



61 Mary Street, Dungog

## STATEMENT OF HERITAGE IMPACT

PROPOSED SUBDIVISION

# CONTEMPORARY HERITAGE

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## REVISION HISTORY

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|-----------|----------------|----------------|
| Issue:    | 1              | 2              |
| Revision: | -              | -              |
| Date:     | 13 / 12 / 2023 | 21 / 12 / 2023 |
| Status:   | Draft          | Final          |

## 1. INTRODUCTION

- a. Jason Penhall, Heritage Consultant for Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 61 Mary Street, Dungog, Lot/Section/Plan no: 1/-/DP1017871.
- b. This report adopts the methodology outlined in the Guidelines for preparing a statement of heritage impact (prepared by Department of Planning and Environment, 2023.) It has been undertaken in accordance with the principles of the Burra Charter, 2013.
- c. The site is located at 61 Mary Street, Dungog and located within the Dungog Residential Precinct which is of Local Significance. The property is not a Heritage item but it is in the vicinity of multiple Heritage Items including 63 Mary Street, Dungog, known as "House Oomabah", 68 Mary Street, Dungog, known as "House (68 Mary)", and 57 Mary Street, Dungog, known as "House (57 Mary)", all of which are of Local Significance.
- d. This report was prepared by CONTEMPORARY HERITAGE.

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**Figure 1** Site Location with Heritage Overlay  
source: NSW Planning Portal - Subject site shown outlined in yellow

## 2. HISTORICAL CONTEXT

### 2.1 Dungog History

The Paterson, Allyn and Williams Rivers were home to the Gringai People. From around 1800 through to 1830 European settlement of the area increased in intensity with land granted to individuals establishing farms. Duncan Mackay, John Verge, James Dowling, among others were granted land along the Williams River. James Dowling later became Chief Justice of NSW.

It is believed that the name, Dungog, is a corruption of 'tunkok', meaning 'place of thinly wooded hills'. Dungog was named by Captain Thomas Cook who was the local magistrate, in 1834 and gazetted in 1838 as the village of Dungog. An excerpt from a large article titled "A Chapter from the History of the Hunter" regarding the origins of the name states:

The Sydney Mail and New South Wales Advertiser - Wed 7 Aug 1907:

*Whence comes that name of Dungog? Tradition ascribes it to an old aboriginal, long since dead. But it has a possible Scottish origin. There are; "Duns" innumerable in the district, and the title was first borne by Dungog Mountain — the "Dun" or "Hill" of Gog.*

Dungog and Paterson received Courts of Petty Sessions in 1833 and postal services in 1834 just prior to a period of conflict after a Gringai man was hanged at Dungog. By the 1840's, Dungog, Paterson, Clarence Town and Gresford were becoming well established with a mix of government services and private businesses.

Farming was initially based on a combination of Free Settlers and convicts but from the 1840s, due to the ending of transportation, convict labour dwindled. Wheat, corn, tobacco were the main crops, as well as cattle and sheep and there was also timber cutting.



Figure 2 Postcard of Dowling Street – c1910  
source: [camdenhistorynotes.wordpress.com](http://camdenhistorynotes.wordpress.com)



Dungog Shire grew through agricultural industry which began to change towards the 1890's with the rise of the dairy industry, continuing to grow through the 1920's. The Dungog Memorial Town Hall was built and occupied by the Municipal Council and the RSL in 1920.

Following World War I, tourism began to grow around Dungog, bolstered by the dairy industry, railway and motor cars which allowed Dungog in particular to boom.

*The early 20<sup>th</sup> century brought an increasing range of technology - electricity, motor cars, cinema, lights, and telephones - which, despite the Great War and even the Great Depression, meant a long period of gradually improving standards of living for most. This is not to say that class differences did not exist or that many throughout the district did not continue to live in relative poverty.<sup>1</sup>*

The number of dairy farms began to decline in the 1960's and as women began to enter the workforce in increasing numbers. The use of the motor car and bridging of the Williams River at Raymond Terrace made travel easier which resulted in the commercial centres of all the major towns in Dungog Shire district shrinking. Fewer employment opportunities meant that young people left the area in increasing numbers but conversely, improved transport began to attract people to the quieter rural lifestyle.

Since the 1980's lifestyle continues to see changes to Dungog, whilst slow, agricultural land has been reduced through subdivision for 'lifestyle' use.



