



Schedule of Conservation Works

99-101 Newcastle Street, East Maitland

June 2024

EHC2024/0167

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1.0 EXECUTIVE SUMMARY

1.1 Context of the report

EHC has been engaged by DDA NSW Pty Ltd to prepare the following Schedule of Conservation Works to the 'Former Smith's Flour Mill' building at 99-101 Newcastle Street, East Maitland ('the site'), and to document conservation works to be undertaken to significant fabric and elements associated with the building.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility. The overarching objective and aim of conservation practice is to ensure that the cultural significance of an item or place is maintained over time. While changes may be necessary to adapt heritage items and places to ensure they are 'futureproofed', it is important to ensure that such changes do not compromise the identified cultural significance and values of that place.

Consequently, this Schedule of Conservation Works includes various tasks and works required to be undertaken to address such matters as:

- i) Identified defects and deterioration in fabric.
- ii) Correct congenital defects.
- iii) Reinstatement or reconstruction of missing detailing.
- iv) Removal of intrusive elements.
- v) Stabilising fabric.

The site is identified as an item of state heritage significance, listed on the State Heritage Register ('SHR') under the *Heritage Act 1977*. The site is also listed on Schedule 5 of the *Maitland Local Environmental Plan 2011*, and is situated within the East Maitland Heritage Conservation Area, also listed under Schedule 5 of *Maitland Local Environmental Plan 2011*.

Section 6 of this report outlines recommended principles and approaches to conservation works to ensure that works are undertaken in accordance with any required statutory approvals / exemptions and sound conservation practice and methodology.

Section 7 of this report then sets out a detailed and illustrated Schedule of Conservation Works, which establishes a logical and prioritised approach to works that are required to be undertaken at 99-101 Newcastle Street, East Maitland. It specifies the various tasks and works required to ensure the protection and management of the imbued tangible and intangible heritage values and significance of the site.

2.0 INTRODUCTION

2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (herein referred to as 'EHC') acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture.

We pay our respects to Aboriginal Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples across the state.

EHC recognises that a better understanding and respect for Aboriginal cultures develops an enriched appreciation of Australia's cultural heritage and is essential to the maturity of Australia as a nation and fundamental to the development of our collective Australian identity.

2.2 Context of the report

EHC has been engaged by DDA NSW Pty Ltd to prepare the following Schedule of Conservation Works to the 'Former Smith's Flour Mill' building at 99-101 Newcastle Street, East Maitland ('the site'), and to document conservation works to be undertaken to significant fabric and elements associated with the building.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility. Consequently, the following Schedule of Conservation Works includes various tasks and works required to be undertaken to address such matters as:

- i) Identified defects and deterioration in fabric.
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The site is identified as an item of state heritage significance, listed on the State Heritage Register ('SHR') under the *Heritage Act 1977*. The site is also listed on Schedule 5 of the *Maitland Local Environmental Plan 2011*, and is situated within the East Maitland Heritage Conservation Area, also listed under Schedule 5 of *Maitland Local Environmental Plan 2011*.

This report should be read in conjunction with the Conservation Management Plan (CMP) prepared by EHC (dated 2022). In particular, the report should be read in conjunction with the relevant conservation policies of the CMP.

2.3 Methodology

A Schedule of Conservation Works should be considered as a general guide outlining the appropriate conservation approaches to significant fabric that comprises the site. The report details the existing condition of identified select significant fabric and important features, in addition to the best-practice approach to repairs and maintenance, restoration, reconstruction and conservation.

This report has been based on the guideline document *Principles of Conservation Work on Heritage Places* (Heritage Council of NSW, 1998), adopting a five-point approach and structure to conservation as follows:

1. **Investigate** the physical documentary evidence of the place.
2. **Assess** the heritage significance of the place.
3. **Develop** a conservation and management approach based on the importance of the place.
4. **Carry out** the works.

5. **Record** what works have been undertaken and the decisions made regarding the works.

The overarching philosophy and approach to this report is guided by the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013.

Where specific conservation details are required, it is best to seek the advice of suitably qualified and experienced conservation professionals.

2.4 Authorship

This Schedule of Conservation Works has been prepared by Holly Challenger B.A, M.Herit.Cons, Heritage Consultant and has been reviewed and endorsed by Michael Edwards.

Unless otherwise noted, all contemporary photography in this report is by EHC.

