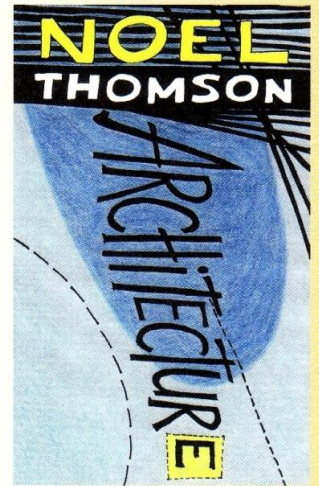


**64 LAWSON ST, MUDGEE**

## **STATEMENT OF HERITAGE IMPACT**



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**ISSUE B**

**SEPT 2022**

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## 1. STATEMENT OF HERITAGE IMPACT FOR

This Statement of Heritage Impact is for “House” at 64 Lawson Street, Mudgee NSW 2850.

## 2. INTRODUCTION AND BACKGROUND

### 01: Proposed demolition of residential building & outbuildings and replacement with new residential buildings:

The proposal is for the demolition of the existing “House” c1865 residential building and outbuildings/sheds at 64 Lawson Street, Mudgee and the construction of new residential buildings (primary dwelling at front and second dwelling at rear) on the site.

### 02: Date:

Report: 16 September 2022

### 03: Reference:

(Refer Appendix 1)

The subject site at 64 Lawson Street, Mudgee known as “House” is a heritage listed item I96 in the Schedule 5 Environmental Heritage - Part 1 Heritage items and forms part of the Mudgee Conservation Area as referenced in the Schedule 5 Environmental Heritage - Part 2 Heritage conservation areas in Mid-Western Regional Local Environmental Plan 2012.

### 04: Address and Property Description:

Primary Address:

64 Lawson Street, Mudgee

Statutory Address:

Lot 1, DP 735817

Parish: Mudgee

County: Wellington

Local Government Area:

Mid-Western Regional Council



Fig 1: SixMaps aerial view of 64 Lawson St, Mudgee

### 05: Prepared by:

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### 07: Background to this Statement:

#### [A] Introduction

This Statement of Heritage Impact (SOHI) has been prepared for Cameron Anderson Architects following an invitation to Noel Thomson Architecture to undertake the SOHI for the proposed demolition of the heritage listed “House” and the replacement with/construction of new residential buildings at 64 Lawson Street, Mudgee.

Noel Thomson has not visited the site and has referenced some current photographs and documentation of the current conditions for the potential demolition supplied by Cameron Anderson Architects.



This Statement of Heritage Impact is based on the formula prescribed in the Office of Environment and Heritage – NSW Heritage Office manual and should be read in conjunction with the Statement of Heritage Impact booklet.

Noel Thomson the author of this report is an architect and heritage consultant with over 20 years of experience in providing heritage advice and services – Noel advises several Riverina Council on heritage matters. The aim of this report is to address concerns for the proposed demolition of the heritage item and the impact of the new replacement residential development.

### **[B] History and Heritage Context of Mudgee**

The first European in the immediate vicinity of the Mudgee area was James Blackman who in 1821 became the first European to cross the Cudgegong River. It is known that he had a slab building on the townsite by 1837. Once Blackman proved the route passable, William Lawson took up 6000 acres along the Cudgegong River, he was immediately followed by George and Henry Cox who established the 'Menah' run, 3 km north-west of the present townsite. It was here that the first settlement developed. A police station and lock-up were established in 1833.

The village of Mudgee was gazetted in 1838. By 1841, there were 36 dwellings, mostly of slab construction, including three hotels, a hospital and two stores and the police station was moved from Menah to Mudgee in the mid-1840's. The population had only reached about 200 by 1851. However, a goldrush began when a huge nugget was found at Hargraves in 1851. Mudgee became a centre for the local goldfields, benefiting considerably from the consequent through-traffic which peaked with the finds at Gulgong and Hill End. Mudgee's population had increased to 1500 by 1861 and it was declared a municipality in 1860, making it the second-oldest town west of the Great Dividing Range. Methodist and Presbyterian churches, the present Catholic and Anglican churches, and the first National school were all built in the 1850's.

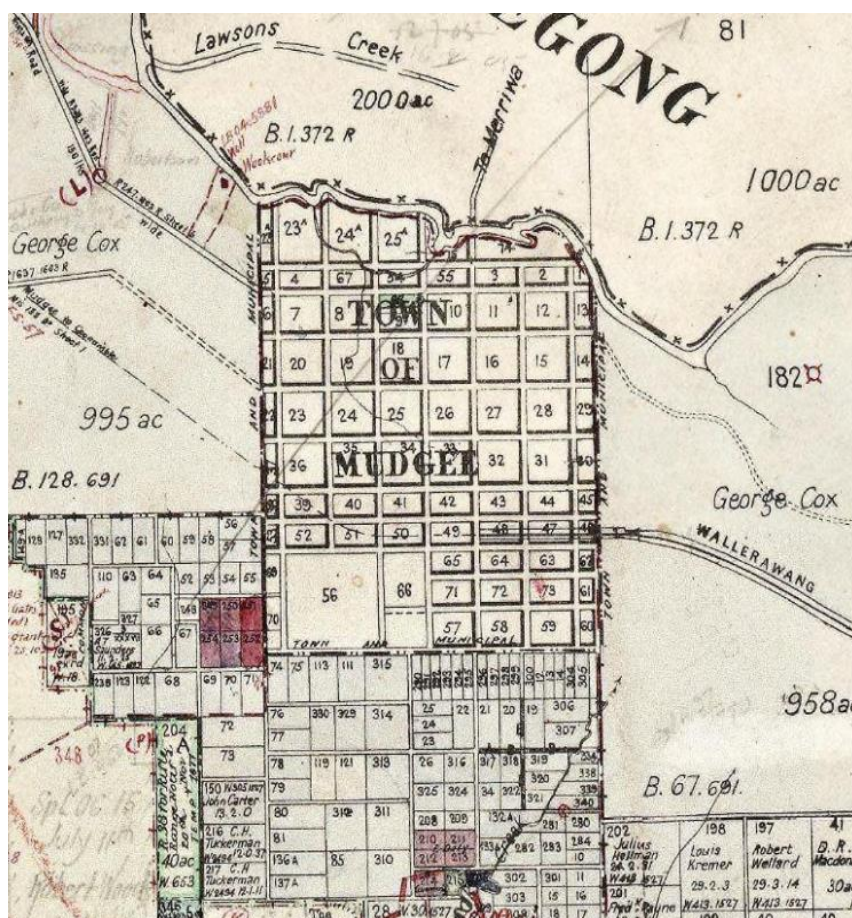


Fig 2: Extract of 1896 Parish Map for Mudgee 1896 – NSW HLRV

In addition, a police station, courthouse, post office, mechanics institute, the present Uniting Church and a town hall were added from 1860 to 1865. The arrival of the railway in 1884, it further boosted the development of Mudgee township.

### **[C] Historical Background of the Site**

The house at 64 Lawson Street is a four-room brick cottage with a hip roof and a verandah on the street frontage, returning down the northern facade. Detached outbuildings to the rear originally housed a kitchen and laundry/bath house. With reference to a report put together for 64 Lawson St, Mudgee by the John Broadley, the following history is noted;

The existing building is an example of housing from the second phase of Mudgee's development which occurred from the 1850's due to increased prosperity from gold mining and pastoralism. The typical house of this period was a 4-roomed brick cottage, often with a front verandah on the street facade, and with a hip roof; gabled roof structures were less common. In most cases



there may have been a smaller detached outbuilding at the rear, often containing two rooms, housing a kitchen and laundry/bath house. As these areas were more prone to catching fire, they were invariably set back several metres to avoid the loss of the main house. Additional outbuildings/stables, coach house, dairy - were present at grander houses.

64 Lawson Street is situated on what was originally Allotment 17 of Section 31 of the town of Mudgee. Mudgee was a planned town, designed by the Government or Colonial Architect Mortimer Lewis. Crown grantee Allotment 17, originally 1 rood and 35 perches in area, was a crown grant to Henry Frost, sold as Lot 17 on 7th December 1857 and for which he paid £26. At the same time he purchased Allotments 4 and 20 of Section 31, for which he paid £30 and £41 respectively. He also purchased Allotments 1 and 5 of Section 31, although at this stage the dates of purchase are not known.

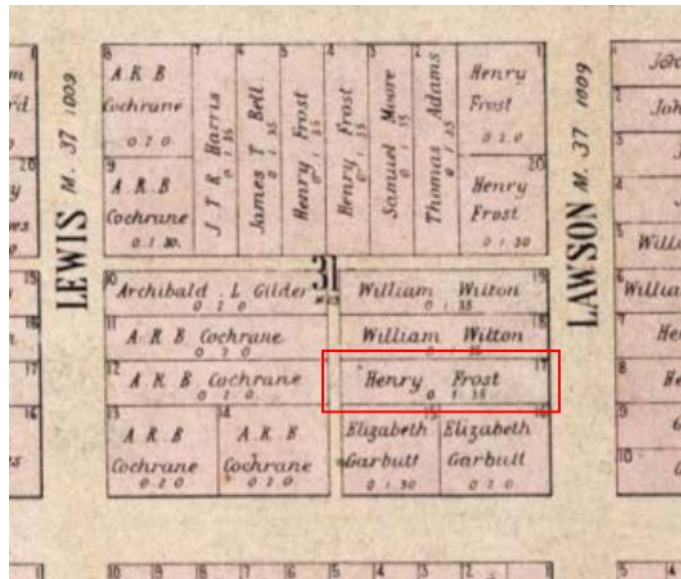


Fig 3: Extract of 1893 Parish Map for Mudgee - showing site at 64 Lawson St – NSW HLVR

Henry Frost, born circa 1817 in Castlereagh, was a publican who operated numerous hotels in Mudgee. In 1839 he married Ann Aldridge and by whom he had nine children: William, Esther, Rebecca, Jane, Mary, Sarah, Alice, Kezia (sic) and Sydney and they were living in Mudgee by 1849. Henry Frost died in Brewarrina in 1885. On 29 December 1859, Henry Frost sold the property to Elizabeth Blackman (a sister of Henry Frost's wife, Ann), for £100. This increase in the value of the property does not suggest that there was a dwelling yet erected on the site; nor does a street alignment map of Mudgee from the 1863 show the presence of much development in Section 31. It is therefore presumed that the existing house at 64 Lawson Street was erected at some stage from after 1863 to 1870, and by Elizabeth Blackman. Elizabeth died on 28th April 1890, after having written her will that the property was to be conveyed to Elizabeth Aldridge Innes, her daughter.

On 31 October 1923 Ivy Tinman sold Allotments 17 and 18 to George Busby McKinnon for £850. On 17th November 1939, George Busby McKinnon, sold Allotments 17 and 18 to Ellen Maud Cox (wife of Percy Cox) of Mudgee, for £155. This low price suggests that the house at 64 Lawson Street was by now in a state of disrepair. On 14th April 1948 Ellen Maud Cox sold the western rear portions of Allotments 17 and 18 to Mary Emily Café (wife of Albert Café) of Mudgee, for £80. On 28 April 1952 Ellen Maud Cox sold the remaining eastern portion of Allotment 17 to Charles Café, grazier of Ilford, for £1700. By the early 1970's Charles Café had died and the ownership history for the next thirty odd years is unknown. Bob Borrill who owned the property in the late 1990's had undertaken extensive renovation works which were incomplete at the time of his death in 2001. The property has been left much in the same state since, and that it has not been inhabited for many years.

#### **[D] Development Application DA0234/2022**

Mid-Western Regional Council have received Development Application (DA0234/2022) from Cameron Anderson Architects for a Dwelling, Secondary Dwelling and Demolition to the property at 64 Lawson Street, Mudgee containing a Heritage Item (I96) and in a letter dated 7 February 2022, identified the following heritage matters which warrant consideration;

Demolition of a heritage item is only considered where it is a last resort and where sufficient documentation has been submitted justifying this. Generally, there may be merit to the demolition, subject to further documentation being provided and subject to the design being further refined. Before exploring any re-design options, Councils Heritage Advisor has recommended that a meeting be scheduled between Council staff and yourself.

For further consideration of this proposal Council will require additional information to be submitted on the following items:

- A Heritage Impact Statement (HIS) will be required to be submitted by a suitably qualified Heritage Consultant. This shall include but is not limited to:
  - Demolition – This is only considered as a last resort and where it can be demonstrated that alternatives for retention have been investigated and ruled out and where it has been sufficiently justified that the structure is considered incapable of repair.
  - The HIS is to address the heritage significance of the existing item in detail and to demonstrate how the new proposal is sympathetic to the previous item and the Heritage Conservation Area (HCA).
  - The HIS must discuss in detail the design, siting, height, materials and colours, external finishes. It shall be noted that complete heritage style replication of architectural and decorative details is generally not encouraged.
  - The current design states that the proposal involves the “dismantling and rebuilding”. It is currently unclear what is meant by this? Please elaborate addressing the following:
    - What will be demolished
    - all structures or is the application for partial demolition only?
    - Is it proposed that some of the existing fabric will be retained or re-used as part of the new structure?

Please more clearly demonstrate this on a plan to Council.

### 3. HERITAGE SIGNIFICANCE & ASSESSMENT OF SIGNIFICANCE

#### 01: “House” at 64 Lawson Street Significance

With reference to the Heritage NSW database listing for the “House” notes that the significance of the House at 64 Lawson Street, is as follows: *“This early Mudgee house, built c. 1865, is generous in size for the period. It has rendered masonry with a high-pitched corrugated iron hipped roof that extends down in a dual pitch over the verandah on the front and north sides. The verandah is supported on simple timber posts. There are two tall freestanding chimneys on the south side. The facade is almost symmetrical with a central front door flanked by windows. Windows are timber framed double hung with 6 lights per sash. At the back of the house is an earlier wing that may have housed the kitchen. Contributes to the streetscape”* (Ref : Snapshot MWRC)

#### 02: Mudgee Heritage Conservation Area

The “House” at 64 Lawson Street is located within the Mudgee Heritage Conservation Area with the HCA closely following the 1884 parish map for the town and retains many key heritage buildings. With reference to the Heritage NSW database listing for the “Mudgee Heritage Conservation Area” notes that the significance 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.”* (Ref : Snapshot MWRC)

#### 03: Statutory Heritage Lists



Only lists based on legislation have statutory standing in NSW. Heritage items with statutory protection include:

- items of local heritage significance listed on schedules to local environmental plans
- items of special significance to the people of NSW listed on the State Heritage Register
- NSW items on the Register of the National Estate (the Commonwealth has limited powers to restrict the actions of its agencies which affect these items).

Most of the items on local heritage schedules are of local heritage significance. But some items listed by local councils are also of State significance.

Note: the subject site at 64 Lawson St, Mudgee is a heritage listed item (I96) “House” and forms part of the Mudgee Conservation Area as referenced in the Schedule 5 Environmental Heritage - Mid-Western Regional Local Environmental Plan 2012.

#### 04: Other Heritage Lists

The State Heritage Inventory already includes some cross-references to heritage items in New South Wales that are identified by organisations such as the National Trust, the Art Deco Society, the Institution of Engineers and the Royal Australian Institute of Architects.

In most cases these non-statutory lists cannot be used to control future changes to the items. Their value is to alert the community, local councils and the Heritage Council to significant items that may need to be listed on the State Heritage Register or local environmental plans lists.

The site and “House” at 64 Lawson St, Mudgee building is listed on the Register National Trust of Australia (NSW). The listing was completed in July 2021.

Note: The site and “House” at 64 Lawson St, Mudgee is not listed on either Register of the National Estate or the Royal Australian Institute of Architects - Register of Significant Buildings in NSW.

#### 05: The Burra Charter

*The Burra Charter* (2013) The Australia ICOMOS Charter for Places of Cultural Significance is used as a guideline in assessing heritage significance. The Burra Charter provides guidance for the conservation and management of places of cultural significance. The Charter sets a standard of practice for those who provide advice, make decisions, about, or undertake works to places of cultural significance, including owners, managers and custodians.

Article 26.1 of the Burra Charter states that:

*“Work on a place should be preceded by studies to understand of the place which should include analysis of physical, documentary and other evidence, drawing on appropriate, knowledge, skills and disciplines.”*

Once the place has been studied, the cultural significance can be assessed. Article 1.2 of the Burra Charter defines **cultural significance** as the “aesthetic, historic, scientific, social or spiritual value for past, present or future generations.”

