

MUDGEE HOSPITAL REDEVELOPMENT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

STATEMENT OF HERITAGE IMPACT



Prepared by

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for

NSW Health Infrastructure



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1.0 INTRODUCTION

1.1 Background

The proposed redevelopment of the Mudgee Hospital involves Stage 2 works for the construction of the new hospital building which involves the demolition of the existing hospital building, boiler house, FM and Medical Archives, Wellness Centre and Community Health buildings. As part of the process, a Statement of Heritage Impact is required for the State Significant Development Application. It should be noted that the demolition of the southern end of the southern end of Wellness Centre, Community Health Centre and Cottage (formerly DOCs) has already been approved under the REF and was supported given the low historic significance of the buildings.

The scope of works for State significant development application includes the following:

- Construction of a new two (2) storey plus plant acute clinical services building to accommodate relocated services including:
 - o 26 acute/sub-acute beds for medicine, surgery, palliative care, rehabilitation, geriatric evaluation and conditions related to mental health and drug and alcohol;
 - o 2 paediatric beds;
 - o 2 bed rooms suitable for birthing and short-term accommodation, 3 ante natal/post-natal rooms, 1 assessment room, 2 antenatal assessment and 1 procedure room with 2 special care neonatal cots.
 - o 5 emergency department bays, 1 resuscitation bay, a mental health safe assessment room, an isolation room and a triage area;
 - o 2 operating theatres, 4 recovery spaces and 8 day-only beds;
 - o 4 Hospital in the Home chairs, 4 oncology chairs, 8 renal chairs and 5 oral health chairs;
 - o Primary and Community Health services comprised of meeting, consult and interview rooms, Gymnasium, ADL Kitchen and bathroom and outdoor spaces; and
 - o Clinical support services, including medical imaging, pathology, pharmacy, satellite CSD service and medical records.
- On-grade car parking and drop off facilities, and overall improved wayfinding and access throughout the campus, including new roadworks and footpaths;
- Upgrades to IT and engineering services infrastructure supporting the MHS;
- Non-clinical support services, including LHD offices, MHS administration offices, kitchen, stores, linen and maintenance services; Associated landscaping works;
- Demolition of vacated buildings; and
- Removal of a total of 32 trees which includes 9 Red Bottle Brush trees.

NSW Health commissioned Eric Martin & Associates to undertake the task and this report was prepared by Can Ercan, Heritage Architect. The boiler house was assessed by JCIS Consultants and is included as Appendix D.

This report also addresses the heritage assessment requirements outlined by Department of Environment and Heritage dated 29 March 2018. (refer 6.0 Statement of Heritage Impact)

1.2 Methodology

The scope of works and methodology adopted is:

- Undertake a site inspection to assess the condition and integrity of the buildings;
- Undertake some basic historical research to understand the documentary evidence of the hospital;
- Analyse the evidence and determine the significance of the hospital generally and the individual buildings;
- Provide advice on implications of proposed demolition; and
- Prepare a report for Health Infrastructure (Statement of Heritage Impact) of the proposed enabling works.



1.3 The Site

The site is in the centre of Mudgee township and is the whole site is bounded by Church Street on west, Meares Street on south, Lewis Street on east and a vacant site to the north (refer Figure 1).



Figure 1: Location Plan

Source: Google Earth accessed 14 October 2017

1.4 Existing Heritage Status

The site is not identified as an item of heritage value on NSW Heritage Register or the heritage schedule of the Mid-Western Regional Council LEP 2012. However, the site is part of the Mudgee Heritage Conservation Area identified under the LEP. The site is also included under NSW Department of Health Section 170 Register.

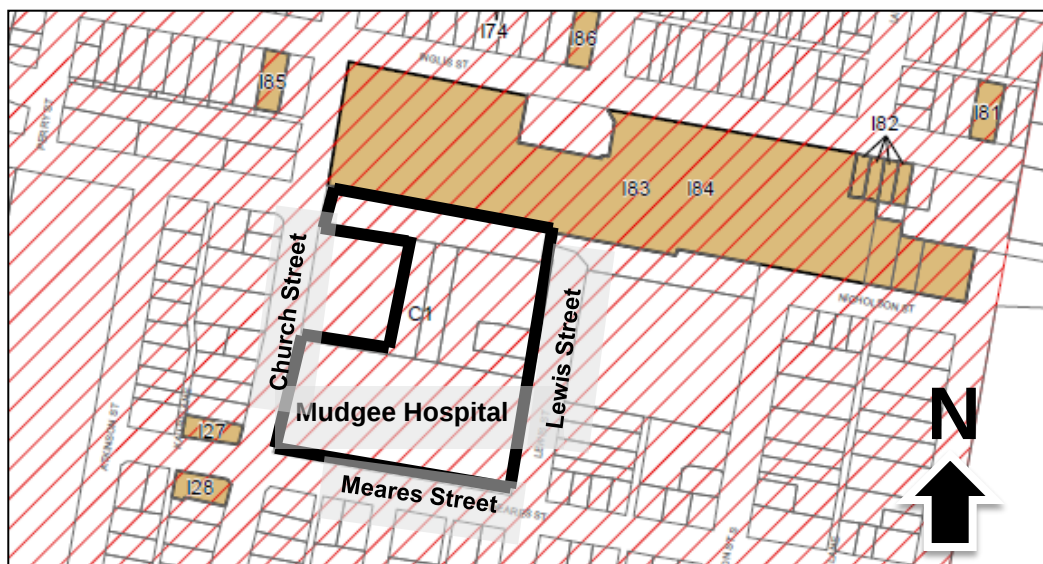


Figure 2: Heritage Map

Source: Mid-Western Regional LEP 2012, Heritage Map 006H

There are three heritage listed places within close vicinity of the Hospital, which are:

- I27- House (182 Church Street), locally listed heritage item;
- I28- House (184 Church Street), locally heritage item;
- I83/I84 – Mudgee Railway Precinct, State listed heritage item; and
- I85 – House (25 Inglis Street), locally listed heritage item.

1.5 Limitations

The study was limited in scope of historical research and while a considerable amount exists, research was limited to readily available resources and the report only includes basic and essential information even though more exists. All buildings on site were inspected on 10 November 2017.

1.6 Definitions

Original Hospital: Hospital built in 1875 and demolished in the 1950s.

New Hospital: The existing main Hospital building built in 1955.

1.7 Acknowledgements

Thanks are extended to numerous people who assisted the task including:

- NSW Health, who set up site access, contact on site and provided relevant reports;
- Richard Waters, NSW Health, for providing access to buildings and some historical background information;
- Mudgee Library and Mudgee Colonial Museum for access to their historical collection.