2.5 Limitations

This Schedule of Conservation Works:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Has been prepared relying on existing historical research and significance assessment. No further research or assessment has been undertaken. Subsequently, the heritage impact assessment of this report is based upon the previously assessed heritage values.
- Does not provide a structural assessment or advice. Subsequently, this report should be complemented by advice from a Structural Engineer with demonstrated heritage experience.
- Outlines the general approach to conservation works and is not a substitute for professional expertise or advice.
- Does not provide or constitute an authorisation, exemption or approval to commence any of the conservation works listed and described herein. No works may be commenced until such time that the necessary statutory approvals or exemptions have been obtained from the Consent Authority.

This may include:

- a) An exemption from the requirement for development consent pursuant to clause 5.10(3) of the *Maitland Local Environmental Plan 2011*.
- b) Development consent pursuant to clause 5.10 of the *Maitland Local Environmental Plan 2011*.
- c) An exemption from the requirement for approval pursuant to Section 57(2) of the *Heritage Act 1977* either through the 'Standard Exemptions' or 'Site Specific Exemptions' process.
- d) Approval pursuant to the provisions of Section 60 of the *Heritage Act 1977*.
- e) Any other statutory approvals, permits or licences required under other legislation prior to the commencement of works.

2.6 Terminology

The terminology used throughout this report is consistent with the NSW Heritage Manual and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in **Appendix A**.

2.7 Physical Evidence

A visual examination of the site and the surrounding area was undertaken in November 2022. All contemporary photography used in this report was captured at this time, unless otherwise specified.

4.0 HERITAGE LISTING STATUS

4.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

4.2 Statutory and non-statutory heritage listings

Statutory lists

The site **is** identified as an item of state heritage significance, listed on Schedule 5 of the Maitland Local Environmental Plan 2011, and is known as 'Former Smith's Flour Mill' (Item No.178).

The site **is** identified as an item of state heritage significance, listed on the State Heritage Register (SHR) administered under the *Heritage Act 1977* and is known as 'Smith's Flour Mill (former)' (SHR Item No.00237).

The site **is** located within the East Maitland Heritage Conservation Area (Conservation Area No.C3) listed under Schedule 5 of *Maitland Local Environmental Plan 2011*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.

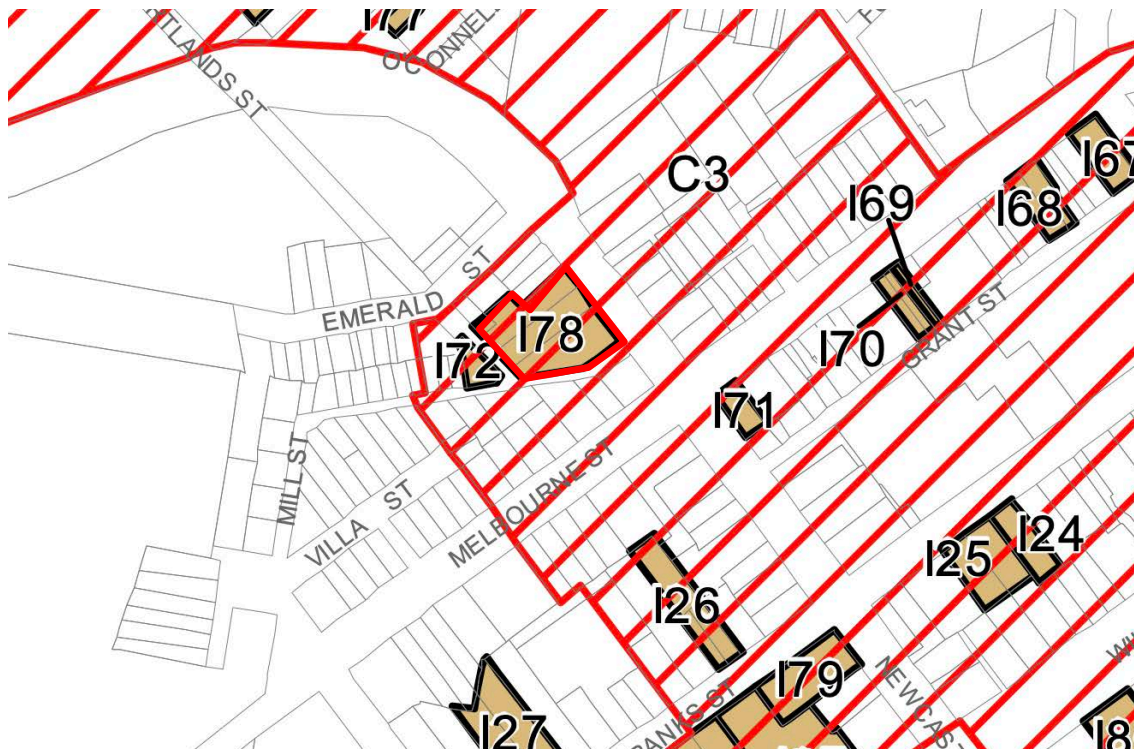


Figure 3: Map showing the heritage status of the subject site and surrounding allotments. The subject site is denoted by red outline.
 [Source: Maitland LEP 2011, Heritage Map HER_004D, with EHC overlay]

