



63 Dowling Street, Dungog

## STATEMENT OF HERITAGE IMPACT

ADAPTIVE REUSE – COMMUNITY PRESCHOOL

# CONTEMPORARY HERITAGE

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Issue:	1	2		
Revision:	-	-		
Date:	26/06/2024	18/07/2024		
Status:	Draft	Final		

## 1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 63 Dowling Street, Dungog, Lot/Section/Plan no: 20/-/DP667755.
- 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 subject site is located 63 Dowling Street, Dungog and is listed as Heritage Item "St Andrews Church and Hall" within the Dungog Residential Precinct and is of Local Significance, as part of the Dungog Local Environmental Plan 2014.
- d. This report was prepared by CONTEMPORARY HERITAGE.

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Architect Reg. 11285



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

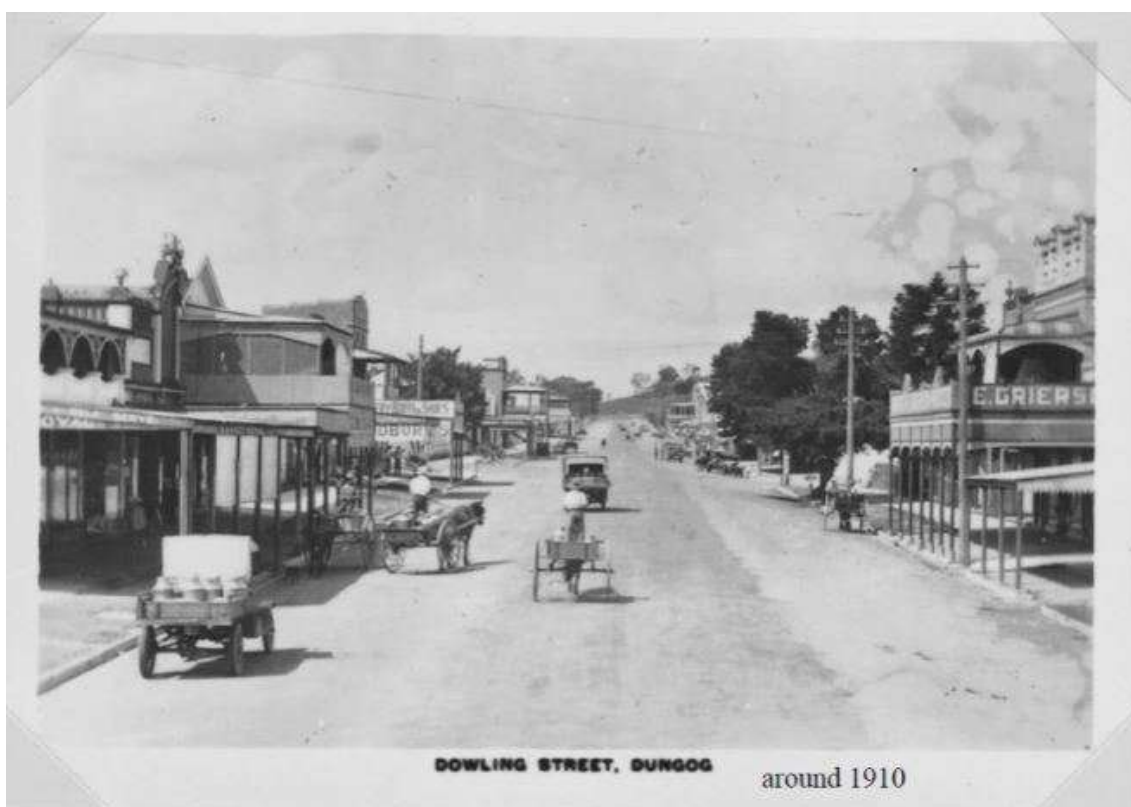
## 2. HISTORICAL CONTEXT

### 2.1 Historical Context

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. 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.

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

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.



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*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.

**2.2 Dowling Street**

Dowling Street is the main street in Dungog running north to south. Many businesses of the late 19<sup>th</sup> century were located at the northerly end from Hooke Street to the Myall Creek. The main shopping and business area were and still are located between Hooke Street heading south toward Mackay Street.

**2.3 63 Dowling Street**

- a. The subject property is known as St Andrews Church and Hall, which is of Local Significance in the Dungog Residential Precinct and is listed as Item I44 in Schedule 5 of the Dungog Local Environmental Plan 2014.

The church was built in 1904, the Hall in 1913. The new church and hall replaced the earlier building, built in 1856.

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<sup>1</sup> williamsvalleyhistory.org

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**Figure 3** St Andrews Church – original negatives taken by Charles Kerry ca. 1890  
source: Hunter Living Histories



The original church was built using local stone and timber in 1856 on the site of the present church hall, as can be seen in the description to the left.

In the image below can be seen the opening of St Andrew's in 1905 with the inset showing the original, more modest, church built in 1856, since demolished.



Figure 4 St Andrew's Presbyterian Church, Dungog – 1905

source: 2a. Dungog heritage study - thematic history combined theme 7.pdf



The image to the right shows a plaque, which records that Mrs JK Mackay of Cangon, Dungog laid the foundation stone on 23 November 1904.

Figure 5 Plaque at front entrance to St Andrew's Church

source: Contemporary Heritage

In the Dungog Heritage Study dated 12 April 1986 the property is described as:

*Description: Very good example of local Church architecture. Gothic style with steeply pitched slate roof. Tuckpointed brick with moulded and smooth render decoration on parapets, buttress and around windows. Special feature is tower with steeple. Other detailing of note includes terra cotta ridge capping and roof vents. Extensive, landscaped grounds with attractive fence from later period.*

*History: Surveys made in 1848 and 1857. Small church eventually built in 1856, together with manse and school. After present grander Church opened in 1905 the older building made way for the present church hall.*

*Significance: Special architectural, historical and streetscape interest. Occupies an important corner site on the approach to the main business area.*

There were originally 2 Presbyterian churches in Dungog but as there was only one Minister at the time the congregations merged.

