



116 Dowling Street, Dungog

STATEMENT OF HERITAGE IMPACT

PROPOSED AWNING

CONTEMPORARY HERITAGE

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Statement of Heritage Impact
116 Dowling Street, Dungog

1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 116 Dowling Street, Dungog, addressed on the NSW Planning Portal as 114 Dowling Street, Dungog and 122 Dowling Street, Dungog Lot/Section/Plan no: 1/-/DP45841 & 2/-/DP10714.
- 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 116 Dowling Street, Dungog and within the Dungog Commercial Precinct of Local Significance, as part of the Dungog Local Environmental Plan 2014.
- d. This report was prepared by CONTEMPORARY HERITAGE.

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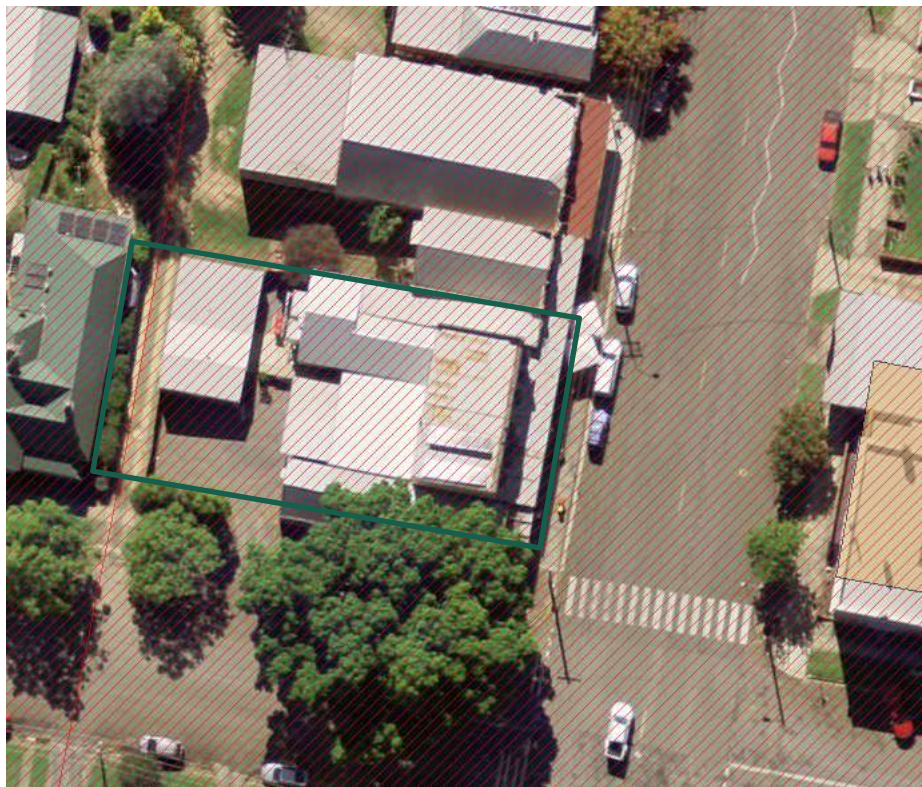


Figure 1 Site Location with Heritage Overlay
source NSW Planning Portal - Subject site shown outlined in yellow

2. HISTORICAL CONTEXT

2.1 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.

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Below is a historical parish map of Dungog dated 1914. The green arrow points toward the town of Dungog.

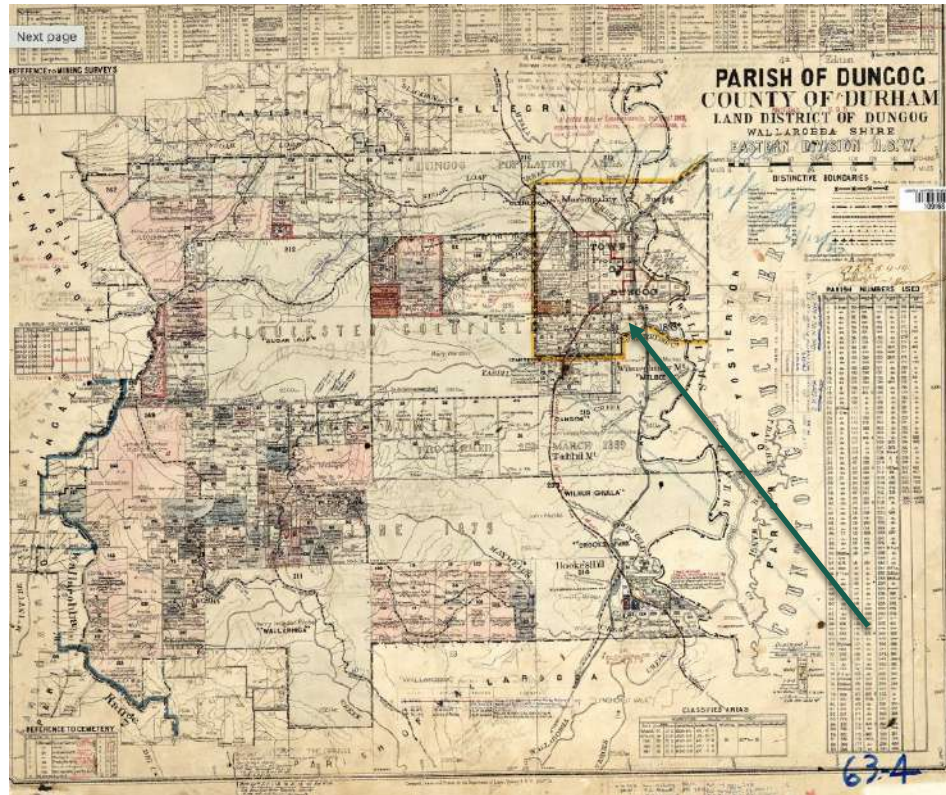
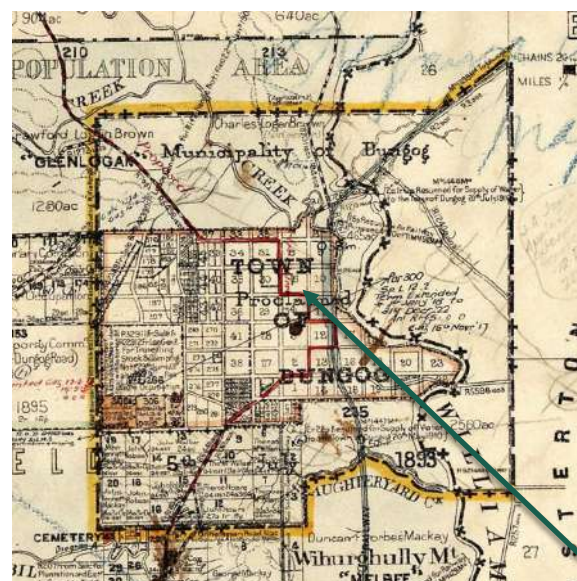


Figure 3 Parish of Dungog 1914
source: HLRV

The following image offers a closer perspective of the town taken from the map above. The green arrow points toward the location of the subject site.



