



HERITAGE IMPACT STATEMENT

Dungog Residential Precinct Heritage Conservation Area

New dwelling

**60 Lord Street
Dungog
Lot B DP 195583**

December 2024

www.townplanningcollective.com.au

HERITAGE IMPACT STATEMENT
Lot B DP 195583
60 Lord Street Dungog

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1 INTRODUCTION & BACKGROUND

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared to accompany a Development Application for the construction of a new dwelling at No. 60 Lord Street, Dungog, New South Wales (Lot B DP 195583).

60 Lord Street Dungog is located within the Dungog Shire Council area. The principal planning control for the site is the Dungog Local Environmental Plan 2014 (LEP 2014). The site is listed as being located within a heritage conservation area of the LEP 2014. Under Part 5.10 of the Dungog LEP 2014, Council must consider the impact of the proposed works on the site in relation to the heritage conservation area. This heritage impact statement has been prepared to assist Council in making this assessment.

1.2 Site Identification

The subject site is an existing, vacant lot that is part of a larger combined lot with Lot 12 Sec 28 DP758366 collectively known as 60 Lord Street. Located on the larger site contains an existing single storey weatherboard dwelling with a corrugated roof. The area is surrounded by single storey dwellings in a residential landscaped setting.



Figure 1: Aerial image of the site (subject lot highlighted in yellow)

The site is mapped as being within the Dungog Residential Precinct Heritage Conservation Area as shown below:



Figure 2: Heritage map of the subject site.

1.3 Heritage Management Framework

Dungog Conservation Area is listed as a heritage conservation area in the *Dungog Local Environmental Plan 2014* (LEP 2014).

1.4 Considerations And Methodology

This assessment considers the impact that the demolition will have on the heritage item.

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australian ICOMOS Charter for Places of Cultural Significance, 1999*, known as the *Burra Charter*, and the NSW Department of Planning's Heritage Branch publication, *NSW Heritage Manual*. All terminology used is as defined in Article 1 of the *Burra Charter*.

1.5 Authorship

The statement was prepared by Josh Taylor-Real of Town Planning Collective, registered heritage consultant listed on the NSW Heritage Register of Heritage Consultants.

2 HISTORICAL OUTLINE

2.1 Indigenous History

Dungog Shire was occupied by Koori people up to about 40,000 years before European settlement. The Kooris living in the area from what is now known as Brookfield to the headwaters of the Williams and Chichester rivers up to the Manning River belonged to a

tribe known as the Gringai who are a sub-group of the Worimi. The areas known as Paterson and Gresford were home to the Gringai, with whom the Kooris in the Dungog district intermarried and interacted. Northwards, the lower Williams was inhabited by the Worimi tribe who spoke the language Kattang, with a tribal boundary with the Gringais at a point approximately at the present locality of Glen William and a territory which extended through what is now Clarence Town, down the Williams River to the coast.

Historians indicate that at the time of white settlement Koori people were present in 'relatively large' numbers in the valleys of the Paterson and Williams Rivers. They were distributed over the district in local groups or 'urras' approximately 8 miles apart, in villages which consisted of 8 or 9 huts or families. Each 'urra' occupied a defined area of land.

The earliest anecdotal reports of the Shire's indigenous population date from 1801 and were supplied by the early explorers on the rivers. Most early settlers in the Shire undertook little in the way of documentation of the customs of the original indigenous inhabitants, although some documentation by the more observant settlers referring to hunting practices, customs and corroborees can be found until the 1840's.

The coming of Europeans to the Shire had a devastating effect on the local aboriginal population. Apart from the conflicts which arose between Kooris and whites, European diseases significantly reduced the Koori population. In 1835 McKinlay noted the sharp decline in the Koori birthrate, attributing it to factors arising from contact with Europeans. It is now accepted that by the 1830's Koori society in the Shire had been irrevocably changed and damaged. From this time the population of Kooris in the Hunter as a whole fell steadily and the distribution of the population changed.

