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The General Manager
Muswellbrook Shire Council
PO Box 122
MUSWELLBROOKE NSW 2333

Attention: Ms Donna Watson

Dear Ms Watson,

Development Application No.47/2014 – Demolition of existing building and construction of a Tertiary Education Centre at 83-87 Hill Street, Muswellbrook and 142 and 126 Bridge Street, Muswellbrook.

I refer to the above Development Application which was received by the Heritage Division for review and comment.

The development proposal relates to the demolition of a dwelling (currently utilised as a Visitor Information Centre) and the construction of a Tertiary Education Centre within the vicinity of two items of heritage significance, listed on the State Heritage Register including Loxton House (SHR No.00185) and Weidmann Cottage (SHR No.00260).

A search of the gazetted curtilage map for the two SHR items confirms that the proposed development is located outside of the curtilage boundaries of both items. In this regard, the Heritage Division has no statutory approval role in the Development Application, however offers the following comments to assist.

A significant visual relationship exists between Weidmann Cottage and Loxton House and development should preserve this visual relationship, ensuring that new structures and landscape features do not obscure or severe the visual connectivity between the two spaces.

The bulk and scale of the new development should not visually dominate the form and scale of Loxton House and Weidmann Cottage and suitable measures shall be implemented during the demolition and construction phases to ensure that no material affectation occurs to Loxton House and Weidmann Cottage.

Council's attention is drawn to the relics provisions of the Heritage Act 1977 and the National Parks and Wildlife Act 1974 which provide statutory protection for any relics uncovered during any works.

I trust that these comments are of assistance. Please contact Michael Edwards – Heritage Planner, on (02) 9873 8500 or michael.edwards@heritage.nsw.gov.au if you have any further enquiries in this matter.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Ed Beebe', written in a cursive style.

29/04/2014

Ed Beebe

A/Manager – Conservation

Heritage Division

Office of Environment & Heritage

As Delegate of the Heritage Council of NSW