



28 Brown Street, Dungog

STATEMENT OF HERITAGE IMPACT

ALTERATIONS AND ADDITIONS

CONTEMPORARY HERITAGE

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Statement of Heritage Impact
28 Brown Street, Dungog

1. INTRODUCTION

- a. Contemporary Heritage has been engaged to prepare a Statement of Heritage Impact for 28 Brown Street, Dungog, Lot/Section/Plan no: 7/5/DP758366.
- 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 28 Brown Street, Dungog. The subject property is not listed as Heritage Item, but is partially within the Dungog Residential Precinct and partially within the Dungog Commercial Precinct, both of which are of Local Significance and listed within the Dungog Local Environmental Plan 2014. The subject property is in the vicinity of multiple heritage items as identified on the map below.
- 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.

The following is a Parish Map dated 9th January 1894. The map shows the Parish of Dungog, county of Durham.

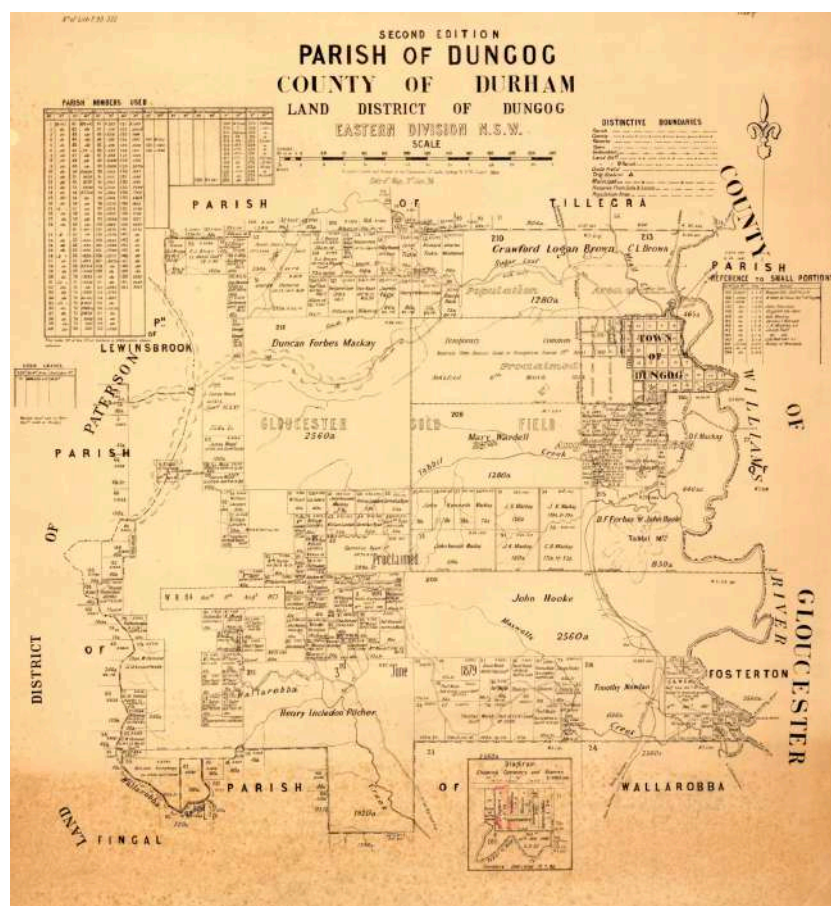


Figure 2 Parish of Dungog, County of Durham Map, 9 January 1894
source: The University of Newcastle. Living Histories