Unless otherwise noted, photographs were taken by Eric Martin & Associates on 10 November 2017.



2.0 DOCUMENTARY EVIDENCE

2.1 Mudgee Hospital

The history of the original hospital is briefly outlined in the 1921 publication, "Mudgee Centenary Souvenir" issued in connection with celebration week, as follows:

In the early days, Mudgee patients had the choice of being sent to Bathurst or of awaiting the arrival of a medical man. To overcome the difficulty, a small slab building was erected close to the river, at the western corner of Cox Street. For a time, it served the purpose, but as the population increased, better accommodation was necessary and by December, 1842, Dr. King was administering a private hospital in Mortimer Street, opposite the Presbyterian Chapel, on an allotment owned by Mr George Cox.

In April, 1852, at a public meeting held at Naughton's Inn, it was decided to provide a public hospital in the town and Messrs. Henry Cox, William Blackman and Thomas L'Estrange were appointed trustees, with a committee to carry on the management. The building was erected on the site of Dr. Nickoll's surgery, Perry Street. The foundation stone of the present building was laid on November 17, 1874. Mr. R. Dobie Bawde is the president.¹

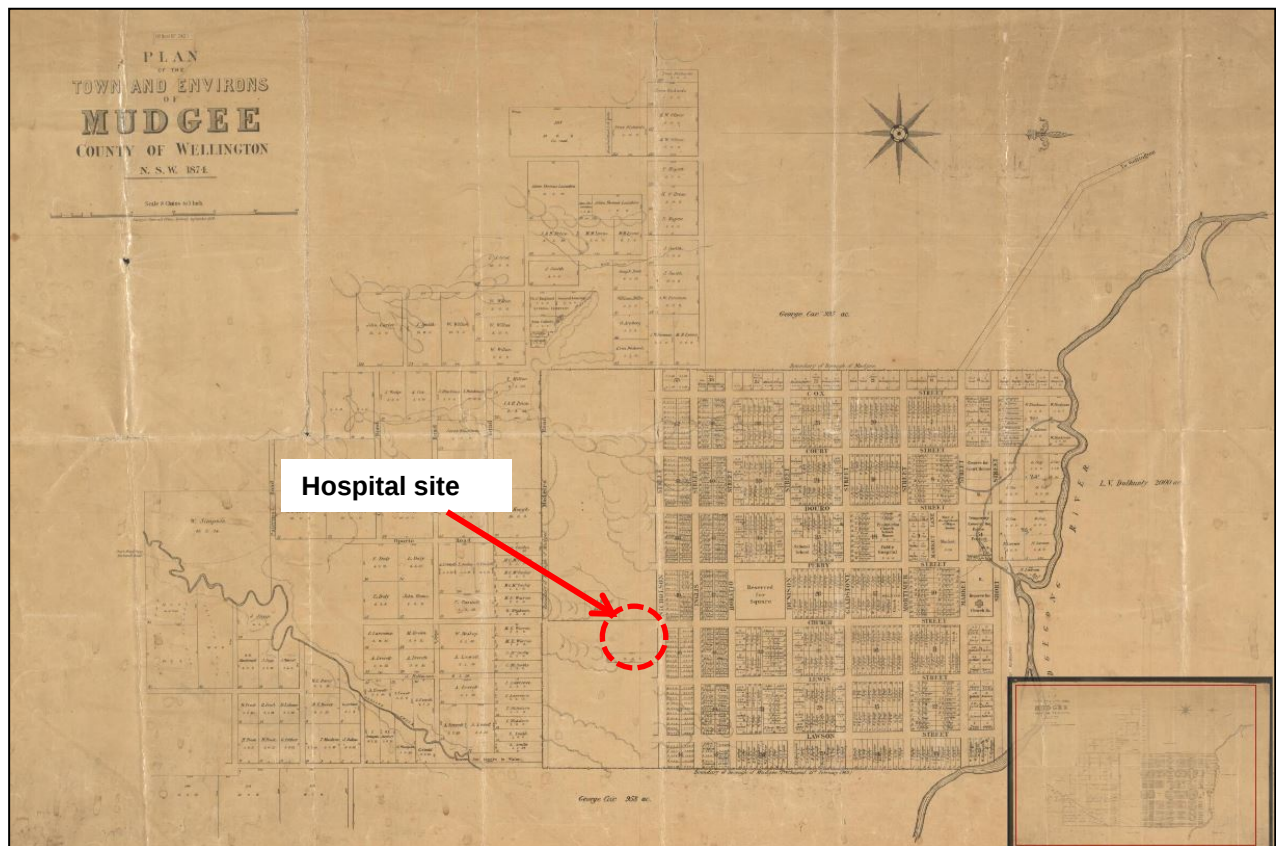


Figure 3: Mudgee Map dated 1874 by Sydney Surveyor General's Office

Source: Trove, <https://nla.gov.au/nla.obj-229898130/view>

¹ Mudgee Celebrations Committee, "Mudgee Centenary Souvenir, 1821-1921: Issued in connection with celebrations week, March 6 to 12, 1921", page 77, <http://nla.gov.au/nla.obj-34044795/view?partId=nla.obj-34076924#page/n78/mode/1up>