*The church is in a Victorian Free Gothic style and was designed by J W Scobie, with W H Noad the builder. The present hall was built as a 'Sunday School Hall' in 1913.<sup>2</sup>*



**Figure 6** St Andrew's Presbyterian Church. Photo by George Kelly - 1913  
source: <https://www.churchesaustralia.org/list-of-churches/locations/new-south-wales/directory/2361-st-andrewand%2339%3Bs-presbyterian-church>

## 2.4 72 Dowling Street

- a. Located immediately opposite the property at 72 Dowling Street is the property known as House "Kirrallee", however it is listed as Item 145 in Schedule 5 of the Dungog Local Environmental Plan 2014 and stated as House, "Coimbra". This property is of Local Significance in the Dungog Residential Precinct.
- b. The Presbyterian Manse was originally located on this site but the present house was built in 1917 by Tom Carlton who bought the property in 1889. It was built in the Federation style and designed by Mr J W Scobie, Architect of West Maitland. The builder, Messrs Baker and Stonach built the new house whilst the old was still standing, which is why it was built further back from the street.
- c. In the Dungog Heritage Study dated 12 April 1986 the property is described as:

<sup>2</sup> <https://coalriver.files.wordpress.com/2008/02/ah-dungog.pdf>



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*Attractive individually styled 1920's bungalow. In need of some maintenance but largely unaltered. Brick with terracotta tiled roof. Dominant feature is large gable. Battened centre section with unpainted shingles above and below. Also of note are roughcast chimney, terracotta ridge capping and timber verandah details. Largely obscured from view by high hedge. Has original picket fence under. Removal of hedge would greatly improve streetscape impact despite building setback. Also has attractive front landscaping.*



**Figure 7** 72 Dowling Street

Source Dungog Heritage Study 1986

- d. It was restored in the 1990s and became known as the Kirralee Bed and Breakfast but since 2006 it has been a private home.
- e. Opposite the subject property to the south at 12 Chapman Street, located on the corner of Chapman and Dowling Streets is Christ Church, which is listed as Item Number I43 in Schedule 5 of the Dungog Local Environmental Plan 2014.
- f. The church was built on the site of Dungog's first school. Building started in the early 1850s and was completed in the 1861. Construction had been delayed by the gold rushes as workers left to try their luck.

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**Figure 8** Christ Church Anglican Church by George Kelly - C1905-1915  
source: Hunter Living Histories

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**3. PLANNING AND HERITAGE CONTEXT****3.1 Dungog Local Environmental Plan 2014**

The subject site is listed in the LEP 2012 Schedule 5 as being within the Dungog Residential Precinct Heritage Conservation Area.

There are a number of heritage items in the vicinity as follows:

Suburb	Item name	Address	Property description	Significance	Item no
Dungog	St Andrew's Church and Hall	63 Dowling Street	Lot 19, DP 667756; Lot 20, DP 667755	Local	I44
Dungog	Christ Church Anglican Hall (formerly, Lodge Hiram)	51 Dowling Street	Lot 711, DP 1116555	Local	I42
Dungog	Christ Church and Hall	53 Dowling Street and 12 Chapman Street	Lots 712 and 713, DP 1116555	Local	I43
Dungog	St Andrew's Church and Hall	63 Dowling Street (corner Chapman Street)	Lot 19, DP 667756; Lot 20, DP 667755	Local	I44
Dungog	House, "Coimbra"	72 Dowling Street	Lots 1 and 2, DP 724119; Lot 2, DP 505844; Lot 1, DP 1063234	Local	I54
Dungog	Christ Church Anglican Hall (formerly, Lodge Hiram)	51 Dowling Street	Lot 711, DP 1116555	Local	I42
Dungog	Christ Church and Hall	53 Dowling Street and 12 Chapman Street	Lots 712 and 713, DP 1116555	Local	I43
Dungog	School buildings	7-17 Chapman Street	Lot 1, DP 906457; Lots 1-3, DP 1181133; Lots 21-27, DP 1202303	Local	I37

**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).

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(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, a Statement of Heritage Impact has been prepared to assess the impact that the proposed development will have on the significance of the Heritage Item itself, the Heritage Items in the vicinity and the wider 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 STATEMENT OF SIGNIFICANCE

Extract from the Dungog DCP – Part C:

### 9.3 DUNGOG RESIDENTIAL PRECINCT HERITAGE CONSERVATION AREA

#### Statement of significance

*This area is significant for Dungog because of its built character which reflects the evolution of Dungog as a town and which presents a dramatic contrast with its rural setting when viewed from Hospital Hill. Though there are a few nineteenth century buildings the predominant built form is detached, single- storeyed dwellings in double-fronted post- federation and inter-war bungalow styles, which are modest in dimensions and landscaping.*

#### Generalised description

*The area contains mainly half-acre lots from the early subdivision of grid layout town blocks (most of Dungog's smaller, more recently surveyed, allotments lie outside the heritage conservation areas). Most of the residential development in the area dates from the first half of this century after town water and sewerage became available and when population growth was sustained. Building densities are as low as five dwellings per hectare in some town blocks which, with limited landscaping except in front yards, gives rise to the open character of a small country town.*

*Dwellings have modest separations and setbacks from the streets are modest and similar for all dwellings, giving a regularity of facades. Overwhelmingly dwellings are single storeyed and modest in footprint though some federation and later bungalows, mainly along Dowling Street, are larger than standard. Reflecting their predominantly interwar and earlier ages, roofs are medium to steep pitched, generally with gables facing the street and of galvanised iron (often unpainted), with some ceramic tile roofs. Modern colorbond, zincalume and cliplock roofs are generally confined to the skillion roofs of extensions to the rear of houses. Chimneys are commonly to the side of houses. Walls are typically built to a three metre ceiling stud, generally clad in weatherboard (though older houses have masonry walls). There has been some use of inappropriate materials such as fibro weatherboards for recladding. Windows tend to be 'tall' double hung sash or side-opening casement style but inappropriate aluminium sliding windows are in evidence. Most houses have open verandahs, generally modest in their size and in the nature of their balustrades and detailing. Landscaping around dwellings tends to be minimal, with modest formal front gardens and unimproved larger rear yards. Fencing is in a variety of materials which includes palings and pickets, wrought iron and masonry, and also intrusive modern colorbond and weldmesh. Streets are paved with grassed verges, often without formed kerbs and gutters. There are some mature street trees but street plantings generally are not well established. Power and phone infrastructure is highly visible.*

## **5. PHYSICAL DESCRIPTION**

### **5.1 Context**

- a. The subject site is located at 63 Dowling Street, Dungog, has vehicle access from Chapman Street and pedestrian access from both Dowling and Chapman Streets.
- b. The subject site includes an existing brick church and hall building with slate roofing. A rear addition has been completed to the hall building beneath a corrugated skillion roof. A detached garage stands to the rear (east) of the church and hall.
- c. The site is located centrally within the R1 General Residential Zone and near to a B2 Local Centre Zone across Dowling Street to the west.
- d. There are a number of Heritage Items within the vicinity surrounding the building as previously described.
- e. The site occupies an exposed and prominent corner position centrally and to the eastern side of Dungog. The site itself is large, providing open grounds as curtilage for the church and hall buildings.



