



HERITAGE IMPACT STATEMENT

PROPOSED CARAVAN PARK

113 MAGPIE LANE, GALAMBINE
LOT 1 DP174385, LOT 1 DP1003242
GULGONG NSW

CAM ENGINEERING
FEBRUARY 2024



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Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft	27/02/2024	LN/SBL	SBL

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

1.0 Heritage Impact Assessment

1.1 HERITAGE SIGNIFICANCE

The subject site is not identified in *Mid-Western Regional Local Environmental Plan 2012 (MWLEP2012)* under Schedule 5 as a listed heritage item, nor is it located within an identified heritage conservation area. There are locally listed heritage items within the rural landscape adjoining the subject site. However, the development is separated from these adjoining properties by Magpie Lane to the north of the site and Guntawang Road which adjoins the site to the west, and the surrounding rural landscape.

Within proximity to the subject site to the north-west is located Heritage Item 390 'Guntawang Homestead'; and to the west of the site is Heritage Item 368 'Biraganbil Homestead'. The heritage items are located on large rural holdings. Also located approximately 3km to the north-west of the development separated by several large rural holdings is Heritage Item 392 identified as the 'Old gold mine' **Figure 1** below identifies the subject site in relation to the heritage items in the locality.

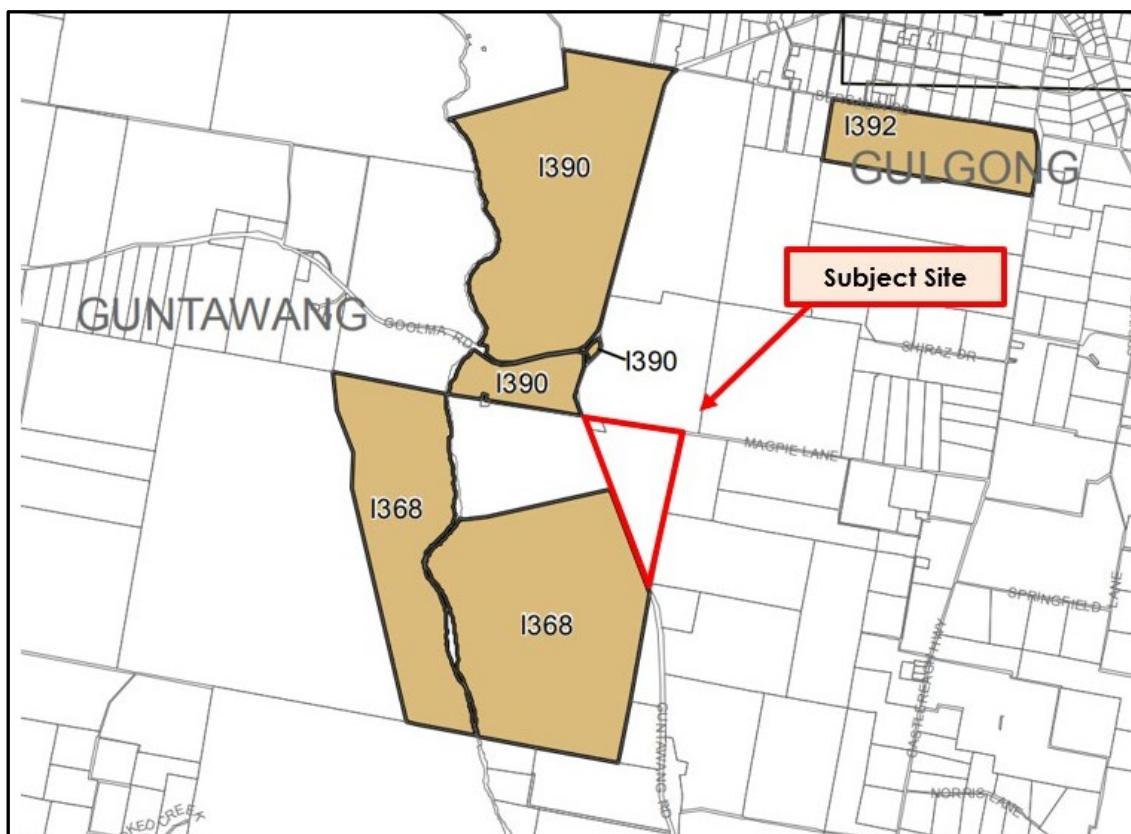


Figure 1: MWLEP2012 Heritage Map.