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Below is a historical parish map of Dungog dated 1935. The green arrow points toward the town of Dungog.

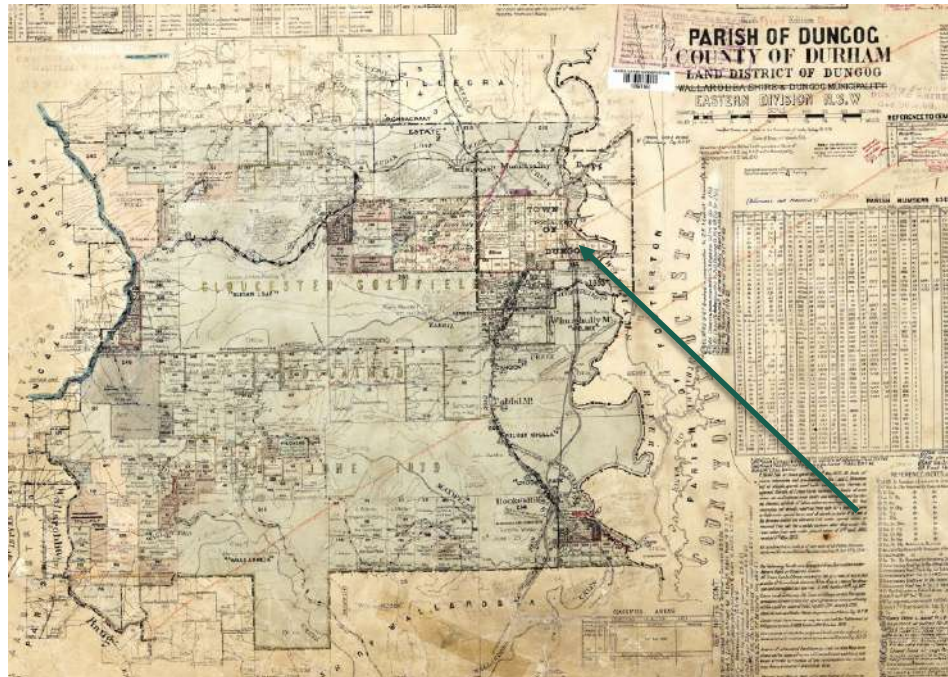
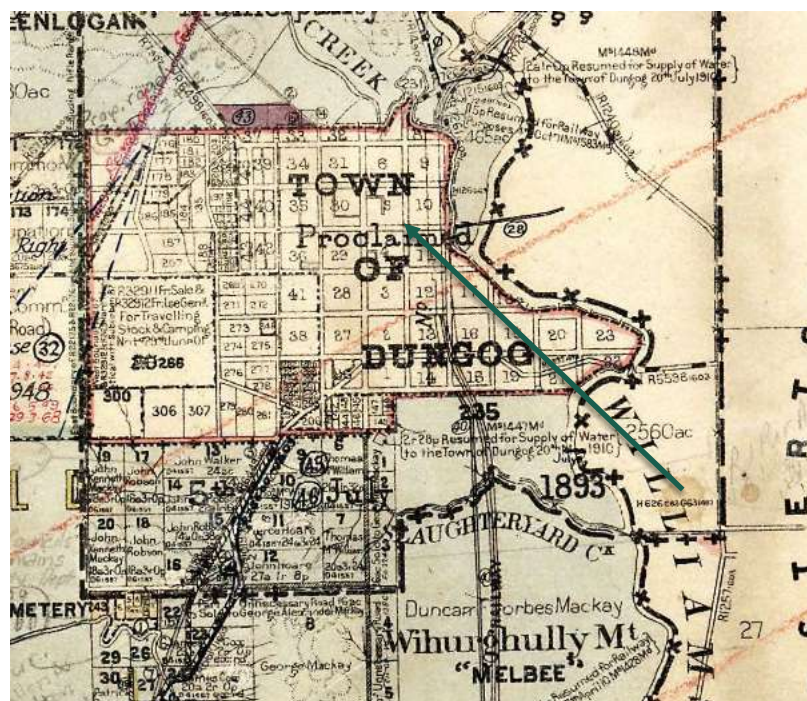


Figure 4 Parish of Dungog 1935
source: HLRV

The following image offers a closer perspective of the town taken from the map above. The green arrow points toward the location of the subject site.



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 20th 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.¹

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.

¹ williamsvalleyhistory.org

2.2 116 Dowling Street

Dowling Street is the main street in Dungog running north to south. Many businesses of the late 19th 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.

The following image shows a street view of Dowling Street, dated 1908. To the right of the image we can see part of the School of Arts building located at 105-107 Dowling Street, Dungog. To the left of the building we can see the location of the subject property. The green arrow points toward the subject property.

Directly opposite the subject property to the right of the image is the Former Westpac Bank of Local Significance.



Figure 5 Dowling St. Dungog. 18. G. Kelly. Photo [1908]
source: Living Histories

120 – 116 Dowling Street, Dungog

Initially the site of Peter and Thomas McWilliam's store and tobacco factory of the 1850s, it was occupied by W H Green from 1896 to 1922.

Part of the site was also used by boot makers, and from 1918 was occupied by what was known as Ross' old store. Around 1922, both stores were incorporated into an extension of McWilliam's original store, when Fry Bros established a furniture store and undertakers. This was taken over in 1969 by John and Elaine Hawley.²

² Michael Williams, Ah, Dungog



Figure 6 Peter McWilliam's Store – From the 1850's to 1866
source: Michael Williams – Ah, Dungog



Figure 7 Boot Making was a very local enterprise at one time
source: Michael Williams – Ah, Dungog

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Though the Inventory Sheet appended to this report indicates that the building shown in Figure 7 was wholly demolished or at least that the second storey was demolished, upon investigation it appears to not have been demolished but rather incorporated into the larger building shown in Figure 8. Whilst the front and southern walls are rendered, the later northern wall is painted brickwork in a running bond course. To the rear, the earlier, southern portion of the building is painted brickwork in a common bond, but the later northern section is toothed in and continues in a running bond. The use and transition of brick bonding patterns suggests that the original two storey volume of the building remains and now forms the southern half of the larger building. This is supported by the window pattern at the street elevation at first floor level which includes earlier doorways to the centre of each bay, now functioning as windows.