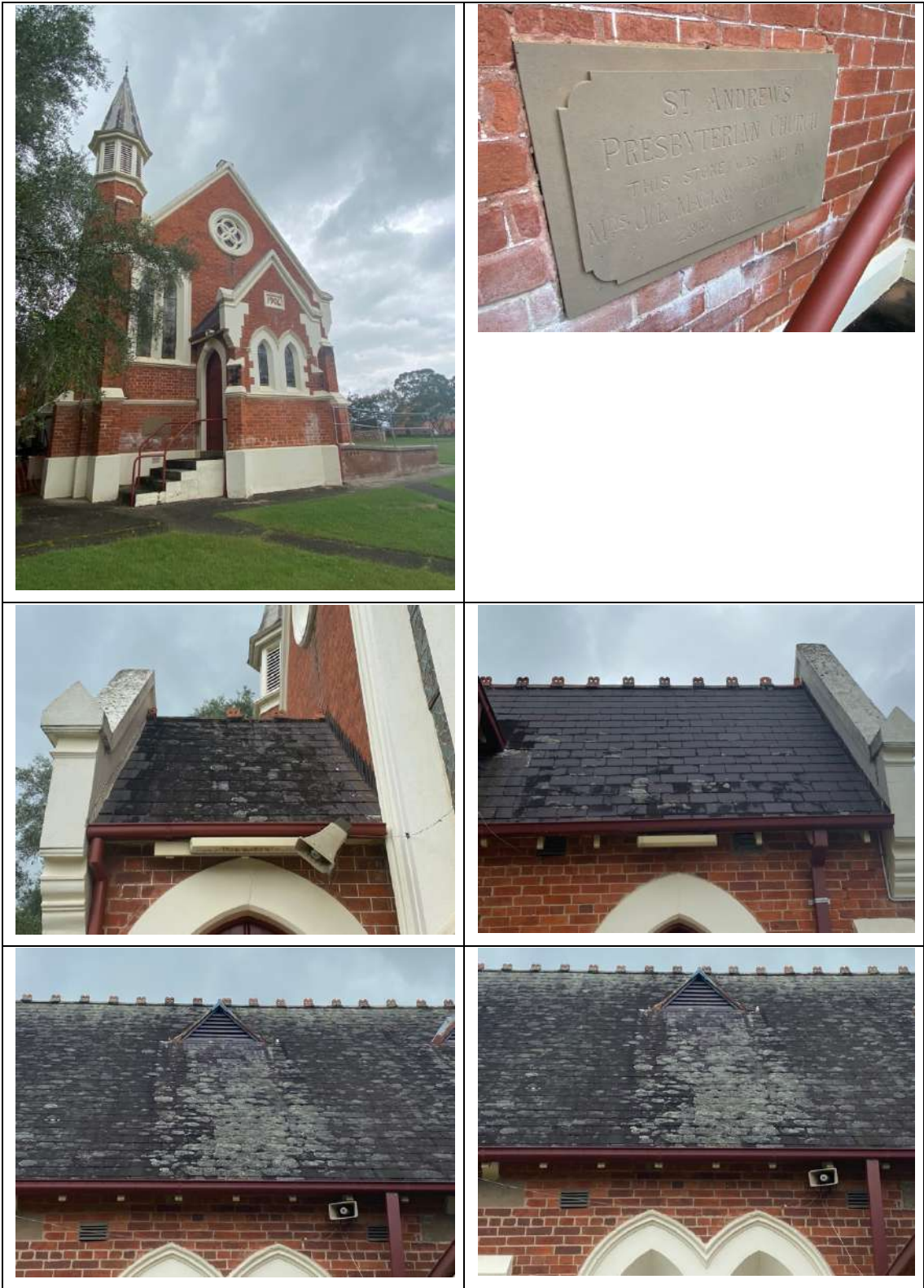
5.3 Summary Condition and Fabric (DEC, 2023)	
Exterior	
	
	
	