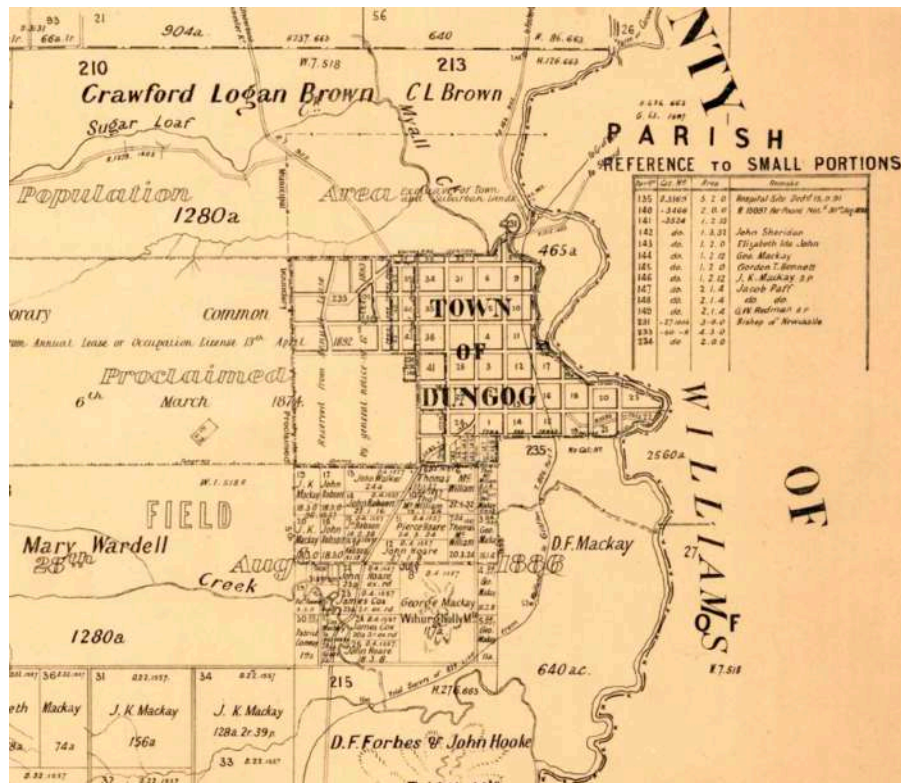


Figure 3 Parish of Dungog, County of Durham Map, 9 January 1894
source: The University of Newcastle. Living Histories



Figure 4 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.

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

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The following Image is of a Historical Parish map of the Parish of Dungog. The map is dated 1914 and shows early subdivisions and street formations of the town of Dungog. The green arrow points toward the town of Dungog and the subject property.

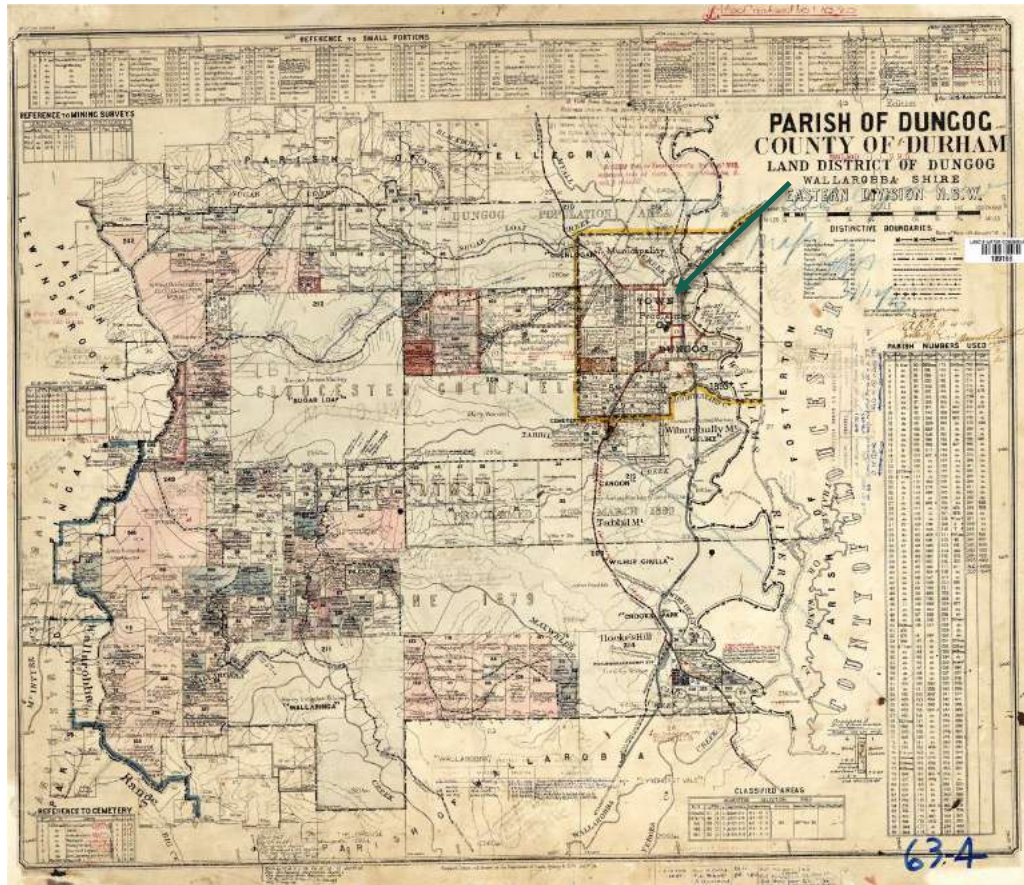
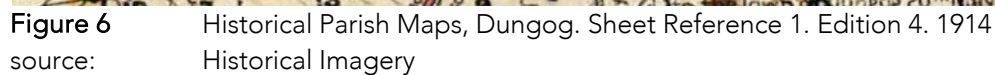