At the time of these alterations the chimneys were removed and the roof replaced with a simple skillion roof with parapet walls to south, east and northern elevations as depicted in Figure 7.

It appears that the original simple verandah was demolished and replaced with the larger tiered verandah shown in Figure 7, featuring a wide covering over the pedestrian footpath at the lower level with a smaller verandah element at first floor level. Though differing in style, this is not dissimilar to the verandah arrangement at the J. A. Rose building at 146 Dowling Street.

Not yet constructed within image in Figure 7 is 'The Long Room' Café, previously "Café Dungog", about which Michael Williams notes the following within his survey, "Ah, Dungog":

Squeezed in between two larger buildings is the narrow frontage of what was the Crystal Milk Bar, later the Little Busy Bee and now the Cafe Dungog. Adjoining this small cafe is the site of Peter and Thomas McWilliam's store and tobacco factory of in the 1850s, occupied by W H Green from 1896 to 1922; it was then Fry Bros furniture store and undertakers, and is now J G & E D Hawley's Funeral Directors.³



Figure 8 Former Thomas and Peter McWilliams Tobacco Factory c.2013
source: State Heritage Inventory Sheet

³ Michael Williams, Ah, Dungog

2.3 115 Dowling Street

Former Westpac Bank of Local Significance, within the Dungog Commercial Precinct. Item number I47.

A two storey building originally a general store run by Peter Egan, who later became bankrupt in 1859. In 1874 the building was rented to Commercial bank of Sydney until 1884, when the bank built their own premises further along Dowling Street. The building was sold to the Bank of NSW in 1898 for 1,250 pounds. The property underwent extensive renovations in 1913.



Figure 9 115 Dowling Street [n.d]
source: Michael Williams

Still a prominent building



Figure 10 115 Dowling Street [n.d]
source: Michael Williams

Description

Attractive two-storey, commercial building. Simply portioned form with windows in recessed wall segments. Exposed brick with use made of different bands and colours. Dominant feature is heavy moulded hood over front door, supported on consoles. Door also has moulded architraves (side door is smaller version). Long, slightly pitched parapet above heavily moulded cornices is also a dominant decorative element.

History

NSW Bank first opened on this site in 1884. At first the bank leased a two storey building from Mrs. Elizabeth Dark. Dealt in gold Wangat diggings. Purchased building in 1899. Replaced by present building in 1936.⁴

⁴ SHI, (2024). 115 Dowling Street, Dungog.

2.4 105-107 Dowling Street

School of Arts Building of Local Significance, within the Dungog Commercial Precinct. Item number I46.



Figure 11 G. Kelly. Photo. 53. SCHOOL OF ARTS. DUNOG. [undated]
source: Living Histories

History

Now used as the Dungog Museum by the Dungog Historical Society⁵

The following image is a historic photograph dated 1911. Taken within Dowling Street, the photograph shows a band playing in the street. In the rear of the image we can see the Heritage Listed "School of Arts Building", which is of local significance.



Figure 12 160. Bands. Dowling St. Dungog. G. Kelly. Photo [1911]
source: Living Histories

⁵ SHI, (2024). 105-107 Dowling Street, Dungog.

2.5 137 Dowling Street

Heritage Listed Item known as Shop & Residence, of Local Significance, within the Dungog Commercial Precinct. Item number I48. Built in 1909 for local solicitor H E Eliot, by builder Amos Moore.⁶

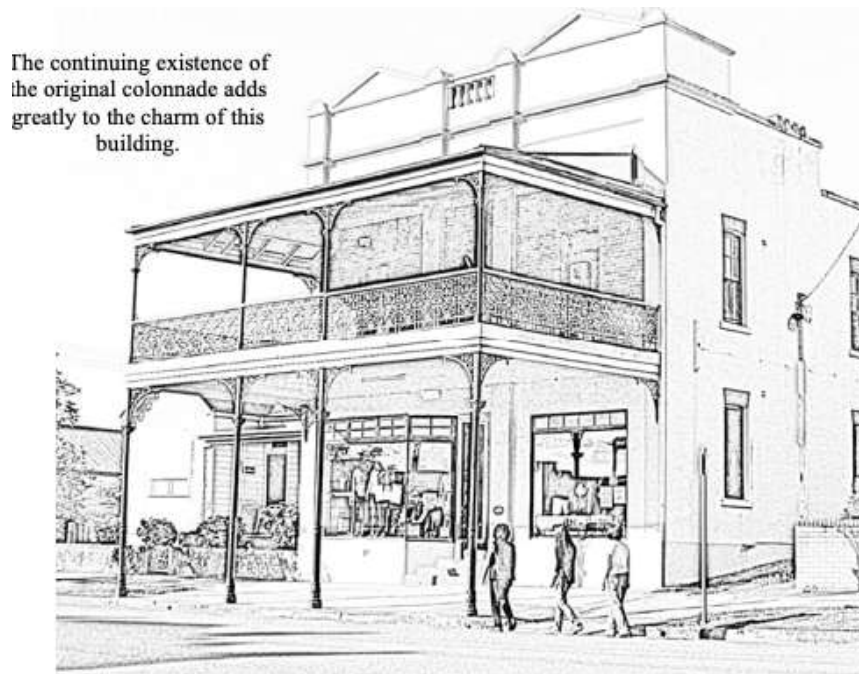


Figure 13 137 Dowling Street.
source: Williams (2001).

Physical Description

Large two-storey commercial building in late Victorian style. Brick with rendered pilasters and parapet sections. High parapet also has moulded cornices. Large balcony balustrade. Skillion corrugated iron roof with unusual ends. The most dominant on this side of the main street.

⁶ Williams' M. (2001). Ah Dungog.