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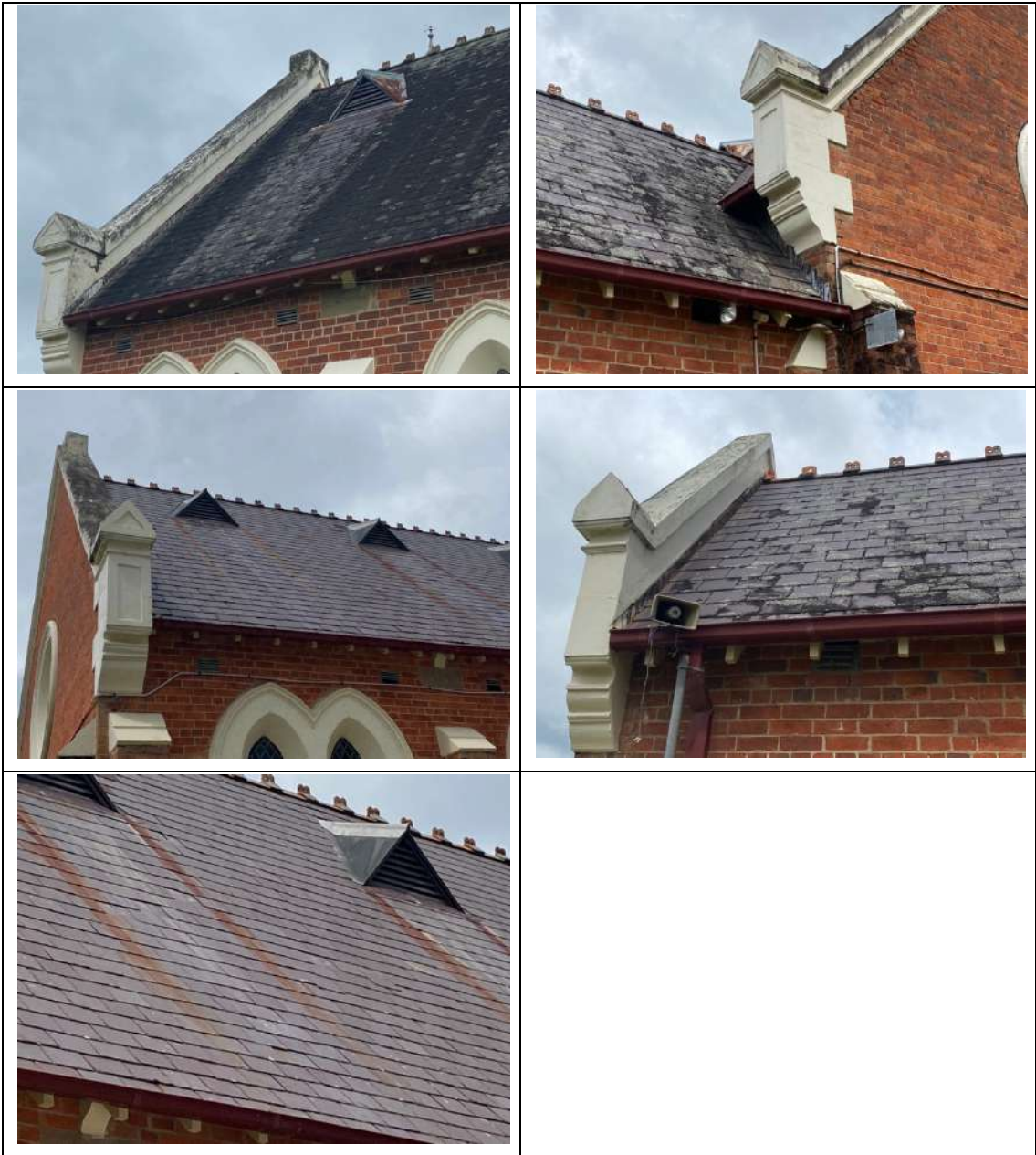




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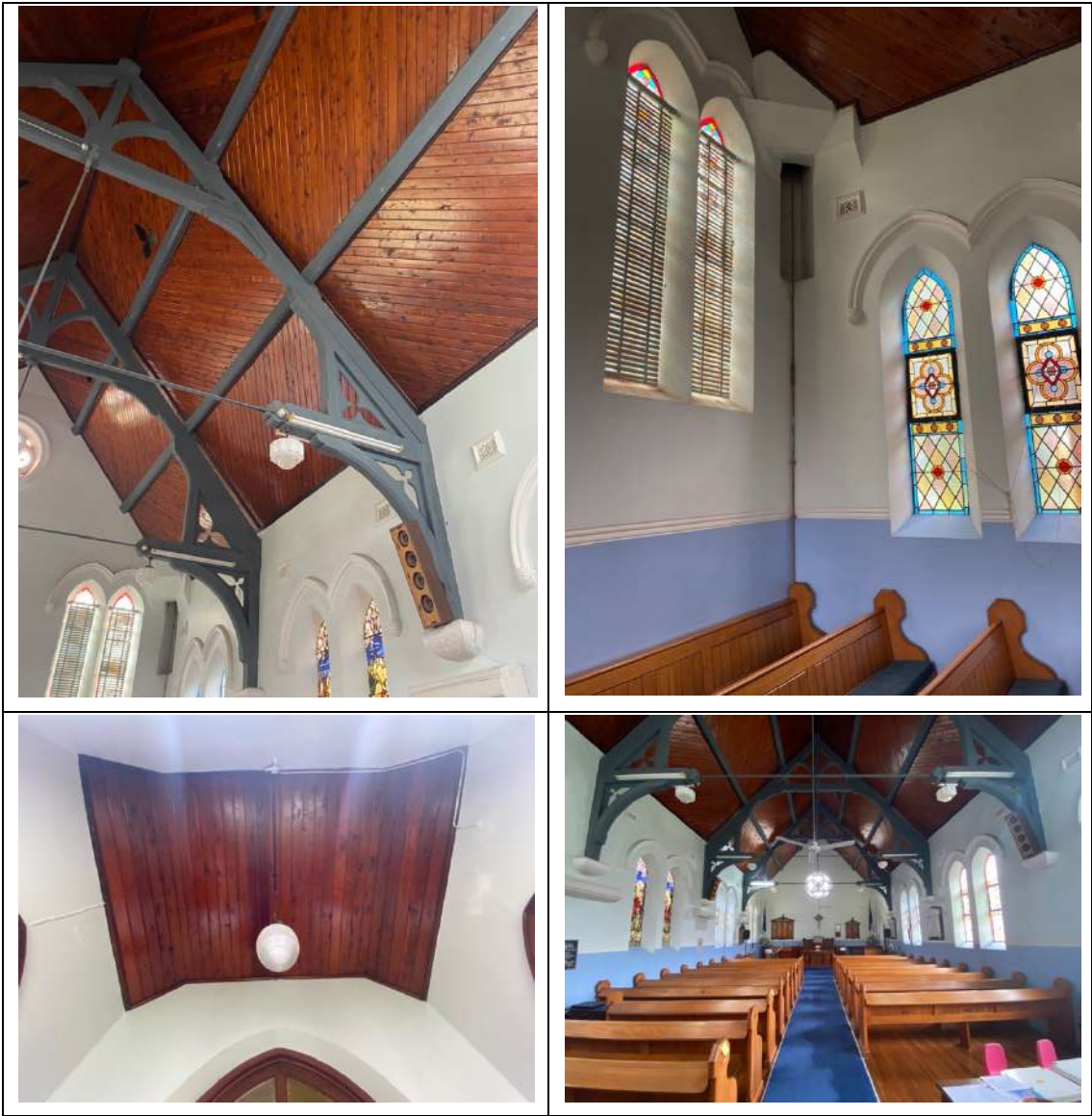