Figure 5 Historical Parish Maps, Dungog. Sheet Reference 1. Edition 4. 1914
source: Historical Imagery

The following image is an extract of the map above. The subject property falls within Portion 5 of the map. The green arrow points toward the subject property.



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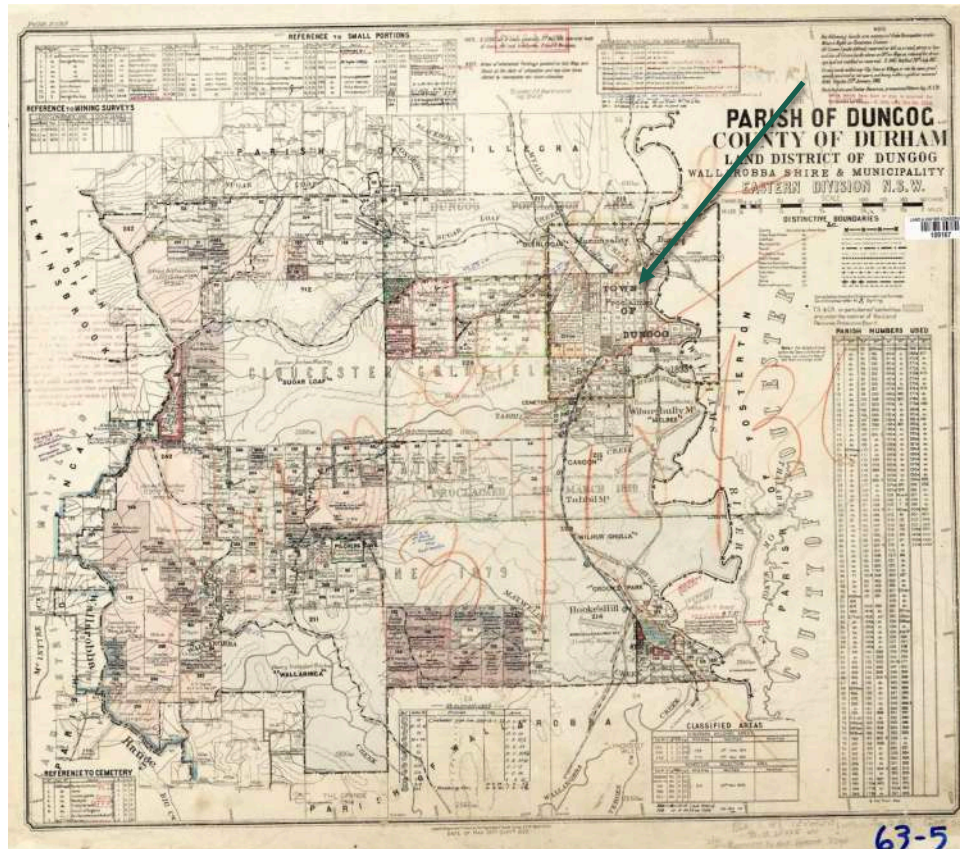


Figure 7 Historical Parish Maps, Dungog. Sheet Reference 1. Edition 5. 1920
source: Historical Imagery



Figure 8 Historical Parish Maps, Dungog. Sheet Reference 1. Edition 5. 1920
source: Historical Imagery

