

Statements of Heritage Impact (SOHI)
Proposed demolition of
Existing Brick Industrial Buildings
22 Lawson Street Mudgee

lot 2 DP 522738



Figure 1: Front view of industrial buildings proposed to be demolished.

Client: J&A Sydney P/L C/- Evan Hayes: Hayes Construction Company 61 Depot Road,
Mudgee NSW 2850

Date: 25 June 2021

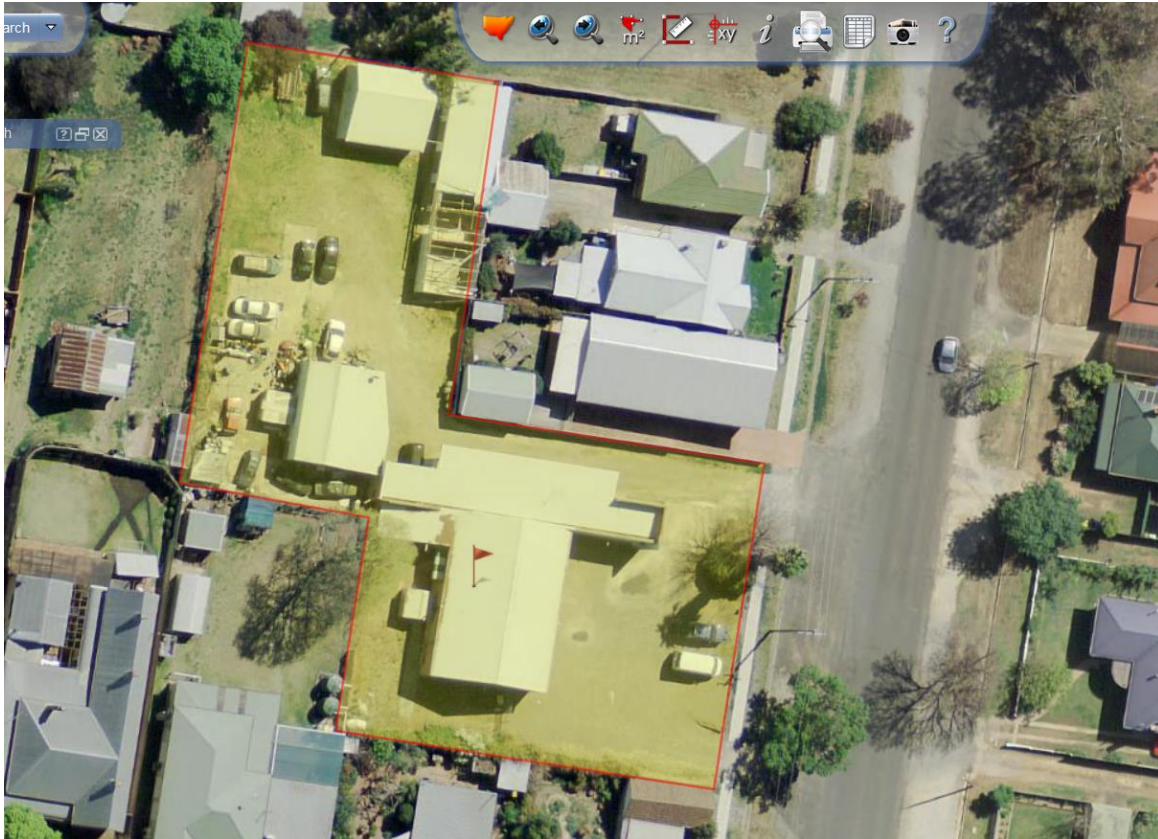


Figure 2 Aerial view from Six Maps. The various sheds above spaced around this site (highlighted), are proposed to be demolished.

This Statement of Heritage Impact is required because the place proposed to be demolished is located within the Mudgee Heritage Conservation Area.

By 'Impact' the report covers any effect that may alter the historic significance of that place. It can be a visual or physical effect. It can be a small effect or large. Having an 'impact' on a heritage item or place does not mean that such a proposal cannot proceed. The description of the impact will enable council staff to determine whether to approve such a development, and if the impact is acceptable.

Summary

The industrial building group, proposed to be demolished, is located within the Mudgee Conservation Area. The site will make way for new residential development.

As per the MWRC LEP 2012, the Council requires a statement addressing any heritage impacts for the demolition before determination.

The site is located within a residential area, but not directly adjacent to any heritage item. The nearest item, No 151, a residence, almost abuts the rear corner of the site and is located at 64 Mortimer Street Mudgee. This item, and views to and from the item, will not be affected by the proposed development.



Figure 3 Aerial View corner Lawson and Mortimer Streets. The proposed demolition site is shown shaded yellow.

The heritage listed house at 65 Mortimer Street is located to the southwest of the site.