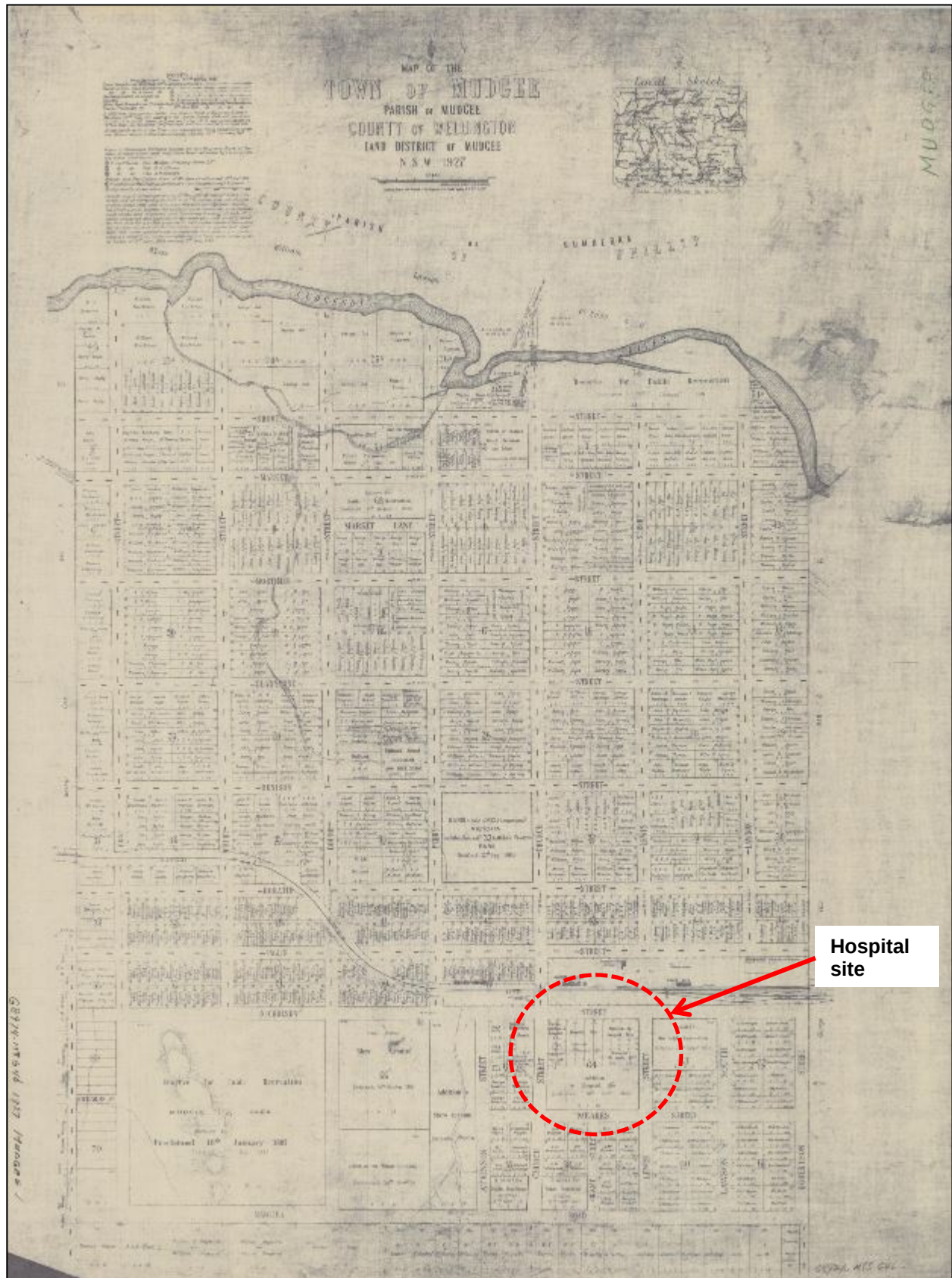


Figure 4: Mudgee Map dated 1927 by Sydney NSW Department of Lands

Source: Trove, <https://nla.gov.au/nla.obj-233973097/view>

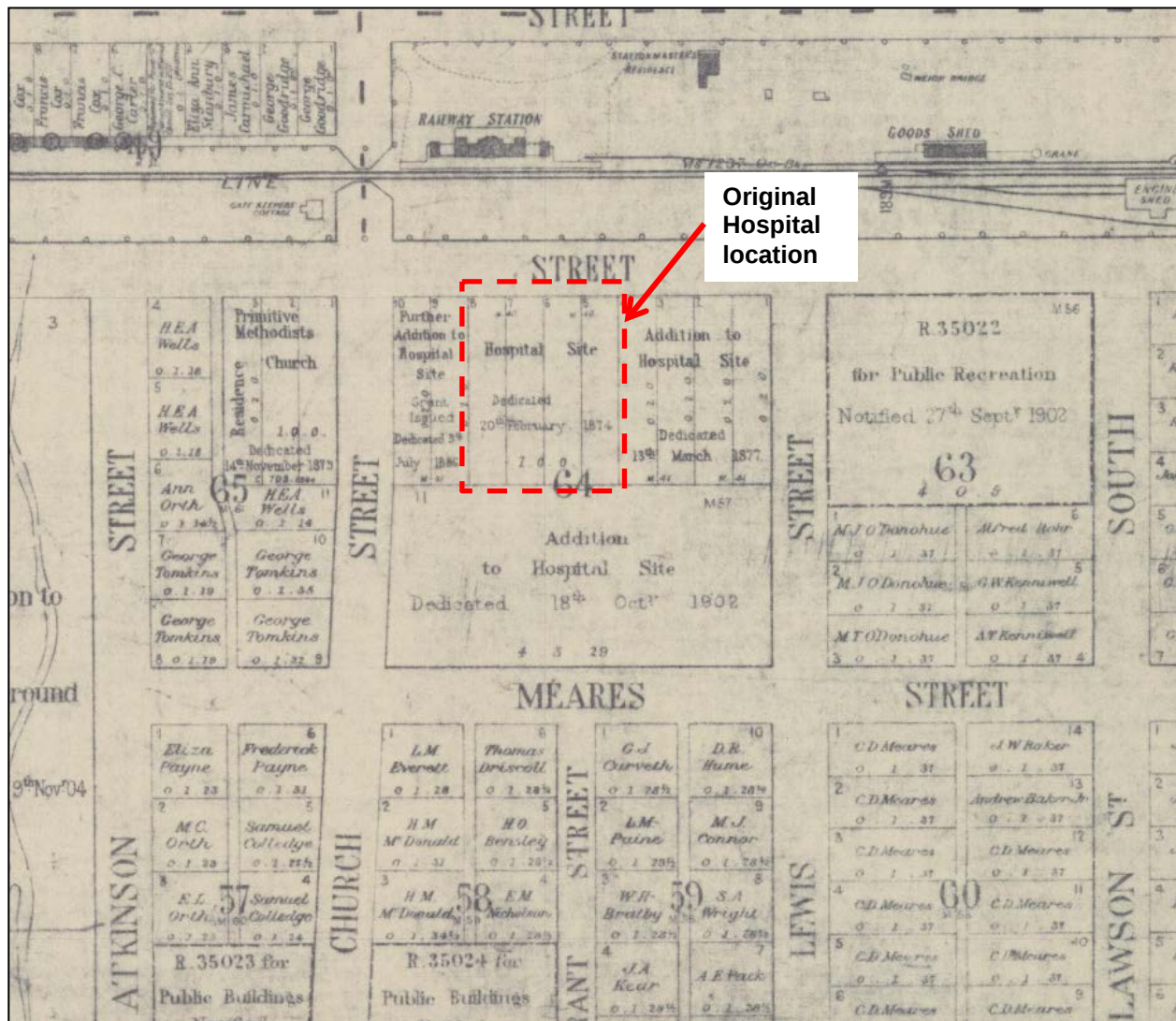


Figure 5: Mudgee Map dated 1927 showing the hospital site

Source: Trove, <https://nla.gov.au/nla.obj-233973097/view>

The above 1927 map indicates the location of the 1857 hospital centrally placed on the northern half of the site. The southern section of the site was not part of the hospital in 1902 as it was shown as 'dedicated' and set aside for the use of the hospital. The portion of land on the east of the original hospital site was dedicated to the hospital use in 1877, and still appears as such in 1927. A large portion of the eastern site was later provided for the use of the private medical centre (date unknown).

