



Heritage Impact Statement

64 Lawson Street Mudgee NSW 2850

Lot 1, DP 735817

Proposed New Dwelling

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REVISION A

March 2024



REVISION	DATE
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1.0 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council for a new dwelling at 64 Lawson Street, Mudgee, NSW 2850. The site is within the Mudgee Heritage Conservation Area

This application is made in accordance with the Mid-Western Regional Development Control Plan 2013 (DCP) Amendment 5 and Mid-Western Local Environment Plan[2012].

2.0 SUBJECT SITE

- 64 Lawson Street Mudgee NSW 2850
- Lot 1, DP 735817
- Local Government area: Mid-Western Regional Council
- The subject site is zoned as R3 Medium Density Residential Zone under the 2012 LEP.
- The proposed works are permissible with Development Consent.
- The site is within the Mudgee Heritage Conservation Area.
- Site area: 950.50m²



Figure 01 – Subject Site (note that the main dwelling shown has since been demolished)

2.1 EXISTING SITE

The subject site is an urban lot fronting onto Lawson Street on the eastern side. The subject site is mostly clear with the previous dwelling house, which was a heritage item, having been demolished under a previous consent. There are two fibre cement clad sheds at the rear of the site.

LISTING TYPE	ITEM NAME & DOCUMENT DETAILS	LISTING NUMBER
LOCAL HERITAGE CONSERVATION AREA	MUDGEES HERITAGE CONSERVATION AREA	-