Note: ‘An Historical and Architectural Study’ (May 2021) of 64 Lawson Street, Mudgee by John Broadley has undertaken an assessment and analysis of the building, its condition and significance.

#### 06: NSW Heritage Office Guidelines

The evaluation criteria for the assessment of cultural significance were developed by the NSW Heritage Council in association with amendments to the NSW Heritage Act 1977. They were developed with the goal of national consistency and community understanding and replaced the previously used **State Heritage Inventory (SHI)** assessment criteria. The **State Heritage Register (SHR)** criteria were gazetted followings to the Heritage Act and have been in force since April 1999.

Assessment in this report has been made using these criteria for listing on the State Heritage Register. Criteria are outlined in the publication *Assessing Heritage Significance – Heritage Office 2001*. Under each section a place is assessed to be of **STATE** or **LOCAL** or **NO** heritage significance.

**STATE:** Of significance to the State of New South Wales

**LOCAL:** Of significance to the Local Government area

## 07: Grading of Significance




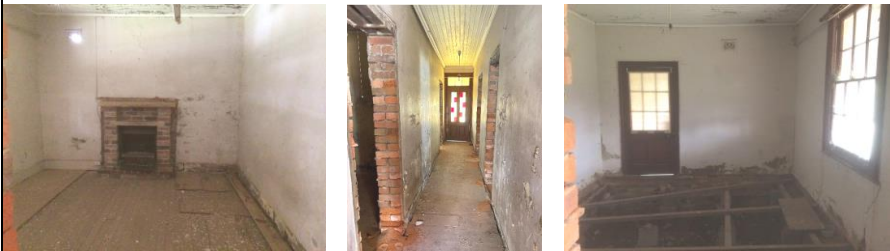



Grading reflects the contribution the element makes to the overall significance of the item. In accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance, the following five grades of significance have been defined.

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components. While it is useful to refer to the following table when assessing this aspect of significance it may need to be modified to suit its application to each specific item.

Grading	Justification	Status
<b>Exceptional</b>	Rare or outstanding elements directly contributing to an item's local or state significance. High degree of intactness. Item can be interpreted relatively easily	Fulfils the criteria for local or state listing = 5
<b>High</b>	High degree of original fabric. Demonstrates a key element of the items significance. Alterations do not detract from significance.	Fulfils the criteria for local or state listing = 4
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils the criteria for local or state listing = 3
<b>Little</b>	Alterations detract from significance. Difficult to interpret.	Does not fulfill the criteria for local or state listing = 2
<b>Intrusive</b>	Damaging to the item's heritage significance.	Does not fulfill the criteria for local or state listing = 1

Area	Photograph	Status / Rating
<b>Front &amp; return façade / verandah</b>		<b>4</b>
<b>South Facades</b>		<b>4</b>



Rear / west Facades		4
North Facades		4
Internal courtyard and rear verandahs		4
Front rooms + hall main building		3 & 4
Rear rooms main building		3 & 4
North wing addition rooms		3 & 4
Rear west wing rooms		3 & 4

Rear Shed 1				1
Rear Shed 2				1

## 08: Assessment of “House” against NSW Heritage Criteria

An item will considered to be of **STATE** or **LOCAL** heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

### HISTORICAL:

**Criterion (a):** *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

The “House” and allotment does not have connections with historically important activities or persons, the lot is contained within its associated historical subdivision as part of the planning of the ‘Town of Mudgee’ in the mid to late 19th century.

### ASSOCIATIVE:

**Criterion (b):** *An item has strong or special association with the life works of a person or group of persons, of important in NSW's cultural or natural history (or the cultural or natural history of the local area).*

From the research undertaken on the “House” and its occupants since its completed construction, there is no known significant human occupation or any event, person or group of importance which lived in the house or was associated with it.

### AESTHETIC:

**Criterion (c):** *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

The “House” has aesthetic qualities of a ‘Georgian’ style single storey cottage of the mid to late 19<sup>th</sup> Century with front and return verandah which has a streetscape presence.

### SOCIAL:

**Criterion (d):** *An item has strong or special association with a particular community or particular community or cultural group in NSW (or the local area), for social, cultural or spiritual reasons.*

The subject site and “House” as per the research has no known association with an identifiable group in the Mudgee or was used by the community for social, cultural or spiritual purposes.

### RESEARCH POTENTIAL:

**Criterion (e):** *An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of local area).*

The “House” buildings and site has potential to contribute to the understanding of the development of Mudgee. From the research there is evidence of inground archaeology and that the building/s construction techniques and evidence of timber shingles has potential to yield information on the construction from the mid to late 19<sup>th</sup> Century and the development of Mudgee at that time.

### RARITY:



**Criterion (f):** *An item possesses uncommon, rare or endangered aspects of the areas cultural or natural history (or the cultural or natural history of local area).*

The “House” built in the architectural ‘Georgian’ style similar to that of 64 Lawson St, Mudgee are rare in the township area and it represents an aspect of development in the mid to late 19<sup>th</sup> Century in Mudgee.

#### REPRESENTATIVENESS:

**Criterion (g):** *An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments.*

- *or a class of local area’s cultural or natural places; or cultural or natural environments.*

The allotment is representative of the original planning and subdivision of the ‘Town of Mudgee’, although the parcel of land is now different to the original subdivision. The “House” demonstrates construction techniques from the mid to late 19<sup>th</sup> Century which is representative of the period.

#### 09: “House” Statement of Significance

This circa 1865 “House” consisting of the original group of buildings on the site at 64 Lawson Street, Mudgee demonstrates a historical significance at the local level due to its role in the development of Mudgee from the ‘gold rush’ era. The single storey “House” is a rare surviving example of a mid to late 19<sup>th</sup> Century ‘Georgian’ style cottage in this area. The house has aesthetic significance as retains its original form with its steep pitched shingle-roof which extends to form a verandah on two sides and is an important contributory item to the streetscape.

## 4. LEP REQUIREMENTS / HERITAGE CONSIDERATIONS

### 01: Mid-Western Regional Council

#### Heritage support

In recognition of the region's rich history and heritage, Council has listed a comprehensive range of locally and state significant heritage items to ensure their continued preservation.

#### Resources

Respecting and enhancing the historic character of our region and heritage value of our towns is a key strategy in Council's Community Plan.

Council has developed a ‘fact sheet’ (Heritage Conservation - dated July 2018) to further explain heritage in the local area. Under **Heritage Considerations** section the following is noted; *“Before granting consent for a development application in respect to a heritage item or properties located within a heritage conservation area, Council must consider the effect on the heritage significance of the item or area concerned. Council supports the retention of heritage items in their significant form and setting, while allowing sympathetic development to occur.”*

#### Advisory Service

Council's Duty Planner is available Monday to Friday to assist with your heritage conservation enquiries. A Heritage Advisor is also available to provide assistance once a month, appointments are essential by contacting Council's Planning Development Administrative Team.

### 02: Mid-Western Regional Council – Heritage Advisor Report

The Mid-Western Regional Council Heritage Advisor – Graham Hall visited the property and provided ‘Heritage Memorandum’ to Council Planner (Hannah Draper) and Architect (Cameron Anderson) raising various heritage matters which notes the following;

**“Rising damp and salt attack** *The main problem, frequently encountered in the Central West but surprisingly poorly understood, is the effect of rising damp and salt attack. To conserve a salt-affected wall, it is necessary to insert or inject a dampcourse, replace badly affected bricks, and repoint the joints with lime mortar. In undertaking the works on the walls too much original fabric would be lost.*

**The design** *As discussed, the design needs to be refined. If the house is demolished, there is no heritage value in creating a replica or a close approximation, with the new house does need to be sympathetic in to the Conservation Area.*

**Statement of Heritage Impact** *The Statement submitted with the DA was not written by a qualified heritage consultant, or in accordance with Heritage NSW guidelines. Such a Statement is required.*

**Archival record and interpretation** *If and when consent is granted to a replacement building, a condition will be recommended that an archival record in electronic form with one hard copy, to Heritage NSW standards."*

Note: For the complete 'Heritage Memorandum' - refer Appendix 3

### **03: Mid-Western Regional Local Environmental Plan**

The Mid-Western Regional Local Environmental Plan - 2013, reference to Clause 5.10 Heritage Conservation, the following sub-clauses apply;

#### **(1) Objectives**

*The objectives of this clause are as follows:*

- "(a) to conserve the environmental heritage of Mudgee, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,"*

#### **(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):*
- (iii) a building, work, relic or tree within a heritage conservation area."*

#### **(4) Effect 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 impact assessment**

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

- "(a) on land on which a heritage item is situated, 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."*

## **5. THE HERITAGE ITEM – CONDITION & PROPOSED WORKS**

### **01: Existing Conditions**

(For photographs refer Appendix 7)

**SETTING:** The subject site is a lot fronting onto the western side of Lawson Street, the first back from Horatio Street. The subject site contains a principal dwelling with rear outbuildings all which are local heritage item, as well as two fibre cement clad 'modern' sheds in the rear yard – see Site Plan Fig 4 below.

The existing building is an example of housing from the second phase of Mudgee's development which occurred from the 1850's due to increased prosperity from gold mining and pastoralism. The main dwelling of the "House" is a four-room brick cottage with a hip roof and a verandah to the street frontage, with a return verandah down the northern facade. Detached outbuildings to the rear originally housed a kitchen and laundry/bath house.

The site conditions currently pose a safety risk as the existing house is in very poor condition, with many elements in a very poor degraded state. The site contains an existing council sewer main running through the site between the dwelling and rear sheds, as indicated on the DA drawings.

The existing single storey dwelling is setback 8m from the boundary to Lawson Street and there is lawn in situ the raises up to the verandah. The driveway is located tight on the boundary to the south side of the block which provides access to the rear of the site and the 2 garages/sheds.



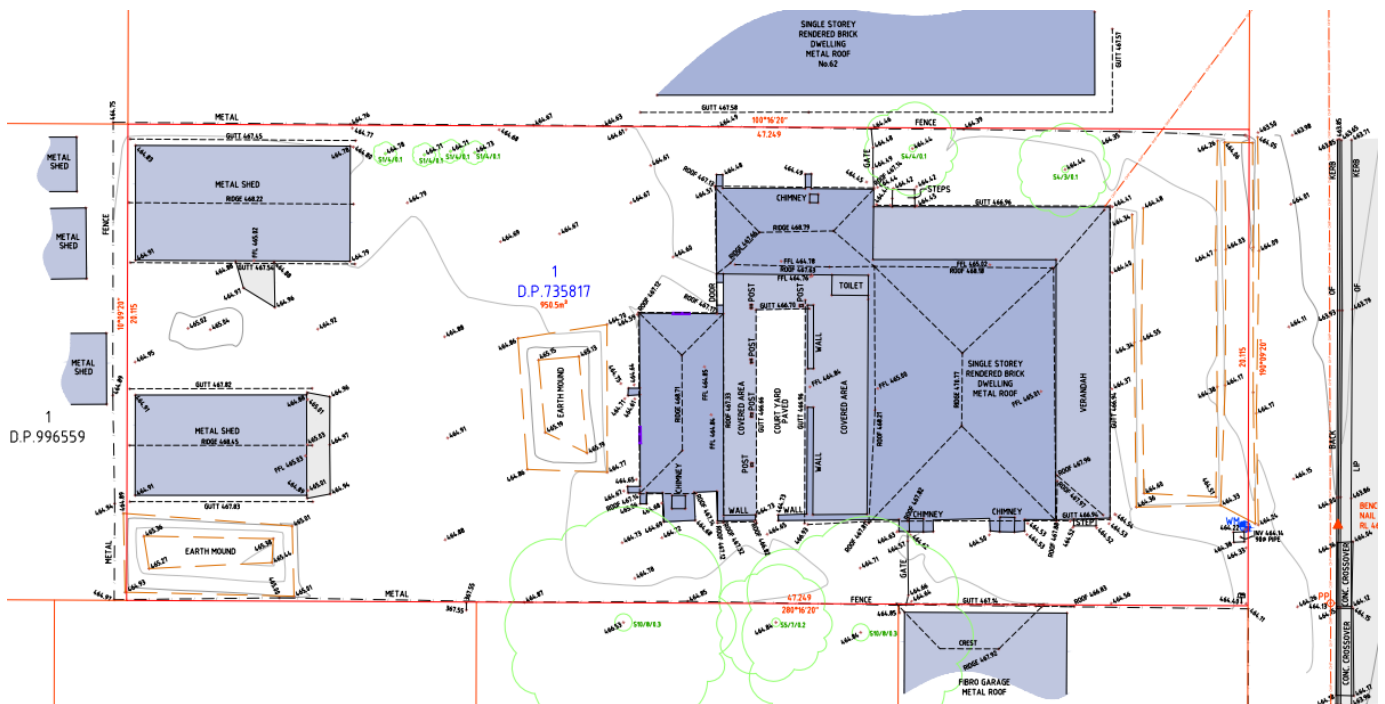


Fig 4: Existing Site showing “House” and outbuildings/sheds at 64 Lawson St, Mudgee

**PHYSICAL DESCRIPTION:** The “House” - main dwelling at 64 Lawson St, Mudgee is a single storey ‘Georgian’ style cottage that is symmetrical, with central door and a window on each side, except that its front veranda returns on one side. There is a rather steep hipped roof which continues at a lower pitch over the verandahs, with the galvanised iron sheets to roof covering the original timber shingles, which have been protected by galvanised iron sheets. There is a separate service building, which would have included the kitchen, and possible a meat house, at the rear. If there was a connecting covered structure, it is missing. There is an additional two roomed wing on the north side at the rear, thus creating a courtyard. The building/cottage would be classified as ‘Victorian Georgian’ in style.

The existing building is an example of housing from the second phase of Mudgee’s development which occurred from the 1850’s due to increased prosperity from gold mining and pastoralism. The house is a four-room brick cottage with a hip roof and a verandah on the street frontage, returning down the northern facade. Detached outbuildings to the rear originally housed a kitchen and laundry/bath house.

The walls are solid brickwork laid in lime mortar and the original face brick finish has been coated with hard cement render, which has deteriorated and come away from the walls in some places. The veranda is on fill contained by a dwarf wall, the original paving may remain under the later added concrete pavers. There are two tall freestanding chimneys on the south side that serve the 2 main rooms. The facade is almost symmetrical with a central front door flanked by timber framed double hung windows, of the period with 6 panes per sash.

For layout of the existing building with Existing Floor Plan of “House” see Fig 5 below;

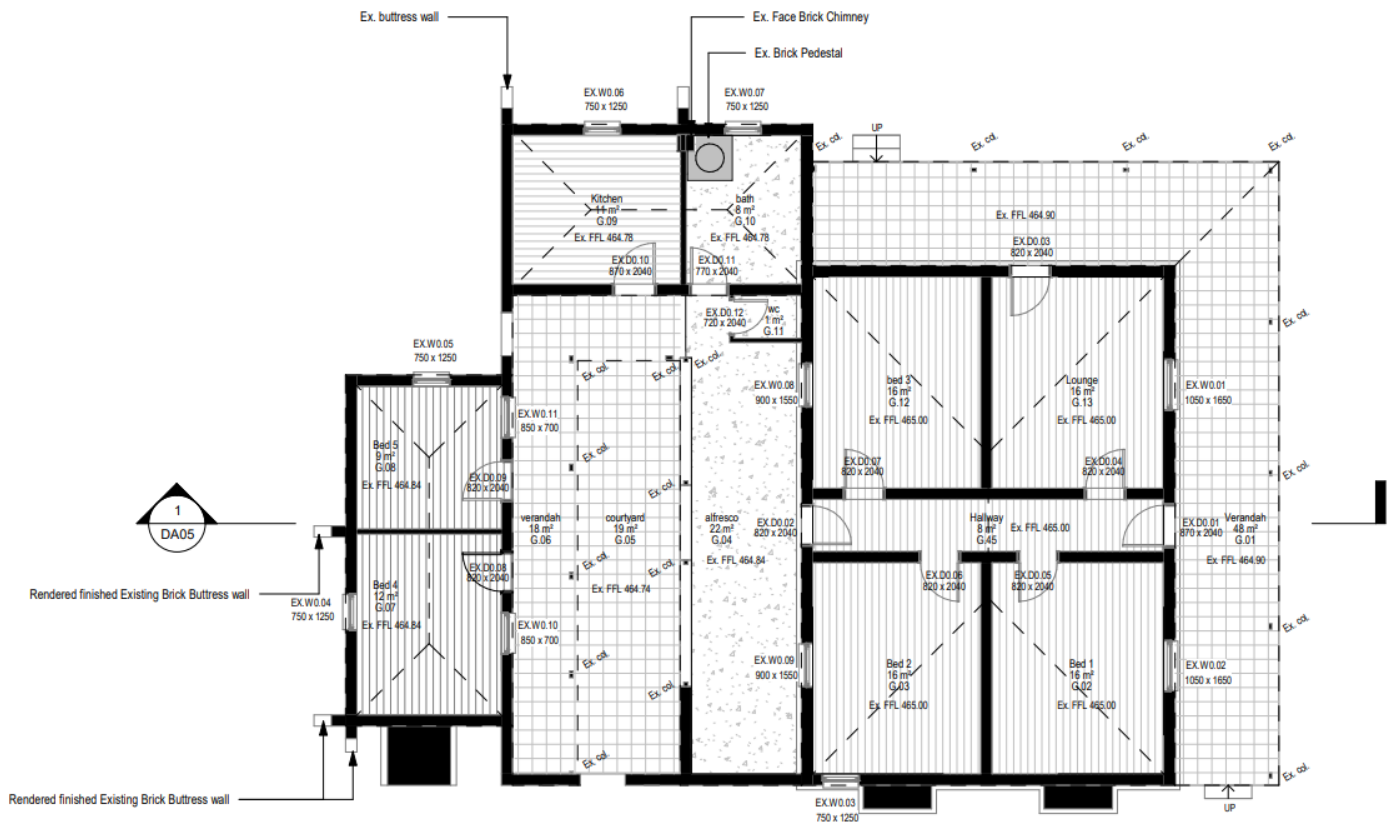


Fig 5: Existing Floor Plan of "House" at 64 Lawson St, Mudgee

**CONDITION & INTEGRITY:** The walls are showing deterioration/damage from rising damp and salt attack as there is no dampcourse evident. Render has been applied to the walls, potentially counter the problem but it appears to have only made it worse. The extent of the damage is evident internally, where there is severe erosion not only of the mortar joints but of the bricks. This typically occurs at openings, where there is more air movement and therefore more evaporation, leaving more salt crystals to attack not only the mortar but the bricks. It is possible that most of the internal and external brickwork contains a high concentration of salt.

