



Ref No: DOC18/618926
Your Ref: SSD 9211

Ms Erin White
DA Coordinator – Social and Other Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Email: Erin.White@planning.nsw.gov.au

Dear Ms White

Submission to Notice of Exhibition – State Significant Development (SSD) 9211 - Mudgee Hospital Redevelopment, corner Meares and Church Streets, Mudgee, Mid- Western Regional LGA

Thank you for your invitation received 27 August 2018 requesting comment on the exhibition of the Environmental Impact Statement (EIS) from the Heritage Council of NSW for the above proposal. It is noted that the Heritage Council did not provide input into Secretary's Environmental Assessment Requirements (SEARs) and this is the first opportunity to comment on this proposed development. The proposal involves the demolition of the existing hospital and the redevelopment of the site for a new hospital.

Accordingly, the EIS prepared by City Plan Services, dated August 2018, has been reviewed and the following comments are provided:

The proposed SSD is not within the curtilage of a State Heritage Register (SHR) item. The EIS addresses the potential heritage impact to the four heritage items near the site, one of which is Mudgee Railway Station, yard and locomotive yard (SHR 01204) and the heritage conservation area in which the site is located.

The Statement of Heritage Impact (SOHI), prepared by Eric Martin & Associates Architects (EMAA), in accordance with the SEARs No. 7 - heritage, for SSD 9211, advises the visual impact of the development on the Railway Station and yards is negligible, and the impacts on the heritage conservation area and the individually locally listed items are acceptable.

Regarding historical archaeology, it is noted that the Preliminary Cultural Heritage Due Diligence Report (CHDDR), prepared by Cultural Heritage Management Australia (CHMA), finds the site has low potential for Aboriginal and historic archaeology. However, the initial field survey was hampered by visibility and there may be unexpected historical archaeological relics found once the work commences.

The proposal is to demolish the entire group of buildings that form the Mudgee Hospital, including the boiler house, boilers and chimney that are determined to be of high significance at a local level in the Industrial Heritage Assessment (IHA) prepared by JCIS 2018. The SOHI recommends that existing moveable heritage objects of significance such as plaques and lift equipment in the main tower of the hospital should be offered to a local museum or collectors for interpretation purposes and that the demolition of the boiler house equipment and chimney are acceptable due to possible disturbance of asbestos insulation and the cost of maintenance if left in situ.

However, a local hospital is a place of significance to a community over generations and the interpretation of demolished hospital buildings, elements and landscape elements is considered much more appropriate and valuable for the local community if it was within the new redevelopment of the

site. It is recommended that any moveable heritage be used as part of the onsite interpretation, instead of being disposed of to collectors or the local museum.

Accordingly, should DoP choose to approve the project, the following conditions of consent are recommended for the DA:

Site Interpretation:

A Heritage Interpretation Plan for the whole site, inclusive of all periods of the site's history, must be prepared and implemented prior to commencement of the site being used as a Hospital. The Interpretation Plan should make recommendations for the inclusion of significant elements and moveable heritage, such as plaques and lift equipment within the new buildings and grounds. The Interpretation Plan must detail how information on the history and significance of the site will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.

Photographic Archival Recording:

A photographic archival recording must be prepared prior to the commencement of works. This recording must be in accordance with the NSW Heritage Division publications: *How to prepare archival records of heritage items* and *Photographic Recording of Heritage Items using Film or Digital Capture*. The copies of the archival record must be deposited with the Hospital, NSW Health, Mid-Western Regional Council and the Mudgee Public Library.

Unexpected Historical Archaeology Relics:

The Applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified as required under s.146 of the Heritage Act.

Separate comments on the Aboriginal archaeological and cultural values of the project may be provided by the Regional Operations Division of the Office of Environment and Heritage.

If you have any questions regarding the Mudgee Hospital Redevelopment, please contact James Quoye, Senior Heritage Assessment Officer at the Heritage Division, Office of Environment and Heritage on 02 9873 8612 or james.quoye@environment.nsw.gov.au.

Yours sincerely



18/09/2018

Katrina Stankowski

A/ Manager, North Region
Heritage Division
Office of Environment and Heritage

As Delegate of the Heritage Council of NSW