Interiors





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## 6. THE PROPOSAL

### 6.1 Introduction

- a. The proposal is for the existing hall to be re purposed into a community pre-school.
- b. The proposal includes changes to the interior of the building, including:
  - The existing bathroom facilities and adjoining internal walls to be altered to allow for new toilets with hand washing facilities as well as a disabled toilet, which better meet the needs and requirements of the proposed pre-school.
  - The existing office space, and dining area to become a staff room.
  - The existing bedroom/living room space is to become a playroom.
  - The existing roller door to the proposed entry is to be replaced with a new toughened glass door.
- c. Externally, the proposal includes the addition of an access ramp, with handrail and a covered sail cloth area to the eastern side of the hall building.
- d. The proposal includes the construction of a new carpark to the south of the site accessed from Chapman Street.
- e. The proposal includes site fencing within the property.
- f. The existing roller door at the entry is to be replaced with a new toughened glass door.
- g. The proposed plans don't show external windows within the eastern elevation looking out from the playroom to the proposed covered outdoor area. These windows are present and it is assumed are to be retained as existing. Plans should be updated to reflect any proposed changes.
- h. A carport and shade cloth areas are proposed to the east and north of the existing hall building.

### 6.2 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 **SORENSEN DESIGN & PLANNING:**

Page No	Description	Revision	Date
1 of 11	SITE PLAN		18/07/24
2 of 11	STAGING PLAN		
3 of 11	UNENCUMBERED AREA PLAN		
4 of 11	EXISTING HALL FLOOR PLAN		
5 of 11	PROPOSED HALL FLOOR PLAN		
6 of 11	PROPOSED SANDPITS AND SUN SHADE AREA		
7 of 11	DOOR RAMP DETAILS		

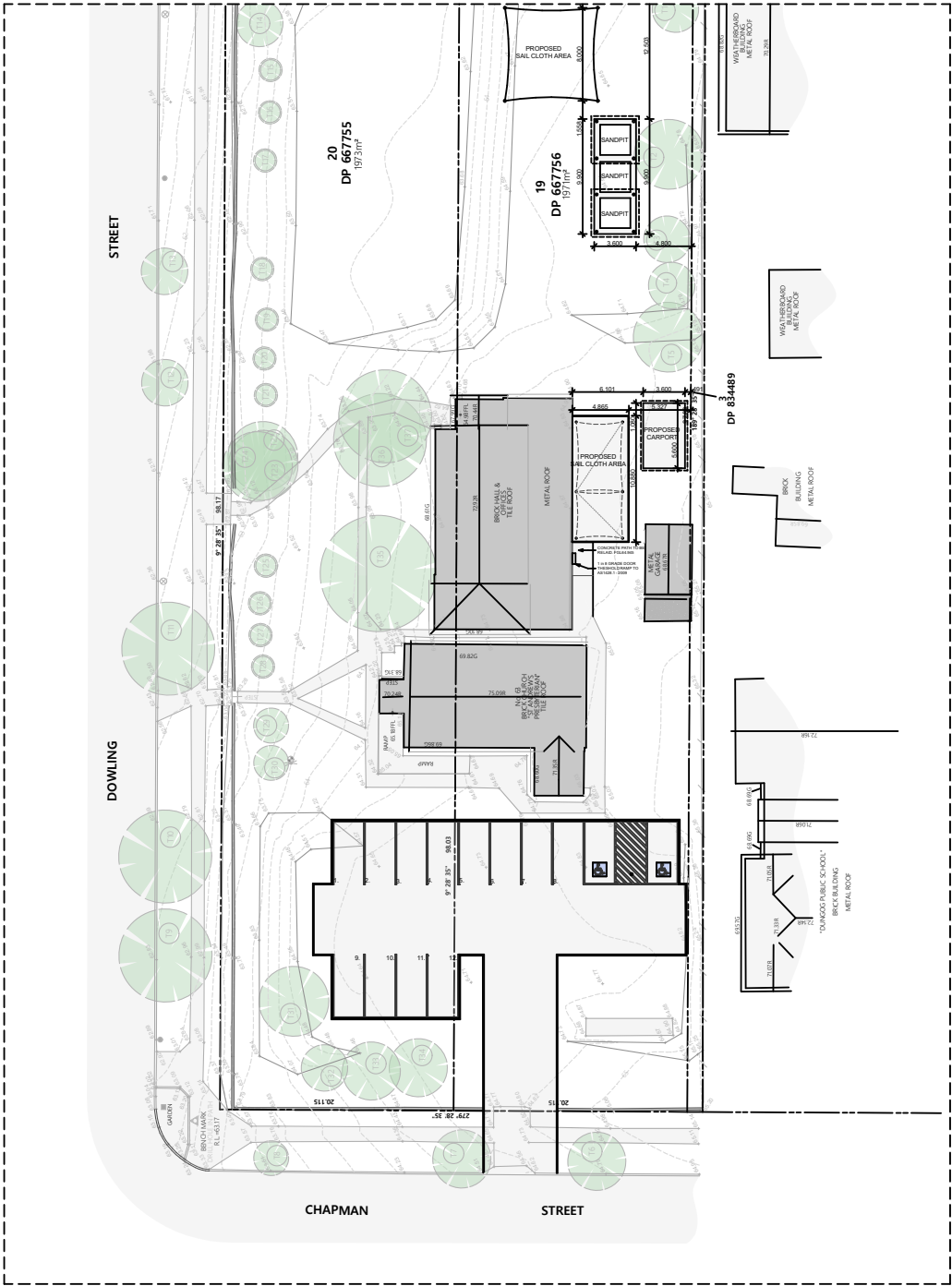
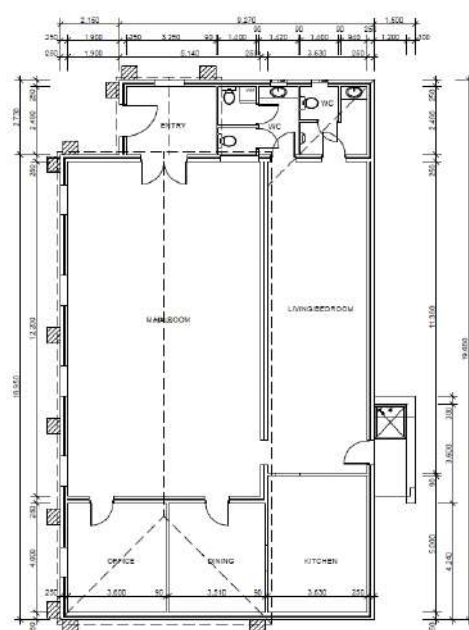
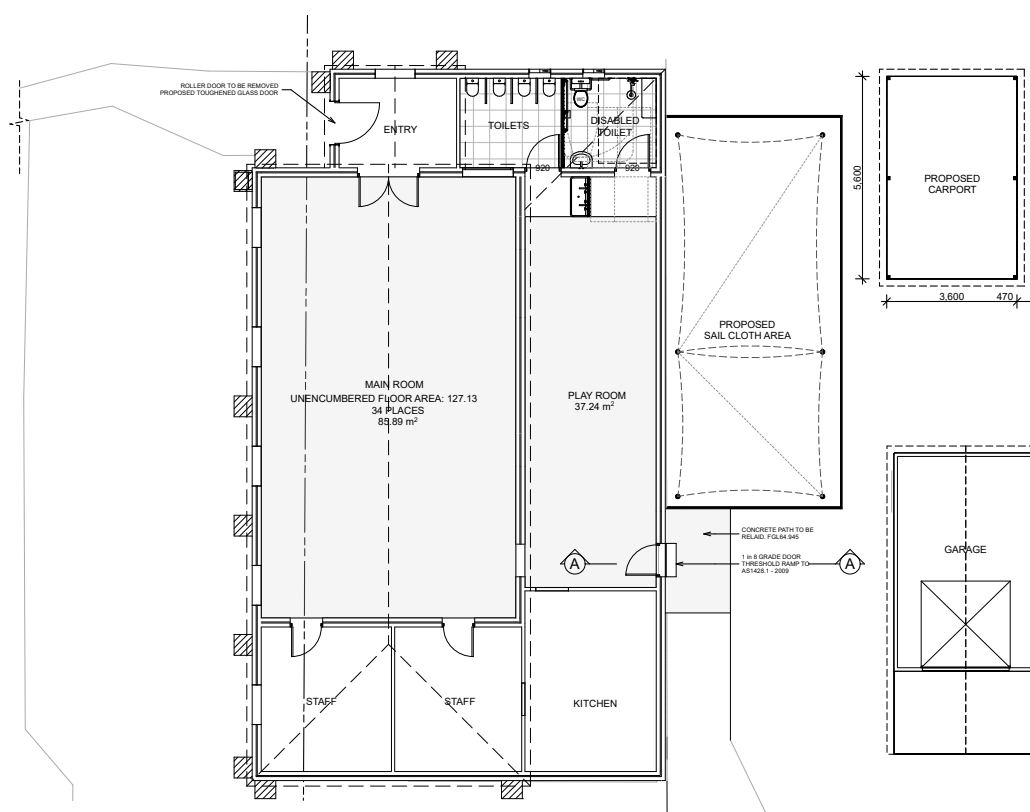