5.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

5.1 Existing statement of cultural significance

The citation on the NSW State Heritage Inventory does not provide a statement of cultural significance of 99-101 Newcastle Street, East Maitland. Rather, the following note is provided:

'The 'Former Smith's Flour Mill' 99-101 Newcastle Street, East Maitland is on the State Heritage Register (Item No.178), however, there is no Statement of Significance available for the site on the State Heritage Register database. Contact with Maitland City Council has confirmed that this is the only information available at this time in regards to the State Heritage Register.'

5.2 Existing description of the Heritage Conservation Area

The Maitland City Wide Development Control Plan 2011 provides a physical description of the East Maitland Heritage Conservation Area as follows:

'There is a mix of period, type and scale of dwellings with the mid nineteenth century masonry dwellings of one and two storeys strongly represented in and around Banks and William Streets. Smaller timber dwellings are more common on the western and north-western edges. More substantial Californian Bungalow (and more recent) dwellings are associated with the higher ground adjacent to the highway and in High Street.

There are also intrusive light industrial developments on the western edge of the Conservation Area and in King Street. These buildings, including supermarkets and car repair and sales buildings are of inconsistent scale and design.

The character of East Maitland is determined by the contribution of streetscape elements (such as the parks at the terminations of its major vistas and the street widths and street plantings on William and Banks Streets) and the landform, as much as it is by its wealth of 19th and early 20th Century quality buildings.

In addition to identified heritage items there are many other buildings and streetscape elements which contribute to their character of East Maitland. The character of William Street is defined by its central avenue of trees, as well as the domestic scale of its early buildings, while Banks Street defined the eastern edge of early commercial development.

There are also significant street character "Reference" buildings in High Street which have visual importance in describing the history of early development of East Maitland (e.g. the 19th century buildings associated with the former Maitland Boys' High School), which is an integral component to the Heritage Conservation Area.'

5.3 Existing statement of cultural significance of the Heritage Conservation Area

The Maitland City Wide Development Control Plan 2011 provides a Statement of Cultural Significance of the East Maitland Heritage Conservation Area as follows:

'East Maitland's historic significance is in its surviving record of the urban growth of Maitland. It is a relatively rare example of a town with origins based primarily on government functions, with links to the convict period and early immigration (Caroline Chisholm House).

Its government functions, continued in the ongoing use of the Gaol (over almost 150 years), Courthouse and Lands Office and in the preservation of the former police buildings and Post Office, contribute to both historic and social significance.

The Heritage Conservation Area's aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.'

6.0 CONSERVATION METHODOLOGY

6.1 Introduction

The overarching objective and aim of conservation practice is to ensure that the cultural significance of an item or place is maintained over time. While changes may be necessary to adapt heritage items and places to ensure they are 'futureproofed', it is important to ensure that such changes do not compromise the identified cultural significance and values of that place.

This section of the report outlines recommended principles and approaches to conservation works.

6.2 Conservation approach

The underlying philosophy of conservation practice in Australia is expressed in the Australia ICOMOS *Burra Charter* (2013), which outlines the basic principles to be observed in undertaking conservation works.

As a general conservation approach, the *Burra Charter* advocates (inter-alia):

- a) Places of cultural significance should be conserved (Article 2.1).
- b) Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state (Article 2.4).
- c) Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of doing as much as necessary, but as little as possible (Article 3.1).
- d) Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation (Article 15.1).

When undertaking conservation works to an item or place of cultural heritage significance, the following 'five-point approach' should be applied and followed in logical progression:

1. **Investigate** the physical documentary evidence of the place.
2. **Assess** the heritage significance of the place.
3. **Develop** a conservation and management approach based on the importance of the place.
4. **Carry out** the works.
5. **Record** what works have been undertaken and the decisions made regarding the works.