**Figure 3** Town of Dungog - 1909  
source: State Library NSW

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<sup>1</sup> williamsvalleyhistory.org

## 2.1 63 Mary Street, Dungog Item no: I62

### Description

*Outstanding two-storey Victoria mansion. Rendered walls and slate roof. Unusual T-shaped plan, with verandah right around large projecting roof, supported on cast iron columns with lace brackets and balustrading. Doors have large skylights and sidelights with minor detailing. Other decoration limited to mouldings over windows. Stands at an important corner site at main entry to the town and enjoys commanding views over town. There is also an old Victorian weatherboard cottage on the site, generally screened from view by the sites attractive landscaping.<sup>2</sup>*

### Statement of Significance

*Oomabah is an outstanding example of a two storey Victorian era boom style mansion, set high on the Dungog hillside. The tranquil garden setting makes a significant contribution to the setting of the house, along with the open verandah, Gothic style filigree details, and rear stables and outbuildings. The house is a significant heritage icon in the town of Dungog.<sup>3</sup>*

## 2.2 68 Mary Street, Dungog Item no: I70

### Description

*Excellent example of brick bungalow. Complex corrugated iron roof with double gable front. Larger gable is lower down and forms verandah roof. Featured timber strapwork with shingled apex. Supported on stub timber posts on brick piers. Brick balustrading with rendered coping. Detailing of special note includes window hoods and Art Deco lead lighting.*

## 2.3 57 Mary Street, Dungog Item no: I69

### Description

*Edwardian style weatherboard house in excellent condition. Virtually unaltered. Hipped corrugated iron roof with gambrel and front gable. Main roof extends down over verandah, on front and one side. Special features is bay window below gable. Gable is low pitched with decoration limited to collar tie. Casement windows all incorporating small panes. Door also has sidelights and skylight. Verandah has curved timber brackets and fibro balustrade with concave railings. Side windows have awning hoods. One of a group of three attractive older style houses with special streetscape value.*

## 2.4 55 Mary Street, Dungog Item no: I68

### Description

*Large turn-of-the-century weatherboard house. Well maintained with some unsympathetic changes. Remains impressive for its overall form and timber decoration. Hipped main roof with gable projections at front and side. Skillion verandah between the two. All roofing corrugated iron. Gables have bay windows below, incorporating small panes. Carved barge boards and verandah brackets with arched timber valences. Complements neighbours to the west and has special streetscape value.<sup>4</sup>*

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<sup>2</sup> State Heritage Inventory. 63 Mary Street, Dungog.

<sup>3</sup> State Heritage Inventory. 63 Mary Street, Dungog

<sup>4</sup> State Heritage Inventory. 55 Mary Street, Dungog.

### 3. PLANNING AND HERITAGE CONTEXT

#### 3.1 Dungog Local Environment Plan 2014

The site within the Dungog Residential Precinct and is within the vicinity of multiple Heritage Items.

| Suburb | Item name        | Address        | Property description                              | Significance | Item no |
|--------|------------------|----------------|---|--------------|---------|
| Dungog | House            | 55 Mary Street | Lot 19, Section 2, DP 758366                      | Local        | 168     |
| Dungog | House            | 57 Mary Street | Lot 1, DP 732842                                  | Local        | 169     |
| Dungog | House, "Oomabah" | 63 Mary Street | Lots 3 and 4, DP 1059978; Lots 3 and 4, DP 456333 | Local        | 162     |
| Dungog | House            | 68 Mary Street | Lot 5, DP 32526                                   | Local        | 170     |

The following is an extract from the LEP 2020 that is relevant to this proposal:

#### 5.10 Heritage conservation

##### (4) Effect of proposed development on heritage significance

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

##### (5) Heritage assessment

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

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

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

In compliance with Clause 5 (b and c), a Statement of Heritage Impact has been prepared to assess the impact that the proposed development will have on the Conservation Area.

## 3.2 Dungog Development Control Plan 2014

### 17. HERITAGE

#### 1. AIMS AND OBJECTIVES

The aims of this plan are:

- [a] to support the objectives of Dungog Shire Council's environmental planning instruments
- [b] to have regard for and to give effect within the Shire of Dungog to the principles enunciated in the Burra Charter (Australia ICOMOS, Canberra, 1999)
- [c] to have regard for and to give effect to the recommendations of the 1988 Dungog Shire Heritage Study and of the 1995 Dungog Main Street Heritage Study.
- [d] to enable the protection of buildings, works, archaeological sites, trees or places which are commonly known to have heritage significance but which are not described or shown within an environmental planning instrument.
- [e] to explain matters which must be considered by a consent authority when determining development applications under s79C of the Environmental Planning and Assessment Act 1979 (as amended)
- [f] to give guidance to applicants on matters which are to be considered by the consent authority in determining applications for development