The existing house is in very poor structural condition having been extensively altered from its original conditions and a lot of elements in a very poor degraded state. There is damage to the building internally, where some doors and frames have been removed, as well as flooring and flooring structure in several rooms. Where the flooring remains intact, there is evidence of termite damage and there is good ground clearance under the floors. They could be repaired or reconstructed as required.

The ceilings throughout the main dwelling are of a 'modern' metal sheeting with 'modern' lighting. The original ceilings were most likely lath and plaster which may have failed, with timber roof framing, which the condition is unknown. The detached rear buildings have raked or coved timber boarded ceilings due to the lower wall height which appear to be original and in reasonable condition. There is evidence of the original timber roof shingles under the later added corrugated iron at the front section of the roof and verandah, it is unknown if they exist in place at the remainder of the main dwelling.

There are two outbuildings at the rear of the property. With reference to Council records, the Owner, C Café submitted Building Application (BA No 31/64) for 'detached garage' with Council approval received 18 May 1964. Later in 1994 the Owner, A&M Borrill submitted Development Application / Building Permit Application (DA183/94 & BA0398/94) 'dwelling additions for workshop/garage' with Council approval received 30 November 1994. The current steel framed fibre cement clad buildings with roller shutters are of the period.

For Current photographs showing conditions of "House" and outbuildings at 64 Lawson St, Mudgee, refer Fig 6 below.



Photo 1: Front of House facing the streetscape



Photo 2: Front facade / verandah of original House



Photo 3: Side of house with 2 chimneys and window



Photo 4: Side of house – towards the rear



Photo 5: View of rear and south side of house



Photo 6: View from yard looking to rear House wings



Photo 7: Rear verandah at internal courtyard area



Photo 8: Rear verandah at internal courtyard area





Photo 9: View of Main rooms of House - no floor



Photo 10: View of front Main room of House - with fireplace



Photos 11, 12 & 13: Views of House rooms showing state of disrepair - no floor, damaged walls and joinery



Photo 14: View of Rear Shed 1 - later added



Photo 15: View of Rear Shed 2 - later added

Fig 6: Current photographs showing conditions of "House" and outbuildings at 64 Lawson St, Mudgee

## 02: Proposed Demolition of Building

The dilapidated condition of the main dwelling and detached buildings provides an enormous undertaking to make the building structurally sound, treating and repairing the rising damp wall issues, reinstating flooring structures, doors, windows, repairing floors and making the buildings secure and watertight. As noted in the Council Heritage Memorandum dated 23 August 2020, that it would be possible to insert a mechanical or injected dampcourse to prevent further damage, but it will be necessary to replace the severely damaged bricks and remove as much salt as possible from the walls. Mr David Young, a recognised expert on rising damp and salt attack, has produced several books advising on how to treat 'rising damp' and reference is made to "Salt attack and rising damp" A guide to salt damp in historic and older buildings.

Mr. Sam Rochester, qualified structural engineer with Barnson Pty Ltd, undertook an inspection of the building on 8 April 2021 and provided assessment on condition and recommendations for repairs in the Structural Investigation Report dated 13 August 2021. For the complete report refer Appendix 2. The report outlines the structural and building issues at the verandah, roof structure, masonry walls, chimneys and foundations, slab on ground and subfloor construction describing and recording the issues in many photographs. This extensive report provided recommendations for addressing the structural inadequacy of verandah, roof structure and roofing, masonry walls (repair of the cracking damage to the masonry walls), chimney and floor structures, concluded that the existing structure with rectification works would raise the inspected elements of the house to a structurally adequate condition. Advice also concluded that due to the expected type and depth of the brick wall foundations, future cracking may re-occur, and crack maintenance should be expected. A concern raised in the Report is that with future works to the building is the complications having proposed renovations and additions 'certified' due to the likely undersized foundations of the existing masonry walls. In conclusion the building will require extensive and ongoing repairs in order to preserve the building. The report notes that the cost of rectification and ongoing maintenance is likely to outweigh the cost of rebuilding.

As outlined in the various reports on the building, there is considerable damage, rising damp and structural issues that will need to be addressed to rectify and make this 150+ years old building habitable. The dedication and cost required to save this dilapidation structure and provide a 'restoration' that satisfies the requirements of the Burra Charter and the Building Regulations and the ongoing maintenance due to inadequacies of the building will be a burden into the future. As stated there will be an issue in obtaining certification from an engineer / private certifier for the original building structure and therefore jeopardise any 'restoration' works. In summary I concur that the cost of the extensive rectification works, restoration to a habitable dwelling, ongoing maintenance is likely to outweigh the cost of rebuilding and the uncertainty of certification of the existing structure means that demolition of this 150+ years old heritage item/building is the only option. For details of demolition refer Fig 7 below.

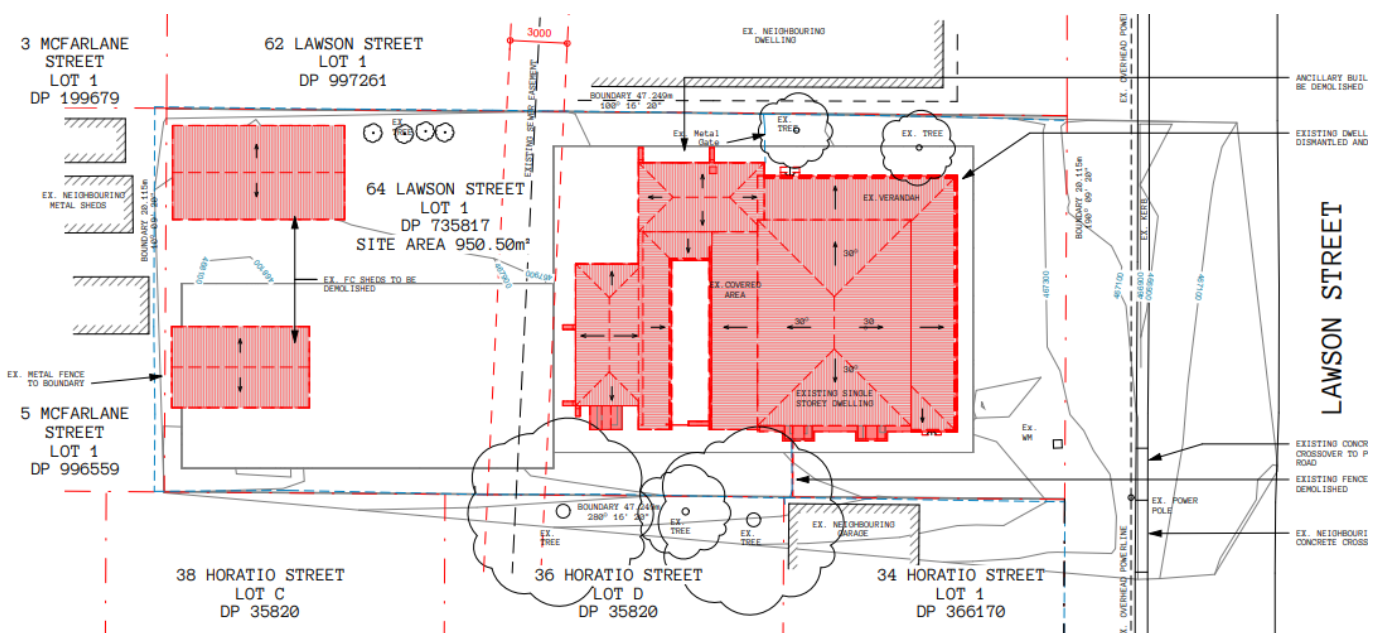


Fig 7: Proposed Demolition Plan of the "House" and Outbuildings at 64 Lawson St, Mudgee

### 03: Proposed New Development

The proposed development is for staged residential accommodation on the site as per below;

- Demolition of existing dwelling, outbuildings and sheds

#### Stage 1

- Construction of new secondary dwelling at the rear of the site
- 1 bedroom, garage, kitchenette, lounge, bathroom and laundry.

#### Stage 2

- Construction of new primary dwelling at the front of the site
- 3 bedrooms, 2 bathrooms, living/kitchen/dining, pantry/laundry and external dining area.

- Verandahs and external deck to north and eastern facades
- New landscape wall to the street boundary line with gate and decorative screening.
- The proposed development is a respectful reconstruction of the existing dwelling when viewed from the street

With reference to the Statement of Environmental Effects for the new development:

*“The proposal for the primary dwelling is to demolish the existing building and build a replacement dwelling in roughly the same position. The new primary dwelling will be predominantly brickwork, bagged or whitewashed, with a galvanised metal roof and a timber verandah. These materials have been carefully selected to provide a contemporary interpretation of the materials used in the original house (brick, roof sheeting and timber verandah). At the rear of the primary dwelling the architecture becomes less formal and as the building form pulls back to reveal an external dining area with timber pergola above, timber cladding is introduced to soften the palette.”*

*“Development Consent is sought for the proposed demolition of the dilapidated existing dwelling, outbuildings and sheds and the construction of new, primary and secondary dwellings at 64 Lawson Street, Mudgee NSW. The proposed works are permissible under Council’s LEP and the proposed demolition is support both by Council’s Heritage advisor Graham Hall and an independent planning consultant Noel Thomson. The proposed dwellings are to be built to to a high standards of sustainable design. With the secondary dwelling allowing for opportunities of intergenerational living on the site, the proposed development makes a positive contribution to the housing affordability and diversity of the local area, while providing a sensitive and respectful, design response.”*

For details of the layouts for the new dwellings, see Figures 8 & 9 Below.

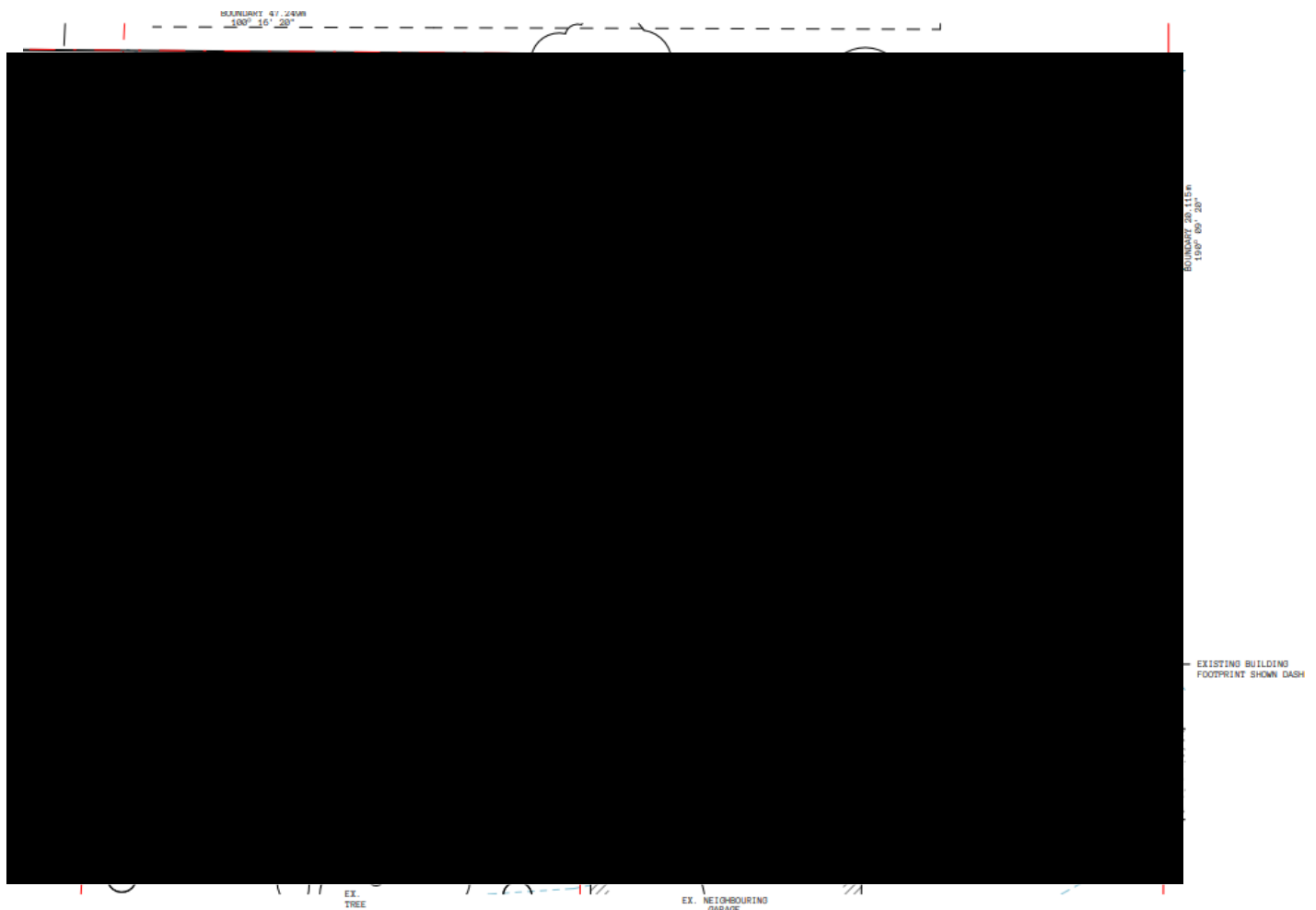


Fig 8: Proposed Floor Plan for new house at 64 Lawson St, Mudgee



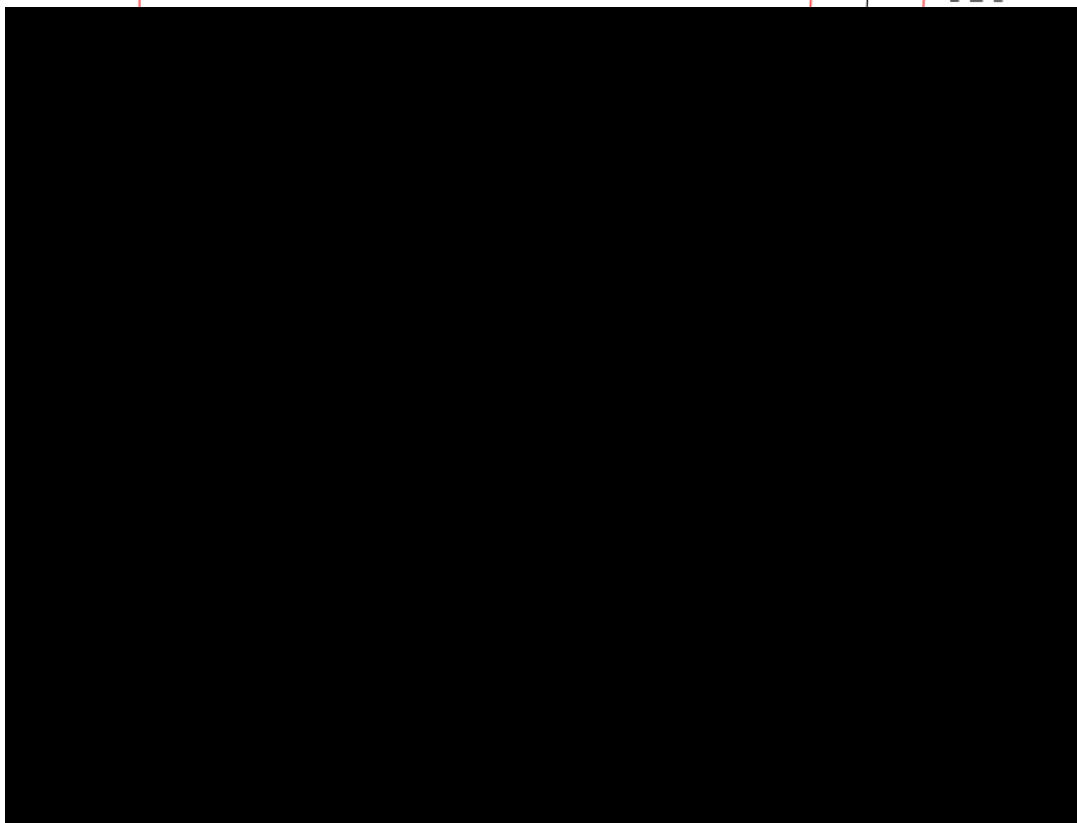


Fig 9: Proposed Floor Plan for new secundary dwelling at 64 Lawson St, Mudgee

#### **04: Surrounding residences in Lawson Street and the Heritage Conservation Area**

The subject site is situated within the Mudgee Heritage Conservation Area and there are 2 other Heritage Items in the vicinity – ‘House’ 65 Lawson St, Mudgee (I97) and ‘House’ 55 Lawson St, Mudgee (I95)

Properties located within a Heritage Conservation Area (HCA) in NSW typically fall into one of the three following classifications:

- Contributory Item (CI) – the property makes a positive contribution to the character and heritage significance of the HCA;
- Neutral Item (NI) – the property does not contribute nor detract from the character and heritage significance of the HCA; or
- Non-Contributory Item (NCI) – the property detracts from the character and heritage significance of the HCA.