Statements of significance

The nearest heritage item is 64 Mortimer Street. Its statement of significance reads:

Constructed in 1897 by George Young, the proprietor of the adjacent brewery, this fine town residence is a gothic late Victorian style house with high pitched hipped roof, original chimneys, and has a forward decorative gable projecting towards the street. A side verandah supported on timber posts is returned on the western side and is low pitch bullnose iron. The roof features fine fretwork and elaborate barge boards. A four panelled and glazed entrance door with sidelights and fanlight is set centrally, with a pair of French doors to the verandah. The window to the front gable is a double hung, narrow pair with rendered arched label moulds. There is a vent slit in the gable above. Well screened by vegetation, but an excellent setting in a garden with period fence across the front boundary. It contributes well to the streetscape and the stock of quality houses in Mudgee.



Figure 4 Heritage item I
151 at 64 Mortimer Street
Mudgee. Façade facing
Mortimer Streetscape.

Heritage impact: Due to the location of this listed item at 64 Mortimer Street, around the corner from the site of the proposed demolition, there will be no material detrimental effect on the significance of the heritage listed house. There may be a small positive affect in that the rear corner of the garden will abut a residential area in the future, as it would have originally, and not an industrial area.

The site is in the Mudgee Conservation area. Its Statement of significance 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.

Heritage impact: There will be no material effect on the Heritage Significance of the Mudgee Conservation Area. There may be a positive affect in that a new residential infill in the future will enable the streetscape to be more cohesive returning it to residential streetscape as it was planned originally.



Figure 5: Existing Streetscape opposite the industrial site.

Brief History

The early parish maps of the Town of Mudgee shows that the land was originally sold or granted as house lots to a George Vile, George Whale and George Malion in 1896. See extract of Gazette notice below. All these lots, 18,19 and 20 of section 12 addressed Mortimer Street. The new owners may have been land speculators.

Government Gazette Notices - New South Wales Government Gazette, Friday 13 March 1896 - No. 9,866. Mudgee, 2 roods, 1 acre 2 roods, and 2 roods 16|perches, in Mortimer and Lawson Streets, computes allotments No. 18 granted to George Vile, allotment No. 19 of same section to Henry Malion, allotment No. 20 of same section, to George Whale.

George Vile was known in early racing circles in Mudgee¹

Mr George Whale was a Goolma Identity, having been born in Mudgee in circa 1849. He died in 1909 and his short obituary reads:

DEATH OF MR. G. WHALE.²

Profound and wide-spread regret was felt throughout this district when the death of Mr. G. Whale, of Sandy Creek, was announced. Mr. Whale had been in indifferent health for some months past, but few amongst his hosts of friends anticipated that the silent hand of death was soon to be laid on his brow. The late Mr. Whale was a native of Mudgee, having been born in this town just sixty years ago. He had resided in the Goolma district for a great many years, all of which were well spent. Convincing testimony of this is afforded by his wide popularity, the affection amounting almost to reverence with which he was regarded, the keen anxiety amongst his neighbours whenever he was ill, are many proofs of his industry which surrounds his home, and the immense concourse of people that followed his remains to their last resting place in the Gulgong cemetery.

The immediate cause of death was paralysis.

There is no information available on Henry Malion.

There is nothing to suggest as yet that any of these men developed their sites by building a home there.

The present configuration of the land dates from a survey and subdivision in 1966, creating lot 2 DP 522738. The buildings then had a similar footprint as at present time, so they were generally constructed before 1966. Some demolition since that time indicates the main shed is now approximately 30 percent smaller than in 1966.

The small wing towards the front was retained and appears to be Art Deco in character probably dating from the late 1930s.

¹ Trove Mudgee Guardian 9 March 1900

² Mudgee Guardian 4 Feb 1909



Figure 6 Front addition c. 1937-40

The small art deco style wing to the front was constructed before WWII.
For many decades these buildings served as the premises of Pitt's Top Tyre Service.



Figure 7: Part Parish map of the Town of Mudgee.

The original lots involved in the development are shown shaded green, addressing Lawson Street.

The rear buildings do not address the street and were similar on footprint in 1966 as now; there are modifications internally that changed them from open sheds to smaller storage sheds for rent, since then.

Physical Description

The site is occupied by a number of industrial sheds.

These are generally vacated by have been used for storage shed, car tyre services, rented storage space, industrial assembly and recently for the sale of garden paranfenalia. One small shed at the rear was converted to a kitchen and may have been used for accommodation.

All the sheds are simple brick structures, mostly single skin with attached piers, paint finished, with asymmetrical gable corrugated iron roofs and metal roller doors. The front shed, which is the largest shed, has timber trusses with deep timber beams bottom chords. They extend out on the north side to form a high level verandah. See figure 8 below.

A small room projecting forward off this shed was part of its earliest stage c. 1937-40 and is easily the most interesting aspect of the site architecturally. It appears as a Art Deco style office area, also in painted brick with a corner return large window and skillion roof.