6.3 General principles

The following general principles outline the obligations and requirements that must be met prior to, during and after the carrying out of conservation works.

| TABLE 1 – General Principles for Conservation Works | |
|---|--|
| Element: | Obligations and requirements |
| Application of Burra Charter | All works should be undertaken in accordance with the Articles of the Australia ICOMOS <i>Burra Charter</i> (2013). |
| Heritage item | The site is identified as an item of heritage significance and must be suitably protected and conserved (Article 2.1 of the <i>Burra Charter</i>). The item or place should be safeguarded and not put at risk or left in a vulnerable state (Article 2.4 of the <i>Burra Charter</i>). |
| Protect significant fabric | Ensure that all significant fabric is treated with care during works. Protect all internal and external fabric from damage during the works. Any accidental damage caused to heritage items/fabric must be reported immediately and damage is to be made good in accordance with specialist heritage advice. |
| Archaeology | Archaeological relics and objects are automatically afforded certain statutory protection under the provisions of the <i>National Parks and Wildlife Act 1974</i> and the <i>Heritage Act 1977</i> . |

| | |
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| | <p>In some cases, archaeological sites are also afforded statutory protection under clause 5.10 of the Local Environmental Plan.</p> <p>This means that should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified.</p> <p>Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.</p> |
| Cautious approach | All conservation works must be based on a respect for the existing fabric, use, associations and meanings, requiring a 'cautious approach' of doing as much as necessary, but as little as possible (Article 3.1 of the <i>Burra Charter</i>). |
| Obtain statutory approvals | <p>Any person/s acting on this Conservation Works Schedule must ensure that they have first obtained any necessary statutory approvals, exemptions or permits such as (but not limited to):</p> <ol style="list-style-type: none"> i) A permit to harm or impact an object or place of Aboriginal cultural significance under the <i>National Parks and Wildlife Act 1974</i>. ii) A 'self-assessment' against the Standard Exemptions of Section 57(2) of the <i>Heritage Act 1977</i>. iii) Approval for works pursuant to Section 60 of the <i>Heritage Act 1977</i>. iv) An exemption from the requirement to obtain development consent pursuant to Clause 5.10(3) of the Local Environmental Plan. v) Development consent pursuant to clause 5.10 of the Local Environmental Plan. |
| Use skilled trades | <p>Only tradespersons skilled in restoration and conservation works shall be employed to perform the tasks outlined in this Schedule of Conservation Works.</p> <p>All tradespeople should understand the importance of conserving significant fabric of the place.</p> |
| Retain significant fabric | <p>All significant fabric should be conserved and suitably protected in accordance with the conservation principles of the <i>Burra Charter</i>.</p> <p>Works that have an impact on significant fabric should be executed with care to mitigate the possibility of damage.</p> |
| Repair rather than replace | Where possible, it is preferable to retain and repair fabric rather than removal and replacement. |
| Distinguish new works | <p>New work should be readily identifiable as such (Article 22.1 of the <i>Burra Charter</i>). Whilst being sympathetic, respectful and compatible with old material, detail of new work should generally be distinguishable from the old.</p> <p>On close inspection, it should be clear what is old and what is new. This can be achieved through a number of techniques, including:</p> <ol style="list-style-type: none"> i) Slight recession of new material. ii) New fabric to be a different material. iii) New material to have a different texture. iv) Surface treatment of the new material. v) Outlining the new material. vi) Dating new material. |
| New fabric | Any new fabric introduced must be done in a manner which is reversible and which, as much as possible does not detrimentally impact on original and significant fabric. |
| Make reversible alterations | If alterations must be made to significant fabric, they should be as reversible as possible. Elements or fabric that must be removed should be properly stored nearby and labelled to permit future reinstatement. |
| Schedule the works | <p>Conservation works should not commence until there are sufficient people, materials and funds to complete, otherwise fabric may be left exposed and vulnerable to deterioration, theft or vandalism.</p> <p>Some works may need to be undertaken strategically in planned stages.</p> <p>It is also necessary to undertake conservation works in an appropriate sequence, rectifying any underlying problems or defects before remedying the symptoms. For instance, make the roof watertight and prevent further water ingress before repairing the water damaged plaster ceilings.</p> |
| Record works | <p>Conservation works should be supervised by a suitably qualified and experienced heritage practitioner, who will record new evidence uncovered and decisions made as part of the execution of works and resolution of any issues that may arise.</p> <p>The extent of conservation works should also be progressively recorded.</p> |
| Hold point | <p>In undertaking conservation works, it will often be necessary to trial or test, stop, and seek further specialist advice or approval before continuing. This is called a 'hold point', and provision must be made by those persons acting on this Schedule to provide a program of mandatory hold points as specified and scheduled.</p> <p>Works shall not proceed with an item until approval has been given by the Heritage Consultant.</p> |

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| Respect patina | <p>The general conservation approach is not to eradicate the existing patina, nor to necessarily return the item or place to its original form or condition.</p> <p>It is important that conservation works do not remove surface patina from fabric or the hallmarks of age and use and the passage of time.</p> <p>Avoid removing imperfections, overly restoring and excessive cleaning.</p> |
| Cleaning and completion | <p>All areas affected by the works must be cleaned and made good after completion of works (including removal of site debris, cleaning all affected surfaces, painting).</p> |
| Doubt | <p>If in doubt, seek expert advice relevant to the issue.</p> |

6.3.1 RECOMMENDED SCHEDULE OF CONSERVATION WORKS

6.4 Introduction

The following Schedule of Conservation Works establishes a prioritised approach to works that are typically and specifically required to be undertaken at 99-101 Newcastle Street, East Maitland. It specifies the various tasks and works required to ensure the protection and management of the imbued tangible and intangible heritage values and significance of the site.