The policies of the NSW Aboriginal Board of Protection (established in 1883) were to have a significant effect on the Koori people of New South Wales in the early 1900's, however the indigenous population of the Dungog Shire had all but vanished by the time these effects were felt.

2.2 European History

European settlement in all Planning Districts of the Dungog Shire was based on the movement of settlers further from the coast and the availability of land for agriculture. Continuing settlement resulted in the principal Shire towns being established along the Williams and Paterson Rivers in the early 1800's.

Terms of land tenure in the early days were vague. The land was not surveyed when initially settled and settlers did not know their exact boundaries when official surveying took place.

The Hunter Valley was closed to free settlement until 1825 because of its proximity to the penal colony at Newcastle. In 1823, the prisoners were transferred to Port Macquarie, and by 1825 exploration had shown that the Hunter Valley was not as accessible as first thought. The Williams Valley was opened up in 1825 by Governor Darling, with land granted

according to settlers means, ability to carry out improvements and willingness to take assigned convicts. Free grants of land ranging from 329 and 2560 acres were made from 1823, or up to 9600 acres could be purchased outright.

The first land portions in the Shire were surveyed on the basis of a line extending due north from Maitland. Early grantees were military or naval officers or free immigrants. Most grants were of flat and undulating land, with vegetation consisting of open forest and grassy woodland. Mountains and hills were generally reserved as Crown Land, and these areas were for the most part not populated until after 1861, when the NSW Land Act made it possible to select portions of between 40 and 320 acres. Prior to this Crown Land could be leased.

In the early days of the colony, Governor Macquarie favoured a policy which allowed ex-convicts to become free settlers. This was no longer pursued after his departure in 1821.

With the opening up of the Hunter Valley soon afterwards the path was cleared for settlement of the Valley by a landed class. Many early settlers were wealthy or were ex-military or government personnel who used their influence to obtain grants of land.

Most original settlers in the Shire came from Britain. Scottish immigration began around 1837 - Scottish people settled in many parts of the Shire, particularly Dungog and Paterson Districts with a smaller number at Clarence Town. The significant number of Scots in the Paterson district created division between them and other settlers at one stage. Immigrants were sought from Germany by land holders in the Paterson valley to assist with the production of grapes and wines. These immigrants were indentured to farmers and were free to settle themselves later. A German farming community existed in the Paterson district for a time in the mid 1830's. There is evidence that a significant number of German immigrants eventually settled in the Brookfield, Clarence Town and Gresford areas.

An influx of Welsh immigrants occurred in the Gresford district at time of settlement.

3 PHYSICAL DESCRIPTION

3.1 Dungog Residential Precinct

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.

3.2 Existing Site And Area

The site is currently vacant, being part of a larger combined lot known as 60 Lord Street which comprises an existing single storey dwelling on the adjoining lot. The site is characterised by single storey dwellings generally with weatherboard cladding and tiled or corrugated steel roofing.



Figure 3: Photo showing existing vacant lot with timber and chain front fence.



Figure 4: Photo of 60 Lord Street with the existing weatherboard dwelling shown



Figure 5: Photo of 58 Lord Street with the existing weather board dwelling shown



Figure 6: Photo of 59 and 57 Lord Street with the existing single storey weatherboard dwellings shown

4 HERITAGE SIGNIFICANCE

4.1 Principles

The concept of ‘cultural significance’ or ‘heritage value’ recognizes the value of a place or item, which cannot be expressed in monetary terms. Assessment of cultural significance attempts to establish the foundations on the basis of which a place or an item is valued by the community. Cultural significance is embodied in the fabric of the place, in its setting and its relationship to other items, the records associated with the place and the response that the place evokes in the community.

Both the Burra Charter of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance; and the NSW Heritage Manual prepared by the NSW Heritage Office recommends that significance be assessed in categories such as aesthetic, historic, scientific and social significance. The NSW Heritage Manual includes two additional criteria for assessing the comparative significance of an item.