Figure 9 SITE PLAN  
source SORENSEN DESIGN & PLANNING

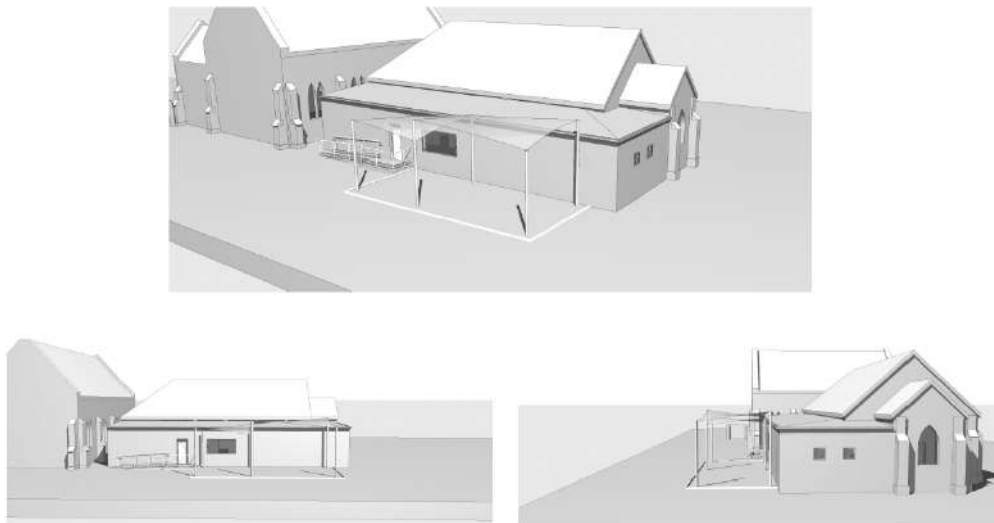


**Figure 10** EXISTING HALL FLOOR PLAN  
source SORENSEN DESIGN & PLANNING

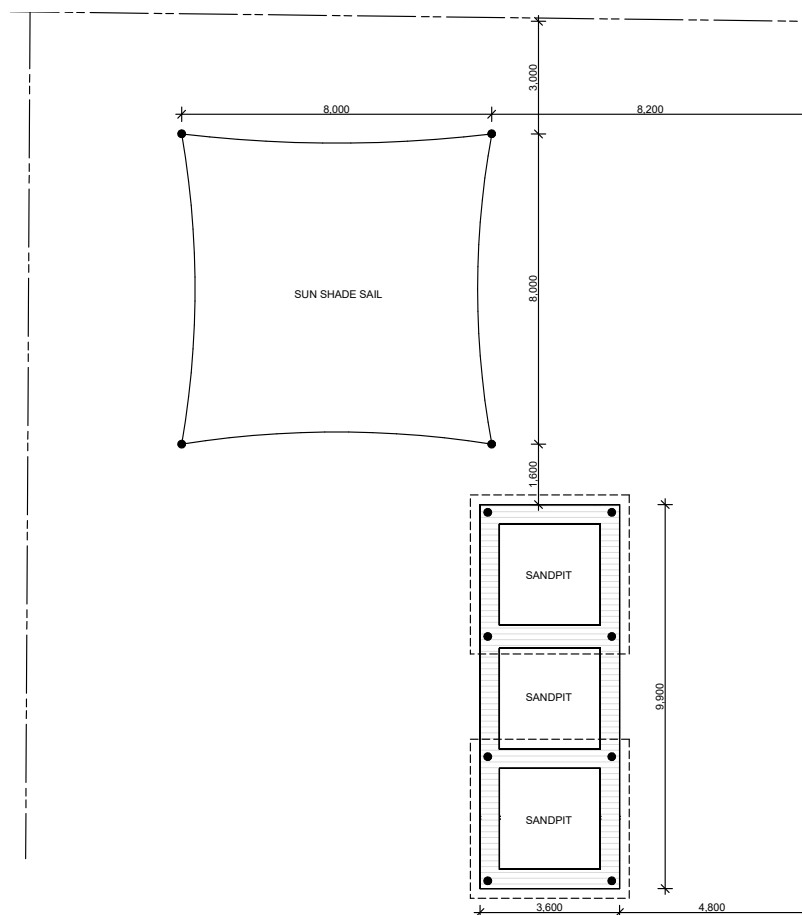


**Figure 11** PROPOSED HALL FLOOR PLAN  
source SORENSEN DESIGN & PLANNING





**Figure 12** RENDERS  
source SORENSEN DESIGN & PLANNING



**Figure 13** PROPOSED SANDPITS AND SUN SHADE AREA  
source SORENSEN DESIGN & PLANNING

## **7. ASSESSMENT OF IMPACT**

### **7.1 Identification of Impacts**

- a. Potential impacts arising from the proposed development include:
  - impact of proposed new work on the streetscape and Heritage Items in the vicinity
  - impact on views and the setting of the Dungog Residential Precinct Heritage Conservation Area
  - impact of proposed new work on the Heritage Item itself
- 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 policies and guidelines of the relevant planning instruments.

### **7.2 Assessment of Impacts**

- a. The site is located centrally within the R1 zone and along the eastern side of Dowling Street.
- b. The proposed adaptive reuse of the Church Hall as a Community Pre School offers a functional and compatible use to the existing space which maintains the overall presentation of the building with minimal alterations required to the exterior. The most significant change being the creation of covered outdoor space and the addition of a ramp and railings for equitable access.
- c. The proposed use offers an avenue of maintenance and longevity for the Heritage Item which is positive.
- d. There are no alterations or adaptive reuse proposals for the church building itself.

#### **Church Hall**

- e. The proposal is to retain the existing church hall building, completing alterations and additions to re-purpose the building into a community pre-school. Dungog Preschool are the present occupants of the building.
- f. The proposed reuse shall enable the internal plan layout of the hall to be retained, reusing a living/bedroom space within the rear addition as additional play room space.
- g. The proposed adaptive reuse is particularly compatible in this regard, requiring very little physical alteration to the hall building.
- h. The existing wet areas are to be refurbished and altered to provide for the needs of the community preschool use. These areas are wholly within later additions to the host building which are of no significance. Refurbishment of this space is of no impact to the Heritage Item. This minor intervention enables the adaptive re use of the building which should be considered positively.
- i. The proposed toilets and washing facilities have been carefully designed in order to retain the existing layout and fabric which is positive.

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- j. The existing front entrance roller door is to be removed and replaced with a new toughened glass door leading from the pedestrian footpath. The existing roller door is not part of the original fabric of the building and its replacement will be of little consequence. It is recommended that the proposed door is of a simple contemporary design that is sympathetic to the building's original fabric.
- k. The exterior of the church hall building itself shall remain as existing with no changes to existing building fabric.

**Site Works**

- l. The proposal includes the addition of a covered sail cloth area along the eastern side of the building, adjacent to the existing side addition. The proposed structure does not affect the fabric of the existing structure and is reversible which is positive. The proposed shade sails are significantly lower than the host building's roof, obscuring it from view and mitigating potential impacts on the Dowling Street streetscape.
- m. Views to and from the covered area from Chapman Street are obscured by the church building itself and the neighbouring properties, mitigating any potential impact to street views and vistas.
- n. External windows and doors within the existing building shall remain unaltered unless described on architectural documentation.
- o. The proposal includes the addition of a pedestrian ramp to the rear entry, on the eastern side of the hall. The inclusion of the ramp allows for equitable entry to the property, supporting the adaptive re-use of the property. The existing steps and footpath leading to the rear door are a later addition and of no significance to the original external fabric and should be supported. The position of the proposed ramped access is well considered, concealed from view and as such of little to no impact.
- p. The proposal includes the addition of new internal fencing with pedestrian gates, emergency access point and rear double access gates. This work is of a minor nature and of negligible impact to the Heritage Item whilst providing the necessary security required.
- q. The proposed fencing is to act as security fencing for the Dungog Pre School who are the current occupants of the building.
- r. The existing masonry boundary wall is to remain unchanged, with no proposed alterations. The proposed fencing is to be located behind the existing masonry wall allowing the existing wall to maintain visual dominance along the boundary of the Heritage Item and within the Conservation Area.
- s. The proposed fencing is to be approximately 1.8m high, black, metal palisade fencing, with spear point tips. The proposed fencing is to match the existing boundary fencing on the neighbouring Dungog Primary School, addressed to 9 Chapman Street, Dungog, and identified within the Dungog LEP, 2014 as Heritage Item I37 "School Buildings" of Local Significance addressed to 7-17 Chapman Street, Dungog.
- t. The proposed fencing is to match the existing fencing of the neighbouring school in shape, height and form, with a setback for the school which is subordinate to the existing Heritage item's boundary wall school fencing which is positive.