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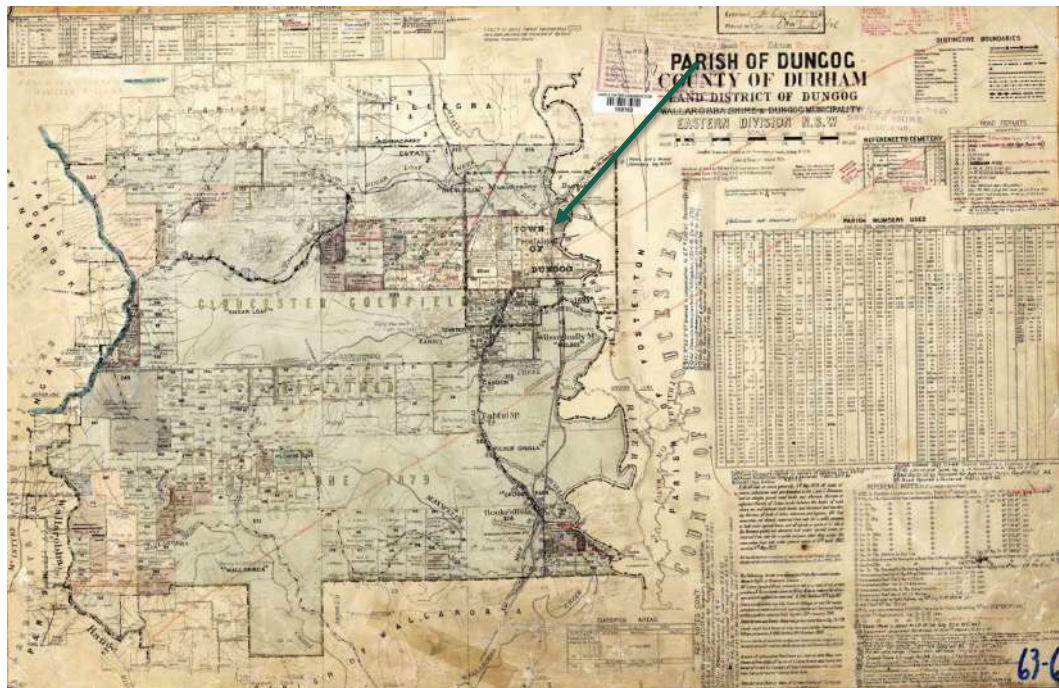


Figure 9 Historical Parish Maps, Dungog. Sheet Reference 1. Edition 6. 1935
source: Historical Imagery

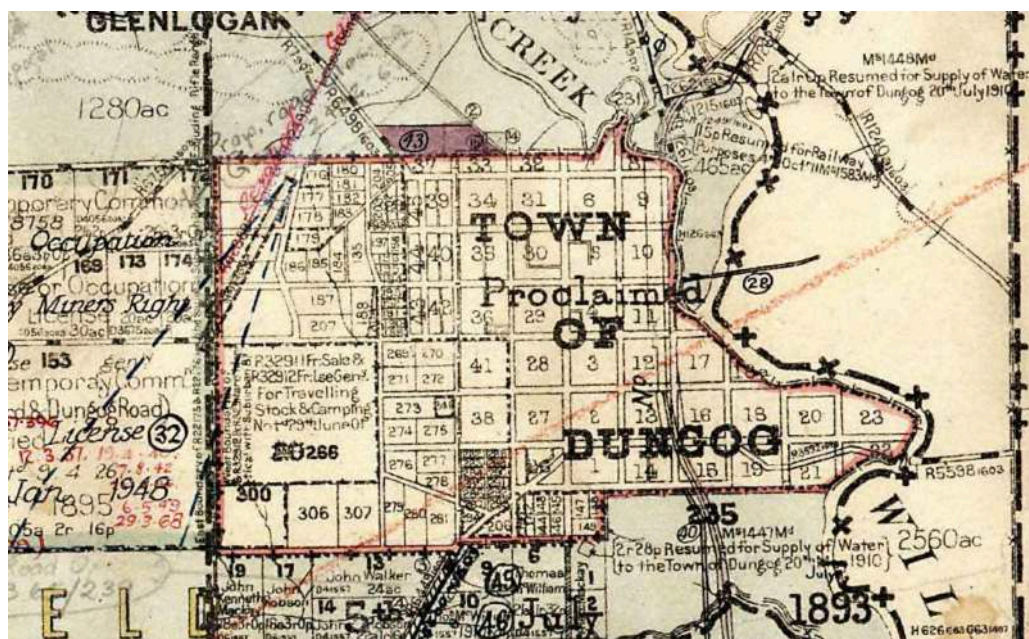


Figure 10 Historical Parish Maps, Dungog. Sheet Reference 1. Edition 6. 1935
source: Historical Imagery