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:

Dungog Commercial 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	Dungog Museum (formerly, School of Arts building)	105–107 Dowling Street	Lots 1 and 2, DP 1058729	Local	I46
Dungog	Former Westpac bank	115 Dowling Street (corner Mackay Street)	Lot D, DP 412057	Local	I47
Dungog	Shop and residence	137 Dowling Street	Lot 137, DP 1114055	Local	I48
Dungog	J A Rose Building	146–150 Dowling Street	Lot A, DP 66528	Local	I49

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, 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

4.1 Dungog Commercial Precinct Heritage Conservation Area

Statement of significance

This area is significant for the Lower Hunter region for a built character which has remained largely intact since the Second World War and which reflects the long history of development in Dungog as an important country town within the lower Hunter region. This character is derived particularly from the continuity of facades which are mainly single storeyed with high parapets along Dowling Street, and building styles which are mainly from the first four decades of this century. A lack of pressures for new development (including renovations) has enable the survival of many interwar buildings with original details such as lead-glass shop fronts and post supported verandahs in the northern section.

Generalised description

The built character of Dungog's commercial precinct is one of low density and modest scale. While the precinct has a sense of enclosure it is also one from which there are many views of the surrounding countryside. Because of its elevated nature the rear elevations of buildings can readily be seen from a number of viewing points. The precinct has no real focal point other than the Dowling Street/Hooke Street intersection with its Obelisk but it contains a number of landmark buildings and many more modest buildings that make important contributions to the character of the precinct.

The area is notable for its apparent continuity of facades. Most of the buildings are commercial ones built to the street frontage but there are some residential buildings which are set back slightly. Separations are narrow, often being narrow laneways from Dowling Street to the rear of buildings. Commercial buildings have restricted and functional rear yards while residential buildings have lightly improved large yards, often backing onto open rough-grassed areas. Commercial buildings are mainly single storeyed shop buildings with high parapets giving the street frontage a 'long and low' appearance that is accentuated by many shop buildings having two or more shop fronts (the shops in these buildings are generally narrow and deep). There are two storeyed commercial buildings, several with attached residences and several imposing two-storeyed house buildings.

Although there are earlier and post World War II buildings in the area most buildings date from the early twentieth century or between the wars. Some older buildings were significantly altered in the interwar period. There are fine examples of late Victorian through to 1930s residential and commercial buildings and the well-preserved rows of single storeyed shop buildings are especially notable in this regard. Reflecting their era, roofs are medium to high pitched, typically of unpainted (often rusting) galvanised iron, though tiles are common in interwar buildings. Walls are extensively of brick or rendered masonry often painted on the street frontage. Many interwar shop fronts appear to be original and there are examples of early advertising signage on walls. Some early brick paving also remains in footpaths. The maintenance of many building facades, especially to their rear, has been sadly neglected. The unusually wide post-supported low-pitched skillion awnings on older shop facades and back supported awnings on interwar facades are special features of this precinct. The street lighting and illuminated signage both under shop awnings and above these awnings is somewhat

intrusive but most signage is painted and sympathetic to the early to mid twentieth century character of the area.

4.2 116-120 Dowling Street – Thomas and Peter McWilliams Tobacco Factory

Statement of Significance

The study site contains the potential for archaeological remains pertaining to a mid 19th century tobacco factory used in association with general stores owned by Thomas and Peter McWilliam. In saying this, the site holds the potential to contain archaeological remains of one of the earliest tobacco factories in Dungog, which can be considered to be of potential local archaeological significance.

The tobacco factory is representative of the importance of small scale local industry to the overall economic success of the Dungog region during the 19th century. The processing and manufacturing of tobacco on site allowed the McWilliam brothers to sell their own tobacco products in store, while also holding the opportunity of exporting their goods to other city regions such as Newcastle and Sydney.

The wavering growth and quality of tobacco crops in the Dungog region by the start of the 20th century could have led to the demise of the factory on Dowling Street, which is not found among documentary records by the 20th century.

5. PHYSICAL DESCRIPTION

5.1 Context

- a. The subject site is located at 116 Dowling Street, Dungog, has vehicle access from MacKay Street and pedestrian access from both Dowling and Mackay Streets.
- b. The subject site includes an existing two storey masonry building with sheet metal roofing. The building and site have undergone a number of alterations and additions since construction as described within the history within this report and the appended State Heritage Inventory Sheet.
- c. The site is located within the E1 Local Centre Zone and adjacent the R1 General Residential Zone at the south-western corner. The buildings to either side and rear are within the E1 Local Centre Zone.
- d. There are a number of Heritage Items within the vicinity surrounding the building as previously described.

5.2 Summary Condition and Fabric

Exterior



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6. THE PROPOSAL

6.1 Introduction

- a. The proposal is for the replacement of the existing street front awing which is in a poor condition and has been assessed as no longer structurally sound by the projects consulting structural engineer.
- b. The proposal includes the addition of new columns along Dowling Street in order to provide a structure that is more suitable for its size and for the age of the building that will support it.
- c. In consultation with the structural engineer, the proposal has considered a 'do nothing' approach as well as options that make good the existing presentation and an option to include timber posts.
- d. The proposal includes the removal of the existing tie-rods.

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:

Percy Damian Lopez

Page No	Description	Revision	Date
DA-001	PRECEDENTS & SURROUNDINGS	C	27/08/24
DA-002	PROPOSAL		

GCA Engineering Solutions

-	STRUCTURAL CONDITION ASSESSMENT		28/08/23
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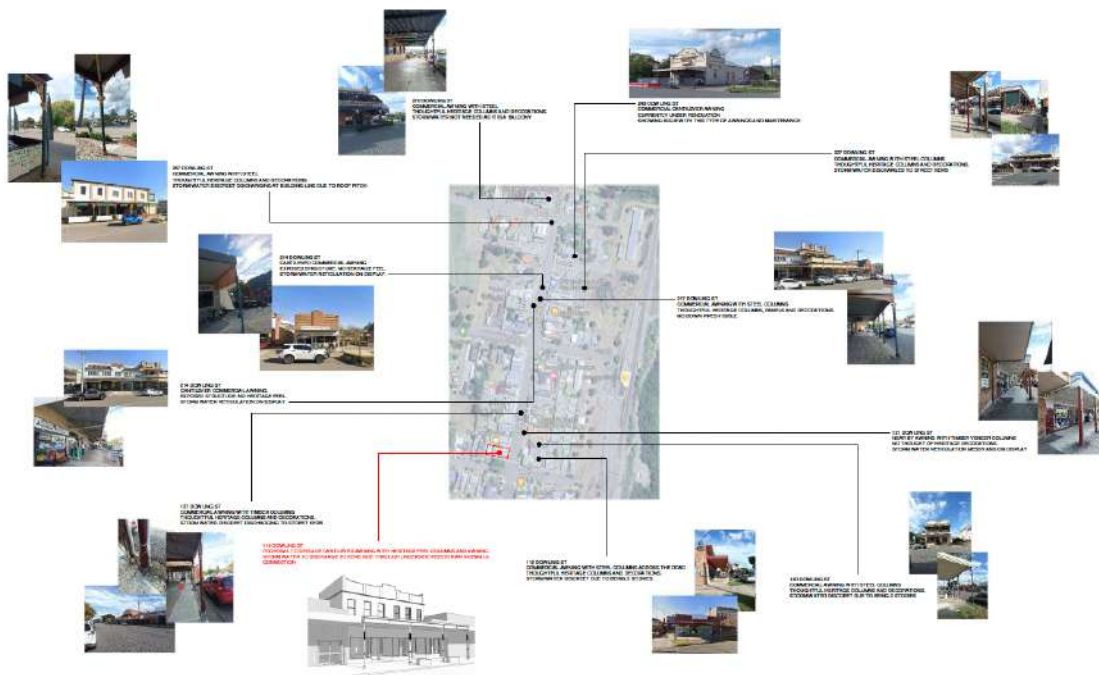