The schedule is structured in a logical approach for ease of reference as follows:

- a) Exterior works – including general works to the exterior and specific works elevation by elevation.
- b) Interior works – including general works to the interior and specific works room by room.

6.5 Prioritised approach

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.


It is important to note that not all conservation works need to be undertaken at the same time and in some cases, may need to be delayed or scheduled pending completion of other tasks or works. For instance, replacing the plaster render to a wall before appropriately desalinating the wall will only perpetuate the failure of the plaster. Underlying issues need to be rectified first or in other words, the cause needs to be rectified before the symptoms are.


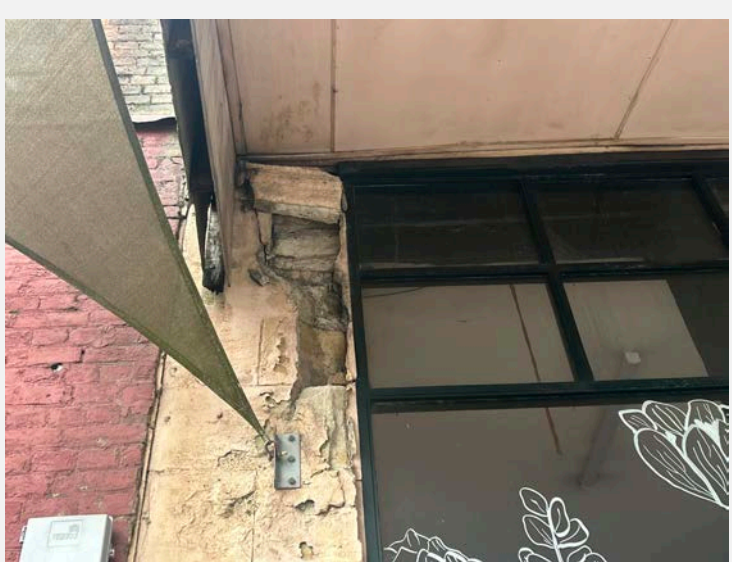
This schedule is set out in a prioritised manner, ranging from immediate to short-term works to medium and long-term works. The prioritised timings are defined as follows:


| Priority: | Scheduled: | Estimated time range: |
|-------------------|-------------------|---|
| Emergency | Immediate | Immediately. Essential repairs and maintenance works to address / respond to emergency management (such as disaster or accident), must be undertaken immediately or as soon as safe and practicable. |
| Corrective | | Immediately. Works that must be undertaken to ensure the continued weather-tightness, security and safety of the site and prevent decay of the fabric. These works should be undertaken within the next 1-6 months. |
| Cyclical | | Works should be undertaken on a regular basis. |
| High | Short-term | Immediately to 12-months (1 year). |
| Medium | | Works should be undertaken within the next 12-months (1 year) to 48-months (4 years) |
| Low | | Works should be undertaken within the next 48-months (4 years) + |
| Optional | Long-term | Works are desirable to contribute to or enhance the heritage significance but are not required to retain the current heritage significance. These works should be undertaken when practicable but should not be prioritised. |

6.6 General Exterior Conservation Works

| Item / Element | Description of works and recommended methodology | Priority |
|------------------------|---|-------------------|
| 1. Downpipes & gutters | Inspect all existing downpipes and gutters. Inspect and clear all gutters and downpipes to ensure free drainage. Replace where materials have previously failed. Ensure the downpipes are draining into a stormwater drain appropriately. | Corrective / High |