2.2 Dowling Street

Dowling Street is the main street in Dungog running north to south. Named after Chief Justice James D. Dowling, who was an early landholder within the district. 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 is an early photograph dated 1908, captured by G. Kelly, showing Dowling Street, Dungog.



Figure 11 Dowling St, Dungog. 18. G. Kelly. Photo [1908]
source: The University of Newcastle. Living Histories.

A feature of this town plan of Dungog is that it contains a unique record of the major landowners of the time, fixed in the street names that Dungog still preserves. Nearly all the original streets were named after surrounding landowners, such as Dowling, Lord, Mackay, Brown, Hooke, Verge, Chapman and Myles.²

2.3 Brown Street

The subject site is located on Brown Street, which is located to the west of Dowling Street, south of Hooke Street and north of Mackay Street. Brown Street along with Lord, Mackay, Chapman, Hooke, Dowling and Myles were all named after landowners at the time of Francis Rusden's 1838 survey.

² Dungog Shire Heritage Study - Three Rivers - reviewed

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Brown is home to a number buildings and areas of significance to the town of Dungog, including James Theatre, the Court House and access to the Apex Lookout on Hospital Road at the western end.

2.4 146 Dowling Street



Figure 12 J.A. Rose Building - 31 March 1911
source: Dungog Contemporary Gallery

In the vicinity of the subject site and to the south-east is the J. A. Rose Building, which is of Local Significance in the Dungog Commercial Precinct and is listed as Item I49 in Schedule 5 of the Dungog Local Environmental Plan 2014.

New Building.
Messrs. **Angus and Coote**, jewel-
lers, are so well satisfied with the
prospects of Dungog and district,
that they have purchased a block
of land from Mr. Jos. Abbott, op-
posite the post office, the site upon
which their present shop and Mr.
McLaughlin's shop now stand, and
contemplate erecting a two-storied
building there, in place of the pre-
sent wooden structures. It will
comprise three shops and a dwell-
ing on the first story.

Originally built circa 1910 for "Angus & Coote, Jewellers" and the excerpt to the right gives some indication of the construction as told to the reporter by the then Manager, Mr A. Carnell:

Figure 13 J.A. Rose Building Angus and Coote, Jewelers
source: Dungog Chronicle : Durham and Gloucester Advertiser - 11 Feb 1910



Figure 14 Rose & Wade buildings
source: Dungog Museum Facebook

Dungog Chronicle : Durham and Gloucester Advertiser - 31 March 1911

The edifice has a 45 feet- front to Dowling-st., and situated as it is, almost immediately opposite the Post Office, commands one of the best business locations in Dungog. It extends rearwards 35 feet, while a second storey constitutes Mr. Carnell's residential quarters.

The shop has four plate glass windows, each eight feet, high, and with angle bars of polished brass. In the centre is the jewellery and watch making establishment of Messrs Angus and Coote, under the supervision and control of Mr. Carnell. He has a busy staff of assistants and workmen employed effecting repairs – to stubborn time-pieces or damaged jewellery, while the stock displayed in the show cases and the new plush lined window fittings (the latter themselves cost £25) is worthy of the notice and attention of anyone.

The main room of the shop has a depth that enables a most effective display of the stock to be made. In the left hand corner, built into the solid brick wall is a steel fire-proof strong-room for the nightly protection of the valuables, while attached to the wunderlich ceiling are acetylene lights, part of the plant which illuminates each shop and room.

Mr. J. McLaughlin's, shop is on the right, and Mr. Hutton's hairdressing saloon on the left. Both have a 13 feet frontage, each to the street, and an extensive depth that constitutes all that is necessary for the business carried on.