#### 2. DEFINITIONS

Potential heritage item means any heritage conservation area, place, building, work, relic, tree, moveable object or precinct which is listed in Clause 9 or is identified in a register kept by the Council whose heritage significance has not been formally assessed but which should be considered for the purposes of any assessment under section 79C(1)(b) of the Environmental Planning and Assessment Act 1979 (as amended). It can include a site known by a consent authority to have heritage significance even if it is not so identified and shown on a map

#### 3. MATTERS TO BE CONSIDERED IN DETERMINING APPLICATIONS FOR DEVELOPMENT OF A HERITAGE ITEM OR IN A HERITAGE CONSERVATION AREA

3 (1) When determining an application for development of a heritage item or in a heritage conservation area, the consent authority must take into account the extent to which carrying out the proposed development will be consistent with the heritage conservation principles set out in:

- [a] the Burra Charter (Australia ICOMOS, Canberra 1999), reproduced in Schedule One of this plan, and



- [b] the Australian Natural Heritage Charter (Australian Committee for IUCN, Canberra 1997), reproduced in Schedule Two of this plan

3 (2) When determining an application for development of a heritage item or in a heritage conservation area, the consent authority must take into account the extent to which carrying out the proposed development will be consistent with the design guidelines contained in:

- [a] Annexure 5 of the Final Report of the Dungog Shire Heritage Study [Perumal Murphy Ltd [1988], as reproduced in Schedule Three of this plan.
- [b] Sections 3 and 4 of the Dungog Main Street Architectural Heritage Study (Otto Cserhalmi and Partners Pty Ltd and Knox and Partners Pty Ltd 1995), as reproduced in Schedule Four of this plan.

3(3) When determining an applications for development in any heritage conservation area, a consent authority must take into account any impacts of the proposed development on the physical character of the heritage conservation area and any features which give the area heritage significance, as described in Schedule Five of this plan.

#### 4 ADDITIONAL INFORMATION THAT MAY BE CONSIDERED IN DETERMINING APPLICATIONS FOR THE CONSTRUCTION OF BUILDINGS WITHIN A HERITAGE ITEM OR IN A HERITAGE CONSERVATION AREA

When determining an application for development of a heritage item or in a heritage conservation area that will involve the construction of a building an applicant should supply, in addition to information required to be supplied with all development applications, photographs and/or elevations and a completed building assessment form that will enable the consent authority to assess how a proposed development will relate visually to buildings already on the land subject to a development application and on land in the vicinity of the development.

#### 5 POTENTIAL HERITAGE ITEMS

When determining an application for development of a heritage item or in a heritage conservation area, a consent authority must consider the extent to which the carrying out of the proposed development will affect any Potential Heritage Items which are listed in Schedule Six of this plan.

#### 6 FURTHER MATTERS TO BE CONSIDERED IN DETERMINING APPLICATIONS FOR DEVELOPMENT IN A HERITAGE CONSERVATION AREA

When determining an application for development in any heritage conservation area, a consent authority must take into account any impacts of the proposed development on the physical character of the heritage conservation area and any features that give the area heritage significance.

## **4. PHYSICAL DESCRIPTION**

### **4.1 Context**

- a. The subject site is located at 61 Mary Street, Dungog and is within the Dungog Residential Precinct and is in the vicinity of a multiple Heritage Listed Items located at 63 Mary Street, 68 Mary Street, 57 Mary Street, and 55 Mary Street, Dungog.
- b. The site is located on a corner block which has street frontages to both Mary Street and Lord Street.

### **4.2 61 Mary Street, Dungog**

- a. The existing property accommodates a single storey residential dwelling over a masonry subfloor level that accommodates garaging. A detached shed structure occupies the rear of the site.
- b. The site is fenced to the sides and rear with medium to high corrugated steel fencing. The front boundary of the property is unfenced.
- c. The dwelling itself and the associated shed structure are not of significance and do not make a high level of contribution to the Heritage Conservation Area.
- d. The dwelling is of weatherboard construction over a brick subfloor level with a corrugated steel roof and wrap around verandah.

|   |  |
|---|--|
| 4.3 Summary Condition   |  |
| Exterior  |  |
|    |    |
|   |   |
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5. THE PROPOSAL

5.1 Introduction

- a. The proposal is for the subdivision of the existing single lot into two lots.

5.2 Documents

This statement was prepared in conjunction with the DA drawings. It is our professional practice to review all design work before finalising the Statement of Heritage Impact and to recommend changes if required in order to make the proposal more appropriate in the heritage context.