Figure 2 shows the locality features and distance from the subject site to the relevant identified local heritage items. As can be evidenced from the aerial photograph, the local heritage items are set within the context of the rural pastoral history of the locality.

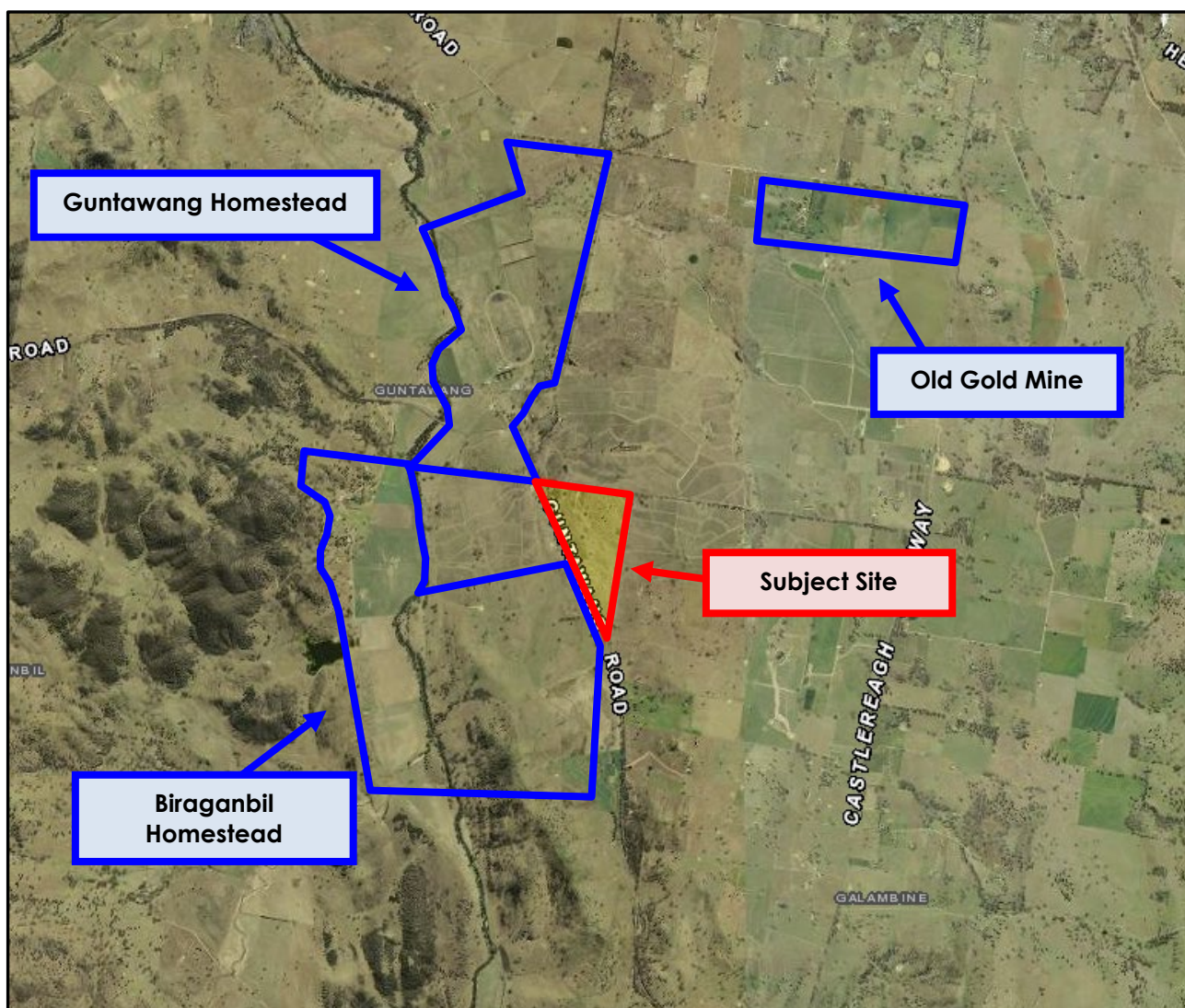


Figure 2: Aerial View of Heritage Items.