From review of the surrounding residences in Lawson Street and Mudgee Heritage Conservation Area it is noted that there are many varied – old and new residences constructed as part of ongoing development within the street. For photographs and HCA Classifications , refer Figure 10 below.



34 Horatio St (NI)



34 Horatio St (NI)



64 Lawson St (CI)



62 Lawson St (NI)



58A Lawson St (NCI)



58 Lawson St (NCI)



56 Lawson St (CI)



54 Lawson St (CI)



35 Denison St (CI)



35 Denison St (CI)



33 Denison St (NCI)



55 Lawson St (CI) & Item I95



57 Lawson St (NCI)



59 Lawson St (NI)



61 Lawson St (NI)



63 Lawson St (NCI)



65 Lawson St (CI) & Item I97



67 Lawson St (NCI)



69 Lawson St (NCI)



71 Lawson St (NI)

Fig 10: Photographs of residential housing examples surrounding 64 Lawson St, Mudgee within the HCA



## 6. THE FOLLOWING ASPECTS OF THE PROPOSAL COULD DETRIMENTALLY IMPACT ON THE HERITAGE SIGNIFICANCE OF THE ITEM / CONSERVATION AREA

### 01: Impact of Demolition

The main building and the rear detached buildings at the forming the “House” at 64 Lawson St, Mudgee does have historical / heritage significance, however the proposal for demolition will obviously impact on the streetscape and the Mudgee Heritage Conservation Area and Schedule 5 - Environmental Heritage of Mid-Western Regional Council LEP 2012.

Heritage Items are listed in Schedule 5 of the LEP because they are recognised for their significance and demolition of heritage items is not generally supported, however in this instance Council’s Heritage Advisor has given in principle support for demolition in memorandum dated 22 March 2022.

The impact of the proposal for the demolition of heritage listed “House” at 64 Lawson St, Mudgee will mean that if demolition proceeds, this will require reassessment by Mid-Western Regional Council of the Schedule 5 Environmental Heritage of MWRC LEP 2012, as Item I96 will NO longer exist.

### 02: Impact of New Main & Secondary Dwelling Development

The development proposal for the new construction of primary and secondary dwellings on the site following the demolition of the existing Heritage Item “House” (I96) will obviously have some impact on the Mudgee Heritage Conservation Area.

In regard to the objectives for Heritage Conservation Areas, it is generally noted that infill developments are to be sympathetic and respectful of the values of the surrounding residential sites including streetscape, settings and views. New buildings within the Conservation Area and their impact on the streetscape need to be considered and, in this instance a new single storey ‘contemporary’ development has been supported in Council correspondence.

If the proposed new primary dwelling was higher than the original building or if the new form didn’t respect the existing massing the proposal could have a detrimental impact on the heritage area. However the proposal has been designed to respect the character of the existing building with a similar setback and footprint and the aim is to provide form, proportions, profile and facade detailing that reduces the impact the new development has on the adjoining properties and the heritage conservation area. For details / images of the new design see Figures 11 and 12 below and Appendix 6 for all the Presentation Drawings.



Fig 11: ‘Artists impressions’ of the Primary Dwelling – indicating streetscape appearance, form and materials



Fig 12: ‘Artists impressions’ of the Secondary Dwelling – indicating form, appearance and materials



Construction quality is critical in order to deliver a quality building that doesn't detract or impact on the heritage conservation area and one way is to create features which were key to the character of the original building. It is noted that modern materials can be used in a traditional streetscape provided their proportions and details are harmonious within the surrounding context so as to provide a unifying element not overpowering and which is sympathetic with the streetscape and the conservation area. The material sympathetic colour palette proposed (see below) for both the primary and secondary dwellings although 'contemporary' reflects the colour schemes of the Mudgee HCA and muted tones of the nearby heritage item. The considered design and scale of the building and the use of the proposed palette would reduce the overall visual impact of the proposed works.





Primary Dwelling – Material Palette			
			
Galvanised metal cladding and roofing	Natural timber cladding	White washed or bagged external brickwork Timber framed doors and windows	Timber pergola and verandah posts

Fig 13: Primary Dwelling – indication of appearance and material palette

Secondary Dwelling – Material Palette		
		
Dark metal cladding and roofing	Natural timber cladding	Timber framed windows and doors

Fig 14: Secondary Dwelling – Dwelling – indication of appearance and material palette

## 7. THE FOLLOWING ASPECTS OF THE PROPOSAL RESPECT OR ENHANCE THE HERITAGE SIGNIFICANCE OF THE ITEM OR CONSERVATION AREA FOR THE FOLLOWING REASONS:

The current dilapidated state of the existing building is only likely to degrade further with time and being constructed c1865 is at the end of its life cycle. By constructing a new primary dwelling in a similar form, scale and with a 'wrap around verandah respects the presence, character and heritage significance of the existing building and Heritage Conservation Area.

The proposed new primary dwelling respects the form and mass of the adjoining building and is designed to with the contemporary use of corrugated cladding, brickwork and timber in order to respect the material palette of the existing buildings without trying to mimic or recreate a heritage language. The new secondary dwelling is designed to recede and not detract from the adjoining buildings and both new dwellings on the site respect the heritage significance of the Mudgee HCA.

## **8. ASSESSMENT OF IMPACT ON HERITAGE SIGNIFICANCE OF HERITAGE ITEM / CONSERVATION AREA**

### **01: In the case of Demolition of a Building or Structure (Applicable)**

#### ***[A] Have all the options for retention and adaptive re-use been explored?***

**Yes** Originally the proposal was to dismantle and rebuild of the front part of the existing dwelling to provide the new accommodation requirements but was deemed to be not an appropriate solution. The building was constructed in c1865 and has subsequently been altered and upgraded on previous occasions, is a deteriorated state and has reached the end of its useful life

#### ***[B] Can all the significant elements of the Heritage Item be kept and any new development be located elsewhere on the site?***

**No** The current proposal for the removal of the total building means that there will be NO building fabric retained. As noted above, the heritage item "House" is in a deteriorated state that has no unique features or significant elements apart from the roof shingles. Demolition as proposed means that a new development can occur on this allotment and without the demolition the remainder of the site is restrictive.

#### ***[C] Is demolition essential at this time or can it be postponed in case future circumstances makes its retention and conservation more feasible?***

**Yes** The proposal is for the approval of demolition of the building and replacement with new residential primary and secondary dwellings on the site is essential at this time.

#### ***[D] If the demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?***

**Yes** The demolition is partially a result of the condition of the fabric. The major rising damp and salt attack issue to the masonry walls can be rectified with extensive repairs, however with the extent of the necessary repairs, so much of the original fabric would be lost/replaced that the heritage value would be sacrificed.

### **02: In the case of New Development in a Heritage Conservation Area (Applicable)**

#### ***[A] How is the impact of the new development on the heritage significance of the item or area to minimised?***

**Yes** The impact of the new development is to be minimised by the design, form, materials and placement of the new primary and secondary dwellings on the block, thus respecting the significance of the heritage conservation area.

#### ***[B] How does the new development affect views to, and from, the heritage item / Conservation Area? What has been done to minimise negative effects?***

**Yes** The construction for the proposed new primary dwelling that is single storey in height, has similar setback with 'contemporary' design features, form and return verandah to the street does not impact on the views and will be sympathetic with the heritage conservation area.

#### ***[C] Is the new development sympathetic to the Heritage Conservation Area? In what way (e.g. Form, siting, proportions, design)?***

**Yes** It is noted that the preferred outcomes for development in a heritage conservation area is for it to be respectful of the form and scale of existing buildings / development within the conservation area. In this instance the proposed new primary dwelling provides similar setback to the street and adjoining dwellings and maintains a single storey height that will be sympathetic with the heritage conservation area.

The new primary and secondary dwellings have been sited / designed with architectural merit of a high quality and in this sense, they will be a positive addition to the locality.

***[E] Has the advice of heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?***

**Yes** Mid-Western Regional Council's heritage advisor (Graham Hall) has visited the site 22 March 2022, provided with advice for the rectification of the salt attack and rising damp and other heritage matters. His advice has been followed and addressed in this report and the memorandum noted in principle support of the proposed demolition.

Noel Thomson the author of this report is an architect and heritage consultant experienced in providing heritage advice – Noel advises several Riverina Council on heritage matters. The aim of this report is to address concerns for the proposed demolition of the heritage item and the impact of the 'new' replacement residential development.

## **9. CONCLUSION**

The concerns that have been highlighted by this Statement of Heritage Impact are for the demolition of the heritage listed item (I96) "House" and the proposed construction of two new primary and secondary dwellings on the site and the impact that these may have on the Mudgee Heritage Conservation Area. The issue that arises with the proposed demolition of the Heritage Item (I96) "House" at 64 Lawson St, Mudgee means that if demolition proceeds, this will require reassessment by Mid-Western Regional Council of the Schedule 5 Environmental Heritage of MWRC LEP 2012, as Item I96 will NO longer exist.

After deliberation and review of the historical information, the assessment and subsequent 'Historical and Architectural Study' and the site inspection of the building by structural engineer to ascertain the current condition of the building and 'Structural Investigation Report' for 64 Lawson St, Mudgee; this SOHI aims to addresses the issues of the impact that the proposed demolition of the heritage item and replacement with new primary and secondary dwellings will have on the Heritage Conservation Area.

The development proposal for the two new single storey primary and secondary dwellings consisting of traditional construction in 'contemporary' style, with the aim being that the form, proportions, profile and facade detailing that respects the current building so as to become 'recessive', therefore aiming to minimise the impact on the heritage conservation area.

If demolition is to be considered/approved and replacement with the proposed new development, then the following requirements / conditions of consent shall be adopted.

- Demolition of the building should not be undertaken prior to measured drawing (plans, elevations and sections) being submitted to Council prior to Demolition / Construction Certificate approval.
- Demolition of the building should not be undertaken prior to photographic record being undertaken in accordance with the requirements for 'Archival Recording' - NSW Heritage Office (plan + photographs in a hard copy and digital format) and on completion the 'Archival Recording' should be submitted to Council prior to Demolition / Construction Certificate approval.
- The new buildings shall have materials, finishes and colours as per the included 'Artists Impression' and 'Material Palette' - refer Figures 13 & 14 (extract from DA Presentation Drawings); and be in accordance with the heritage recommendations.

In summary, the proposed demolition of heritage listed item (I96) "House" at 64 Lawson St, Mudgee and replacement with 'contemporary' styled new single storey primary and secondary dwellings is appropriate for the Mudgee Heritage Conservation Area. Therefore, the development as outlined in the Development Application is recommended for approval by Mid-Western Regional Council subject to above conditions of consent as noted.



## 10. ATTACHMENTS

Appendix 1 – Heritage Listing: Council LEP / Map, Inventory, National Trust, etc  
Appendix 2 – Structural Investigation Report - Barnson (August 2021)  
Appendix 3 – Council Heritage Advisor Memorandum - Graham Hall (March 2022)  
Appendix 4 – Existing Condition Drawings for 64 Lawson Street, Mudgee  
Appendix 5 – Architectural Drawings for the New Development at 64 Lawson Street, Mudgee  
Appendix 6 – Architectural Presentation Set for 64 Lawson Street, Mudgee  
Appendix 7 – Current Building / Site Photographs

## 11. REFERENCES

64 Lawson Street Mudgee - An Historical and Architectural Study by John Broadley May (2021)  
64 Lawson Street Mudgee - Structural Investigation Report - Barnson (August 2021)  
Mid-Western Regional Council Heritage Memorandum - Graham Hall (March 2022)  
Statement of Environmental Effects, 64 Lawson Street Mudgee - Cameron Anderson Architects (2022)  
Heritage Impact Statement, 64 Lawson Street Mudgee - Cameron Anderson Architects (2021)  
National Trust of Australian (NSW) Listing Report for 64 Lawson Street Mudgee  
Mid-Western Regional Council website - Local Environmental Plan & Heritage Maps  
Mudgee Heritage Study - Building Inventory Sheet for 64 Lawson Street Mudgee  
Heritage NSW website - online heritage database - SHI inventory  
Historical Land Viewer Records (HLVR) website - Parish Maps



**NOEL THOMSON FRAIA**  
**Architect & Heritage Consultant**  
**Noel Thomson Architecture Pty Ltd**

13 September 2022

# APPENDIX 1 – HERITAGE LISTING: COUNCIL LEP / MAP, INVENTORY, NATIONAL TRUST, ETC

## State Heritage Inventory Report

### Item Details

#### Name

House

#### Other/Former Names

#### Address

64 Lawson Street MUDGEE NSW 2850

#### Local Govt Area

Mid-Western Regional

#### Group Name

#### Item Classification

##### Item Type

Built

##### Item Group

Residential buildings (private)

##### Item Category

House

#### Statement Of Significance

This early Mudgee house, built c. 1865, is generous in size for the period. It has rendered masonry with a high-pitched corrugated iron hipped roof that extends down in a dual pitch over the verandah on the front and north sides. The verandah is supported on simple timber posts. There are two tall freestanding chimneys on the south side. The facade is almost symmetrical with a central front door flanked by windows. Windows are timber framed double hung with 6 lights per sash. At the back of the house is an earlier wing that may have housed the kitchen.

Contributes to the streetscape. (Ref: Snapshot MWRC)

#### Assessed Significance Type

#### Endorsed Significance

Local

#### Date Significance Updated

1/10/2020

#### Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	10/0/2012	Mid-Western Regional Local Environmental Plan 2012	I96			
Heritage study						

#### Heritage Item ID

2070096

#### Source

Local Government

### Location

#### Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
64	Lawson Street	MUDGEE/NSW/2850	Mid-Western Regional	Unknown	Mudgee	Wellington	Unknown	Primary Address

### Description

#### Designer

#### Builder/Maker

#### Construction Year Start & End

- 1865

#### Circa

YES

#### Period

Unknown

#### Physical Description

Late Colonial rendered brick house with steep pitched hipped roof and extend flared roof over front and return (north) verandah and supported on rectangular timber posts. Double hung six pane square sash windows symmetrical above solid (6) pale door (possibly not original).