| | | |
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| | <p>Remove failed downpipes and gutters. Provide new 100mm diameter rectangular galvanised steel downpipes with matching astragals to match existing locations, and gutters in a quad guttering profile with under straps to match existing locations.</p> <p>Galvanised steel shall be equal to Fielder’s Heritage Galvanised products, installed to manufacturer’s instructions.</p>  <p>Figure 4: View of the existing failed gutter at the top of No.99.</p> | |
| <p>2. Paint removal (brickwork)</p> | <p>Remove acrylic paint from the lower-portion of the front elevation of building No.99.</p> <p>Undertake paint removal in accordance with relevant Australian Standards, Codes and Regulations, including dealing with hazardous material removal (lead based paint).</p> <p>Carefully remove paint from brick masonry walls, including rendered brick masonry, and brick sills. Apply a proprietary system such as ‘Westox D-Lam’ or ‘Peel Away 8’ in accordance with manufacturer’s specification.</p> <p>Steam clean and wash down surfaces.</p> | <p>Corrective / Medium</p> |
| <p>3. Water clean and desalination</p> | <p>Remove microbial growth from masonry and rendered masonry.</p> <p>Retard further rising damp and water ingress.</p> <p>Desalinate brick and stone masonry to remove salt deposits and to lower salt content in masonry by dry and wet vacuum salt extraction process equal to proprietary ‘Westox Cocoon’ or ‘Blue Vac System’.</p> <p>Apply in accordance with manufacturer’s specifications.</p> <p>Perform the work for desalination where directed to all brick and stone masonry in the work area in accordance with the Architectural Specification.</p> <p>Remove decayed loose surface layers and dry vacuum off loose surface dust and salt particles. Removal of the decayed loose surface layers shall be carried out by an approved stonemason or other suitably qualified tradesperson. The intent is to remove the harmful salts but as little of the fabric as possible.</p> <p>Mist water spray masonry surfaces, then remove salt laden water with wet vacuum. Allow surfaces to dry (drying phase). Repeat the process noting that up to three repeat applications may be required.</p> <p>Treat all salt contamination prior to carrying out repairs to surfaces.</p> | <p>Cyclical / High</p> |

| | | |
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| |  | |
| <p>4. Reset brick and stone</p> | <p>Figure 5: View of the microbial growth on the front elevation of No.101.</p> <p>Reset displaced / dislodged bricks or stone where sound. Where brick or stone is cracked, replace with full brick to match existing or splice in new stone face to match existing finish.</p> | <p>Corrective / High /</p> |
| |  | |
| <p>5. Repair dilapidated stone</p> | <p>Figure 6: View of dislodged stone on the front elevation of No.101.</p> <p>Repair dilapidated stone to No.101 in accordance with Stone Mason's recommendations (Stone Masonry Remedial Works Report prepared by Hunter Heritage Stone Masonry in June 2024)</p> <p>The stones on the top-half of the front elevation require repair using stone indents. Stones under the verandah require repair either by lime mortar patches, and stone under the windows at the entry require repointing and dressing back to remove loose material.</p> <p>The rear elevation requires stone repairs on the corner stones and ashlar stone, using stone indents.</p> <p>All windowsills require repair using stone indents.</p> <p>Indent stones by removing 100mm from the damaged face, and splice a new piece of stone to match original size and shape. Fix the indent into position using stainless steel pins and epoxy grout. Repoint as per specifications in Section 6.</p> | <p>Corrective / High</p> |

| | | |
|--|--|----------------------------|
| |  <p>Figure 7: View of the dilapidated stonework of No.101.</p> | |
| <p>6. Repoint masonry and stone</p> | <p>Repoint mortar joints as necessary.</p> <p>Inspect all pointing to external brick and stone masonry walls and chimneys.</p> <p>Retain sound mortar. Repoint where mortar joints have failed i.e. missing or crumbling. Repoint in accordance with Stone Mason’s recommendations (Stone Masonry Remedial Works Report prepared by Hunter Heritage Stone Masonry in June 2024), whereby the front and rear elevations require repointing in their entirety.</p> <p>Remove cement and defective lime from joints and repoint in traditional lime mortar to match consistency and colour of existing. Typically, the mix should be traditional lime mortar (NHL 3:1 sand and lime).</p>  <p>Figure 8: View of cementitious mortar on the front elevation of No.101.</p> | <p>Corrective / High</p> |
| <p>7. Damp proof course</p> | <p>Install chemical damp proof course to masonry and stone walls.</p> <p>Supply and install a proprietary chemical injection damp proof course system equal to Westox Chemical Injection System ‘Westox 50 Low Odour’ in accordance with manufacturer’s specification to full width of all internal and external walls.</p> | <p>Corrective / Medium</p> |
| <p>8. Repairs to timber</p> | <p>Inspect all existing timber.</p> <p>Inspect all existing timber, inclusive of beams, support posts, window frames, verandahs and check for failure and evidence of wet or dry rot. Identify what material requires repair.</p> <p>Retain sound timber. Undertake localised repairs as necessary. Where material is beyond repairable condition, undertake judicious like-for-like replacement.</p> | <p>Corrective / High</p> |