The following section provides a Statement of Heritage Impact (SOHI) to consider the heritage significance of the surrounding heritage items identified in MWLEP2012; and provides an assessment of any potential impacts on these heritage items as a consequence of the proposed caravan park development on the subject site. Should impacts be identified, this SOHI will examine measures to help avoid, minimise, and mitigate any identified potential adverse impacts to a heritage item(s).

Statement of Heritage Significance

Heritage Item 368 ‘Biraganbil Homestead’

The State Heritage Inventory describes Heritage Item 368 ‘Biraganbil Homestead’ as:

Timber Farm workers Cottages Substantial group of framing buildings dating from 1840's onwards. Homestead site on east side (Oleander clumps) Wool Sheds, Workers Timber Terrace cottages (Morewoods Rodgers Iron Roof - Thus earliest structures c.1850) Shiplap horiz. boards brown/reddish brick stables (2 level). Large gal. Iron shearing shed with M&R iron roof a little to north. Fine stands of local eucalypts. Lush River flats.

A search of information provided an extract from the Town and Country Journal, 19 October 1901 which described Biraganbil Homestead, refer to **Figure 3**.

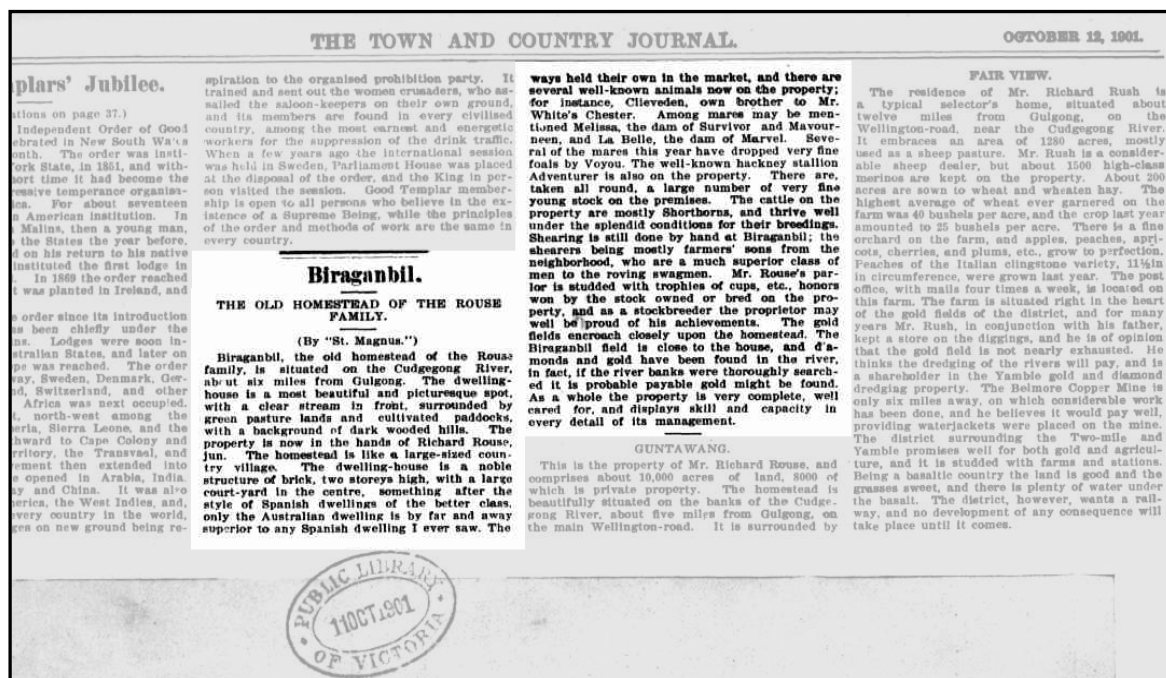


Figure 3: Early Commentary on Biraganbil Homestead.