Since the preparation of the NSW Heritage Manual, the NSW Heritage Act 1977 was amended in 1999, and again in 2000. Under this amendment the NSW Heritage Council has adopted revised criteria for assessment of heritage significance. The evaluation of cultural significance is based on the adopted approach and the results of the assessment are incorporated into the heritage section of the DCP.

4.2 Statement Of Significance

The Statement of Significance of the Dungog Residential Precinct Heritage Conservation Area from Chapter C17 of Part C in the Dungog DCP 2014 states:

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.

5 PLANNING CONTEXT

The building at is affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage impacts. They are as follows:

- NSW Heritage Act 1997,
- Dungog Local Environmental Plan 2014
- Dungog Council Development Control Plan

5.1 NSW Heritage Act 1977

5.1.1 State Heritage Register

The State Heritage Register is a list of heritage items of particular importance to the people of NSW. It includes items and places of state heritage significance endorsed by the Minister on the recommendation of the Heritage Council. It came into effect on 2 April 1999 and it was created under the Heritage Amendment Act 1998 and replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance.

Currently the State Heritage register includes all items formerly protected by Permanent Conservation Orders and items identified as having State significance in heritage and conservation registers prepared by State Government agencies received by the NSW Heritage Office prior to 2 April 1999. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

The property is neither included nor proposed for inclusion in the State Heritage Register.

5.1.2 Interim Heritage Orders

Interim Heritage Orders can be made under Part 3 of the Heritage Act either by the Minister or, where authorised, a Local Government Council. Interim Heritage Orders replace the previous Interim Conservation Orders and orders made under Section 130. They are effective for a maximum period of twelve months.

The property is not affected by any Interim Heritage Orders.



5.2 Dungog Local Environmental Plan 2014

The Dungog Local Environmental Plan 2014 is a statutory plan adopted by Dungog Council. The objectives of this plan are to identify heritage items and to provide measures for their protection, conservation and enhancement; and to ensure that the development has been undertaken in a manner sympathetic to the character of the item.

60 Lord Street is not listed as a heritage item but is part of the Dungog Residential Precinct Heritage Conservation Area.

5.3 Dungog Development Control Plan 2014

The Dungog Council Development Control Plan is a detailed planning and design guideline to support the planning controls in the LEP and is prepared and adopted by Council.

5.3.1.1 NATIONAL TRUST

The National Trust of Australia (NSW) is a community-based conservation organisation.

The Trust has assembled a Register of heritage items and conservation areas through the assessment work of its expert committees. While the Trust has no legal status, it is considered to be an authoritative guide to heritage significance, and the Trust acts as a lobby group for heritage conservation.

6 PROPOSED DEVELOPMENT

The proposed development provides for the construction of a new single storey dwelling providing the following:

- Master bedroom with ensuite
- 2 x bedrooms
- Bathroom
- Combined kitchen and living room
- Laundry
- Alfresco
- Single car garage