An unattractive palm, and deciduous tree at the street frontage is the only landscape element.



Figure 8 Front view showing office space added c. 1970s



Figure 9 Read sheds used as storage rental.



Figure 10 internal roof trusses

Context

The site is in a residential area. Houses in the vicinity are generally unremarkable, small and of mixed age. However, it is an area with great potential for residential redevelopment due to its proximity to the town centre.



Figure 11 Lawson streetscape. The nearest house was built c. 1970s.



Figure 12 Streetscape houses opposite in Lawson Street



Figure 13 House adjacent to the site on the corner of Mortimer and Lawson Streets

Heritage Objectives

The MWRC LEP 2012 provides the following information with respect to the management of Environmental Heritage. Relevant clauses are highlighted as follows:

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Mid-Western Regional,**
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views.**
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) **demolishing** or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,**
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is **within a heritage conservation area, or**

(3) When consent not required

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is **within a heritage conservation area**, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The Heritage Impact caused by the demolition of these industrial buildings ‘will not adversely affect the heritage significance of the Mudgee heritage conservation area.’

The site is not in the visual vicinity of a listed heritage items and is not presently a contributory item to the streetscape. By removal of the industrial buildings residential infill can proceed with better streetscape outcomes.

Any replacement building should respect the nature of the Mudgee Heritage Conservation area by being suitable in scale, setback, and bulk. Refer to recommendations below.



Figure 14 some of the small sheds on the site

Recommendations

The removal of the industrial buildings on Lot 2, DP 522738 will lead to a positive improvement for the Mudgee Conservation Area allowing for suitable residential infill.

Any replacement building should respect the nature of the Mudgee Heritage Conservation area by being suitable in scale, setback and bulk. It is recommended that such houses

- Address the street. Gables could be included in front elevations.
- Be of a similar height to houses in the area (1 or part 2 story)
- Have a setback similar to those older houses in the Lawson Street vicinity, generally around 4.5m - 5m.
- Garages should not dominate the street frontage and preferably be setback.

Generally, the proposed infill should also

- Utilize front decorative fences to unify the street.
- Remove the existing tree and palm from the site frontage and replace with landscaping elements that can unify the setting.
- Provide opportunity to re-use suitable salvaged materials including the timber beams and trusses in the front shed; and the corner Art Deco industrial window.
- Although no known buildings existed here some archaeology may come to light. Council's standard policy on finding any archaeology when excavations occur should be included as a condition.

STATEMENT OF HERITAGE IMPACT

Address and property description: of the Proposed development

22 Lawson Street Mudgee.

Prepared by:

Barbara Hickson PO Box 610 Mudgee. Mobile 0409368133.

Office at 103 Market St Mudgee.

Owner of the proposed development site

J&A Sydney P.L. C/- Mr. Evan Hayes of Hayes Construction Company

61 Depot Road Mudgee 0418637216

A brief description of proposal

Demolition of late 1930 to early 60's brick industrial sheds facing Lawson Street, which are set well back from the street frontage disrupting the residential heritage streetscape, will make land available for more suitable Residential infill re-development.

Date: 25 June 2021

STATEMENT OF HERITAGE IMPACT

<p>1. why the item is of heritage significance.</p>	<p>There is no heritage item on, or immediately adjacent to, this site.</p> <p>However, the location is within the Mudgee Conservation Area.</p> <p><i>The Conservation Area is significant because it demonstrates the principal characteristic of early government town layout in NSW, with churches in key central positions, and reserved land for law and order, education, and recreation. Key heritage buildings are in the central business area of Church and Market Streets. Historically significant buildings on corners include Post Office, churches, hotels, and banks, 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.</i></p>
<p>2. what positive impact will the proposed works have on its significance.</p>	<p>It has a positive effect in that clearing the site will allow for more appropriate infill development. The construction of residential buildings within a conservation area will relate better to the historical past and align with Council’s zoning for the area.</p>
<p>3. what negative impact will the proposed works have on its significance.</p>	<p>The demolition of this item will have no detrimental effect on the significance of the Mudgee Conservation Area.</p>
<p>4. what measures are proposed to mitigate the negative impacts</p>	<p>The new development, residential infill, will allow for a positive visual impact within the Conservation Area allowing the streetscape to be improved, unified and consistent with retained residential buildings in the vicinity.</p> <p>Landscaping elements, plants and fencing, can be introduced to provide some visual continuity to the streetscape. Good salvaged materials can be recycled. See recommendations.</p>

5. why were more sympathetic solutions are not viable.	This is a good solution.
6. Demolition	The Industrial buildings proposed to be demolished to make space available for more appropriate residential infill to the Mudgee Conservation Area allowing for some recovery of significance by unifying the lower end of Lawson Street.



Barbara Hickson ARCHITECT AND HERITAGE ADVISER 25 JUNE 2021