No record was found to indicate the date when those portions of land were finally granted and merged with the overall hospital site. This probably happened sometime between late 1920s and early 1950s.



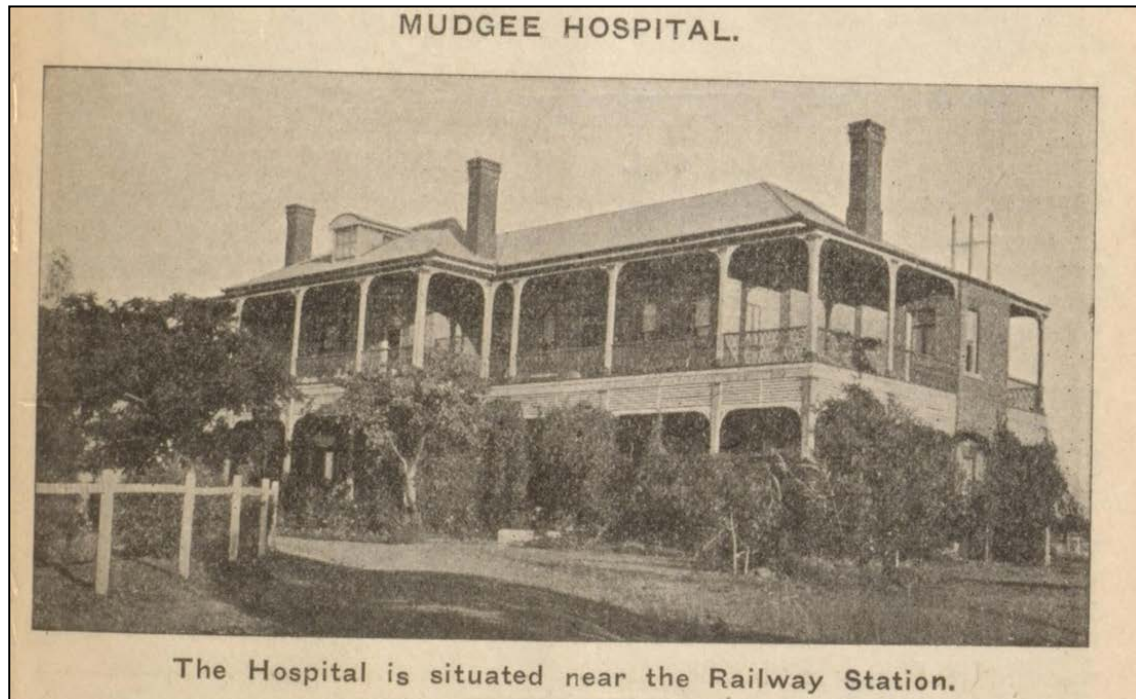


Figure 6: A photograph of the 1875 original Hospital

Source: Trove, <http://nla.gov.au/nla.obj-34044795/view?partId=nla.obj-34076924#page/n78/mode/1up>

Harris (1951, pp.77) states that

'This hospital (Mudgee District Hospital) was established a hundred years ago; two years before Florence Nightingale returned from the Crimea and introduced nursing to the world. The old hospital was designed in principle by Sir Alfred Roberts, the senior surgeon to Prince Alfred Hospital, Sydney. It incorporated almost every structural feature that Miss Florence Nightingale O.M. condemned in her "Notes on the Construction of Hospitals", but its medical and nursing staff have been exceptional, and a few of them were subjects for Henry Lawson's poems'.

Bassingthwaighe, P. from Mudgee Historical Society, in her 1999 speech, provided the following information about the history of the hospital:

"Sir Edmund Blackert, one of Australia's foremost architects, was the designer of the new (now old) Mudgee Hospital, which was estimated to cost over 4000 pounds with 33 beds, a Matron and 2 nurses, a housemaid, a cook, laundress and handyman. The new Hospital was constructed by Silas Warner and was officially opened with due pomp and ceremony in December 1875".

The old 1875 Hospital served the Mudgee community until the new and present Hospital was constructed in 1955, and officially opened in October of that year by the Minister for Health. The aerial photograph dated 1956 below indicates that the hospital still existed, however the exact date of the demolition is unknown.



Figure 7: Aerial photograph of Mudgee Hospital, 1956

Source: National Library of Australia, on 16 November 2017

The new hospital originally contained 96 beds, but many alterations have been made over the years with the old Men's Ward now re-designed and refurbished to become a Days Surgery Centre. A new Emergency Ward was opened in later 1998 – a wonderful addition. The Maternity Wing is part of the main building, on the ground floor.



Figure 8: New hospital seen in 1955

Source: Mudgee Colonial Inn Museum, sourced on 17 November 2017

The Mudgee Guardian (27 January 1947 edition) reported about the Mudgee Hospital Board meeting regarding the plans for new hospital building. It reported that "The chairman advised having visited Messrs. Minnett and Cullis-Hill, architects in charge of the working drawings of the proposed new hospital. He stated that he had been shown the plans, as far as they were prepared. The architects had informed him it would probably be about June of this year before the plans would be finished.

The chairman also advised having visited the Hospitals Commission in connection with the delay in the building of the new boiler house and laundry, and had been advised that hold-up in this matter was caused by the alterations in the plans. The Public Works Department was waiting for the builder to submit a new price in connection with the alterations."

Minnett and Cullis Hill was an architectural firm based in North Sydney. It was formed in 1938 by the principal architect partners Rubert V. Minnett and G. Cullis-Hill. The firm grew to larger commercial projects and larger clients with ongoing work. It also maintained small and large residential projects (including housing commission work) and some schools, clubs and recreational buildings.

While a partner in the practice, Cullis-Hill was also a founding member of the Practising Architects Association in NSW (the association which established the Practice Notes), a founding member of the Institute of Arbitrators and the first technical adviser to the NSW RAIA. He has been noted as a "father figure" to many architects in New South Wales.