#### Updated

#### Physical Condition

#### Updated

#### Modifications And Dates

Front fence, part filled and latticed verandah - Sympathetic

Natural finish to front door - Inappropriate.

#### Further Comments

Housing from Post Gold Rush Expansion Period.

Integrity - Good. Condition - Good. Conservation Area.

DA0183/1994 - Workshop/Garage (ljm)

## History

Historical Notes or Provenance

Updated

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

## Assessment

Criteria a)

Historical Significance

Include

Exclude

Criteria b)

Historical Association Significance

Include

Exclude

Criteria c)

Aesthetic/Technical Significance

Include

Exclude

Criteria d)

Social/Cultural Significance

Include

Exclude

Criteria e)

Research Potential

Include

Exclude

Criteria f)

Rarity

Include

Exclude

Criteria g)

Representative

Include

Exclude

Integrity/Intactness

Updated

## References

References

Records Retrieved: 1

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

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

## Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

## Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



Mudgee Heritage Conservation Area Map



Heritage Map - Sheet HER\_006H

**Heritage**

- Conservation Area - General
- Item - General
- Item - Landscape

**Cadastral**

- Cadastral 15/12/2010 Land and Property Information (LPI)

## LISTING REPORT

CITY/SUBURB/TOWN	NAME OF IDENTIFICATION	ADDRESS OR LOCATION
<b>Mudgee</b>	<b>House</b>	<b>64 Lawson Street</b>

LGA:	Mudgee	ABORIGINAL NATION:	Wiradjuri
POSTCODE:	2850	LOT/DP:	Lot 1 DP735817
COMMITTEE:	Built Heritage	GRID:	
AUTHOR:	D. Burdon	LISTING DATE:	July 2021

### STATEMENT OF SIGNIFICANCE

The house at 64 Lawson Street Mudgee is a rare surviving example of a shingle-roofed property in this area.

The house retains many original features including its steep pitched roof which extends to form a verandah on two sides and, along with 65 Lawson Street directly opposite, is an important contributory item to the streetscape.

The house is listed individually (item 196) and is within the Mudgee Heritage Conservation Area in Schedule 5 of the *Mid-Western Regional Local Environmental Plan 2012*.

### DESCRIPTION

*This early Mudgee house, built c. 1865, is generous in size for the period. It has rendered masonry with a high-pitched corrugated iron hipped roof that extends down in a dual pitch over the verandah on the front and north sides. The verandah is supported on simple timber posts. There are two tall freestanding chimneys on the south side. The facade is almost symmetrical with a central front door flanked by windows. Windows are timber framed double hung with 6 lights per sash. At the back of the house is an earlier wing that may have housed the kitchen.*

(Source: Snapshot Statement of Significance by Barbara Hickson for MWRC, 2018)

This Late Colonial brick house has a steep pitched hipped roof which extends over the front (east) and return (north) verandahs and supported on rectangular timber posts. There are two chimneys to the south elevation, indicating that the house may have been extended. Double hung six pane square sash windows (presumed original) are symmetrically placed either side of the front door. The house has been rendered at a later date however it appears that the original shingled roof remains under the later corrugated iron.

The front verandah should have iron roofing reinstated as a matter of priority to protect the shingles.

### HISTORY

Built c.1865.

An 1893 Parish Map shows the land as being owned by Henry Frost. An insolvency notice (NSW Government Gazette, 22 Dec 1868, p.4585) shows Henry Frost of Mudgee to be a publican.



## BIBLIOGRAPHY

SHI Inventory: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2070097>

CA12528  
Bk.3671 no.890

## BOUNDARY OF LISTING

The boundary of the listing is as shown in the site plan

## SITE PLAN



Street Map, Showing the location of 64 Lawson Street (ePlanning Spatial Viewer)



Abbreviations: BW = Brickwork  
CI = Cast iron  
DEC = Decoration  
FLR = Floor  
PPT = Parapet  
TC = Terra cotta  
VER = verandah  
WB = Weather board

ITEM NO. 178	
<b>MUDGEES HERITAGE STUDY</b> <b>BUILDING INVENTORY</b> <b>HUGHES TRUEMAN LUDLOW CONSULTANTS (02)439-2633</b>	
BUILDING ADDRESS <b>64 LAWSON ST MUDGEES</b>	
BUILDING TITLE	TYPE :- <b>RESIDENCE</b> ORIGINAL USE IF DIFFERENT :-
EXISTING LISTING : National <input type="checkbox"/> Estate <input type="checkbox"/> State <input type="checkbox"/> Heritage <input type="checkbox"/> National Trust <input type="checkbox"/> Other <input type="checkbox"/>	
SIGNIFICANCE CLASSIFICATION National <input type="checkbox"/> State <input type="checkbox"/> Local 1. <input checked="" type="checkbox"/> Local 2. <input type="checkbox"/> Local 3. <input type="checkbox"/> Other <input type="checkbox"/>	
Photo file/film-neg: <b>3.10</b>	
Survey date <b>7.6.85</b>	
SITE INFORMATION	
PERIOD <input type="checkbox"/> UP TO 1850 <input type="checkbox"/> 1900-1920 <input checked="" type="checkbox"/> 1850-1875 <input type="checkbox"/> 1920-1945 <input type="checkbox"/> 1876-1900 <input type="checkbox"/> POST 1945	
CONSTRUCTION DATE (APPROX. BY VISUAL INSPECTION, UNLESS NOTED OTHERWISE) <b>C. 1865</b>	
MATERIALS (WHERE NOT APPARENT) <b>RENDERED BRICK.</b>	
DESCRIPTION/NOTABLE FEATURES SIGNIFICANCE <b>LATE COLONIAL HOUSE WITH STEEP PITCHED HIPPED ROOF &amp; EXTEND PLAINED ROOF OVER FRONT &amp; RETURN (N) VERANDAH &amp; SUPPORTED ON RECTANGULAR TIMBER POSTS. DOUBLE HUNG SIX PANE SR. SASH WINDOWS SYMMETRICAL ABOUT SOLID (6) PANEL DOOR (POSS NOT ORIG)</b>	
THEMATIC CONTEXT <input type="checkbox"/> EXPLORATION AND EARLY PASTORAL SETTLEMENT <input checked="" type="checkbox"/> THE TOWNSHIP OF MUDGEES OTHER :-	
ROOF FORM <input checked="" type="checkbox"/> VERANDAH <input checked="" type="checkbox"/> FENCE <input type="checkbox"/> GROUNDS <input type="checkbox"/>	
• HOUSING FROM POST GOLD RUSH EXPANSION PERIOD	
INTEGRITY Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos	
CONDITION Good <input checked="" type="checkbox"/> Nos Fair <input type="checkbox"/> Nos Poor <input type="checkbox"/> Nos	
ALTERATIONS & RECOMMENDATIONS 0 = REINSTATE ORIGINAL DESIGN, 1 = REINSTATE SYMPATHETIC ALTERNATIVE, R = REMOVE, RAN = REMOVE BY APPROVED METHOD	
SYMPATHETIC RECS INAPPROPRIATE RECS • FRONT FENCE • PART FILLED & LATTICED VER. • NAT. FINISH TO FRONT DOOR.	
OTHER COMMENTS	

DA0183/1996  
Workshop/junior  
2070096

## APPENDIX 2 – STRUCTURAL INVESTIGATION REPORT - BARNSON (AUGUST 2021)



Unit 4 / 108-110 Market Street  
Mudgee NSW 2850  
1300 BARNSON (1300 227 676)  
generalenquiry@barnson.com.au  
www.barnson.com.au

date  
13.08.2021

reference  
36386-SR01\_B

receiver  
**Dylan Egan**  
64 Lawson Street  
Mudgee NSW 2850

Dear Dylan,

### 64 Lawson Street, Mudgee NSW 2850 Structural Investigation Report

As requested, Mr. Sam Rochester, a Structural Engineer with Barnson Pty Ltd, inspected the above property on Thursday 8<sup>th</sup> April 2021.

The inspection was carried out to provide a structural assessment on the property. Any damage noted during the inspection is described within this report along with a recommendation for repair.

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully  
BARNSON PTY LTD

A handwritten signature in black ink, appearing to read 'Richard Noonan'.

Richard Noonan  
*BE(Hons) ME FIEAust CPEng NER*  
Director

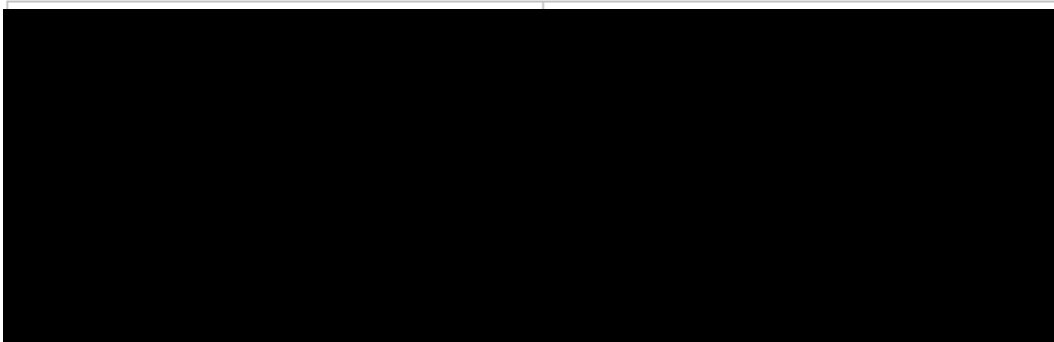
bathurst | dubbo | mudgee | sydney | tamworth

## Disclaimer

This report has been prepared solely for Dylan Egan in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report.

Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

<b>Project Name:</b>	Structural Inspection and Report for Dilapidated Residence
<b>Client:</b>	Dylan Egan
<b>Project No.</b>	36386
<b>Report Reference</b>	36386-SR01_B
<b>Date:</b>	13.08.2021
<b>Revision:</b>	A





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## 1.0 INTRODUCTION

A request was made for Barnson to carry out an inspection to provide a structural assessment on the property and provide recommendations for demolition or repairs regarding the following items:

- Existing masonry walls
- Existing foundations
- Existing chimneys
- Existing roof structure including timber shingles
- Existing subfloor construction
- Existing verandah

The investigation was carried out by the writer of this report, Mr. Sam Rochester, an Engineer with Barnson Pty Ltd, on Thursday 8<sup>th</sup> of April 2021.

### 1.1 Structure

The property is located in a residential area of Mudgee and is believed to be 150-160 years old. The single storey residence is divided by an internal courtyard. The largest section of the house is to the East of this courtyard and contains four rooms, each with approximate plan dimensions 4.8x3.9m, which are separated by internal double brick walls. A 2.3m wide verandah is attached to the North and East sides of this main section of the house. The other sections of the residence to the North and West sides of the internal courtyard each contain two rooms separated by an internal single skin brick wall. Awnings extend from the walls of each section of the house that face toward the internal courtyard.

All sections of the residence are connected by steel sheeted, timber framed roofing. Timber shingles were adopted as the original roofing material and are still visible in some locations. All external walls are of double brick construction with a rendered façade. Excluding the internal walls noted as being single skin brick, all internal walls double brick with a stucco plaster finish.

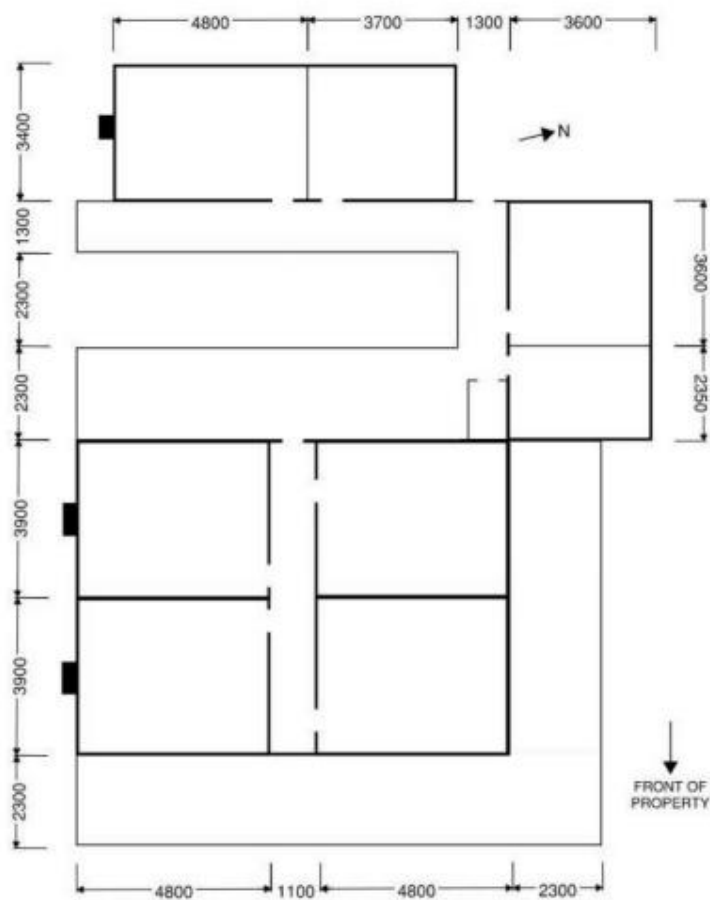
Three masonry chimneys are located along the Southern external walls of the house: two to the main section and one to the Western section. Most of the flooring throughout is supported on timber joists and bearers. The only internal section of the house with slab on ground flooring is the front room in the Northern section of the house. The footings supporting the timber subfloor are a combination of brick and block piers.

Two large weatherboard clad sheds are located along the rear fence of the block. A toilet block has been installed to the external edge of the Western wall of the main building. A section of the front yard is raised relative to its surroundings.

The exact engineering details of the property are unknown and further details regarding the elements of interest are provided in the dedicated sections describing what was noted during the inspection.



**Figure 1 – Aerial plan of property**



**Figure 2 – Sketch of approximate floor plan**



## 3.0 RECOMMENDATIONS

Considering the damage noted above and the extent of repairs required, demolition of the existing structure may be considered preferable. The following recommendations can be adopted to remedy aesthetic concerns and improve structural adequacy of the property.

### 3.1 Verandah

The 10mm wide crack noted at the South end of the verandah base can be filled with an epoxy resin injection along its length. Soil fill can be used to conceal the erosion noted to the underside of the base material.

Proper drainage should be installed such that guttering downpipes do not discharge directly to the ground surface. These should either discharge to a tank or to the street using underground drainage.

It should be confirmed whether the timber shingles installed over the verandah at the front of the property are watertight. If they are found to be performing adequately, the missing section of roofing at the South end can be covered by timber shingles installed to match the existing roofing. Otherwise, or if deemed to be more suitable at the owner's discretion, the shingles across the entire verandah should be replaced with steel sheeting installed onto timber roof battens in accordance with manufacturer's specifications.

Rather than being fixed to or through the tile pavers, the verandah posts should be fixed directly to base material using a post stirrup and Chemset bolts to a suitable embedment depth in accordance with an engineer's design. The verandah beam adjacent to the timber post that is notably warped should be propped to allow for the removal and replacement of the post.

### 3.2 Roof Structure

Spacing of timber roof battens should be confirmed as being within acceptable limits according to manufacturer's specifications for the steel sheeting. It appeared from the ground level inspection that some of the timber roof battens installed over the shingles are spaced at greater than 1200mm centres, so gaining confirmation that the maximum internal and end spans are within manufacturer's limits for the sheeting thickness is recommended. If found to be inadequately supported, additional 35x70mm timber roof battens should be installed to reduce maximum spans. Alternatively, the thickness and/or profile of the roof sheeting can be changed. Missing sheets and ridge capping should be replaced.

Steel sheets that are lifting at the side laps or are otherwise damaged should be removed and replaced to ensure water tightness. Timber shingles need not be removed, although doing so would reduce the load on the roof. The besser blocks and steel post located on the roofing of the rear side of the main section of the house, does not appear to be performing any function and should be removed.

If it is the intention of the owner to adopt timber shingles as the roofing material, the sheeting should be removed and the performance of the shingles under rainfall should be confirmed. It is likely that these will need to be replaced.

Internally, as there is no notable water damage or staining visible to the ceiling sheets, it is indicated that the sagging of the ceiling sheets noted in the two room at the East end of the house and of the cornice in the hallway, has been caused by aging fixings/adhesives. The sheets should be fastened to the timber ceiling joists to eliminate notable sagging. The paint on the ceilings should be stripped and the sheets repainted.