(Source: <https://trove.nla.gov.au/newspaper/article/71473327>)

Heritage Item 390 'Guntawang Homestead'

The State Heritage Inventory describes the significance of Heritage Item 390 'Guntawang Homestead' as:

Guntawang, together with its stables and garden, presents a complex of great historic and architectural importance that has long associations not only with the Rouse family but also with the history of racing in Australia. An elegant and beautifully set Victorian country house in the Italianate style. It is one of several country houses known to have been designed by J F Hilly and is a well known local landmark with close historical associations with the pioneering Rouse family. Guntawang, together with its stables and garden, presents a complex of great historic and architectural importance that has long associations not only with the Rouse family but also with the history of racing in Australia. The existing house was built c 1865 to the designs of the partnership Hilly and Hunt, (J F Hilly and John Horbury Hunt). Built for Richard Rouse on land settled by J R and E Rouse in 1825. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Guntawang was the original country property of Edwin Rouse. The homestead is a fine late Mid-Victorian country homestead constructed in 1872 to a design by Sydney architect John Frederick Hilly.

The house is single storey set high on a raised landscaped platform. The main roof is a simple rectangular hipped roof with an elegant central front semi-circular bay that rises to a peak. The roof line is repeated in a surrounding verandah supported on flat cast iron columns. The front façade is symmetrical with timber windows that are generous, tall, double hung and flanked by shutters. At leaser four original chimneys penetrate the roof.

The house has been altered and added to over the years with several notable owners including Les Coward, William O'Mara Ford, Ford and Ethel Reynolds and John Foyster. (Ref Snapshot MWRC).

Refer to **Appendices 1 and 2** for a copy of the State Heritage Inventory Item assessment sheets, for each of the relevant heritage items.

Figures 4 and 5 provide aerial photographs of the Guntawang Homestead and property showing the homestead and surrounding buildings.



Figure 4: Aerial View of Guntawang Homestead.
(Source: <https://www.cullenroyle.com.au/properties/guntawang/>)



Figure 5: Aerial View of Guntawang Homestead.
(Source: <https://www.cullenroyle.com.au/properties/guntawang/>)

Heritage Impact Assessment

As established, the site itself does not contain a heritage item, nor is it mapped as being within a heritage conservation area under the *MWLEP2012*. The site is within proximity to two heritage items in particular, that being Biraganbil Homestead and Guntawang Homestead. Item 392 *Old Gold Mine* was identified in the aerial of the site (**Figure 2**), however, is considered to be such a significant distance from the development site that consideration of this item is not warranted.

As the above aerial photographs and Figures identify, there are significant distances between the subject site and the heritage items (Biraganbil and Gantawang Homesteads and surrounding farm buildings) being separated by roads, agricultural landscapes including vegetation, farmland and agricultural pursuits, and the Cudgegong River from Biraganbil Homestead and the group of associated farm buildings. Therefore, in terms of the adjacent properties, the proposed development does not interfere with entrances or the curtilage of the Gantawang and Biraganbil Homesteads, nor the immediate group of surrounding historic farm buildings.

The spatial arrangement and aesthetic significance including the setting and vistas of the heritage items will not be adversely impacted by the proposed development due to the substantial distance separating the properties and the existing surrounding rural landscapes and land uses. There is no direct impact on the heritage items as no subdivision is proposed, and there is no removal of any fabric or landscape elements from the heritage items. The proposed development also includes appropriately landscaped areas which will reduce any perceived or potential impacts on the significance of the heritage items. The proposed signage along Magpie Land and Guntawang Road will not detract from the amenity or visual quality of any environmentally sensitive heritage areas. Given the substantial distances between signage and existing heritage items, signage is not considered to detract from the amenity, visual quality, or significance of such areas.

Generally speaking, the proposed development is not anticipated to result in any adverse impacts to the proximal heritage items. The caravan park will be appropriately screened and landscaped, and thus reduces any potential impact on the surrounding heritage items.

There are no identified impacts on Aboriginal cultural heritage values or heritage items. An Aboriginal Heritage Cultural Management Systems search (AHIMS) has been undertaken and is included in **Appendix F** of the SEE. The AHIMS search identifies that there are no Aboriginal sites or places declared on or near the site (within 50m), but includes two items within 200m from the south-eastern boundary of the proposed Caravan Park. In this respect, no physical works are being undertaken in the southern portion of the site (proximal to the neighbouring identified sites) and therefore no negative impacts are expected as a result of the proposal.