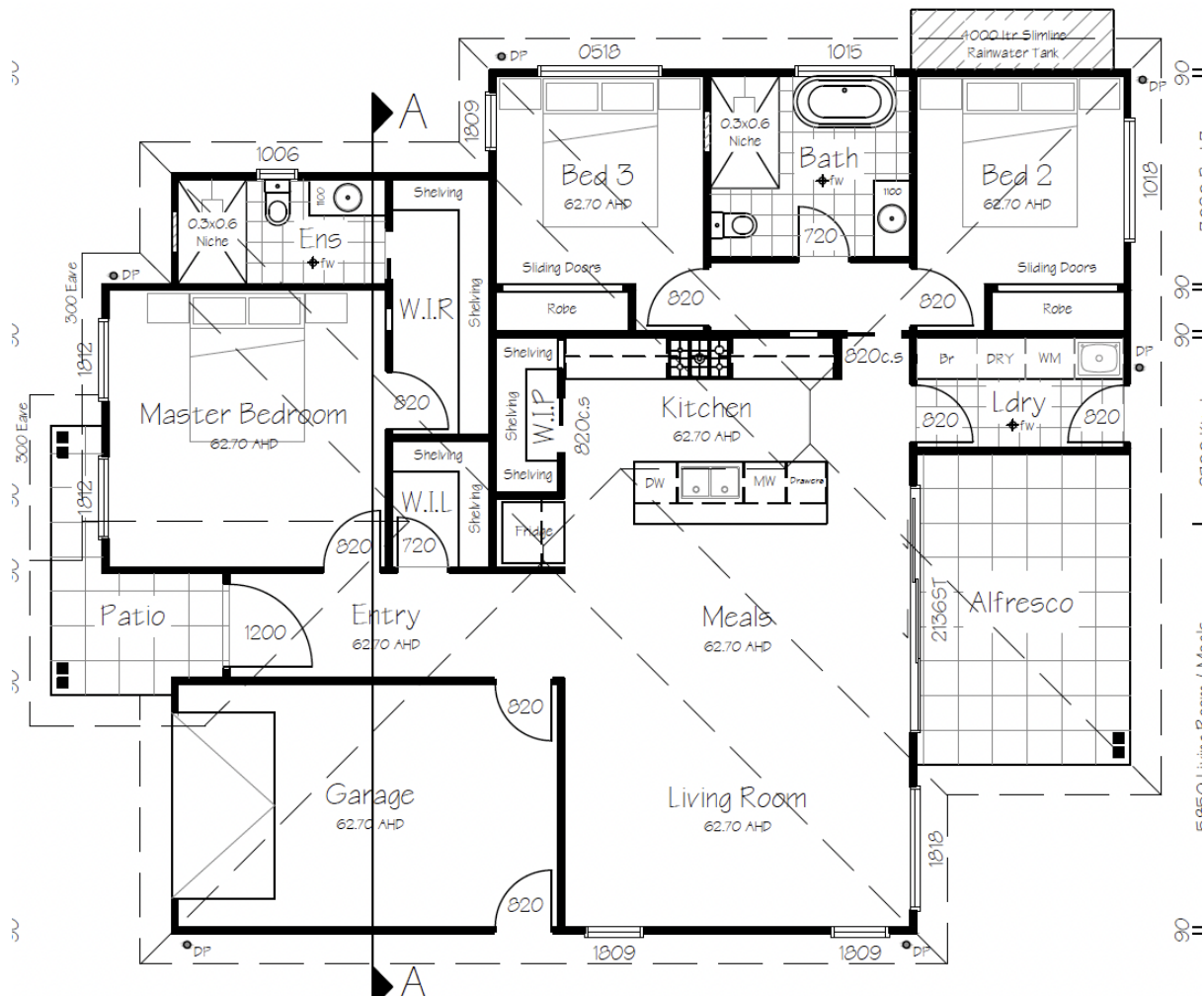


Figure 7: Extract of proposed floor plans

7 HERITAGE IMPACT OF DEVELOPMENT

7.1 Heritage Impact Assessment

The following assessment is based on the NSW Heritage Office guide to the preparation of Statements of Heritage Impacts to help identify issues associated with the proposed development affecting heritage items. The format follows the set out of the LEP to assist staff in their interpretation of heritage issues.

Dungog LEP 2014

5.10 Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the City of Dungog ,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The following will demonstrate that the heritage conservation area is not adversely affected by the development. There is no impact on heritage significance with the proposed development being minor in nature and will result in a positive addition to the dwelling.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

The proposed development consists of approval for the construction of a new single storey dwelling. This heritage impact assessment report forms part of a detailed development application to satisfy council's requirements.

The requirement is satisfied.

(3) When consent not required

This requirement is not relevant, as consent will be required.

(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).

The heritage impact statement has considered the heritage values of the item and the general heritage values of the locality and has concluded that the construction of the new dwelling is acceptable and does not detract from the heritage value of the conservation area.

The requirement is satisfied.

(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.

This heritage impact assessment report, which is detailed and prepared by a recognised expert in heritage conservation, is to be submitted as part of the development application.

The requirement is satisfied.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

Considering the existing state of the existing building, requirement of a Conservation Management Plan is not in the public interest as such a requirement would be out of proportion.