The practice was also noted for its liberal thinking at the time as one of the earliest firms to regularly employ women architects. This included Eleanor Cullis-Hill, recognised as a pioneer amongst Australian female architects and Grandison's wife, who on occasions assisted in the firm whilst running her own sole architectural practice, as did their daughter Caroline.²



Figure 9: Minnett Cullis designed North Shore Gas Company Building, 1941

Source: Trove, 'Decoration and Glass Magazine', February 1941, <https://nla.gov.au/nla.obj-369857870/view?sectionId=nla.obj-372335371&partId=nla.obj-369870338#page/n0/mode/1up>

One of Minnett Cullis designed buildings is the former North Shore Gas Company Office Building (c.1941) in Crows Nest, Sydney. It is listed as a local heritage item. The statement of significance describes it as an excellent and unusual Interwar Art Deco shop building with striking scalloped facade clad in glazed terracotta.

² MCHP company website, <http://mchp.com.au/history/>

In 1967, public demand and town contributions led to the construction of a new Intensive Care and Recovery Ward on the first floor, costing at that time about \$20,000. Mr Jago, Minister for Health in NSW, officially opened the Ward on 22 July 1967. Nearly \$10,000 was spent installing some of the most modern life-saving equipment, including a system of piped oxygen direct to all 4 beds.



Figure 10: Mudgee Hospital, date unknown.

Source: Mudgee Colonial Inn Museum, sourced on 17 November 2017

The Ward has been used since 1967 for Emergency, as well as Intensive Care and Recovery but now with the addition of the new Emergency Ward and Ambulance entrance on the ground floor, will be required only for its primary purpose.”



Figure 11: Official opening of the new Hospital on 8 October 1955

Source: Mudgee Hospital, 9 November 2017

3.0 PHYSICAL EVIDENCE

The Site and Buildings

The main hospital building and the vacant cottage (formerly Training School – DOCS) are accessed off Lewis Street, Community Health Building off Church Street, and all other buildings are accessed off Meares Street. The site includes the following items:

- Hospital building;
- Wellness Centre;
- Community Health building;
- Old Boiler House;
- FM & Medical Records Archive;
- Vacant Cottage (Formerly DOCS);
- Residence; and
- Helicopter Pad.



Figure 12: Aerial of Site (boundary shown in red)

Source: Google Earth accessed 14 November 2017

3.1 Main Hospital Building

3.1.1 Description

The Hospital Building is the main hospital building, located at the southeast corner of the site. It was constructed and opened in 1955.

The building has three storeys with two main wings and a central section that has the lift tower. A single storey emergency wing was added to the east in 1998.



Figure 13: Main entry

3.1.2 Construction

The building has cavity brick external walls. It has timber framed hipped roofs with a mixture of Marseille roof tiles, corrugated iron roofing and Klip-lok roofing at various sections of the building.

Internally, floors are concrete with timber parquetry and sheet vinyl. Walls are painted brick, rendered brick and lightweight stud partitions. Ceilings are suspended plasterboard. Doors are generally timber framed and glazed, windows are timber double hung.

3.1.3 Building Condition

The building is generally in fair condition externally. There is evidence of dampness along southern walls, and cracks at the northeast corner of the building.

The internal condition of the building is generally fair to good. There are minor cracks on internal walls at various locations.

3.2 Wellness Centre

3.2.1 Description

The building is of single storey, which was constructed in 1934, originally as Matrons Flat. The front section has the original main entry facing Meares Street. The building was extended to the back in 1978. The rear timber verandah was enclosed c.2015. It has timber and brick external walls. The later addition was done in brick veneer construction. The building has gable end roofs and corrugated iron roofing.



Figure 14: Wellness Centre – south view

3.2.2 Construction

The building is of brick veneer construction with timber weatherboard clad sections. Windows are timber framed sliding and double hung. The building contains bonded asbestos sheetingsuch as in the eaves soffits.

Internally, the floors are concrete with vinyl flooring over. The ceilings in the original section are set plasterboard, and the new section has suspended plasterboard ceiling panels. The doors are timber framed with glazed panels.

3.2.3 Building Condition

The building is in fair-to-good condition. There are some minor structural cracks along the west base walls of the original building.



3.3 Community Health

3.3.1 Description

The building is of two storey brick construction. The date of construction is unknown however it is likely to be mid-to-late 1950s. It was originally used as Nurses' Quarters. The building has a rectangular floor plan with rooms on both sides of a central corridor at both ground and upper levels.



Figure 15: Community Health (northeast corner)

3.3.2 Construction

The building is a load bearing brick building with face brick façade, timber framed double-hung windows and timber doors except the aluminium entry door. The roof is hipped and with terracotta tiles. The first floor verandah has a skillion roof over. The southern section of the building contains asbestos corrugated roofing. The eaves soffits have also asbestos panels. The building has three brick chimneys.

Internally, floors are timber with carpet, sheet vinyl and parquet. Walls are rendered brick, and have timber skirtings. Ceilings are fibrous plaster. The internal doors are timber framed.

3.3.3 Building Condition

The building is generally in fair-to-good condition externally. Minor cracks exist mainly due to settlement.

The internal condition of the building is generally good. The walls along the internal corridor have multiple cracks.

3.4 Old Boiler House

3.4.1 Description

The Old Boiler House is located centrally between the Wellness Centre and main hospital, and adjacent to FM & Medical Records Archive. It was constructed in the 1947, predating the new hospital.

The building has a rectangular plan, and is of two storeys. The ground level has the boilers room and shower room. The upper level has the coal storage and unloading dock accessed by a concrete ramp from south.

The building accommodates the boiler equipment once used for the purposes of heating, sterilisation and hot water. The boiler equipment was made redundant in 2000. It was replaced with modern equipment which is located at the roof space of the main hospital.

Detailed description is provided in report by JCIS Consultants in Appendix D.



Figure 16: Boiler House and steel chimney

3.4.2 Construction

The building is a load bearing brick building with face brick facade and timber framed windows and doors. The roof is terracotta tiles on timber framing, and includes a high clerestory section to provide ventilation.

Internally, floors are concrete with timber parquetry flooring. Walls are rendered and painted brickwork.

3.4.3 Building Condition

The building is in fair condition externally showing signs of lack of maintenance.

3.5 FM & Medical Records Archive

3.5.1 Description

This building is a single storey brick structure located adjacent to the Boiler House. It was probably constructed the same period as the boiler and main hospital. It has a rectangular plan form including an annex section on the western side. The building was originally used as the laundry, and now accommodates the workshop for building maintenance.

The northern end of the building once housed the morgue and now is used to hold medical records archives.