In relation to modern alterations to the landscape, previous large-scale clearing, ploughing events for grass, grazing and construction works associated with the constructed infrastructure and utilities, as well as the construction of dams, it can be expected human intervention to have had moderate to high impacts upon the archaeological record. Natural factors such as erosion would also have impacted the archaeological record, all of which would have displaced cultural materials and the likelihood of in situ cultural materials is very low.

Conditions of consent can be included which will ensure the protection of any potential items should anything be identified during the construction phase. Consequently, the persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance-related activities are made aware of the statutory legislation protecting sites and places of significance.

2.0 Conclusion

The proposed caravan park is located within proximity to two (2) identified locally listed heritage items, that being the Birangabil Homestead and the Guntawang Homestead; and two (2) Aboriginal cultural heritage sites to the south-east of the site, off the eastern boundary. This SOHI has provided a high-level assessment of the proposed development in the context of likely impacts on these proximal heritage items.

It can be reasonably concluded that the proposed development will not directly impact these heritage and cultural items; and that these heritage items will maintain their significance should the proposed development proceed.

Appendix 1

BIRAGANBIL HOMESTEAD STATE HERITAGE INVENTORY SUMMARY

Item Details

Name

Biraganbil homestead

SHR/LEP/S170

LEP #I368

Address

Wellington Road GULGONG NSW 2852

Local Govt Area

Mid-Western Regional

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Farming and Grazing

Category

Homestead Complex

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Wellington Road	GULGONG/NSW/2852	Mid-Western Regional	Unknown			Unknown	Primary Address

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer**Builder/Maker****Physical Description****Updated**

Timber Farm workers Cottages Substantial group of framing buildings dating from 1840's onwards. Homestead site on east side (Oleander clumps) Wool Sheds, Workers Timber Terrace cottages (Morewoods Rodgers Iron Roof - Thus earliest structures c.1850) Shiplap horiz. boards brown/reddish brick stables (2 level). Large gal. Iron shearing shed with M&R iron roof a little to north. Fine stands of local eucalypts. Lush River flats.

Physical Condition

Updated 12/20/2004

Integrity - Good, Condition - Good.

Modifications And Dates

Further Comments

Wellington Road Off - Outstanding rural group worthy of details study. Originally a Rouse Property 1840's. Further Reference: Mudgee Heritage Study - Hughes Trueman Ludlow - 24 May 1985

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Mid-Western Regional Local Environmental Plan 2012	1368	8/10/2012 12:00:00 AM		
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
National Trust Country Register			2017		National Trust of Australia (NSW)
National Trust Country Register			0		National Trust of Australia(NSW)
National Trust Country Register			0		National Trust of Australia (NSW)

Reference & Internet Links

References

Records Retrieved: 1

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

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Mid-Western Regional Council	2070543

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Appendix 2

GUNTAWANG HOMESTEAD STATE HERITAGE INVENTORY SUMMARY

Item Details

Name

Guntawang homestead

SHR/LEP/S170

LEP #1390

Address

Guntawang Road GULGONG NSW 2852

Local Govt Area

Mid-Western Regional

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

Homestead building

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Guntawang Road	GULGONG/NSW/2852	Mid-Western Regional	Unknown	Guntawang	Phillip	Unknown	Primary Address

Boundary Description

8km South West Of Gulgong

Significance

Statement Of Significance

Guntawang, together with its stables and garden, presents a complex of great historic and architectural importance that has long associations not only with the Rouse family but also with the history of racing in Australia. An elegant and beautifully set Victorian country house in the Italianate style. It is one of several country houses known to have been designed by J F Hilly and is a well known local landmark with close historical associations with the pioneering Rouse family. Guntawang, together with its stables and garden, presents a complex of great historic and architectural importance that has long associations not only with the Rouse family but also with the history of racing in Australia. The existing house was built c 1865 to the designs of the partnership Hilly and Hunt, (J F Hilly and John Horbury Hunt). Built for Richard Rouse on land settled by J R and E Rouse in 1825. (The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Guntawang was the original country property of Edwin Rouse. The homestead is a fine late Mid-Victorian country homestead constructed in 1872 to a design by Sydney architect John Frederick Hilly.

