent to the façade of the house, establishing fence lines, and removing all weeds and undergrowth. Secondly, designing and establishing an appropriate Victorian era formal house garden reminiscent of the buildings most significant period.

Part B Statement of Heritage Impact: proposed new University Centre infill building

Address and property description: of the Proposed development

70 Court Street Mudgee

Address and property description: of the affected heritage item or place

70 Court Street Mudgee

Prepared by:

Barbara Hickson Architect and Heritage adviser. PO Box 610 Mudgee mobile: 0409368133

Owner of the proposed development site

Mid-Western Regional Council, Market Street Mudgee.

A brief description of proposal

An additional university use building is to be added to the northeast corner (front) of the site. This building will be within the residential area of the Mudgee Conservation Area, and in the vicinity of a listed heritage item: the Former Kellett House. The site was not a significant area of the original setting house of the house which is oriented to the east and to the street. It will screen a utilitarian classroom wing that has no aesthetic value and has dominated this end of the site. The design follows the guidance document 'Parameters for appropriate infill'.

The new building will act as a 'go between', softening the change from a landmark Heritage building and education establishment to local low scale residential. It is designed to be articulated and interesting without mimicking other structures in the vicinity.

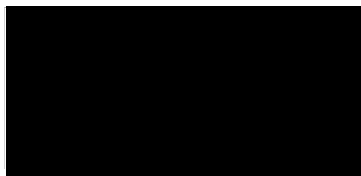
The setback materials, roof style and shape allow for a 'good view' of the heritage item and form an appropriate architectural element in the setting.

Date 5th April 2022

STATEMENT OF HERITAGE IMPACT NEW INFILL UNIVERSITY BUILDING

<p>1. why the item is of heritage significance (ie. what is important about the affected item)</p>	<p><i>‘Kildallon’ is of local significance as a substantial late nineteenth century gentleman’s residence erected by the prominent local merchant William Kellett. Named for his birthplace in Ireland, Kildallon has aesthetic significance at a local level, incorporating decorative elements typical of an 1880s gentleman’s residence.</i></p> <p><i>A local landmark since its construction, the house has undergone significant phases of use: private residence, hostel for high school girls by the CWA and Department of Education, and more recently as a TAFE NSW college. In addition to its historical significance as a Kellett residence, “Kildallon” is of local historical significance as a hostel for girls attending Mudgee High School and more recently as a TAFE NSW college site.</i></p> <p><i>Kildallon and the extended Kellett/Kingsborough family is associated with the teaching and practice of music, particularly singing, in Mudgee and the Methodist Mudgee circuit. In addition to being a local landmark past residents and students are likely to retain an attachment to the place.</i></p> <p><i>In addition to being a local landmark, past residents and students are likely to retain an attachment to the place.</i></p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>The positive effects are: The building will be brought back into use, with maintenance and repairs carried out as needed. This is vital for maintaining the place and conserving the heritage significance of the original house, Kildallon. The use is for education which is sympathetic with one of the original uses of the building where music teaching was a function. The revised landscape, reminiscent to the past and removing the intrusive plants that are screening the house, will enhance the setting of the house bringing it back into street view. The new building will screen the intrusive and unsympathetic TAFE college wing. The new building provides a transition from the existing residential buildings, with suitable scale, shape and materials.</p>
<p>3. what negative impact will the proposed works</p>	<p>There are no, or minimal negative impacts. The new building and its use respects past uses and enables the</p>

have on its significance.	building to remain open to the public.
4. what measures are proposed to mitigate the negative impacts.	The measures are to follow the heritage guidelines: Parameters for appropriate infill development adjacent to a heritage item. This has been done.
5. why were more sympathetic solutions are not viable.	This is a very sympathetic solution and, no more suitable activity is envisaged. Possibly only reusing the heritage building as a house and constructing say tennis courts on the site, could be more sympathetic which is not a viable option.
6. New landscape works and features and how does the work impact on views to, and from, adjacent heritage items	A new landscape plan for the 'front of house' is being developed. This landscaping will create a <i>recovery of significance</i> by framing the historic curtilage of the heritage building, reinforcing its setting, and remembering its Victorian era construction period. Refer historic images page 9.



Barbara Hickson

Architect and Heritage adviser

11 April 2022