



Premise

HOUSING PLUS

**Multi-Dwelling Housing – 24 Cox Street
Mudgee**

HERITAGE DESKTOP ANALYSIS

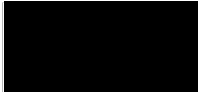

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1. INTRODUCTION

Premise has been commissioned by Housing Plus to prepare a Heritage Desktop Analysis to accompany a Development Application (DA) for a multi-dwelling housing complex located at 24 Cox Street, Mudgee, NSW. The housing complex will comprise of four units, constructed on the western end of the study area. The proposed development will include a covered play area, a vegetable garden as well as a yarning circle, to be located along the southern boundary of the site. Each dwelling will include rainwater tanks for onsite stormwater reuse.

This Heritage Desktop Analysis assesses the study area in relation to its heritage values. This includes a review of heritage online databases as well as the *Mudgee Local Environmental Plan 2012* (LEP) and the *Mudgee Development Control Plan 2013* (DCP) in relation to their heritage requirements. This assessment does not address Aboriginal Heritage constraints.

1.1 Study Area

The study area is located in the regional town of Mudgee, approximately 265km northwest of Sydney, NSW. The study area is located at 24 Cox Street, formally identified as Lot 2 Section 6 DP 758721. The site is located within the Mid-Western Regional Council Local Government Area (LGA) and is currently zoned as an R3 Medium Density Residential area.

The study area has an approximate area of 1492m² and is surrounded by residential lots to the north, south and west and is bordered by Cox Street on the east. An existing cottage is located at the eastern boundary of the study area with mature trees scattered immediately to the west of the cottage and along the northern site boundary.

The study area is located on the western boundary of the Mudgee Heritage Conservation Area (HCA).

The study area is shown in **Figure 1**.

1.2 Report Limitations

This report is reflective of a desktop assessment of European heritage relating to the study area only. A site inspection was not undertaken.

Figure 1 Study Area



2. HISTORICAL CONTEXT

The first European explorer to enter the Mudgee area was James Blackman in 1821, also becoming the first European settler to cross the Cudgegong River (Magical Mudgee, 2011). The first Europeans to establish settlements in Mudgee were George and Henry Cox in 1822, along the Cudgegong River at the 'Menah' run. The first land grant was issued at Menah in 1823 to Captain Henry Steel (Stedinger Associated, 2004: 10). This settlement was located approximately 3km north-west of the present Mudgee town centre. A police station was established in 1833 at Menah which was then moved to Mudgee in 1845 (Magical Mudgee, 2011).

Mudgee was gazetted as a town in 1838 and was declared a municipality in 1860 (The Muse, 2017:2). The gold rush of nearby Hargraves, Hill End and Sofala saw an increase in population and development in the Mudgee area during this period. By 1861 a railway had been constructed with a line to Bathurst opening in 1876 and another line from Bathurst to Orange was opened in 1877 (The Muse, 2018:3).

During the late nineteenth and early twentieth century, Mudgee continued to grow into a commercial town centre and today, is known for its various vineyards.

The Mudgee Heritage Conservation Area was gazetted on 10 August 2012 and covers the areas of Mudgee which were included in the original 1884 parish town map.

The historical aerial viewer shows the cottage to be present on site as early as 1965.

3. LEGISLATIVE CONTEXT

In NSW, cultural heritage is managed under a three-tiered system: National, State and Local heritage. Certain sites and items may require management under all three levels or a combination of state and local or local only. The assessment area falls under the Local Heritage tier. The legislative framework relevant to the study area is discussed below.

3.1 Mid-Western Regional Local Environmental Plan (LEP) 2012

The Mid-Western Regional LEP lists locally significant heritage sites and conservation areas of the Mudgee region. Part 1.10 of the LEP details the requirements for development consent for places of local heritage significance, which must be adhered to.

A list of heritage conservation areas located within the Mid-Western Regional Council area is provided under Schedule 5, Part 2 of the LEP.

The study area is located within the Mudgee Heritage Conservation Area (HCA) under the Mid-Western Regional LEP 2012, schedule 5, part 2 (listing number C1).

The Mudgee HCA is shown in **Figure 2** and is continued into **Figure 3** (western boundary of the Mudgee HCA).