The house is single storey set high on a raised landscaped platform. The main roof is a simple rectangular hipped roof with an elegant central front semi-circular bay that rises to a peak. The roof line is repeated in a surrounding verandah supported on flat cast iron columns. The front façade is symmetrical with timber windows that are generous, tall, double hung and flanked by shutters. At leaser four original chimneys penetrate the roof.

The house has been altered and added to over the years with several notable owners including Les Coward, William O'Mara Ford, Ford and Ethel Reynolds and John Foyster. (Ref Snapshot MWRC)

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Hilly, J F

Builder/Maker

Physical Description

Updated

The present homestead was commissioned by Edwin's son Richard in 1869. He instructed the partnership of J.F. Hilly and J. H. Hunt although from the design Hunt had little to do with the work. An Italianate style single storey stuccoed brick country house of 12 main rooms with wings built around a courtyard and an elegant curved bay at the centre of the garden elevation. The asbestos slate roof is decorated with terracotta ridge cappings. A galvanised iron verandah extends around the house and is supported by a series of attractive flat cast iron pilasters with a decorative timber frieze or valance. Beneath the house is an extensive cellar and basement containing a meathouse, the former kitchen and a dairy. The entrance hall is paved with marble tiles and there are several marble fireplaces, some of which are replacements. The doors are four panel and the cedar joinery is in good condition. There are large single pane double-hung sash windows with folding louvred wooden shutters. The house is set in a well established garden and in front of the house is a carriage circle. The outbuildings include some extensive brick stables enclosed in a high brick wall. The various owners of the property have maintained a large stable and the property is well known for its thoroughbreds. Architectural Style: Italianate style. Building Material: Stuccoed brick, asbestos slate roof, terracotta ridge cappings, cast iron pilasters, timber frieze

Physical Condition

Updated

Modifications And Dates

Further Comments

Gulgong, 8km South West Of - Built c1865 to the designs of 'Hilly and Hunt'. The single storey house, a beautiful example of a mid-century house in a restrained Italianate style. Is notable particularly for its graceful curved bay at the centre of the garden elevation. Constructed of local bricks-house has a verandah to 3 sides, valance board, all resting on delicate cast iron supports. Numerous chimneys, slate roof. Stables outstanding example of Georgian outbuildings. Garden.

Current Use

Former Use

Listings

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Mid-Western Regional Local Environmental Plan 2012	I390	8/10/2012 12:00:00 AM		
Heritage study					

Records Retrieved: 2

Procedures/Exemptions

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

Records Retrieved: 0

History

Historical Notes or Provenance

Updated

Richard Rouse sent his sons John Richard and Edwin to take up land on his behalf along the Cudgegong River in 1821. They selected Guntawang, an area previously selected by George and Henry Cox but later abandoned by them because of native hostility. By 1825 Edwin Rouse had built a dwelling on the selection but sited it on land prone to flooding. In 1828 after survey by Robert Hoddle a grant of 4,000 acres was made to Richard Rouse. On Richard's death in 1852 Edwin inherited this property and Rouse Hill. The present homestead was commissioned by Edwin's son Richard in 1869. He instructed the partnership of J.F. Hilly and J. H. Hunt although from the design Hunt had little to do with the work. An Italianate style single storey stuccoed brick country house of 12 main rooms with wings built around a courtyard and an elegant curved bay at the centre of the garden elevation. The asbestos slate roof is decorated with terracotta ridge cappings. A galvanised iron verandah extends around the house and is supported by a series of attractive flat cast iron pilasters with a decorative timber frieze or valance. Beneath the house is an extensive cellar and basement containing a meathouse, the former kitchen and a dairy. The entrance hall is paved with marble tiles and there are several marble fireplaces, some of which are replacements. The doors are four panel and the cedar joinery is in good condition. There are large single pane double-hung sash windows with folding louvred wooden shutters. The house is set in a well established garden and in front of the house is a carriage circle. The outbuildings include some extensive brick stables enclosed in a high brick wall. The various owners of the property have maintained a large stable and the property is well known for its thoroughbreds. Architectural Style: Italianate style. Building Material: Stuccoed brick, asbestos slate roof, terracotta ridge cappings, cast iron pilasters, timber frieze