### 3.3 Masonry Walls

The cracked or crumbling sections of render on the external face of the masonry walls should be repaired by first removing the render around the damaged area. If the external walls are to be painted once repairs are complete, only the sections around the cracking or crumbling render need to be removed. If the repair works will be visible and visually distinct from the original render, the entire render should be removed. Before applying a lime render over the exposed brick, any spalling or mortar loss should be repaired.

Where spalling is isolated to a small area of brickwork, the damaged bricks should be removed using a hammer, chisel or masonry saw. The void should then be thoroughly cleaned, have new mortar placed around the hole and a replacement brick installed. The single skin brick wall in the Northern building has undergone significant spalling and should be demolished and replaced. Areas in which mortar loss has occurred should be repointed with mortar.

Recommendations for the repair of the cracking damage to the masonry walls are as below:

- Masonry cracks between hairline and 1mm wide do not need repair.
- Larger cracks in masonry between 1mm and 15mm wide
  - should be filled with a thin depth of suitable lime mortar, or
  - can also be filled with a flexible and compressible filler that will allow greater levels of movement to occur without cracking.

The brickwork is performing adequately for a building of this age; however, it is noted that due to the likely undersized foundations, future masonry crack maintenance should be expected. Long term, with consideration of the ongoing maintenance, demolition could be considered but is not required from a structural perspective.

The cracking or crumbling sections of the stucco plaster finish on the internal face of the walls in the main building should be patched and repainted. The internal masonry walls are load bearing. If any proposal is made for the removal or modification of these walls a structural engineer will need to be engaged to design a beam to support the roofing above. The gap noted between the window frame and brickwork in the South-West room of the main building should be filled using mortar applied to the external face of the brickwork.

### 3.4 Chimneys

The chimneys presented minimal damage. The brickwork around the base of the fireplace in the South-West room should be repointed to remedy the significant mortar loss.

### 3.5 Foundations, Slab on Ground and Subfloor Construction

In the two rooms in which the flooring has been removed, concrete or brick piers should be constructed to support timber flooring with general area loading according to an engineer's design. Damaged timber floorboards should be removed and replaced.

Cracking to the rear pavement slab greater than 1mm wide should be filled with an epoxy resin injection along their length. Cracks less than 1mm in width do not require repair.

## 4.0 CONCLUSION

An investigation and report on the condition of the existing residence has been completed. The damage noted has been commented on and is generally aesthetic or repairable. Recommendations to rectify this damage have been provided. Addressing the issues identified through the completion of the recommended rectification works will raise the inspected elements of the house to a structurally adequate condition.

It has been advised that due to the expected type and depth of the brick wall foundations, future cracking may re-occur, and crack maintenance should be expected. Additionally, complications in having proposed renovations and additions certified may be encountered due to the likely undersized foundations of the existing masonry walls.

The rectification cost and ongoing maintenance cost of crack repairs is likely to outweigh the demolition and rebuild option, in our opinion.



## APPENDIX 3 – COUNCIL HERITAGE ADVISOR MEMORANDUM - GRAHAM HALL (MARCH 2022)

### MID-WESTERN REGIONAL COUNCIL HERITAGE MEMORANDUM

**TO:** HANNAH DRAPER, PLANNER  
**FROM:** GRAHAM HALL, HERITAGE AND URBAN DESIGN ADVISER  
**REF:** DA0188/2022: 64 LAWSON STREET. MUDGEES  
**DATE:** 22 MARCH 2022

This purpose of this memo is to confirm advice provided to the architect, Mr Anderson, at our recent meeting.

His Statement of Heritage Impact, lodged with the DA, relies on the cost of repairs to justify the proposed demolition. I agree that it would be costly to attempt to properly conserve the item, but that is not a consideration.

However, after a deal of research, I have reluctantly concluded that the house cannot be saved, regardless of cost. Too much original fabric would be lost. The reason is a rather technical, but it is important to be clear on this point.

#### **Rising damp and salt attack**

The main problem, frequently encountered in the Central West but surprisingly poorly understood, is the effect of rising damp and salt attack. The ground water, containing dissolved salt, is drawn up through the walls by capillary action. If, as in this case, the dampcourse is missing, fractured or bridged, the water rises higher into the wall. The sun and air movement dry out the water and the salt crystallises. The crystals have a tight geometric structure and displace particles of masonry. The softest components, the lime mortar and the less well burnt bricks, disintegrate first. There is more air movement near doorways, and as can be seen in this case, some bricks at doorways have almost disintegrated.

To conserve a salt-affected wall, it is necessary to insert or inject a dampcourse, replace badly affected bricks, and repoint the joints with lime mortar.

When, as in this case, the walls have absorbed a large amount of salt, it has to be removed. Otherwise it will migrate to the surface, when the outside face of the wall becomes wet, and internally, plaster will not adhere indefinitely. To remove the salt, the walls have to be poulticed (with a wet papier mache type material) to draw out the salt, two or probably three times.

This house has been coated externally with Spanish style render, possibly in a vain attempt to inhibit or hide the salt attack. To poultice the walls the render, or most of it, has to be hacked off. Internally, the walls would then be re-plastered, hiding any damage. Externally, the original bricks would be revealed, which would be desirable, but they would be badly damaged. The original appearance would still be lost, and the surface would be even more porous and absorbent.

Further information may be found in the Heritage NSW publication *Rising damp and salt attack*, available online,

**The design**

As discussed, the design needs to be refined. If the house is demolished, there is no heritage value in creating a replica or a close approximation, as proposed. The new house does need to be sympathetic in to the Conservation Area. The forms, proportions, materials and colours should be sympathetic but the detailing should be simple rather than traditional.

**Statement of Heritage Impact**

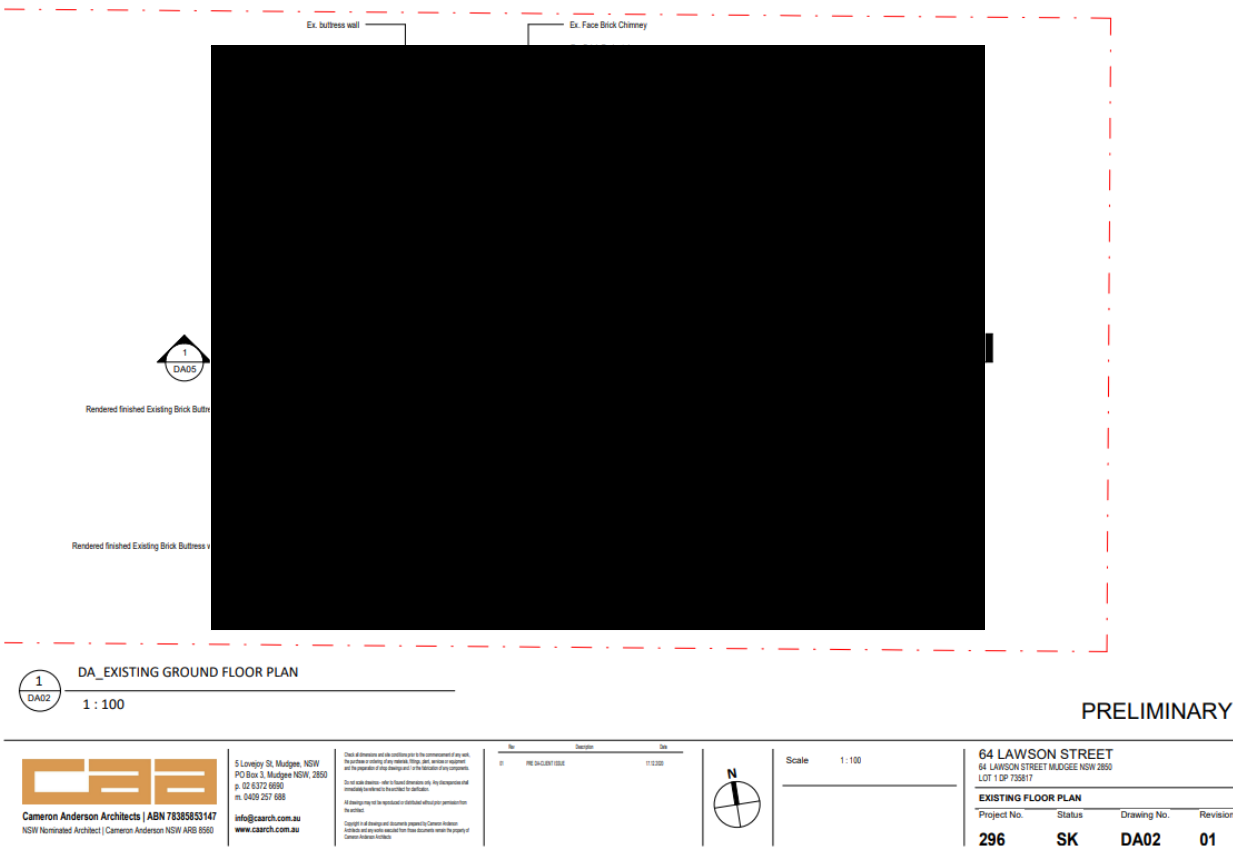
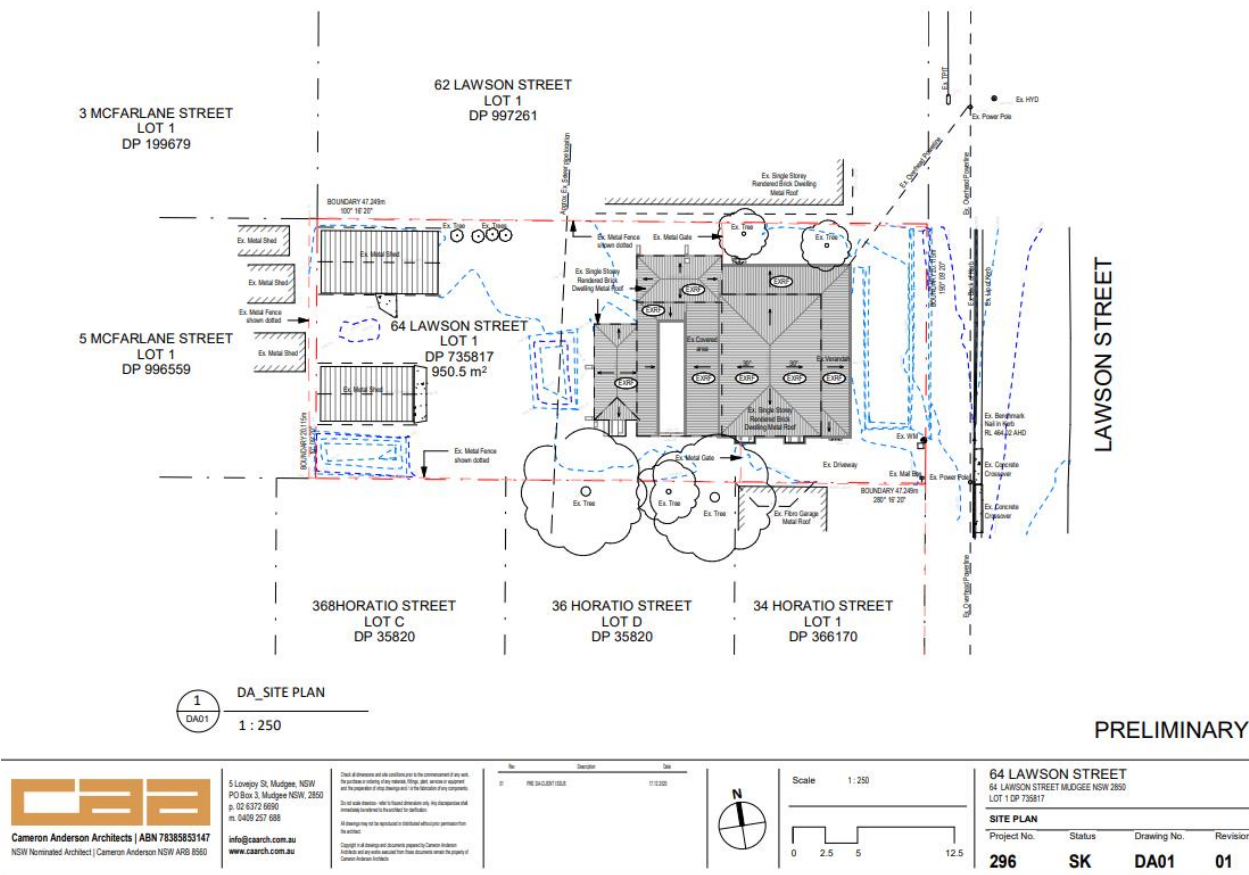
The Statement submitted with the DA was not written by a qualified heritage consultant, or in accordance with Heritage NSW guidelines. Such a Statement is required. The house is one of Mudgee's earliest buildings and its history needs to be researched and presented. Information regarding the house's condition should be included and the information in this memo may be referred to or quoted. Some reference to the shingle roofing should be made. The impact of the proposed replacement on the significance of the Conservation Area should be addressed.

**Archival record and interpretation**

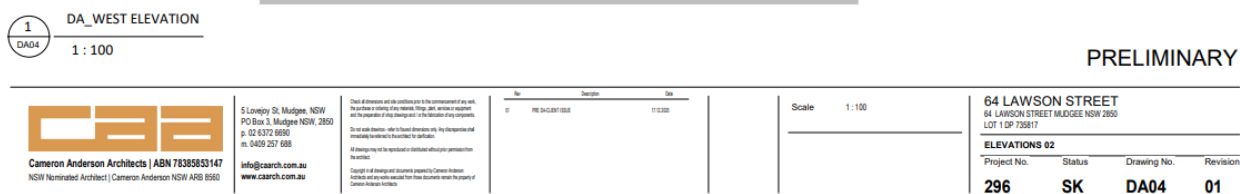
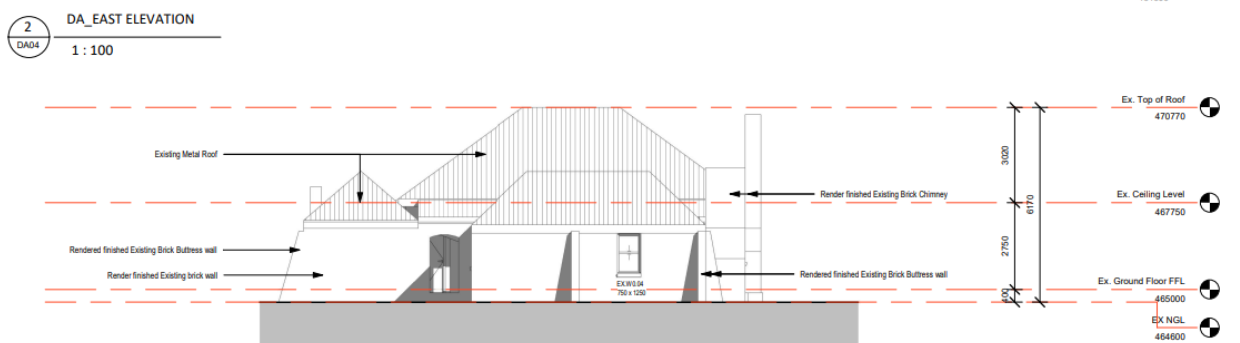
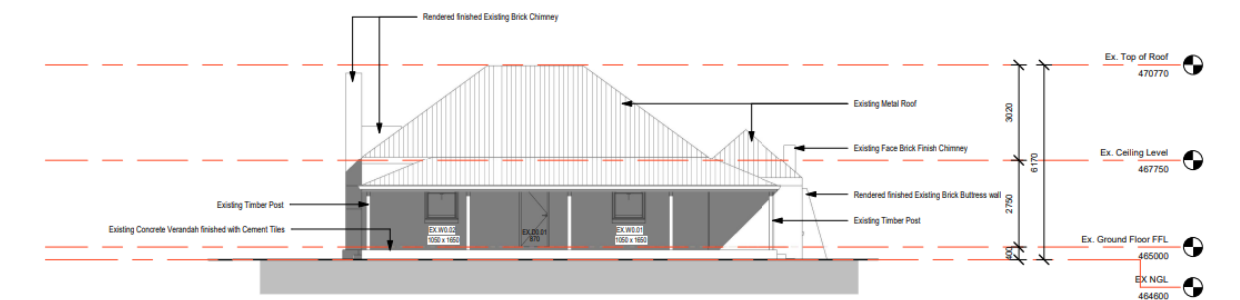
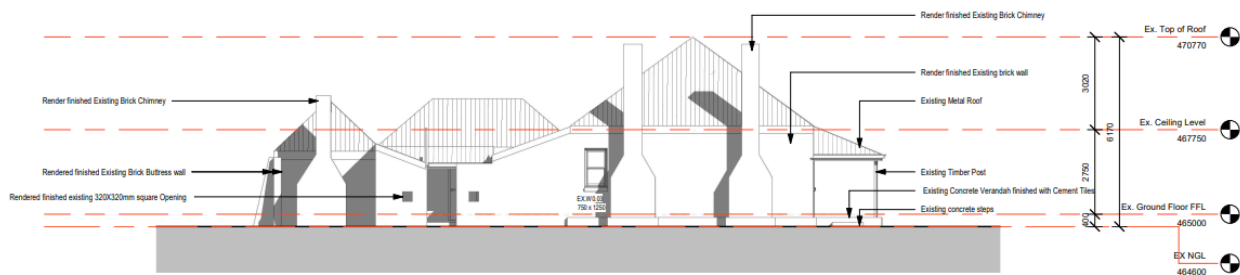
If and when consent is granted to a replacement building, a condition will be recommended that an archival record in electronic form with one hard copy, to Heritage NSW standards, be approved by Council's Heritage Adviser before the issue of a Construction Certificate.