3.1.1 STATEMENT OF SIGNIFICANCE

A Statement of Significance for the Mudgee HCA is detailed under the NSW State Heritage Inventory (SHI) and is as follows:

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.¹

3.2 Mid-Western Regional Council Development Control Plan

The Mid-Western Regional Development Control Plan (DCP) 2013 states that multi-dwelling housing developments are only permissible on lots with an area of at least 1200m² and should comply with the following:

- Be located within the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village Zone; or
- Be on a lot with two street frontages; or
- Be on any residential lot with a frontage width greater than 25m; or
- Must not be located on a lot which adjoins a lot which is approved for or contains multiple dwellings outside the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village zone.

¹ State Heritage Inventory, *Mudgee Heritage Conservation Area*. Accessed: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070402>

Figure 2 Mudgee HCA

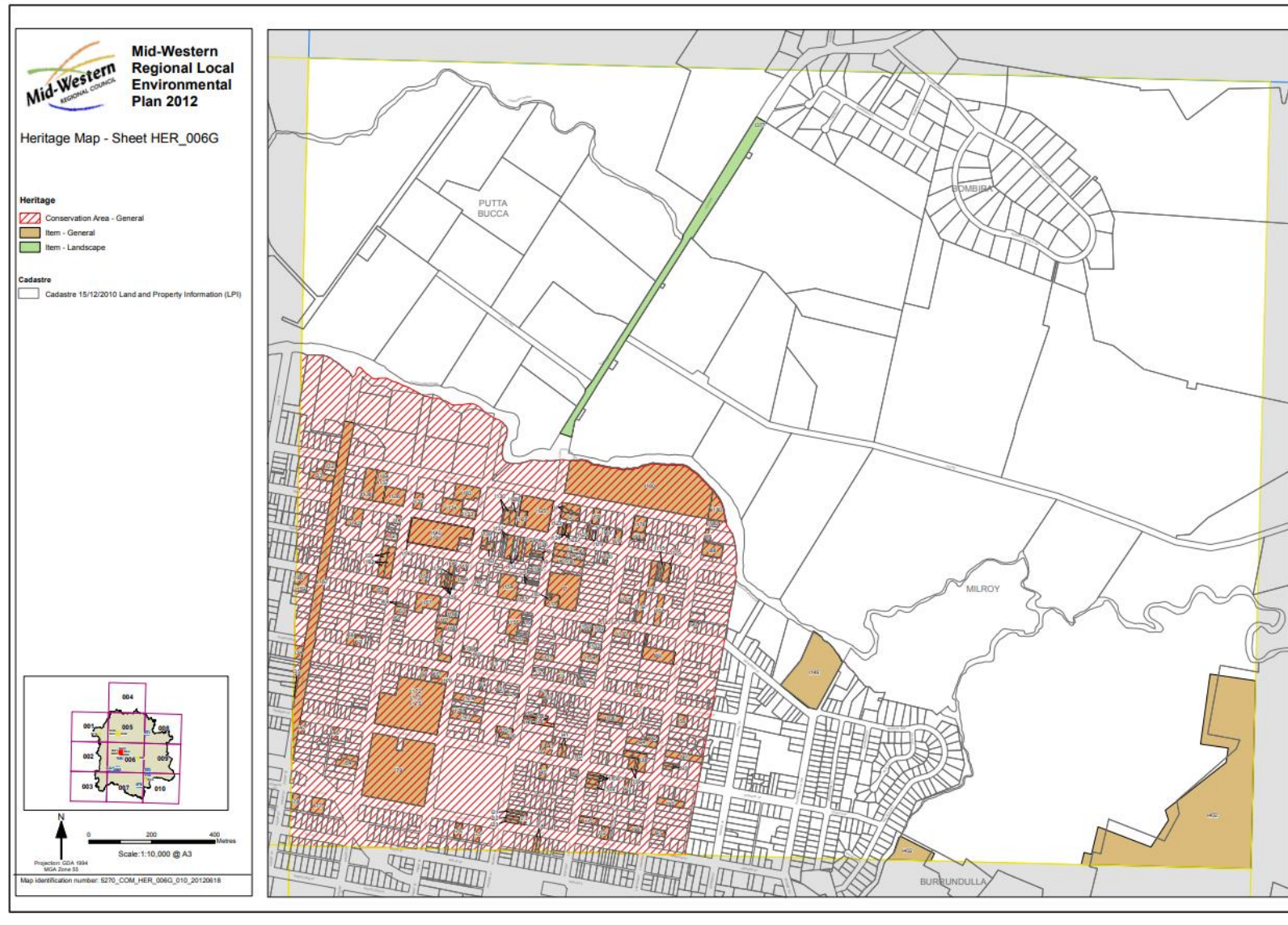
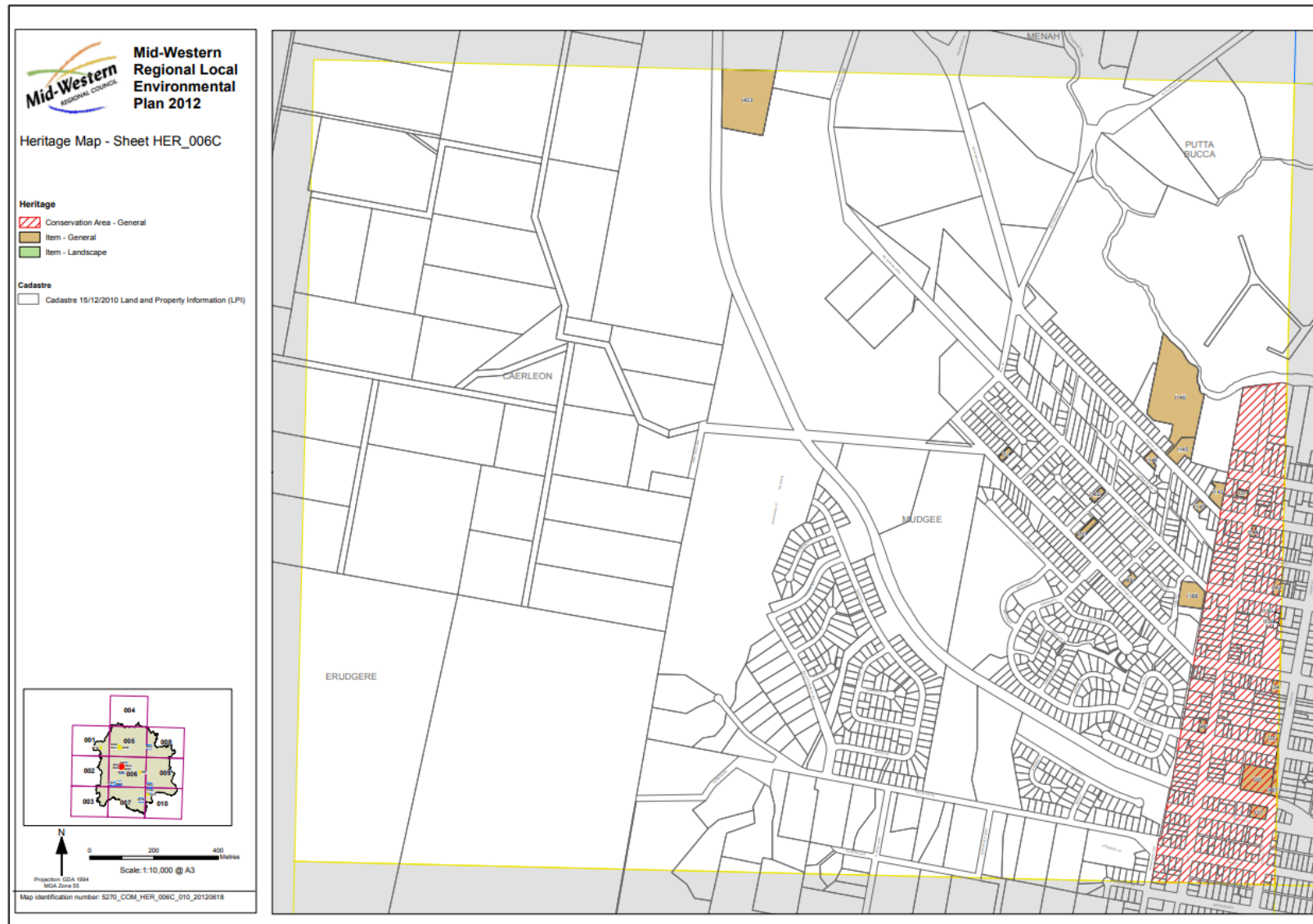


Figure 3 Mudgee HCA Continued



4. HERITAGE IMPACT ASSESSMENT

4.1 Nearby Heritage Items

The study area is located within the Mudgee HCA and is also located within close proximity to a number of both local and state heritage listed items/buildings. Some of these heritage sites are described below (**Table 1**).

In total, there are six state heritage listed items within the Mudgee HCA under the SHI.