Documents reviewed in preparation of this Heritage Impact Statement were prepared by DELFS LASCELLES:

| Page No | Description  | Issue | Date     |
|---------|--|-------|----------|
| 1       | DETAIL SURVEY & PROPOSED SUBDIVISION OF LOT 1 DP 1017871 | A     | 22/08/23 |

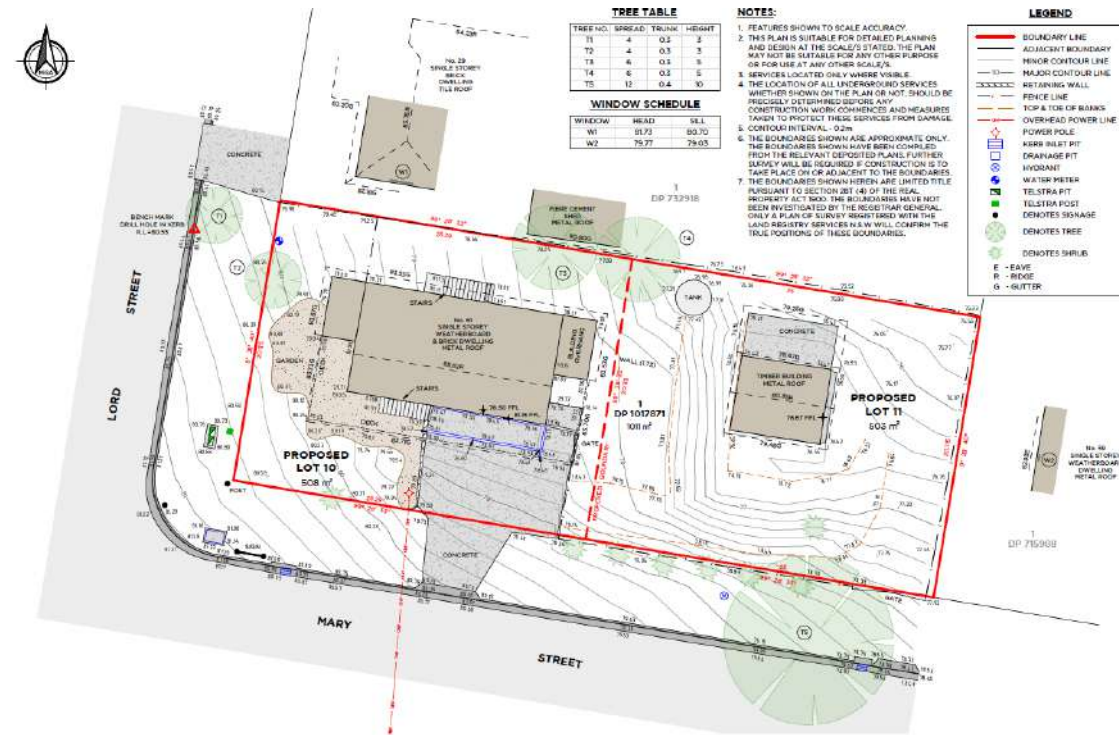


Figure 4 SITE SURVEY  
source DELFS LASCELLES

## 6. ASSESSMENT OF IMPACT

### 6.1 Identification of Impacts

- a. Potential impacts arising from the proposed development include:
  - the potential impact on the significance of the Dungog Residential Precinct.
  - The potential impact on Heritage Items within the vicinity.
  - The potential impact on views to and from Mary Street, and Lord Street.
- b. This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the understood heritage significance of the Heritage Listed Items located at 63 Mary Street - 162, 68 Mary Street - 170, 57 Mary Street - 169, and 55 Mary Street, Dungog - 186.

### 6.2 Assessment of Impacts

#### Existing Property

- a. The existing property is not a Heritage Listed Item, but is within the Dungog Residential Precinct, of Local Significance. The property is in the vicinity of multiple Heritage Items.
- b. The proposal is for the subdivision of the existing lot. The proposal is for the existing dwelling on the corner to remain unchanged within one lot continuing to present as a corner lot to Mary Street and Lord Street. The rear, western portion, of the property is to be subdivided to create an additional lot with street frontage to Mary Street.
- c. The integrity of the original dwelling, as well as its existing street frontage and contribution to the Conservation Area is retained with the proposed subdivision.
- d. There is no proposed physical development associated with the subdivision at this stage though it is noted that any future built development would require its own, separate, Statement of Heritage Impact to assess the impacts of any infill development on the site.
- e. The proposed subdivision will alter the existing subdivision pattern however does little to disrupt the legibility of the original subdivision pattern of the area and will allow the retention of an appropriate rhythm to built form along Mary Street. It is important to note that a number of other corner lots within the Residential Precinct have been similarly subdivided in the past and that this has not disrupted the legibility of the Heritage Conservation Area.
- f. The subdivision of the land provides a street frontage width that is generally in keeping with the neighbouring street frontages to Mary Street, which is positive.
- g. The property is located within a primarily residential street. It is usually preferable to include a design for any proposed future infill development along with subdivision within a Conservation Area or in the vicinity of a Heritage Item however is not considered necessary in this instance as the resultant lot size is clearly of sufficient size to accommodate new structures with some flexibility and of a scale not out of keeping with neighbouring dwellings.
- h. The existing neighbouring Heritage Items shall not be affected by the proposed subdivision. The properties shall maintain their own dominance within the street, with the proposed subdivision not affecting any view to and from the Heritage Items in the vicinity.