Figure 17: FM & Medical Records Archive

3.5.2 Construction

The building has double brick external walls, and timber framed doors and windows. The annex section on the western side has aluminium framed windows and roller doors. The building has a gable end roof with centrally placed high clerestory roof similar to the Boiler House. The roof is timber framed with terracotta roof tiles. The annex has a low pitch skillion metal roof.

Internally, floors are mostly concrete with partial sections of timber floor in the workshop. Walls are rendered and painted brick. Ceilings are raked plasterboard with exposed roof trusses.

3.5.3 Building Condition

The building is generally in fair condition externally, though shows some minor deterioration on weatherboard gable ends and roof fascia.

The internal condition of the building is generally good.

3.6 Cottage (Formerly DOCS)

3.6.1 Description

The Cottage is a single storey brick structure, currently vacant and used for storage. It is located north of the main hospital, and was constructed in 1938. The building originally served as an isolation block and later used as a nursing school.



Figure 18: Cottage – north view

3.6.2 Construction

The building has double brickwork external walls. It has timber framed doors and double-hung windows. The northern annex which appears to be originally a verandah has been enclosed. This section is externally accessed by a concrete ramp which is a more recent structure.

Internally, floors are concrete with generally carpet and some sheet vinyl finish. The southern section of the building has a concrete floor. Walls are rendered and painted brick. The ceiling is fibrous plaster, and some asbestos cement ceilings exist especially in bathrooms and enclosed verandah.

3.6.3 Building Condition

The building is generally in poor condition externally and internally. There are major structural cracks on external and internal walls. Some of the bargeboards and fascias are rotten. Render has fallen off on a number of internal walls.

3.7 Residence

3.7.1 Description

The residence is located at the northwest corner of the site. It is a standard domestic building, possibly dates back to late 1970s.

It is single storey and rectangular shaped in plan.



Figure 19: Residence - north view

3.7.2 Construction

The building has face brick veneer external walls. It has a gable end roof. A metal roof carport is located to the east of the building.

Internally, floors are timber with carpet flooring. Walls are plasterboard painted. Ceilings are plasterboard painted.

3.7.3 Building Condition

The building is generally in good condition externally.

The internal condition of the building is also good.

3.8 Landscape

3.8.1 Description



Figure 20: Eucalyptus trees northeast of the site



Figure 21: Group of 15 Red Bottle brush

The hospital site is generally surrounded by eucalyptus street trees. A group of equally spaced gumtrees are located within the site east and northeast of the Cottage. These trees were planted post hospital construction, and did not exist on the 1965 aerial photograph (see Figure 7).

A group of 15 Red Bottle Brush (*Callistemon viminalis*) are located along Church Street within the hospital boundary. These trees (Tree19) are identified as significant under Tree Assessment Report by McArdle dated October 2017. Our historical research on Mudgee Hospital did not find any historical significance associated with these trees.

The trees generally appear to be in good condition.

4.0 ANALYSIS

4.1 Criteria

The analysis is based around the NSW Heritage Criteria³ which are:

- a. an item is important in the course, or pattern, of NSW's cultural or natural history;
- b. an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- c. an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- d. an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- e. an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- f. an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- g. an item is important in demonstrating the principal characteristics of a class of NSW's ;
 - o cultural or natural places;
 - o cultural or natural environments.

4.2 Comment

4.2.1 Significance

Cultural significance means aesthetic historic, scientific, social and spiritual value. The following comments relate to these aspects.

- **Aesthetic**

The original hospital plan built in 1875 had some charm and high aesthetic values. Those values no longer exist as the building was demolished after the completion of the new hospital. The existing hospital buildings are not considered to have any potential aesthetic values that would meet the threshold for listing at State or Local level.
- **Historic**

The hospital has been a critical part of Mudgee community life since 1875 and has grown and expanded as Mudgee has. It has provided health services for 140 years and is an integral part of Mudgee's history. This is manifested more in the use rather than any building.
- **Scientific**

There is no strong evidence of any scientific value with the site and buildings. Nevertheless, the Boiler House can be considered to have some scientific value that would be worth investigating or interpreting.

³ <http://www.environment.nsw.gov.au/Heritage/listings/heritage-register-criteria-listing.htm> accessed 16 October 2017



- **Social**
There is some social value in the hospital for the role that the hospital has played in Mudgee society and the health and care of the community. Once again this is manifested as the use rather than the building.
- **Spiritual**
There is no evidence of any spiritual value with the site and buildings.

4.2.2 Setting

The main hospital is located at the southeast corner of the site, at the intersection of Meares and Lewis Streets. The site is surrounded by residential areas to the south, east and west. The Mudgee Medical Centre is located to the northwest of the site, and is not part of the hospital. The northern boundary abuts the railway station and yards.

The surrounding residential areas include established low scale housing which is part of the part of the Mudgee General Conservation Area. The houses earliest dating back to the pre WWII, are generally single storey dwellings with consistent front setbacks and landscaped front yards and some of which have front entry porches. More recent development such as townhouses can also be seen along Church Street, and mostly single dwellings on Meares Street.

4.2.3 Buildings

The three storey hospital building built in 1955, has been modified over time, and has had an emergency wing added on the eastern side of the hospital. The original entry is no longer in use, and has been moved to east between the original hospital and the emergency addition. The hospital shows signs of its age, and various structural cracks and dampness problems are visible. The hospital exhibits some integrity and understanding of the original design and aesthetic values in its current form, however has been compromised by later additions and alterations including the new emergency wing and relocation of the main entry. The lift equipment in the central tower may have some value as a moveable heritage item.

Wellness Centre built in 1934 has a later addition of little integrity and aesthetic value. The front section of the building has some aesthetic values however, is not considered to be significant that would warrant any heritage listing at State or local level.

The Community Health possibly built in the same period as the hospital, does not have any high aesthetic features that would warrant heritage listing. The building demonstrates standard construction techniques of its period and nothing unusual or unique worth noting.

Old Boiler House has not been used since 2000 and occupies a prominent and central position on site, together with its steel chimney. Although the building does not appear to have any significant features, the machinery inside this building is considered significant as a movable heritage item. It has the potential to provide an understanding of how boiler equipment were setup, and worked to service the hospitals during the mid-20th century. Detailed assessment is provided by JCIS Consultants in Appendix D.

FM & Medical Records Archive is an extension of the Boiler House in terms of its construction technique, building materials and forms. It is not considered to have any significant features that would meet the threshold for heritage listing.

The Cottage although has some potential for social values and some aesthetic values, however its integrity has been compromised by later additions and alterations and lately due to lack of maintenance. The building has significant structural cracks and is in very poor condition. Nevertheless, it is not considered to be of significance that would warrant any heritage listing at State or local level.