| | | |
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| |  <p>Figure 9: View of failing timber to window frame.</p> | |
| <p>9. Exterior painting</p> | <p>Prepare and paint previously painted surfaces in accordance with the approved Colour Finishes Schedule, unless otherwise noted.</p> <ul style="list-style-type: none"> - Repaint verandah posts. - Repaint window sashes and frames. - Repaint gutters and downpipes. <p>Prepare and paint previously painted surfaces in accordance with the approved Colour Finishes Schedule, unless otherwise noted.</p> <p>JOINERY: Prepare external joinery by sanding off all loose paint, fill defects with approved epoxy filler applied in accordance with manufacturer’s specification. Paint external joinery including windows, shutters, doors, fascias and eaves, and verandah joinery – posts, verandah beam, exposed rafters, timber soffit and valence, using full gloss oil-based enamel.</p> <p>METAL WORK: Prepare and paint metal grilles, vents, gutters, pipes, astragals and downpipes using full gloss oil-based enamel.</p> | <p>Cyclical / Medium</p> |
| <p>10. Removal of fittings and relocation of services</p> | <p>Remove all redundant services and associated fittings. Relocate the essential services and utilites away from the principal view points of the building.</p> <ul style="list-style-type: none"> - Remove and relocate the aerial power and telecommunications cabling in front of No.101. - All ferrous metal fixings associated with any redundant services. - Remove the existing shade sail on the front elevation, located between Nos.99 and 101. - Remove and relocate the existing aerial on the rear skillion verandah roof. <p>Removal shall be undertaken by hand, loosening fastenings and removing units and any installed appliances / conduits.</p> <p>Rusted and corroded fixings that cannot be loosened should be aided by the use of a penetrating lubricant, applied to the required area. The surrounding area should be masked and covered to prevent staining from overspray of lubricant.</p> <p>Avoid mechanically impacting fixings to aid in breaking any existing bond or corrosion. If fixings do not easily come away, consider carefully cutting out using mechanical intervention, taking extreme care to protect the surrounding fabric.</p> <p>Patch repair to match existing where necessary. Patch repairs to be appropriate to the material and work.</p> <p>New installation location to be away from the principal elevations of the building and in areas that are visually inconspicuous. The satellite dish should be installed towards the rear elevation only and not visible from the street.</p> <p>Reinstallation shall ensure no significant fabric is damaged. New anchor points to be limited to mortar joints only or existing roof fixing points.</p> | <p>Corrective / Medium</p> |



Figure 10: View of the existing telecommunications cabling at the front of the site.

11. Windows generally

Inspect all existing windows and check for sound operation of window sashes and hardware.

High / Medium

Replace damaged or missing glazing putty using a linseed-based glaziers putty and finished to match. Retain existing sound glazing and replace broken glass to match original.



Figure 11: View of the rear elevation windows.

6.7 Exterior Conservation Works – front (north-east) elevation

| TABLE 4 – Exterior conservation works – front (north-east) elevation | | |
|--|---|----------|
| Item / Element | Description of works and recommended methodology | Priority |
| 12. Front verandah | <p>Reconstruct front verandah located outside No.99.</p> <p>Owing to the dilapidated nature of the front verandah, the verandah should be reconstructed as it is a later addition to the site. Like-for-like materials should be utilised.</p> <p>Consideration should be given to reinstating an earlier flat verandah without the staircase to the street level, utilising the series of uniform rectangular rebate housings in the brickwork below the floor level.</p> | Medium |



Figure 12: View of the front verandah.

6.8 Exterior Conservation Works – rear (north-west) elevation

| TABLE 5 – Exterior conservation works – rear (north-west) elevation | | |
|---|---|---------------|
| Item / Element | Description of works and recommended methodology | Priority |
| 13. Rear verandah | <p>Inspect existing rear verandah.</p> <p>Inspect all existing timber located on the rear verandah, inclusive of beams, support posts, and decking boards to check for failure. Identify what material requires repair.</p> <p>Retain sound timber. Undertake localised repairs as necessary to stabilise. Where material is beyond repairable condition, undertake judicious like-for-like replacement.</p> | High / Medium |
| | | |
| 14. Awning roof | <p>Inspect existing awning roof.</p> <p>Inspect the existing corrugated sheet metal roof and associated fixings and flashings for failure including water ingress, water tightness.</p> <p>Retain sound material. Undertake localised repairs as necessary to stabilise. Where material is beyond repairable condition, undertake judicious like-for-like replacement.</p> | High / Medium |

Figure 13: View of the rear verandah.



Figure 14: View of the rear verandah awning roof.