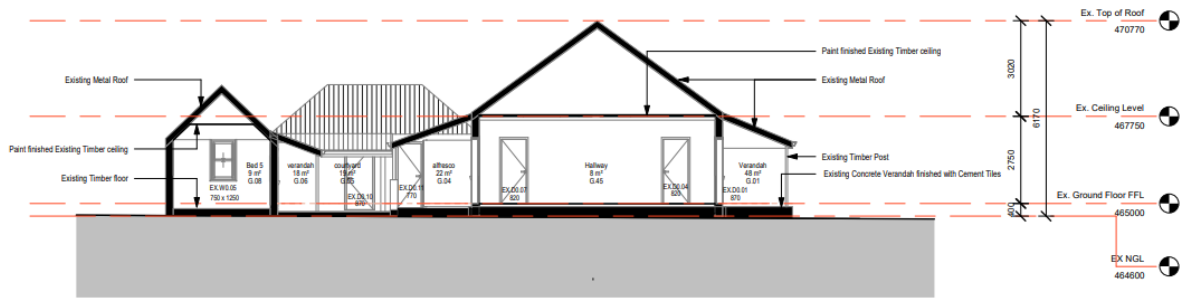
The revised proposal should consider some form of interpretation (i.e. introduced material explaining the history of the site), perhaps a small plaque, appropriate to a private residence.

APPENDIX 4 – EXISTING CONDITION DRAWINGS FOR 64 LAWSON STREET, MUDGEE









1  
DA\_SECTION 01  
1 : 100

PRELIMINARY

 <p><b>Cameron Anderson Architects   ABN 7838583147</b> NSW Nominated Architect   Cameron Anderson NSW ARB 8560</p>	<p>5 Lowy St, Mudgee NSW PO Box 3, Mudgee NSW, 2850 p. 02 8372 6690 m. 0409 257 688 <a href="mailto:info@caarch.com.au">info@caarch.com.au</a> <a href="http://www.caarch.com.au">www.caarch.com.au</a></p>	<p>Check all dimensions and site conditions prior to the commencement of any work. The architect is not responsible for the construction of any work. The preparation of any drawings and / or the location of any components and the location of any</p>
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APPENDIX 5 – ARCHITECTURAL DRAWINGS FOR THE NEW DEVELOPMENT AT 64 LAWSON STREET, MUDGEE

64 LAWSON STREET

NEW DWELLING AND SECONDARY DWELLING  
64 LAWSON STREET, MUDGEE, NSW, 2850  
LOT 1 / DP 735817

DA DRAWING LIST						
DWG NO.	DWG NAME	REV	DESCRIPTION	DATE	ISSUED BY	ISSUED TO
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DA01	SCHEDULES 05	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA02	SCHEDULES 06	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA03	EXISTING SITE PLAN	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA04	EXISTING FLOOR PLAN	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA05	LITE PLAN	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA06	FLOOR PLAN HOUSE	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA07	FLOOR PLAN STUDIO	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA08	ELEVATIONS 05 HOUSE	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA09	ELEVATIONS 06 STUDIO	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA10	SECTIONS 05	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA11	SECTIONS 06	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL
DA12	SECTIONS 07	08	REVISED DA INFORMATION	12.09.2022	ST	COUNCIL



SUBJECT SITE

Source: <https://map.a15.nsw.gov.au/>

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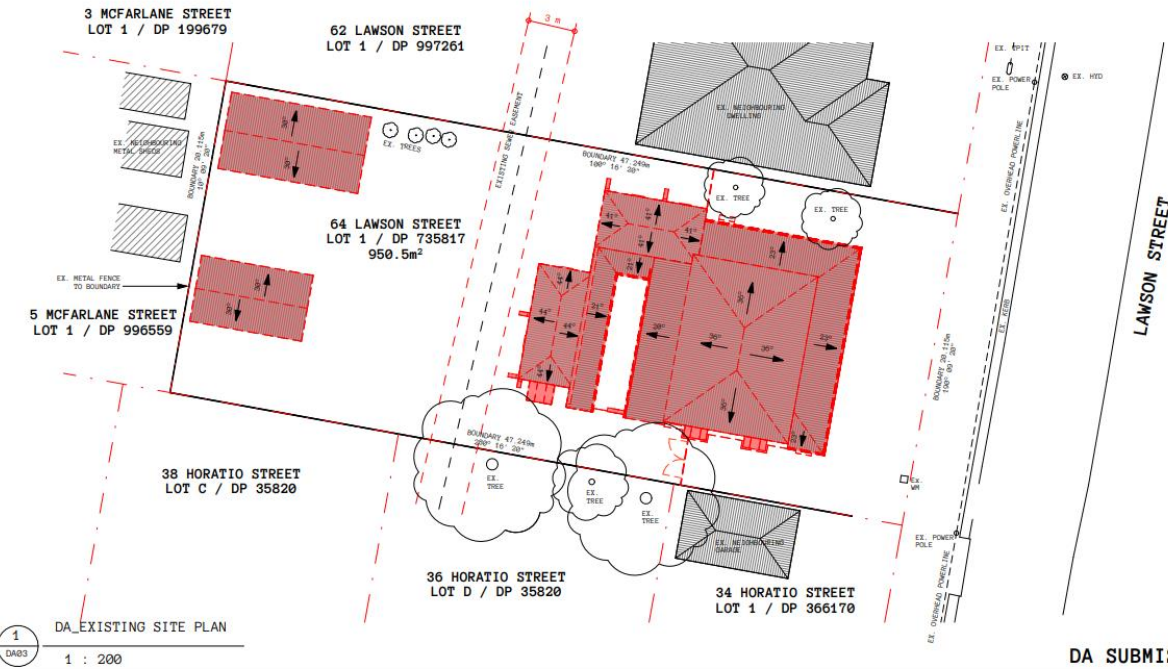
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03	Issue for information	08.09.2022
04	Issue for information	08.09.2022
05	Issue for information	08.09.2022
06	Issue for information	08.09.2022
07	Issue for information	08.09.2022
08	Issue for information	08.09.2022

Scale

64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2850  
LOT 1 / DP 735817

COVER PAGE

Project No.	Status	Drawing No.	Revision
296	DA	DA00	08



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02	Issue for information	08.09.2022
03	Issue for information	08.09.2022
04	Issue for information	08.09.2022
05	Issue for information	08.09.2022
06	Issue for information	08.09.2022
07	Issue for information	08.09.2022
08	Issue for information	08.09.2022



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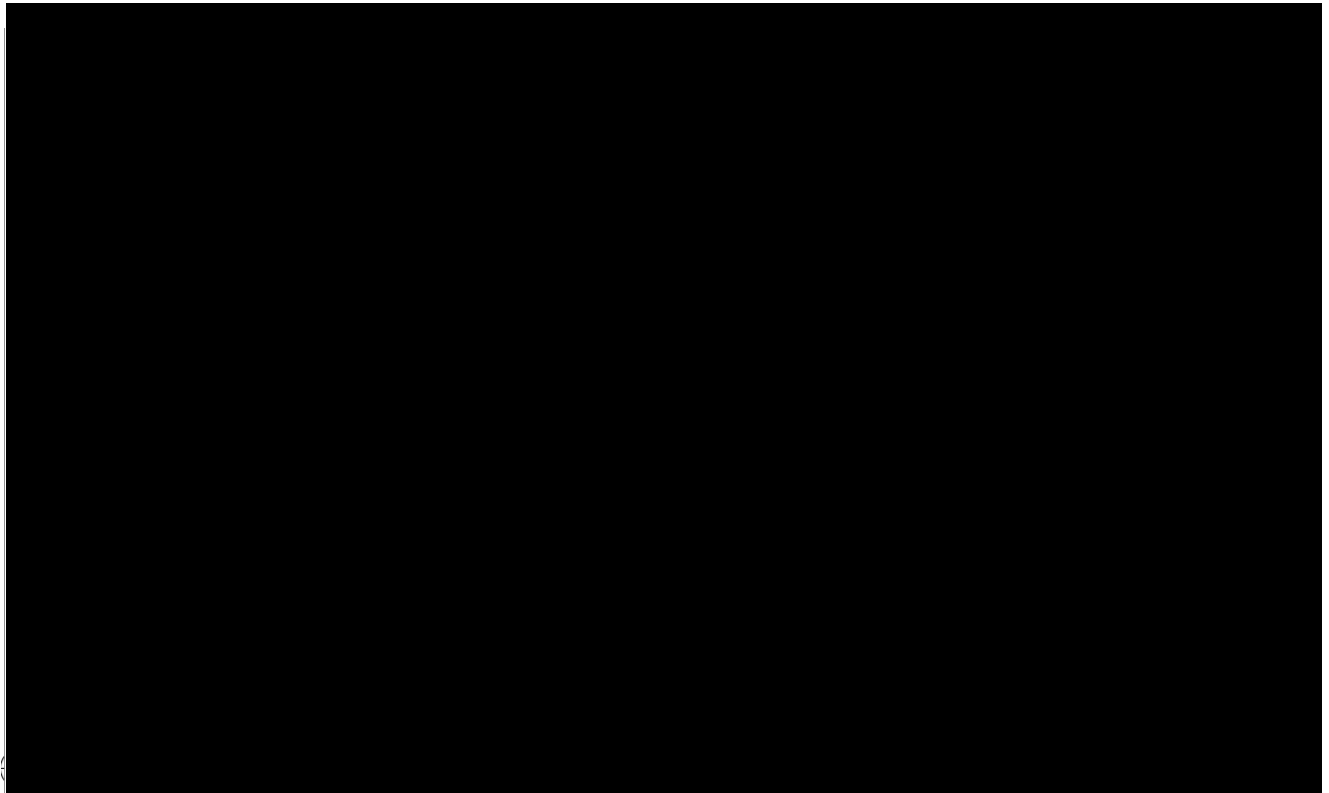
64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2850  
LOT 1 / DP 735817

EXISTING SITE PLAN

Project No.	Status	Drawing No.	Revision
296	DA	DA03	08







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03	ISSUED FOR INFORMATION	10.10.2023
04	ISSUED FOR INFORMATION	10.10.2023
05	ISSUED FOR INFORMATION	10.10.2023



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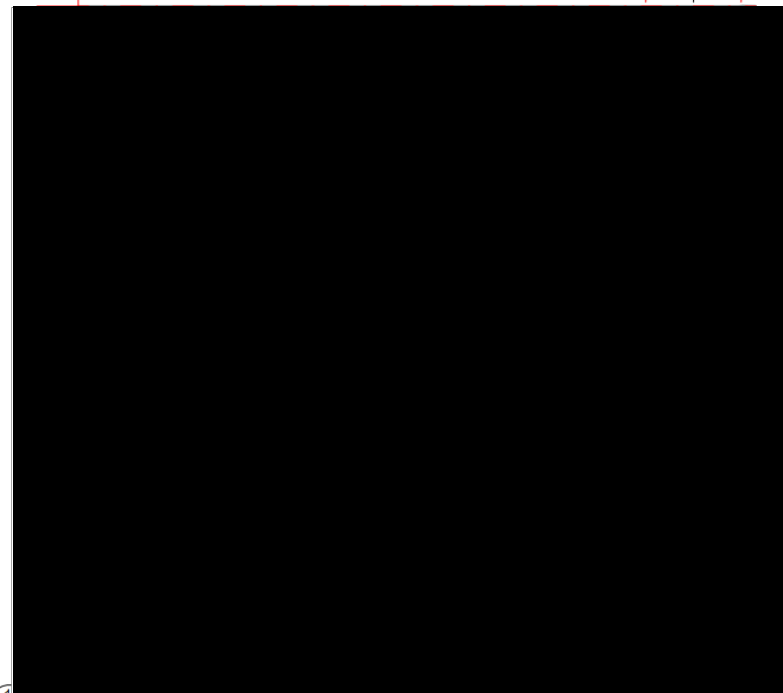
64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2850  
LOT 1 / DP 755811

#### FLOOR PLAN\_HOUSE

Project No.	Status	Drawing No.	Revision
296	DA	DA06	05

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1  
DA07

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01	ISSUED FOR INFORMATION	10.10.2023
02	ISSUED FOR INFORMATION	10.10.2023
03	ISSUED FOR INFORMATION	10.10.2023
04	ISSUED FOR INFORMATION	10.10.2023
05	ISSUED FOR INFORMATION	10.10.2023