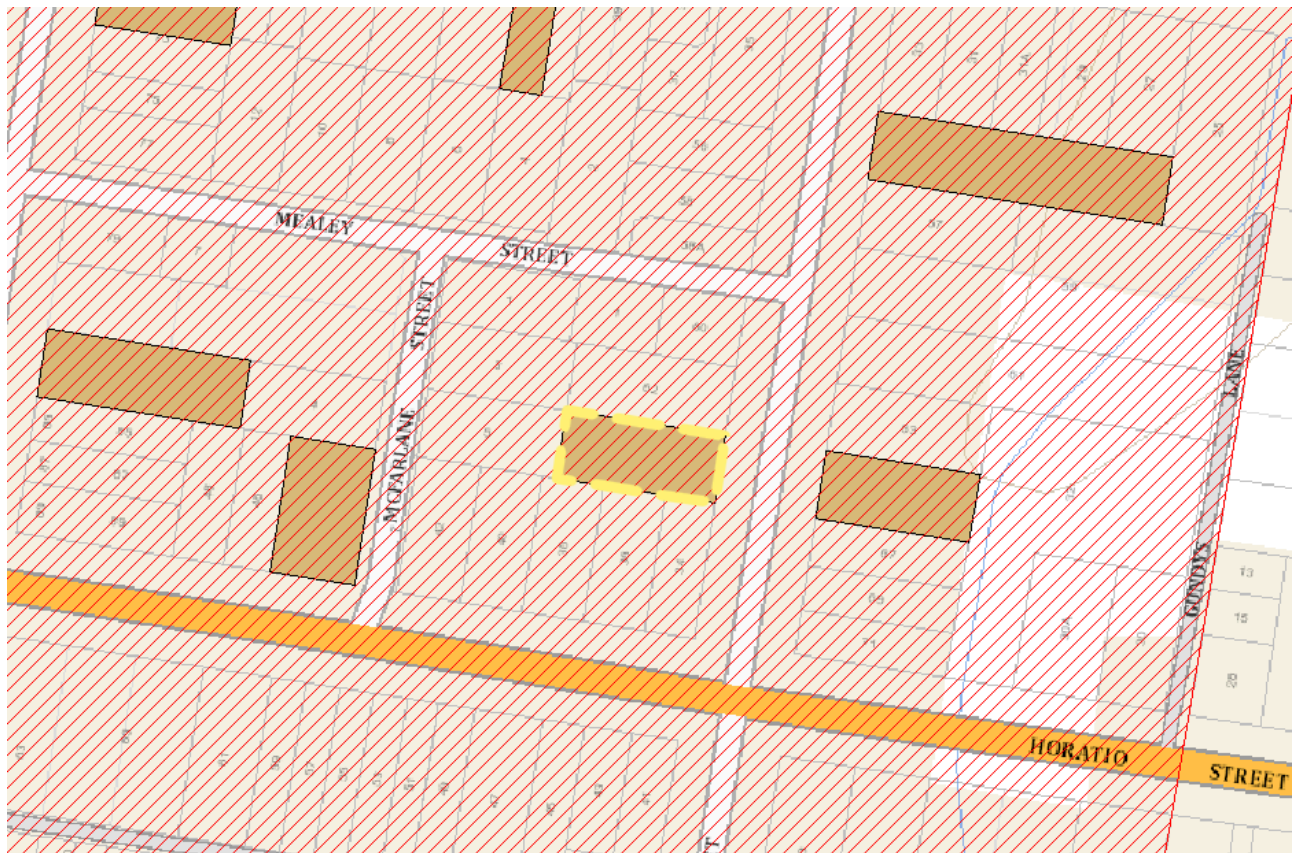


Figure 02 - Subject Site within the Conservation Area (note that the heritage item is no longer present)

2.2 EXISTING CHARACTER & SURROUNDING DEVELOPMENT

The surrounding area is predominantly detached, single storey residential dwellings, some dating from early in Mudgee's development, others being quite recent. The neighbouring dwellings are non-heritage, single storey suburban houses. The site sits within the Mudgee Heritage Conservation Area.

3.0 PROPOSED WORKS

The proposed development is a single stage residential accommodation development that incorporates the following:

- The new development will be a single storey detached dwelling house with 3 bedrooms, 2 bathrooms, Kitchen, dining, Living, Laundry, Pantry.
- Large galvanised, sheet metal roof
- Red brick walls
- Verandah wrapping around the east and north elevations.

The style of the proposed dwelling is in keeping with the character of the heritage conservation area.



Figure 03 – 3D Visualisation of proposal viewed from Lawson Street



Figure 04 - 3D Visualisation of proposal - View from the north



4.0 HERITAGE IMPACT ASSESSMENT

4.1 FABRIC & SPATIAL ARRANGEMENTS

The proposed new dwelling house replaces a house which has been demolished under a separate approval. The proposed brick and sheet metal materials refer back to this previous dwelling.

The proposed dwelling house is of a similar scale to the previous dwelling. The spatial arrangement / layout of the proposed dwelling is orientated to make best use of northern light and the prevailing residential context.

4.2 SETTING, VIEWS AND VISTAS

The site is a suburban lot within the established Mudgee streetscape. The proposed dwelling house is of a similar scale as the previous building on the site. Setbacks are maintained within the requirements of the local DCP. Therefore, there is not expected to be any impact on setting, views and vistas.

4.3 LANDSCAPE

Some minor landscaping is proposed to create a new driveway and establish a front garden. These works are in keeping with the character and expectations of a dwelling house.

4.4 USE

No change of use is proposed. The site was previously used for residential accommodation, with the previous detached dwelling house having now been demolished.

4.5 DEMOLITION

No demolition proposed. The site is currently clear.

4.6 CURTILAGE

No proposed changes to the curtilage of a heritage item.

4.7 MOVABLE HERITAGE (N/A)

4.8 ABORIGINAL CULTURAL HERITAGE (N/A)

4.9 HISTORICAL ARCHEOLOGY (N/A)

4.10 NATURAL HERITAGE (N/A)

4.11 CONSERVATION AREAS

The proposed detached dwelling house with brick walls, a hipped sheet metal roof and wrap-around verandah (Figure 03) is very much in keeping with the character of the local conservation area.

4.12 OTHER HERITAGE ITEMS IN THE VICINITY

There are no heritage items on the adjoining lots (Figure 02). The lot on the opposite side of Lawson Street contains a heritage item, a detached dwelling house. The proposal will have no adverse impact upon this item.



05 SUMMARY AND RECOMMENDATIONS

Consent is sought for the proposed new dwelling at 64 Lawson Street, Mudgee NSW 2850. The proposed development represents a good example of a residential dwelling which complements the character of the local conservation area.

The proposed development is a sensitive design response and is a positive addition to the local built environment which is not considered to adversely impact upon the heritage significance of the surrounding area or nearby heritage items.