Figure 14 Precedents and Surrounds
source Percy Damian Lopez



Figure 15 Proposal
source Percy Damian Lopez

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 Commercial 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

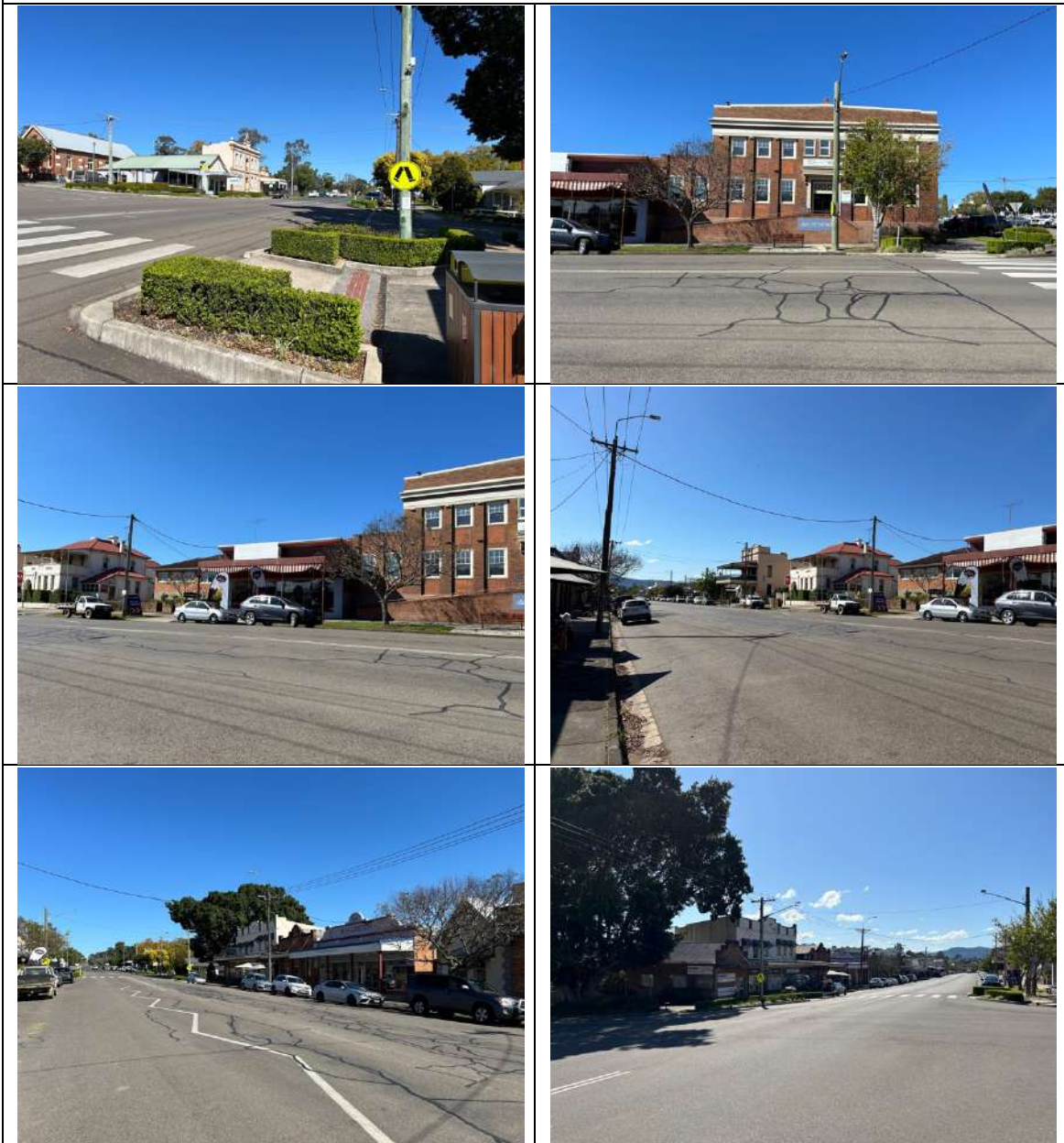
- a. The proposal is relatively modest in nature, replacing a non-original existing awning that has reached the end of its serviceable lifespan.
- b. Consideration was given to the repair of the existing awning however to do so safely would require replacement of the majority of the existing structure as well as the existing tie-rods with suitable steel sections. These new tie-rods would also require new embedment anchors through the existing masonry parapet and would need to be supported by new tie rods and anchor plates to the rear of the building.
- c. Replacement of the entirety of a building element is not good conservation practice, particularly when that replacement fabric will require further intervention to more significant aspects of the host structure. As a result, the inclusion of support posts was considered.
- d. In this instance, reconstructing the awning in part or in its entirety, as may be required, and supported in a manner that mitigates impact on the host structure is a suitable response. Whilst the building is not itself a Heritage Item, it is nevertheless significant and contributes positively to the Heritage Conservation Area and as such should be retained with minimal impact.
- e. The proposed new awning should be altered to include new timber posts, rather than decorative iron posts, that respond to the known former state of the building as described in Figure 7. The proposal shall utilise 4 evenly spaced posts in order to increase the available space for movement at street level however 6 posts would also be acceptable subject to final structural engineers design and specification at Construction Certificate stage.
- f. It is recommended that $\approx 125\text{mm}$ square hardwood timber posts are used here, with final dimensions to be determined by the projects structural engineer.
- g. The proposed awning can incorporate any existing fabric that is able to be retained however as the existing awning fabric is not of significance its entire replacement is acceptable if necessary. The tie-rod's and anchors into the front elevation of the building may be removed entirely and the masonry repaired and made good to match existing in all aspects.
- h. The redundant flag pole may be removed and the area made good if preferred.