Finally, the Residence is a late 1970s building with very little heritage value. It does not possess any significant aesthetic or social value that would warrant heritage protection.



4.3 Analysis against Criteria

The following analysis is of the hospital site including all buildings mentioned in this report.

a. *an item is important in the course, or pattern, of NSW's cultural or natural history*

The Mudgee Hospital has been part of the history of Mudgee which is manifested in the use of the site rather than individual buildings. It is not considered to be of significance in cultural history of NSW.

b. *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history*

The Hospital has not been associated with any people who have great significance to NSW cultural history.

c. *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW*

The Hospital has replaced the original hospital building in 1875. It was constructed in 1955 and has changed over the years through various additions and alterations. There is limited aesthetic value in the current hospital as it represents typical architectural design and details of its period with face brick walls and hipped roof construction.

The Boiler House has some potential for scientific values for its existing equipment to demonstrate the boiler systems and their mechanics to supply steam to contribute to the functions of hospitals.

The Cottage, built in 1938, has some potential aesthetic values which have been compromised by later additions and alterations and more recently, due to lack of use and maintenance.

d. *an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons*

The Hospital has had no specific or special association with any particular community group but has been an important part of the Mudgee community.

e. *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history*

The Hospital is unlikely to yield little information that will contribute for NSW cultural history.

f. *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history*

There is nothing rare, uncommon or endangered with the existing hospital.

g. *an item is important in demonstrating the principal characteristics of a class of NSW's*

o ***cultural or natural places***

o ***cultural or natural environments.***

The Hospital is an array of buildings and styles and does not demonstrate any particular class or type of building.

4.4 Statement of Significance

The Mudgee Hospital is of local significance as it has been an important part of the Mudgee community since 1875 and is of historic and social importance to the people of Mudgee.

The current hospital replaced the original hospital building constructed in 1875. It was built in 1955 and has changed over the years through various additions and alterations. There is limited aesthetic value in the current hospital as it represents typical architectural design and details of its period with face brick walls and hipped roof construction.



The Boiler House has some potential for scientific values for its existing equipment to demonstrate the boiler systems and their mechanics to supply steam to contribute to the functions of hospitals.

The Cottage, built in 1938, has some potential aesthetic values which have been compromised by later additions and alterations and more recently, due to lack of use and maintenance.

4.5 Opportunities and Constraints

Arising from the statement of significance the following elements are important and the policies that flow from that significance are also indicated.

1. The hospital use of and presence on the site which should continue;
2. A photographic archival recording of the buildings (excluding 1970s residence) to NSW Heritage Council's guidelines should be prepared prior to demolition if proposed;
3. The equipment in the Boiler House has scientific values. Furthermore, the existing steel chimney stands as a monumental feature on site. Further research by an experienced industrial moveable heritage specialist has been done and the significance of the Boilers has been determined as high at local level. In line with that assessment, the retention of the Boiler House chimney and equipment has been investigated and found not be viable due to existence of asbestos in equipment and public safety concerns; and
4. The existing plaques and lift equipment in the main tower of the hospital should be offered to the local museum/ or collectors for interpretation purposes.

5.0 PROPOSED DEVELOPMENT



Figure 22: View from Meares Street

Source: STH, sourced on 18 May 2018

The proposed Stage 2 work is for the State Significant Development application and involves the construction of a new hospital building to replace the existing hospital. The works involve the demolition of the main Hospital, Community Health, Wellness Centre, Boiler House and FM& Medical Records Archives buildings.

The proposed hospital building will be located at the southwest corner of the hospital site. The hospital site will be accessed off Meares Street for the public and Lewis Street for staff and ambulance service.

The proposed hospital building will accommodate all patient services including the emergency department. The building is mainly of two storeys high and has a rectangular floor plan with two internal courtyards. It contains simple architectural forms and elements of contemporary design. The structural grid system of the building is reflected externally via exposed columns and slabs. The building facades contain face brick walls and glazed full height windows. The main entry is expressed via a two storey high glazed walls and

has a skillion feature roof which extends back and has vertical timber look cladding which faces Meares Street. Other parts of the building have low pitch hipped roofs.

The proposal is detailed on the drawings below:

01	Locality Map	08/6/2018
02	Existing Site Plan	08/6/2018
03	Existing Site Analysis	08/6/2018
04	Existing Site View Analysis	08/6/2018
05	Existing Site Traffic and Access	08/6/2018
06	Existing Helicopter Flight Path	08/6/2018
07	Demolition Plan	08/6/2018
08	Proposed Site Plan	08/6/2018
09	Overall Ground Floor Plan	08/6/2018
10	Overall Lower Ground Floor Plan	08/6/2018
11	Elevations	08/6/2018
12	Elevations	08/6/2018
13	Sections	08/6/2018
14	Shadow Diagrams	08/6/2018
15	3D View North West Corner	08/6/2018
16	3D View South West Corner	08/6/2018
17	3D View Main Entry	08/6/2018

6.0 STATEMENT OF HERITAGE IMPACT

The proposed development includes the demolition the existing hospital building, boiler house, FM and Medical Record Archives, Wellness Centre and Community Health buildings. The existing hospital building dates back to the 1950s which replaced the original hospital. The existing building has limited aesthetic and heritage values. It will no longer be required once the new hospital building is constructed. It is considered that the proposed demolition will not generate adverse impacts on the heritage significance of Mudjee Hospital, and therefore is appropriate and acceptable.

The Boiler House and its equipment have been assessed by JCIS Consultants (see Appendix D) as of having 'High' significance at local level. It however, advised that the boilers were heavily contaminated with asbestos cement insulation and lagging. Furthermore, it stated that the asbestos contamination would need to be remediated on public health grounds. It recommended that the retention of the Boiler House, boilers and chimney did not seem warranted due to possible disturbance of asbestos cement insulation and its implications on public health safety, as well as the ongoing maintenance costs if left in situ. In the light of this advice, EMA considers that due to these reasons, the demolition of the Boiler House, equipment and chimney will be acceptable and is unlikely to generate adverse heritage impacts. A full photographic archival recording should occur prior to demolition.



The FM and Medical Record Archives building is an extension of the Boiler House. It does not exhibit any significant aesthetic features of heritage value. It is considered that the demolition of this building will not generate any adverse heritage impacts.

The Wellness Centre is an early 1930s building however its heritage value has been compromised as a result of later additions and alterations. This building is not considered to have any high heritage values. Consequently, its demolition will not generate any adverse heritage impacts.