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- u. The proposal to add fencing that continues the existing fencing of the neighbouring school is positive as it allows simple visual movement and quick recognition of the current use of the Heritage Item as an educational facility, adding to the Heritage Items storey and continued use.
- v. The proposed gates along the western and southern boundary of the fence will be of the same colour, shape, size and form of the proposed fence, allowing for a simple street presentation which is positive.
- w. The proposed fencing and gates are of a simple design that will not obscure the Heritage Item from the street, ensuring that the Heritage Item a dominant element within the street and Conservation Area which is positive.
- x. The new work is completely reversible and will not detract from the significance of the Heritage Item.
- y. The proposal includes the provision of a new carparking area to the southern side of the church building. Carparking is of some impact within the curtilage of the Heritage Item impact but is necessary for the ongoing use of the site. The proposed parking has been kept to a reasonable scale, proportional to the size of existing development and the proposed use of the site, it does not diminish the significance of the Heritage Item or the Conservation Area.
- z. The design is careful to incorporate suitable landscaped area around the carparking area, with comfortably sized setbacks from site boundaries for the provision of shade and screening plants.
- aa. It is recommended that a landscape design be prepared to mitigate the impact of the proposed carpark.
- bb. The masonry boundary fencing to Chapman Street is subordinate to that of Dowling Street and so minor alteration to facilitate a suitable carparking area is reasonable. It is recommended that openings should be kept to a minimum or the existing vehicle entry utilised if possible.
- cc. It is recommended that a side setback to the east of the carpark is provided as a buffer to the adjacent heritage item for the provision of further landscaping. The existing timber fence should be retained.
- dd. No signage is proposed.
- ee. As previously described, there are a few Heritage Items within the vicinity including Christ Church opposite to the south, Kirrallee opposite to the west and the adjacent school on the northern and eastern sides of the site at 7-17 Chapman Street.
- ff. The Heritage Items in the vicinity of the subject building shall not be affected by the proposed development.
- gg. Proposed shade sail and carport structures are of little to no impact, are entirely detached from any significant building fabric and completely removable if required in the future.

### 7.3 Views and Settings



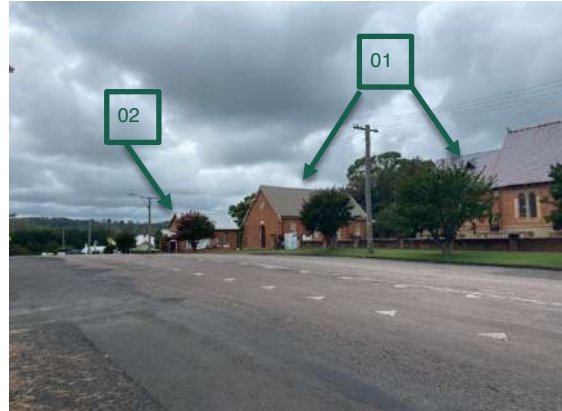
Looking toward the property from across Dowling Street in an easterly direction.



Looking toward the neighbouring Heritage Item located at 12 Chapman Street in a southern direction.



Looking along Chapman Street in a south easterly direction toward Heritage Item 12 Chapman Street (01), and property 8 Chapman Street (02).



Looking along Chapman Street in a south easterly direction toward Heritage Item 12 Chapman Street (01), and property 8 Chapman Street (02).



Looking toward 8 Chapman Street, Dungog.



Looking toward rear building of Heritage Item 12 Chapman Street in an easterly direction from Chapman Street.



## Statement of Heritage Impact

63 Dowling Street, Dungog

	
<p>Looking toward Heritage Item Dungog Public School addressed to 7-17 Chaman Street, Dungog in a north easterly direction from Chapman Street.</p>	<p>Looking toward the front boundary of Dungog Public School in a north westerly direction. The green arrow points toward subject property.</p>
	
<p>Looking from across the road of Chapman Street toward Dungog Public School in a northerly direction. The green arrow points toward the subject property located at 63 Dowling Street, Dungog.</p>	<p>Looking toward the property across Chapman Street in a northerly direction.</p>
	
<p>Looking toward the subject property from the intersection of Chapman and Dungog street in a north-easterly direction.</p>	<p>Looking toward Heritage Item 12 Chapman Street in an easterly direction from across Dowling Street.</p>

**Statement of Heritage Impact**  
63 Dowling Street, Dungog



Looking toward Heritage Item 51 Dowling Street in a south easterly direction from Dowling Street.



Looking along Dowling Street toward the subject property in a north-easterly direction.



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



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



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



Looking toward the northern boundary of the subject property in an easterly direction from Dowling Street.



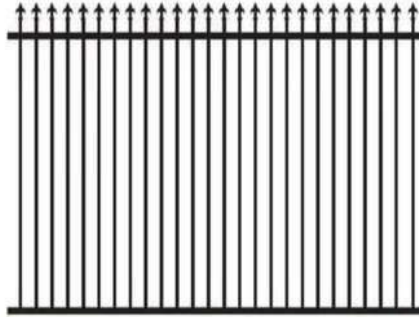
Statement of Heritage Impact  
63 Dowling Street, Dungog

	
Looking toward Dungog Public School entrance	Looking toward the subject property's existing boundary wall and entrance gate.
	
	Looking toward 80 Dowling Street, Dungog, "Royal Hotel".

- a. There are no significant views that will be affected by the proposed new development.

#### **7.4 Materials and Colours**

- a. Colour and materials shall match existing in all aspects.
- b. Shade sails may be coloured to suit the preschool function of the site due to their concealed position.
- c. The following powder coated aluminium fence, in keeping with those in the immediate vicinity, is proposed with general appearance as follows:



## 8. RECOMMENDATIONS AND CONCLUSIONS

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

- a. The new work proposed does not detract from the character of Dungog Residential Precinct or Heritage Items in the vicinity.
- b. The potential for impact is significantly limited due to the minor nature and reversibility of the proposed work.
- c. The following recommendations are made:
  - It is recommended that the proposed entry door is of a simple contemporary design that is sympathetic to the building original fabric. Details should be provided prior to approval.
  - It is recommended that a landscape design be prepared to mitigate the impact of the proposed carpark.
  - The masonry boundary fencing to Chapman Street is subordinate to that of Dowling Street and so minor alteration to facilitate a suitable carparking area is reasonable. It is recommended that openings should be kept to a minimum or the existing vehicle entry utilised if possible.
  - It is recommended that a side setback to the east of the carpark is provided as a buffer to the adjacent heritage item for the provision of further landscaping. The existing timber fence should be retained.
- d. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- e. 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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