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- i. The proposed awning is of a relatively simple presentation, appropriately responding to its earlier rectilinear form with framed fascia sections.
- j. There is no need to extend posts through the roof or reconstruct the original verandah to match in all aspects. As a new element, sympathetic of earlier forms, the proposal will appropriately interpret the story of the building over time, and the changes made at various points across its lifespan. The proposal simple presentation is considered appropriate, legibly new but with reference to the earlier forms.
- k. The proposal steers away from the use of a box gutter due to the proximity of larger trees in the vicinity and the ongoing maintenance requirements of a box gutter which is reasonable. It is suggested that a simple quad gutter with external brackets to match existing is used with no slots, a 10mm spacer between the gutter and fascia may be used if overflow is of concern. Downpipes should be round and affixed to the exterior of the new posts to discharge to the street gutter as necessary.
- l. Existing street planters have existing arrangements to be removed.
- m. Paving, kerb and guttering are all modern concrete of no significance. There is no negative impact to surrounding or significant urban fabric as a result of the proposal.
- n. The height of the proposal should match existing or could be adjusted down nominally to match the awnings height of the adjacent building to the north.

7.3 Views and Settings



- a. There are no significant views that will be affected by the proposed new development.
- b. The setting and presentation of the Dungog Commercial Precinct Heritage Conservation Area shall be maintained and improved by the proposal.

7.4 Materials and Colours

- a. Colour and materials shall match existing in all aspects.
- b. Timber posts could be natural timber or painted off white or green to match the scheme.
- c. The base colour of the fascia should match the wall colour of the building but could incorporate signage as necessary.
- d. Any proposed signage that differs from the existing should be included within the Development Application.
- e. The ceiling of the proposed awning should be a white or off white colour.
- f. The roof sheeting should be galvanised steel or Colorbond Shale Grey. Gutters and downpipes could be Galvanised Steel or Colorbond Shale Grey to match the proposed roof sheeting but could also be a Brunswick Green colour or similar if preferred to match the existing scheme.

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 Commercial Precinct or Heritage Items in the vicinity.
- b. The potential for impact is significantly limited due to the minor nature of the proposal.
- c. The recommendations made during the design development stages of the project have been adopted, there are no further recommendations.
- 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
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Jadine Penhall

9. REFERENCING AND BIBLIOGRAPHY

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Item name: Thomas and Peter McWilliams Tobacco Factory**Location:** 116-120 Dowling Street Dungog 2420

Dungog

Address: 116-120 Dowling Street**Planning:** Hunter & Central Coast**Suburb/nearest town:** Dungog 2420**Local govt area:** Dungog**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Complex / Group**Group:****Category:****Owner:****Admin codes:****Code 2:****Code 3:****Current use:** Funeral Director's store and craft shop**Former uses:** General store and tobacco factory**Assessed significance:** Local**Endorsed significance:**

Statement of significance: The study site contains the potential for archaeological remains pertaining to a mid 19th century tobacco factory used in association with general stores owned by Thomas and Peter McWilliam. In saying this, the site holds the potential to contain archaeological remains of one of the earliest tobacco factories in Dungog, which can be considered to be of potential local archaeological significance.

The tobacco factory is representative of the importance of small scale local industry to the overall economic success of the Dungog region during the 19th century. The processing and manufacturing of tobacco on site allowed the McWilliam brothers to sell their own tobacco products in store, while also holding the opportunity of exporting their goods to other city regions such as Newcastle and Sydney.

The wavering growth and quality of tobacco crops in the Dungog region by the start of the 20th century could have led to the demise of the factory on Dowling Street, which is not found among documentary records by the 20th century.

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Historical notes of provenance: The tobacco industry can be considered to be one of the first profitable agricultural crops to have existed in the greater Dungog region, some crops having existed as early as 1828.¹ Along with wheat growing and sheep rearing, by the mid 19th century, the tobacco industry had evolved into one of the main profitable ventures for the local residents of Dungog. As time progressed, the tobacco industry extended to included manufacturing sheds on rural properties and some larger scale factories which meant that growth, cultivation and curing could all be completed locally thus retaining the majority of the economic benefits within the Dungog region. However the overall success of the industry remained largely with the environmental conditions of the landscape, a factor which vastly resulted in the demise of tobacco growing and production by the early 20th century.

Peter and Thomas McWilliam were brothers from Scotland who appeared to have migrated to Australia on two occasions from England; the first with Peter's wife Nancy Fowler to Queensland in 1849, and then again with Peter's brother Thomas to New South Wales in 1852.² Originally listed as residing in Balmain in 1853, by the mid 1850s both Peter and Thomas had opened a general store in Dowling Street in Dungog. Peter and Thomas likely purchased the property from George Ride Darly, who was granted number 1 in section 5 of the original subdivision of Dungog in February 1841.³ It is not known whether the two storey brick dwelling which the general store was situated in was already standing prior to the McWilliam brothers' ownership, however no evidence has been found to suggest that they constructed it themselves.

Early advertisements indicate that a small tobacco manufactory existed in around 1863, whereby Peter was looking to hire tobacco twistors for his new factory.⁴ The business appears to have been well known throughout Dungog long after its establishment. One recount from a local resident notes the following:

"Dungog boasted a tobacco factory nearly 80 years ago, continued the veteran. It was run by the storekeeper, Peter McWilliam, and was situated about opposite the present post office. Mr Wilson was one of a number of young boys employed as 'strippers to prepare the leaf for the 'twisters'".⁵

Documentary records infer that the tobacco factory was located on the same property as the general store, likely located at the rear of the property. A description of the factory within the obituary for Peter McWilliam in 1870 notes that "The deceased (Peter) carried on the manufacture of tobacco, and erected extensive buildings near to his store at Dungog for that purpose".⁶ A basement or cellar is presently located underneath at last one half of the current study site at 116-120 Dowling Street (the shopfront containing a funeral director's premises). Photographs from part of the cellar show a small brick furnace or kiln embedded into the sandstone and brick walls (IMAGE D011.2 and IMAGE D011.3). It can be suggested that this area may have been used as part of the fire curing process of tobacco which made tobacco for pipes. An early 20th century photograph shows a one storey brick building at the rear of the two storey dwelling which may have also served as part of the tobacco factory area, however the dwelling's construction date is unknown and no visual evidence of the site could be found pertaining to the period of ownership and occupation by the McWilliam brothers.