Table 1 Nearby Heritage Items

Heritage Item	Address	Significance	Item Number
<i>Mudgee Post Office and Quarters</i> One of the first major post offices built in a rural area of NSW. Constructed in 1862, additions made in 1902. ²	80 Market Street, Mudgee (approximately 700m east of the study area)	State heritage significance under the Heritage Act 1997 Local heritage significance under the Mid-Western Regional LEP 2012	SHR I01314 LEP I133
<i>House:</i> Early Victorian style residential building dating to c.1860. ³	8 Cox Street, Mudgee (approximately 200m north of the study area)	Local heritage significance under the Mid-Western Regional LEP 2012	I31
<i>House:</i> Early Victorian style brick shop and residence, built c.1870s. ⁴	141 Market Street, Mudgee (approximately 50m east of the study area)	Local heritage significance under the Mid-Western Regional LEP 2012	I144
<i>Terrace Houses:</i> A row of 3 early to mid-Victorian style terrace houses constructed from 1865-1875. ⁵	155-159 Market Street, Mudgee	Local heritage significance under the Mid-Western Regional LEP 2012	I147

4.2 Impact of Proposed Works

The Mudgee HCA boundaries closely follow the 1884 Mudgee parish map and includes key extant historical structures, particularly along Church Street and Market Street. The HCA represents the characteristics of the early town layout, particularly the preference of settlements to be located nearby a river source (the Cudgegong River in Mudgee). The Anglican and Catholic Churches were given priority in land use and are located in a central position, while educational, recreational and law related structures were all located within

² See <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045269>

³ See <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070031>

⁴ See <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070144>

⁵ See <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070147>

allocated, reserved lands surrounding the Churches. Similarly, remnants of early road works such as stone kerbs and gutters, are extant within the Mudgee HCA.

At the centre of the Mudgee HCA lies a number of extant late-Victorian style structures, including banks and hotels, the former Town Hall and churches, making up the central business area of the town. Typical of early European settlement in regional areas, the Mudgee town layout sees a number of major structures located on the corners of the main streets (Market and Church). Some of these structures include significant heritage buildings such as the Post Office (SHR I01314) as well as St Marys Roman Catholic Church (SHR I00685).

According to the SHI statement of significance, the original meaning of the term 'Mudgee' was 'the nest in the hills.' Mudgee is situated amongst a backdrop of hills which contributes heavily to the heritage significance of the Mudgee HCA. The aesthetic of the Mudgee landscape alongside the late-Victorian style buildings are highly significant to the visual heritage of the Mudgee HCA.

The proposed residential multi-dwelling complex at 24 Cox Street will have little to no adverse impacts upon the visual significance of the Mudgee HCA as the development will be located behind (to the west) of the existing cottage. The proposed development will be hidden from the Cox Street streetscape by the extant cottage and mature trees. As the proposed works will not visually dominate the streetscape, it is considered that it will not detract from the visual characteristics of the Mudgee HCA.

The proposed works will not adversely affect any of the key heritage listed items within the business centre of the Mudgee HCA.

Similarly, the study area does not include any heritage listed items and proposed works will not impact upon the local heritage listed item located 200m north of the study area (as seen in **Table 1**).

The proposed multi-dwelling housing units are single storey which ensures limited affects to the views to and from the surrounding landscapes and hills. Moreover, the retention of mature trees within the study area not only ensures the proposed development is obscured, it also assists in the maintenance of the historic landscape of the Mudgee HCA, as a town "nestled in the hills."

Proposed works are located along the western boundary of the Mudgee HCA and will not impact upon its curtilage. As impacts of the proposed works have little to no effects on the heritage significance of the Mudgee HCA, no updates will be required to the curtilage boundaries.

5. CONCLUSION

The study area is located within the Mudgee Heritage Conservation Area (HCA).

There are no interim heritage orders in place for the study area.

Under the Mid-Western Regional DCP, a multi-dwelling housing complex can be developed on lands within a Heritage Conservation Area (HCA) if the land does not contain a heritage item identified in an environmental planning instrument, an interim heritage order or, on the State Heritage Register.

Neither the study area itself or the pre-existing cottage are heritage listed items on a local or state level.

The proposed development seeks to maintain the visual characteristics of the Mudgee HCA by retaining the existing cottage and constructing the dwellings behind/to the west of it. It is noted that the cottage and existing mature trees will obscure development from the streetscape to conserve the HCA streetscape significances as per Mid-Western Regional DCP requirements.

Overall, the proposed multi-dwelling housing development will have little to no adverse impacts upon the fabric or visual characteristics of the Mudgee HCA.

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