The Community Health is a 1950s face brick building which does not have any unique aesthetic features that would warrant conservation. It is considered that the demolition of this building will not result in adverse heritage impacts, and therefore be appropriate and acceptable.

The new hospital building has a distinct contemporary character which will contribute to the appreciation of the hospital site. The design involves the use of glazed surfaces on the main entry, and face brickwork on external facades. The building is of two storeys throughout with the exception of the additional storey on the northern side of the building. It is considered that the bulk and scale of the new development are of moderate and acceptable level, which will not generate adverse impacts on the streetscape and overall hospital site. Moreover, the new building is well setback from the State heritage listed railway station, and any visual link between the two buildings is interrupted by the Medical Centre to the north. The visual impact of the proposal on the railway station and yards is considered to be negligible and acceptable. Moreover, it is considered that the new hospital will generate acceptable heritage impacts on the Mudgee Heritage Conservation Area as well as any locally listed heritage buildings within the vicinity of the hospital site.

The archival recording to NSW Heritage Council's guidelines, recommended in the opportunities and constraints should consist of external photographs and a representation of internal spaces. This is to include a sample room, main corridors, a stair and key common areas and can be restricted to the ground floor. Some cleaning up and tidying up of the areas photographed is desirable so the photographs record the previous operational details as best as is possible. The record should be lodged with the Hospital, NSW Health, Mid-Western Regional Council and the Mudgee Public Library.

The results of the initial field survey inspection indicated that no specific areas of archaeological sensitivity (both Aboriginal and historic heritage) or potential were identified within the study area. The report advised that the site is of low archaeological sensitivity based on their findings. The AHIMS database had no previously recorded sites within the study area. The land use history of the place indicated that in situ deposits were no longer present at the site. No Aboriginal artefacts/sites were identified during the current field survey. And finally, generalised predictive models indicated that the environmental factors of the study area meant it was ill suited to long term occupation due to distance from permanent water. Consequently, any trenching for building works, in-ground services and subsurface disturbance will not generate adverse impacts on the heritage significance of Mudgee Hospital. The report concluded that 'there are no further Aboriginal heritage requirements that should apply for the study area'. Therefore, the standard environmental assessment requirements outlined in the Office of Environment and Heritage letter (SEAR 8 – Aboriginal Heritage, and the agency letter appended to the SEARs from the Office of Environment and Heritage letter (dated 29 March 2018)), to undertake an Aboriginal Cultural Heritage Assessment Report and consultation with Aboriginal people do not apply in this instance due to the site not being on AHIMS database and there were no previously recorded sites within the hospital site, and there is low potential for Aboriginal and historic archaeology on site. In the light of the above, the proposed works will not generate any impacts on Aboriginal cultural values.

Finally, the proposed development involves the removal of 32 trees. The tree assessment report prepared by McArdle concludes that the trees located within the Mudgee Hospital site are not significant or have high retention value except a group of 15 Red Bottle Brush trees along Church Street. The proposed development results in the removal of 9 Red Bottle Brush trees. It is considered that the partial removal of the Red Bottle Brush trees, on balance, will not generate adverse impacts on the heritage significance of Mudgee Hospital or the appreciation of the broader conservation area.



7.0 CONCLUSION

The proposed demolition of existing hospital building, boiler house, FM and Medical Record Archives, Wellness Centre and Community Health buildings will have minor impacts on the heritage value of the hospital site, and the broader Mudgee General Conservation Area. It will have negligible impacts on the State listed Mudgee Railway Station and yards. The demolition should be preceded with a photographic recording of the buildings as detailed above.

The new hospital building has a distinct contemporary character which will contribute to the appreciation of the hospital site. It is considered that the bulk and scale of the new development are of moderate and acceptable level, which will not generate adverse impacts on the streetscape and overall hospital site. The visual impact of the proposal on the railway station and yards is considered to be negligible and acceptable. Moreover, it is considered that the new hospital will generate acceptable heritage impacts on the Mudgee Heritage Conservation Area as well as any locally listed heritage buildings within the vicinity of the hospital site.

The results of the initial field survey inspection indicated that no specific areas of archaeological sensitivity (both Aboriginal and historic heritage) or potential were identified within the study area. The report concluded that 'there are no further Aboriginal heritage requirements that should apply for the study area'. Consequently, the any subsurface disturbance will not generate adverse impacts on the heritage significance of Mudgee Hospital. Furthermore the standard environmental assessment requirements outlined in the Office of Environment and Heritage letter (SEAR 8 – Aboriginal Heritage, and the agency letter appended to the SEARs from the Office of Environment and Heritage letter (dated 29 March 2018)), to undertake an Aboriginal Cultural Heritage Assessment Report and consultation with Aboriginal people do not apply in this instance due to the site not being on AHIMS database, and low potential for Aboriginal and historic archaeology on site. In the light of the above, the proposed works will not generate any impacts on Aboriginal cultural values.

The proposed development results in the removal of a total of 32 trees of which 21 are non-significant trees. It involves the partial removal of 9 Red Bottle Brush trees along Church Street. On balance, it is considered that the proposed removal of trees will not generate adverse impacts on the heritage significance of Mudgee Hospital or the appreciation of the broader conservation area.

The industrial heritage value of the Boiler House, boilers and chimney has been further researched by an independent industrial heritage expert and its significance was determined to be high at local level. However, its retention cannot be justified due to the presence of asbestos and associated public health risks, as well as ongoing maintenance requirements. Therefore, its demolition is considered to be acceptable. A photographic archival recording to NSW Heritage Council's guidelines should be prepared prior to its demolition.

The existing plaques and lift equipment in the main tower of the hospital should be offered to the local museum/ or collectors for interpretation purposes.



8.0 REFERENCES

- Mid-Western Regional Council LEP 2012, <https://www.legislation.nsw.gov.au/#/view/EPI/2012/374>
- Mid-Western Regional Council DCP 2014, <http://www.midwestern.nsw.gov.au/globalassets/planning-and-development/dcp---development-control-plan-2013---amendment-no.-2.pdf>
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- NSW Heritage Register Search
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- EIS, "Hazardous Materials Assessment", 6 September 2017
- McArdle, D., "Tree Assessment Report Mudgee Hospital", 17 October 2017
- Trove, <http://trove.nla.gov.au/>
- Cultural Heritage Management Australia, "Preliminary Cultural Heritage Due Diligence Report", 6 December 2017
- JCIS Consultants, "Industrial Heritage Assessment – Boilers, Boiler House and Chimney, Mudgee Hospital", 30 April 2018.



APPENDIX A – DRAWINGS BY SILVER THOMAS HANLEY