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 3

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National Trust Country Register			0		National Trust of Australia (NSW)
National Trust Country Register			0		National Trust of Australia(NSW)

Reference & Internet Links

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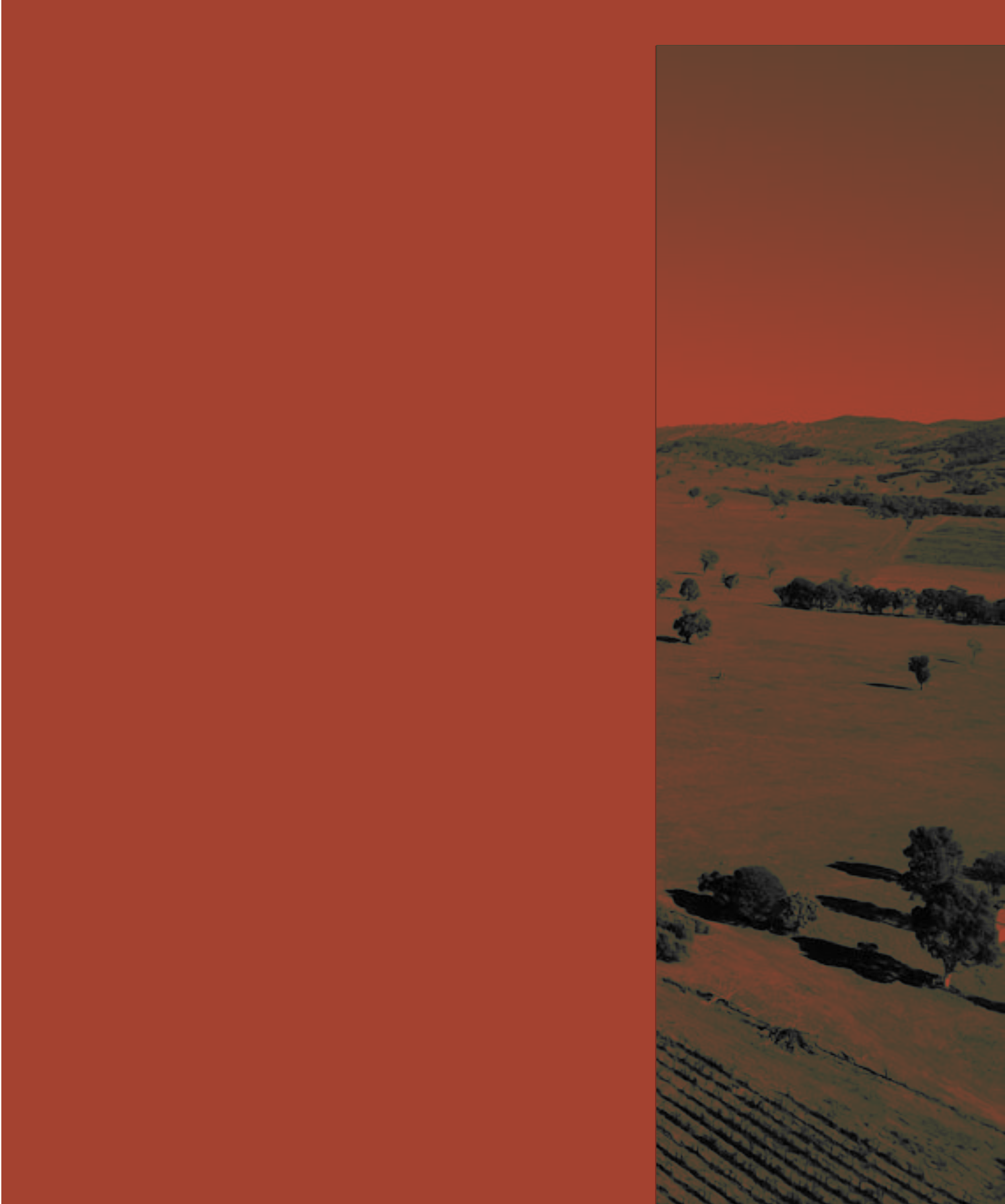
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