

Dungog Local Environmental Plan 2014

LEP Provision	Details	Comment
5.10 Heritage conservation	(1) Objectives The objectives of this clause are as follows— (a) to conserve the environmental heritage 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 subject building/site is listed as containing the following locally significant Heritage Items – under Dungog LEP 2014: ▪ "Bank" hotel Significance: Local (item 158) ▪ Obelisk Significance: Local (item 159) ▪ Dungog Commercial Precinct Significance: Local Due to the proposed nature of the development, being minor ancillary roof/awning structures - at the rear of the existing building, the development is considered to meet the objectives of Clause 5.10. The following discussion is provided for Council's consideration: ▪ There are no foreseen adverse impacts to any significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views. ▪ The heritage value of a building is primarily associated with its architectural and historical significance, which is typically focused on the design, materials, and historical context of the building itself. The addition of a replacement roof and awning structure as the rear of the existing building, is not anticipated to alter these aspects and therefore does not diminish the heritage value. ▪ When considering the minor and ancillary nature of development, is considered to be sympathetic to the heritage items listed above. In summary, the roof structures at the rear of the site are not expected to negatively impact on the heritage value as it does not alter the architectural and historical significance of the building, the works subject to this application replace existing roofing and remain ancillary from the main/predominant building structure, and can be installed in a manner that respects the heritage value. It is requested that Council provide further advise on this item, and if any further investigation is required.

Development Control Plan 1 (Part C)

Part	Details	Comment	Compliance Achieved?
C17. 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	Guidance discussion only	Yes
	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.	Guidance discussion only	Yes

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	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	The subject building/site is listed as containing the following locally significant Heritage Items – under Dungog LEP 2014: ▪ "Bank" hotel Significance: Local (item 158) ▪ Obelisk Significance: Local (item 159) ▪ Dungog Commercial Precinct Significance: Local Due to the proposed nature of the development, being minor ancillary roof/awning structures - at the rear of the existing building, the development is considered to meet the objectives of Clause 5.10. The following discussion is provided for Council's consideration: ▪ There are no foreseen adverse impacts to any significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views. ▪ The heritage value of a building is primarily associated with its architectural and historical significance, which is typically focused on the design, materials, and historical context of the building itself. The addition of a replacement roof and awning structure as the rear of the existing building, is not anticipated to alter these aspects and therefore does not diminish the heritage value. ▪ When considering the minor and ancillary nature of development, is considered to be sympathetic to the heritage items listed above. In summary, the roof structures at the rear of the site are not expected to negatively impact on the heritage value as it does not alter the	Yes – Council consideration
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	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.	architectural and historical significance of the building. The works subject to this application replace existing roofing and remain ancillary from the main/predominant building structure, and can be installed in a manner that respects the heritage value. It is requested that Council provide further advise on this item, and if any further investigation is required.	
	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.		