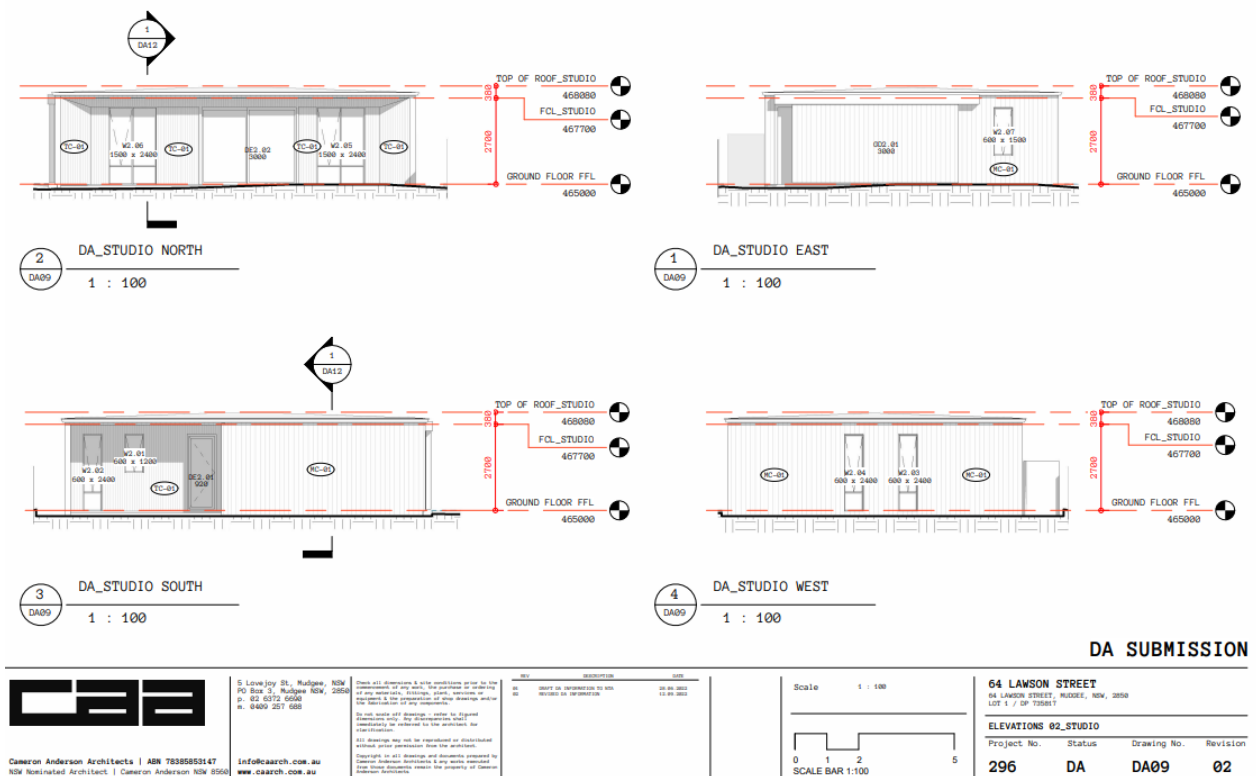
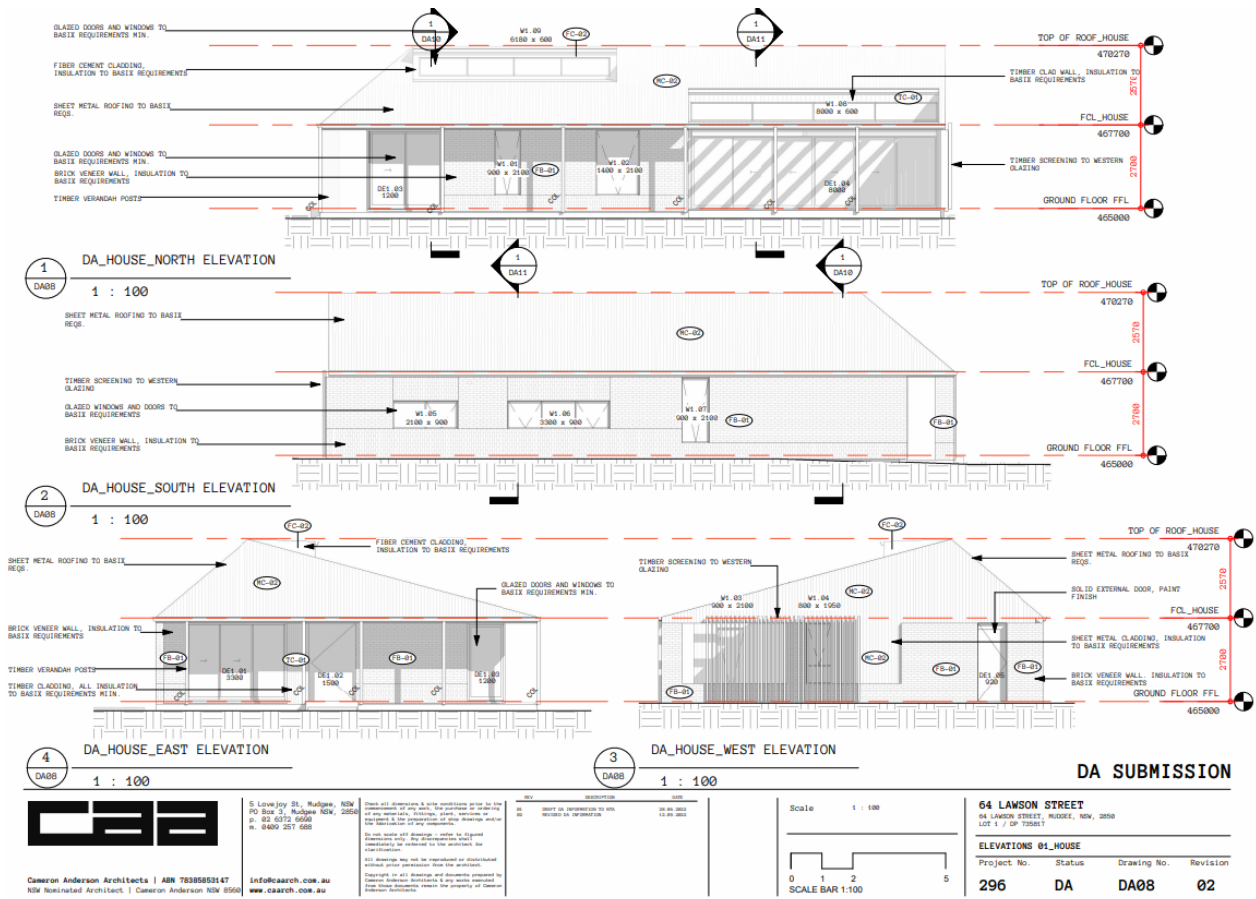
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64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2850  
LOT 1 / DP 755811

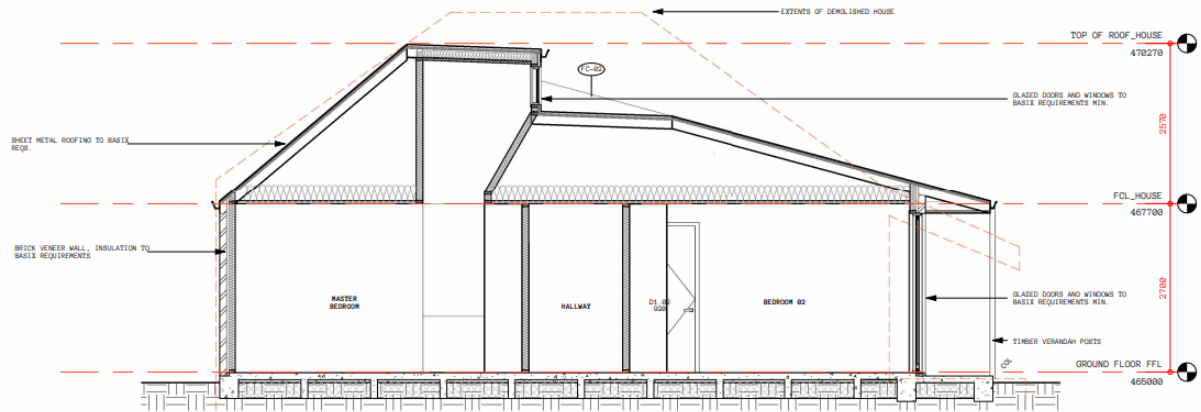
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Project No.	Status	Drawing No.	Revision
296	DA	DA07	02

DA SUBMISSION







1  
DA10  
DA\_SECTION 01  
1 : 50

## DA SUBMISSION



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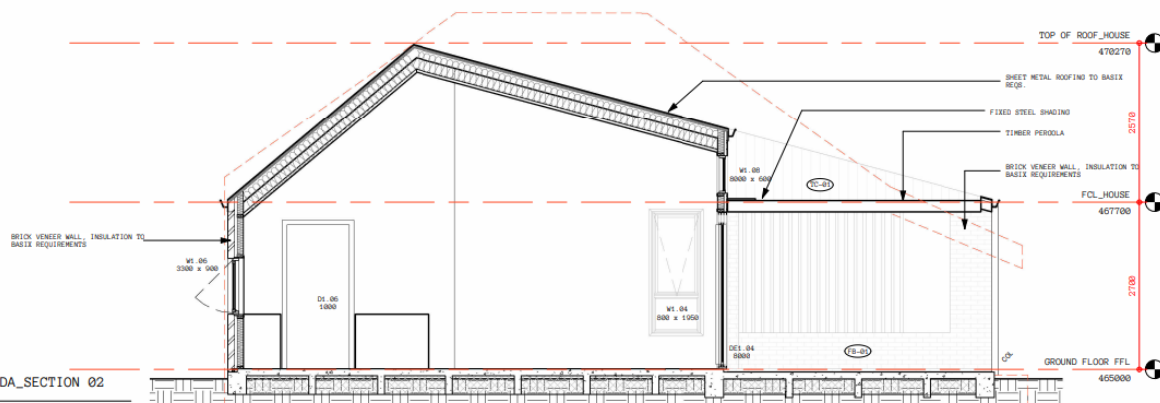
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01	REVISED DA INFORMATION	13.09.2023

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64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2858  
LOT 1 / DP 135817

### SECTIONS 01

Project No.	Status	Drawing No.	Revision
296	DA	DA10	01



1  
DA11  
DA\_SECTION 02  
1 : 50

## DA SUBMISSION



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REV	DESCRIPTION	DATE
01	REVISED DA INFORMATION	13.09.2023

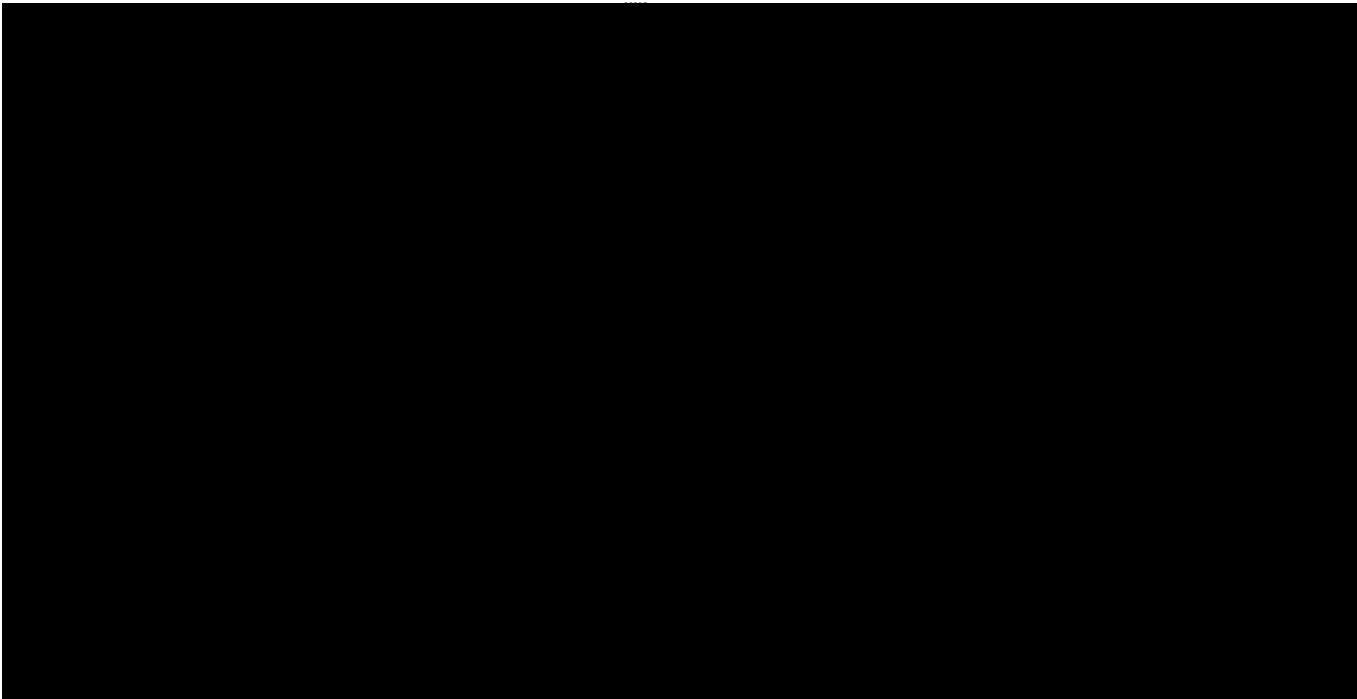
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64 LAWSON STREET  
64 LAWSON STREET, MUDGEE, NSW, 2858  
LOT 1 / DP 135817

### SECTIONS 02

Project No.	Status	Drawing No.	Revision
296	DA	DA11	01

APPENDIX 6 – ARCHITECTURAL PRESENTATION SET FOR 64 LAWSON STREET, MUDGEES



64 LAWSON STREET  
MUDGEES

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEES/ NSW / AUSTRALIA  
PROJECT NO – 296

2

FLOOR PLAN



0 1 2 5  
SCALE BAR 1:100



64 LAWSON STREET  
MUDGEES

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEES/ NSW / AUSTRALIA  
PROJECT NO – 296

3

PRECEDENTS

LIGHT OR PAINTED BRICKWORK AND TIMBER  
DETAILS





## 64 LAWSON STREET MUDGEE

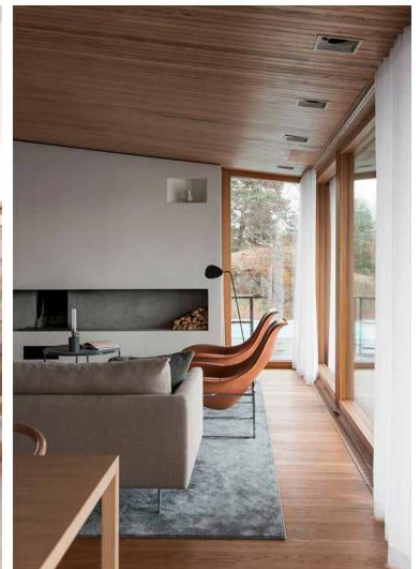
DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

## 4

PRECEDENTS  
TIMBER PERGOLAS AND LOUVRES

**C&B**



## 64 LAWSON STREET MUDGEE

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

## 5

PRECEDENTS  
INTERIOR MATERIALS

**C&B**





- DORMER WINDOWS ALLOW NORTHERN LIGHT INTO MASTER, ROBE AND ENSUITE
- HIPPED ROOF TO STREET, REFERENCES PREVIOUS HOUSE FORM
- SHALLOWER NORTHERN VERANDAH PROTECTS FROM SUMMER SUN WHILE ALLOWING WINTER SUN INTO THE BUILDING
- DECORATIVE BRICK COURSES
- TIMBER WINDOW FRAMES AND VERANDAH/PERGOLA STRUCTURE

## 64 LAWSON STREET MUDGEE

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

# 6

3D VIEW  
OVERVIEW - FRONT

**CAA**



- GARDEN WALL WITH LOUVERED OPENINGS PROVIDES PRIVACY TO THE FRONT ROOMS, ALLOWING FOR LARGER AREAS OF GLAZING
- DORMER WINDOWS ALLOW NORTHERN LIGHT INTO MASTER, ROBE AND ENSUITE
- HIGHLIGHT GLAZING ALLOWS NORTHERN LIGHT DEEP INTO THE LIVING AREA
- METAL CLAD GABLE END TO REAR, ALLOWS RAKED CEILING IN LIVING AREA
- CUT AWAY TO PROVIDE AN EXTERNAL DINING AREA WITH PERGOLA STRUCTURE ABOVE
- PERGOLA AND WESTERN LOUVERS PROVIDE SHADING TO THE EXTERNAL DINING AREA. LOUVRE SCREEN COULD SLIDE TO OPEN UP MORE GARDEN VIEWS.

## 64 LAWSON STREET MUDGEE

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

# 7

3D VIEW  
OVERVIEW - REAR

**CAA**





## 64 LAWSON STREET MUDGEE

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

# 8

3D VIEW  
APPROACH FROM STREET

**C22**



## 64 LAWSON STREET MUDGEE

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

# 9

3D VIEW  
FRONT GARDEN

**C22**





**64 LAWSON STREET  
MUDGEE**

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

**10**

3D VIEW  
FRONT VERANDAH



**64 LAWSON STREET  
MUDGEE**

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE/ NSW / AUSTRALIA  
PROJECT NO - 296

**11**

3D VIEW  
NORTH ELEVATION







**64 LAWSON STREET  
MUDGEE**

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE / NSW / AUSTRALIA  
PROJECT NO - 296

**12**

3D VIEW  
EXTERNAL DINING

**C&B**



**64 LAWSON STREET  
MUDGEE**

DA PRESENTATION

16 SEPTEMBER 2022  
WIRADJURI COUNTRY  
MUDGEE / NSW / AUSTRALIA  
PROJECT NO - 296

**13**

3D VIEW  
WEST ELEVATION

**C&B**



**APPENDIX 7 – CURRENT BUILDING / SITE PHOTOGRAPHS**

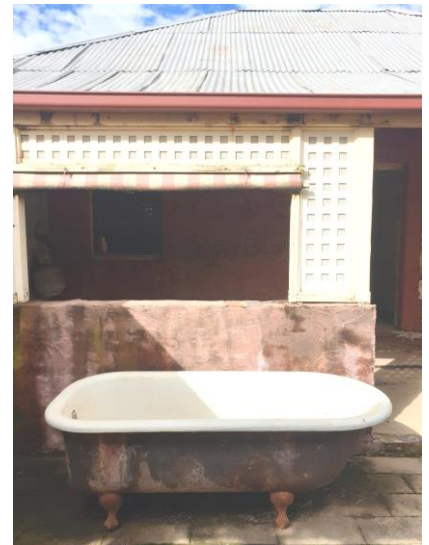
**64 LAWSON STREET, MUDGEES – EXTERNAL PHOTOGRAPHS**







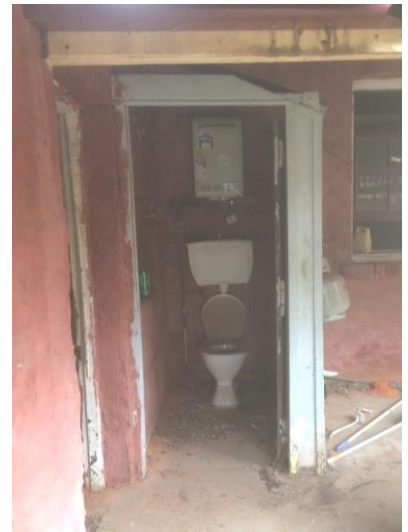




64 LAWSON STREET, MUDGEES – INTERNAL PHOTOGRAPHS









**REAR SHED 1 - LATER ADDED**



**REAR SHED 2 - LATER ADDED**