By 1867, the McWilliam brothers' general store was advertised for sale. The property was described as follows: "An allotment of land, containing half an acre, in the township of Dungog, being number 1 of Section 5, bounded on the east by 5 chain of the west side of Dowling Street, bearing north; on the north by a line dividing it from allotment number 10, bearing west 1 chain; on the west by a line dividing it from allotment number 2 bearing south 5 chains to Mackay Street, and upon the south by 1 chain of the north side of that street bearing east to Dowling Street. On this allotment is a cottage, store and tobacco manufactory, leased for 15 years at £100 per year."⁷

Peter McWilliam and his family never occupied the cottage described on the study site, rather residing in a prominent gothic architectural style two storey residences located further along Dowling Street. It is not known where Thomas McWilliam lived, however early parish maps showed he held extensive amounts of land just outside the main centre of Dungog. Peter died in 1870, having been involved in a buggy accident, leaving his second wife Lucy Ann Scrutten and seven children, three of which were from his first marriage to Nancy Fowler (died 1861).⁸ Thomas McWilliam died in 1883, having lived at his residence 'Calton Hill' with his wife Louisa Harris Lockyear and his son Thomas Morris McWilliam.⁹

By 1896, Mr Green was listed as the owner of the property and continued to run a general store from the

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property. It is not known whether he continued to run the tobacco factory, as the 15 year lease originally established by Peter McWilliam at the time of the sale in 1867 would have expired by then. At the same time, the demise of the tobacco growing industry in the greater Dungog region, primarily due to changing environmental conditions may have also led to the closure of the factory. Following the vacancy by the Green family, it appears that two or three independent commercial shops were established within the prominent two storey building.

1.Carste Studio Pty Ltd (2012), p. 44.

2Peter McWilliam", Ancestry (accessed 17th April 2013), <http://trees.ancestry.com.au/tree/5869559/person/-1381881844>

3The Sydney Morning Herald (15th June 1867).

4Maitland Mercury and Hunter River General Advertiser (24th December 1863), p. 12.

5 Dungog Chronicle (19th May 1939), p. 4.

6Australian Town and Country Journal (23rd July 1870).

7Empire (14th June 1867), p. 7.

8Peter McWilliam", Ancestry (accessed 17th April 2013), <http://trees.ancestry.com.au/tree/5869559/person/-1381881844>

9Thomas McWilliam", Ancestry (accessed 17th April 2013), <http://trees.ancestry.com.au/tree/5869559/person/-1381881646>

10Empire (14th June 1867), p. 7.

Themes: National theme

3. Economy

3. Economy

4. Settlement

State theme

Industry

Commerce

Accommodation

Local theme

Designer:

Builder:

Year started:

Year completed:

Circa: No

Physical description: No documentary or visual evidence could be found to describe the tobacco factory, its construction date or the materials used for the dwelling. No maps or plans were found to indicate how extensive the original structure was during the McWilliam brothers' ownership of the property.

Current satellite imagery and a site inspection of the front of the property facing Dowling Street infers that some extensions and modifications have been made to the study site, especially to the establishments of multiple buildings at the rear of the property, where the tobacco factory is believed to have been. When comparison is made from an image believed to be dated to the early 20th century (possibly 1904- IMAGE D011.1) the original cottage adjacent to the original two storey building has been replaced with a later 20th century brick building. The second storey of the original general store building has been replaced; both chimneys have been removed and the roofline and wall angles are vastly different. The exterior appears to wholly suggest that the original building or at least the second storey was demolished and rebuilt after the start of the 20th century. The rear buildings may have been added at the same time or late during the 20th century (rear area could not be accessed during site inspection).

Part of a cellar or basement exists underneath part of the property and based on images showing partly sandstone walls (IMAGE D011.2 and IMAGE D001.3), the basement likely pertains to the original building.

Physical condition level:

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Physical condition: Based on documentary evidence and visual imagery, it appears that the original two storey dwelling containing the McWilliam brothers' general store is no longer standing. The sole original element appears to be a basement or cellar which may have been used for part of the tobacco manufacturing process, however this is not exactly known. The rear of the property which was believed to have contained the tobacco factory building now contains a veradah or carport and some sheds. Based on this preliminary knowledge, it can be suggested that there remains a moderate to high potential for archaeological remains pertaining to the presence of a mid 19th century tobacco factory known to have been in operation on the study site for at least 30 years. Archaeological evidence may be found in the form of wall footings, occupation deposits pertaining to the industrial use of the site as a tobacco factory, and rubbish pits associated with discard and waste from industrial processes. The basement or cellar, if proven to have been used for tobacco manufacturing, also holds potential for archaeological deposits.

Archaeological potential level: Moderate

Archaeological potential Detail:

Modification dates: Original mid 19th century building appears to have been removed sometime during the start of the 20th century and replaced by a two storey brick building during the 1920s. Some sheds and verandahs appear to have been built during the 20th century.

Recommended management: Prior to the approval of any development of the study location an archaeological assessment and, if appropriate, relevant endorsements from the Heritage Branch should be sought where archaeological remains may be affected. Assessment of the site should be made prior to impact or disturbance being made to the current ground level surface. Further documentary research will be needed to determine whether the basement or cellar was utilised for tobacco manufacturing.

Management: Management category

Management name

Further comments: Original buildings constructed approximately during the mid 19th century. Current dwellings appear to be approximately c1910s

Criteria a): Thomas and Peter McWilliams' tobacco factory and general store can be considered to be of local historical significance to the community of Dungog. The McWilliams' tobacco factory can be considered to be one of the earliest factories manufacturing tobacco in Dungog, having well and truly been operating by 1863. This smaller factory also offered employment to some of the local residents of Dungog, which deemed the site economically significant to the area in both employment and the sale and export of goods. The factory may have continued to operate during the 20th century, however no documentary evidence has been found.

Criteria b): This site may hold some element of local significance to the members and descendants of the McWilliam family or the descendants of past employees.

Criteria c): Archaeological: The study site is not considered significant according to this criterion.

