

HERITAGE IMPACT STATEMENT

FOR THE CONSTRUCTION OF

PROPOSED RENOVATION TO SHOPFRONT, ACCESS RAMP & A.T.M.

FOR
KELVANNA INVESTMENTS PTY LTD

AT:
THE MUTUAL BANK
LOT 7 DP 859727
188 Dowling St, Dungog NSW 2420

A. SITE ANALYSIS

The site is located on the western side of Dowling Street, Dungog.
The site has a total area of 285.30 m².

Dungog Local Environmental Plan 2014 (pub. 30-5-2014) **Zone E1** -
Local Centre: (pub. 24-2-2023)
Heritage Dungog Commercial Precinct Significance: Local
 HC Dark building Significance: Local

B. EXISTING USES

The existing site has an existing 2 storey cavity brick commercial building with attached steel framed awning over the existing footpath.

The existing building is tenanted by The Mutual Bank.

C. PROPOSED DEVELOPMENT

The proposed development is for the removal of existing shopfront windows & entry door.

New windows and 1.0m wide auto sliding entry door, accessible ramp, landing & A.T.M. to be installed.

D. EXISTING BUILDING

The building was originally constructed in 1877 and is known as H.C. Dark building.

The existing building appears as single storey from street view of Dowling Street.

The building is constructed from cavity brickwork with cement render & paint finish.

The building has an ornate parapet constructed from cavity brickwork with cement render & paint finish.

The roof is a gable roof with corrugated metal roofing.

E. STREETSCAPE

The proposed accessible ramp, galvanized handrailnew windows & door will have minimal impact with the existing streetscape.

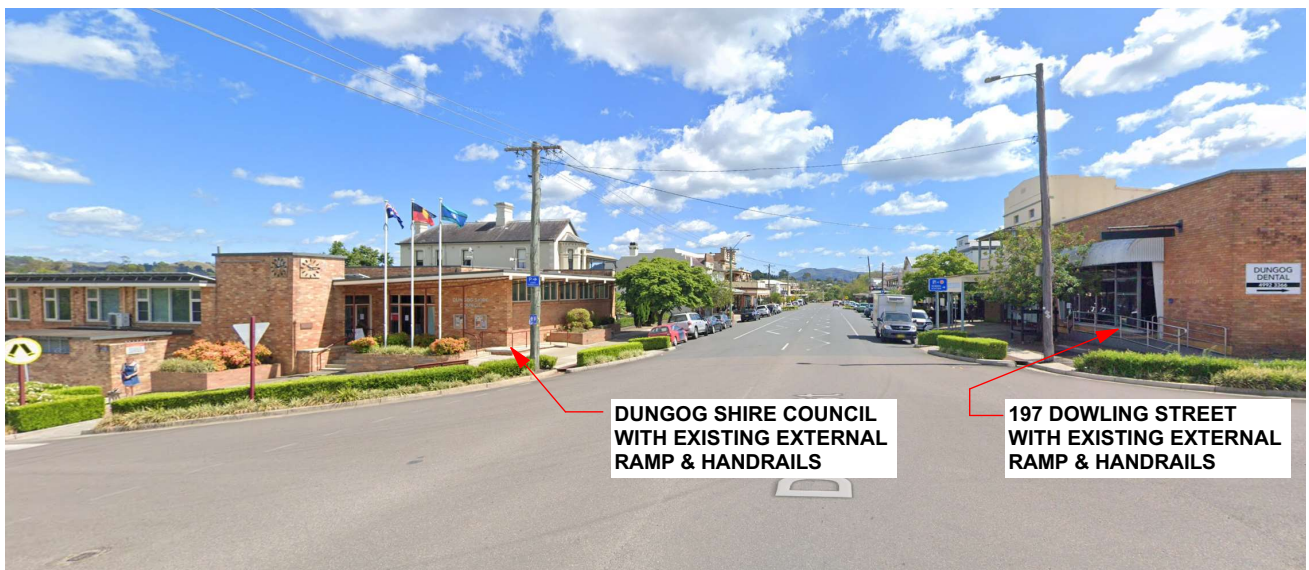
There are similar existing external access ramps located at Dungod Shire Council building as well as 197 Dowling Street. Both buildings and access ramps are located approximately 30 metres from the proposed external access ramp at 188 Dowling Street.



EXISTING STREET VIEW 'THE MUTUAL BANK' 188 DOWLING STREET, DUNGOG



STREET VIEW - DOWLING STREET, LOOKING SOUTH TO 188 DOWLING STREET



**STREET VIEW FROM 188 DOWLING STREET
LOOKING NORTH ALONG DOWLING STREET**

F. CONCLUSION

Through the analysis shown in this document it is recommended that Dungog Shire Council grant development consent in respect of this proposal.

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