### 6.3 Views and Settings



Looking toward the property in a north westerly direction from Mary Street.



Looking in a north easterly direction from the corner of Mary and Lord Street.



Looking in a north easterly direction from the corner of Mary and Lord Street.



Looking toward the property in a south easterly direction from Lord Street.



Looking across Lord Street in a westerly direction. The green arrow points toward the Heritage Item located at 63 Mary Street.



Looking across Lord Street in a north-westerly direction. The green arrow points toward the Heritage Item located at 63 Mary Street.

|  |  |
|--|--|
|   |    |
| <p>Looking from the secondary front boundary looking out onto Lord Street in a northerly direction.</p>  | <p>Looking from the property's front driveway leading to Mary Street in southerly direction. The green arrow points toward Heritage item 68 Mary Street.</p> |
|    |   |
| <p>Looking from property driveway along Mary Street in a westerly direction.</p>   | <p>Looking from property driveway along Mary Street in an easterly direction.</p>  |
|   |    |
| <p>Looking toward neighbouring properties located at 59 Mary Street and 57 Mary Street (Heritage Item). The green arrow points toward the Heritage Item.</p> | <p>Looking along Mary Street in a north-easterly direction. The green arrows point toward Heritage Items 57 Mary Street (01), and 55 Mary Street (02).</p>   |



**Statement of Heritage Impact**  
61 Mary Street, Dungog

|   |  |
|---|--|
|                    |    |
| Looking along Mary Street toward the subject property in a north westerly direction.                | Looking toward heritage Item 55 Mary Street.   |
|                   |   |
| Looking toward Heritage Item at 55 Mary Street in north easterly direction.                         | Looking from the corner of Mary Street and Dowling Street in a westerly direction.   |
|                  |  |
| Looking toward the subject property from the front boundary of the Heritage Item at 57 Mary Street. | Looking along Mary Street from the subject property in a westerly direction.         |

|   |  |
|---|--|
|    |    |
| <p>Looking from the front boundary in a south westerly direction toward the Mary Street, Lord Street and Clarence Town Road intersection.</p>         | <p>Looking toward the neighbouring properties 70 Mary Street, and 68 Mary Street (Heritage Item). The green arrow points toward the Heritage Item.</p> |
|   |   |
| <p>Looking from Clarence Town Road toward the subject property in a north easterly direction. The green arrow points toward the subject property.</p> | <p>Looking from the Mary Street, Lord Street and Clarence Town Road intersection toward the subject property in a north easterly direction.</p>        |
|    |    |
| <p>Looking from the Mary Street, Lord Street and Clarence Town Road intersection toward the subject property in an easterly direction.</p>            | <p>Looking toward the subject property in a south easterly direction from Lord Street.</p>   |



|  |   |
|--|---|
|   |                   |
| <p>Looking along Lord Street toward the subject property in a southerly direction. The green arrow points toward the property.</p> | <p>Looking toward Heritage Item 63 Mary Street, from Lord Street in a south westerly direction.</p> |

- a. The heritage significance and setting of the Heritage Items and Conservation Area will not be diminished as a result of the proposed development.
- b. The views to and from the subject site at number 61 Mary Street, Dungog remain unaltered as shown above.



## 7. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the assessment of heritage impact:

- a. The proposed subdivision involves no physical change to the site and will not detract from the nearby Heritage Listed Items or from the Conservation area itself.
- b. It is considered that the resultant lots are of sufficient size to enable the provision of a suitably sympathetic future development which is to be independently assessed.
- c. The proposal retains suitable views to and from the heritage items in the vicinity and their significance and prominence in the streetscape are not reduced.
- d. The proposal complies with the guidelines set out in the DCP 2014 for this type of development as far as is possible given existing conditions, context and constraints. The proposal has been revised through design development stages in order to mitigate impact as much as possible.
- e. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- f. The final assessment is that, based on the considerations within this Statement of Heritage Impact, the proposal should be approved.



Jason Penhall  
CONTEMPORARY HERITAGE



Jadine Penhall

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