Criteria d): [Social/Cultural significance]

Criteria e): [Research significance]

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Criteria f): It can be suggested that the presence of a tobacco factory on the study site is not considered rare or uncommon to this area. Many small scale tobacco factories were operating around the Dungog area during the second half of the 19th century, as tobacco crops were one of the most successfully grown and harvested crops at this point in time, therefore many small factories were established to meet the needs of the growing industry. On the other hand, if the McWilliam's tobacco factory, known to have existed on the site, was deemed the first or one of the earliest factories of this type in Dungog then the item could only be determined with further documentary research and archaeological assessment or excavation.

[Rarity]

Criteria g):

[Representative]

Intactness/Integrity: The extent and integrity of any archaeological remains is unknown. Extent and potential integrity of any archaeological remains will largely depend on whether modern buildings were constructed over the previous footprint of the building and the depth of removal of the original tobacco factory.

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	Empire	15th June 1867	1867
	Dungog Chronicle		1963

Studies:	Author	Title	Number	Year
	Carste Studio	Dungog Heritage Study Review		2013

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
		2/3		CP/SP	1074

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title
Heritage study

Number

ListingDate

Data entry: Data first entered: 24/04/2013

Data updated: 19/11/2013

Status: Partial

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Image:



Caption: Thomas and Peter McWilliams Tobacco Factory- front of site

Copy right:

Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/345f20e73b92f3b487888dde73501967eee.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAP/P/Thumb_test345f20e73b92f3b487888dde73501967eee.jpg

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Image:



Caption: Thomas and Peter McWilliams Tobacco Factory - back of site

Copy right:

Image by: AMAC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3452f0026087e2f43f8b3e9c6ba1b37d0cb.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test3452f0026087e2f43f8b3e9c6ba1b37d0cb.jpg

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Dungog



From: Shayne Morrissey <shayne@gca.net.au>
Sent: Monday, 28 August 2023 3:35 PM
To: Hawley Funerals <info@jandehawleyfunerals.com.au>
Cc: Paul Carter <paul@cantsbuilding.com.au>
Subject: 116 Dowling St Dungog - Hawleys Funerals Street Awning

Hi Lea,

I apologize for the time taken to get back to you regarding the condition of the street awning there at Dungog, work has been busy! As discussed earlier on the phone the awning isn't hiding its age well and although it is doing the job now, its design life is coming to an end.

The Australian loading standard AS1170.1 – 2002 requires any awning over a street to be designed for a 1kPa imposed load and 1.5kPa if there are windows that can access it from a first floor, which is the current situation at your property. We modelled the awning using structural software and the existing trusses may satisfy the proposed loading (subject to further assessment on site) but the remaining members will need replacing and repair. The condition assessment I carried out with Paul from Cants noted some areas of concern, some of these are as follows:

- Tie rod connections to the awning trusses were rust affected.
- The areas of truss at the tie rod connections showed rust damage also.
- Some timber ceiling members had little bearing on the ledger plates.
- Some truss anchor nuts were loose.
- The awning roof sheeting requires replacement.
- The brickwork at the top of the parapet has gaps in the mortar which can allow moisture between brick units, this can potentially cause rusting to the tie-rod anchors embedded into the brickwork. The exposed ends of the embedded anchors are rust damaged.
- Both parapet corners have been pulled towards the awning resulting in sawtooth cracking in the brick.
- The tie rods stretching to the back and sides of the building are heavily rust affected.
- The side brickwork where the tie-rods are anchored is damaged due to the tension loading placed on it.
- The awning roof gutter does not have adequate grade to the one downpipe in place.
- The steel fascia around the awning perimeter is rust damaged in areas.

It is noted that the roof sheeting on the main building roof is displaying quite a lot of surface rust and it quite brittle. The old style mushroom screws in place suggest that this sheeting has been in place for a long time, if not the life of the building. Based on the current condition of the awning and building structure we have provided the following alternative options for consideration:

Option 1 – Do Nothing

As provided by council, Section 42 of the NSW Roads Act 1993 requires that *“the person(s) who have the right to control, use or benefit from the structure, must maintain the structure in a satisfactory state of repair.”* As council are the roads authority and the footpath is within the road reserve, they *“require you, as the building owner to provide evidence that the awning structure associated with your property is in a sound condition from both a structural and safety perspective.”* The current condition of the awning structure is no longer structurally sound to safely satisfy the current loading standard requirements and so the *Do Nothing* option isn't available to consider.

Option 2 - Upgrade the structure to meet current standards

The damaged structural members as noted above would need to be replaced with new members that satisfy the new Australian loading standard. This would include but may not be limited to the following:

- Remove and replace the awning roof sheeting.
- Remove the existing timber purlins and ceiling battens and replace with suitable lightweight steel members that are to be designed and detailed.
- Further assess the condition of the existing steel trusses for reuse and repair rust damaged sections where required.
- If upon further inspection it is decided that the existing trusses are no longer suitable for the proposed loadings, new trusses will need to be designed, fabricated and placed. (This will be subject to an engineers' inspection when the roof sheeting and ceiling lining has been removed.)
- Replace the tie-rods with suitable steel sections.
- Provide new embedded anchors through the existing masonry parapet.
- Provide new tie rods and anchor plates to the rear of the building.
- Repair the damage to the existing masonry parapet.
- Resheet the main roof if necessary.

Option 3 – Approach Council to use timber posts to support the awning

Council could be approached with regards to placing structural support posts at the awning extremity beneath each truss member or at centres that council may accept. As previously discussed, this has been done in the past in Dungog and would remove the issues with using the masonry parapet and tie-rod system that are currently in place. The awning is set back from the kerb line and there are no other services located beneath it and so this could be something that council could consider. If this did prove successful, the following work would still need to be done:

- Remove and replace the awning roof sheeting.
- Remove the existing timber purlins and ceiling battens and replace with suitable lightweight steel members.
- Further assess the condition of the existing steel trusses for reuse and repair rust damaged sections where possible.
- If upon further inspection it is decided that the existing trusses are no longer suitable for the proposed loadings, new trusses will need to be designed, fabricated and placed. (This will be subject to an engineers' inspection when the roof sheeting and ceiling lining has been removed.)
- Assess the existing truss connections to the masonry and upgrade if necessary (subject to further assessment on site.)
- Design the new posts, roof support beams and concrete support footings.
- Repair the damaged parapet brickwork.

The existing tie rods may or may not need to remain in place at the Councils discretion.

This information can be used by Paul to provide an estimate on building costs for your consideration. If further information or detail is required please contact me and let me know.

Shayne Morrissey
Structural Engineer



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