The requirement is not relevant.

(7) Archaeological sites

The place is not an archaeological site.

(8) Aboriginal places of heritage significance

The place is not an aboriginal place of heritage significance.

(9) Demolition of nominated State heritage items

The place is not a nominated State heritage item and demolition is not considered.

7.2 Assessment Of Heritage Impact

The proposed works is for the construction of a single storey dwelling house with a gable roof. The dwelling façade utilises weatherboard cladding with the roof being corrugated Colorbond. The style of the dwelling is considered to be within character of the area with the front façade being designed to be similar to the adjoining dwelling located on the

additional lot within 60 Lord Street (as shown in the photograph within this report). It is considered that the materials and colours chosen for the extension are similar to those that have been chosen for the dwelling in a heritage context and are in accordance with the other developments in the immediate vicinity providing a visually pleasing heritage style dwelling compatible with the existing streetscape within Lord Street.

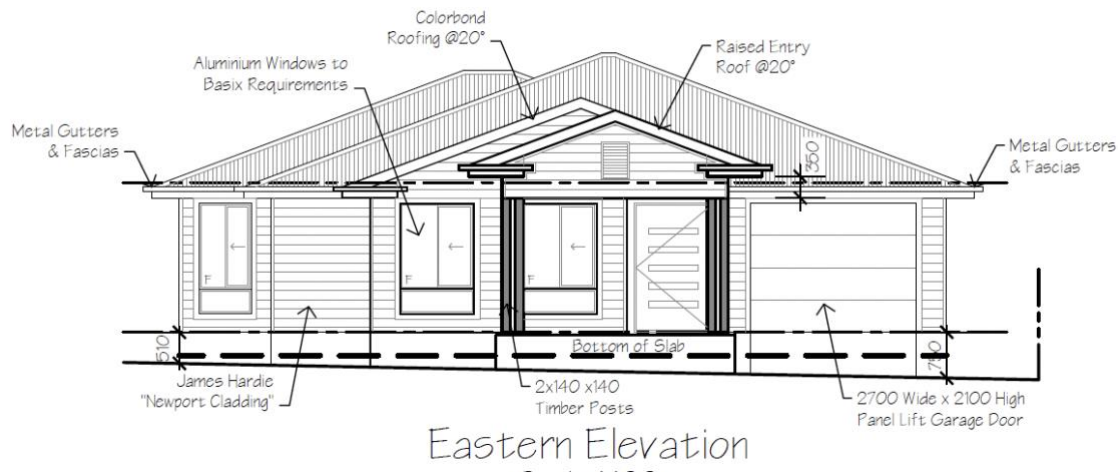


Figure 8: Extract of proposed front elevation plans

7.3 Statutory Compliance

7.3.1 Heritage Act

The proposals are consistent with the provisions of the Heritage Act.

7.3.2 Dungog Local Environmental Plan 2014

The foregoing has demonstrated that the proposed development is compatible with the cultural significance of the heritage item. The proposed development complies with the heritage provisions of the LEP.

7.3.3 Dungog Development Control Plan 2014

An assessment of the development application against the heritage controls within the DCP is provided below:

Control	Comment
C17 Heritage	
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.	The proposed development, as described above, has been designed to be compatible in design to surrounding dwellings within the heritage conservation area. The dwelling is a single storey dwelling with a gable roof, weatherboard cladding and a Colorbond roof. The design of the dwelling is modest and does not detract from the heritage values of the area. The colour scheme chosen is consistent with the heritage colours of the area.

8 CONCLUSION

Having examined the heritage impact of the development on the heritage conservation area the following can be concluded:

- The proposed dwelling has been designed to be complimentary to the existing heritage conservation area.
- The proposed design generates a positive impact for the general area and in relation to the existing dwellings within the heritage conservation area.

Having assessed the significance of the place and the heritage impact of the proposed development the following are recommended:

- That Council should consent to the proposed works to the existing heritage item in recognition of its lack of adverse heritage impacts.