6.9 General Interior Conservation Works




| TABLE 6 – General interior conservation works | | |
|---|---|---------------------|
| Item / Element | Description of works and recommended methodology | Priority |
| 15. Paint removal (brickwork) | Undertake paint removal in accordance with relevant Australian Standards, Codes and Regulations, including dealing with hazardous material removal (lead based paint). | Corrective / Medium |
| | <p>Carefully remove paint from internal masonry walls, including rendered brick masonry, and brick sills. Apply a proprietary system such as ‘Westox D-Lam’ or ‘Peel Away 8’ in accordance with manufacturer’s specification.</p> <p>Steam clean and wash down surfaces.</p>  | |
| 16. Paint removal (stonework) | Undertake paint removal in accordance with relevant Australian Standards, Codes and Regulations, including dealing with hazardous material removal (lead based paint). | Corrective / Medium |
| | <p>Carefully remove paint from stone masonry, including sandstone quoins and sills. Apply a proprietary system such as ‘Westox D-Lam’ or ‘Peel Away 8’ in accordance with manufacturer’s specification.</p> <p>Steam clean and wash down surfaces.</p> | |

Figure 15: View of the ground floor level painted brick wall of No.99, evidencing salt attack.

| | | |
|---|--|--------------------------|
| |  | |
| <p>17. Repair dilapidated stone</p> | <p>Figure 16: View of the ground floor level and painted stone walls of No.101.</p> <p>Repair dilapidated stone to No.101 in accordance with Stone Mason's recommendations (Stone Masonry Remedial Works Report prepared by Hunter Heritage Stone Masonry in June 2024).</p> <p>A select number of internal stones and sills require repair using stone indents, or repointing and dressing back to remove loose material.</p> <p>Indent stones by removing 100mm from the damaged face, and splice a new piece of stone to match original size and shape. Fix the indent into position using stainless steel pins and epoxy grout. Repoint as per specifications in Section 6.</p>  | <p>Corrective / High</p> |
| <p>18. Repoint masonry and stone</p> | <p>Repoint mortar joints as necessary.</p> <p>Inspect all pointing to internal brick and stone masonry walls and chimneys.</p> <p>Retain sound mortar. Repoint where mortar joints have failed i.e. missing or crumbling. Repoint in accordance with Stone Mason's recommendations (Stone Masonry Remedial Works Report prepared by Hunter Heritage Stone Masonry in June 2024).</p> <p>Remove cement and defective lime from joints and repoint in traditional lime mortar to match consistency and colour of existing. Typically, the mix should be traditional lime mortar (NHL 3:1 sand and lime).</p> | <p>Corrective / High</p> |



| | | |
|---|--|--------------------------|
| |  <p>Figure 18: View of internal stone on the second level of No.101.</p> | |
| <p>19. Restore original openings</p> | <p>Restore original openings between Nos.99 and 101.</p> <p>Restore all original door and window openings between the buildings to reinstate the original language.</p> <p>Removal of the bricks shall be undertaken by hand, utilising a hammer and chisel. Inspect all pointing to internal brick and stone masonry walls and chimneys.</p> <p>Avoid mechanically impacting the bricks to aid in breaking any existing bond or corrosion. If the bricks do not easily come away, consider carefully cutting out using mechanical intervention, taking extreme care to protect the surrounding fabric.</p>  <p>Figure 19: View of bricked-up door and window openings.</p> | <p>Corrective / High</p> |
| <p>20. Removal of redundant fixtures</p> | <p>Remove all redundant fixtures and services.</p> <ul style="list-style-type: none"> - Removal of non-original hardwood framing room dividers. - Removal of cabinetry and shelving associated with previous uses of the site. <p>Removal shall be undertaken by hand, loosening fastenings and removing units and any installed appliances / conduits.</p> <p>Rusted and corroded fixings that cannot be loosened should be aided by the use of a penetrating lubricant, applied to the required area. The surrounding area should be masked and covered to prevent staining from overspray of lubricant.</p> <p>Avoid mechanically impacting fixings to aid in breaking any existing bond or corrosion. If fixings do not easily come away, consider carefully cutting out using mechanical intervention, taking extreme care to protect the surrounding fabric.</p> <p>Patch repair to match existing where necessary. Patch repairs to be appropriate to the material and work.</p> | <p>Corrective / High</p> |



Figure 20: View of the timber framing room dividers.

End of Report

Appendix A

Common Terms Used

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage Division: The State Government agency of the Office of Environment and Heritage, responsible for providing policy advice to the Minister for Heritage, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical

context report, an inventory of heritage items within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The

level is determined by the context in which the item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks

and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.