The residential portion of the premises is attractive and comfortable. On the ground floor is situated a large dining-room, pantry, and kitchen while a moderately equipped laundry has been erected at the rear. Up stairs there are four large bedrooms 13 ft x 11 feet, one with a fireplace in it; a sitting-room of still larger dimensions, a bathroom and linen-press.

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The balcony is some 7 feet in width, private and comfortable.

The building was designed by Mr. Carnell, plans executed by him, and it is to his credit to point out that he superintended the work of construction from the outset. The contractor who built the place was Mr. C. J. Spackman, and no better recommendation of his work can be given than the shop itself.

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

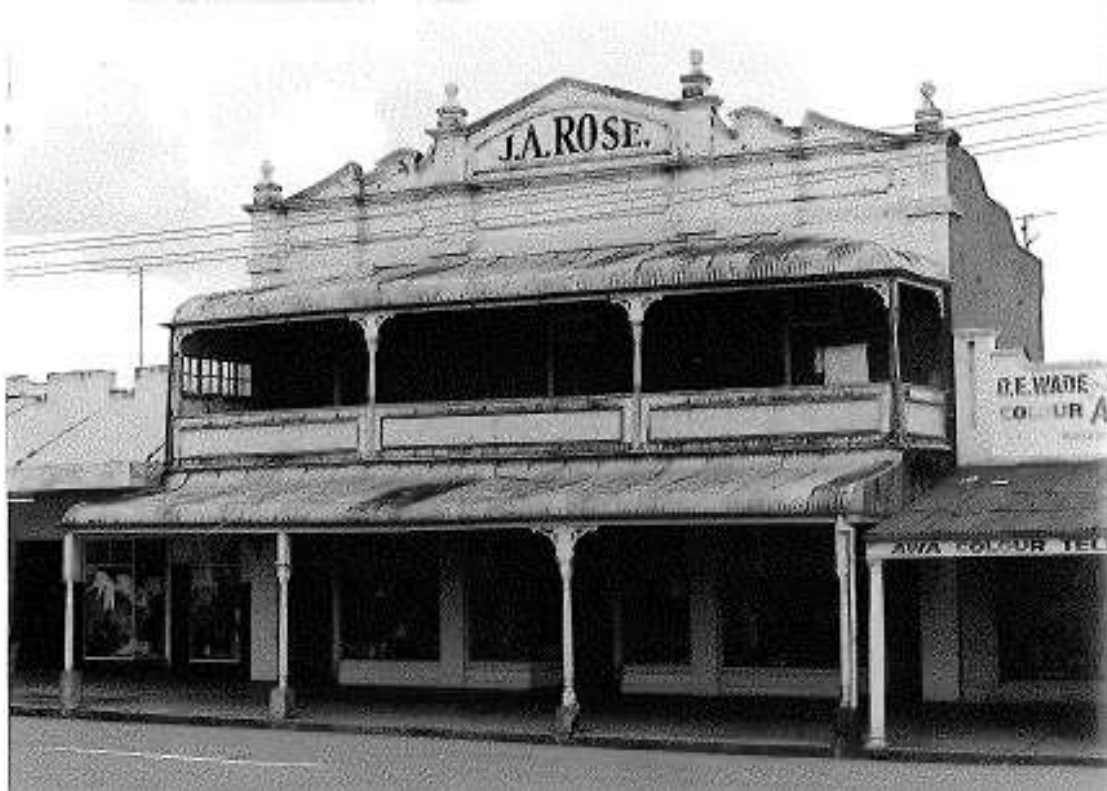


Figure 15 J.A. Rose Building

source: Dungog Heritage Study 1986 - Dungog Town Centre

Description: Outstanding individual building. Badly in need of repair but quite capable of restoration. Two-storey brick with unusual and impressive parapet (skyline especially). Deep verandah extending out over footpath. Turned timber columns with carved and fretted brackets. Balcony above set further back. Double carved corrugated iron verandah roof floors down from balcony balustrade. Balcony roof is bullnosed and also supported on turned timber columns. Pressed metal balustrading. Original style shopfronts downstairs.

History: Originally "Angus & Coote, Jewellers" building.

Significance: Useful streetscape building with individual architectural interest. Even greater potential if restored. Dominates its neighbours in terms of height and style, making it an impressive centre piece.

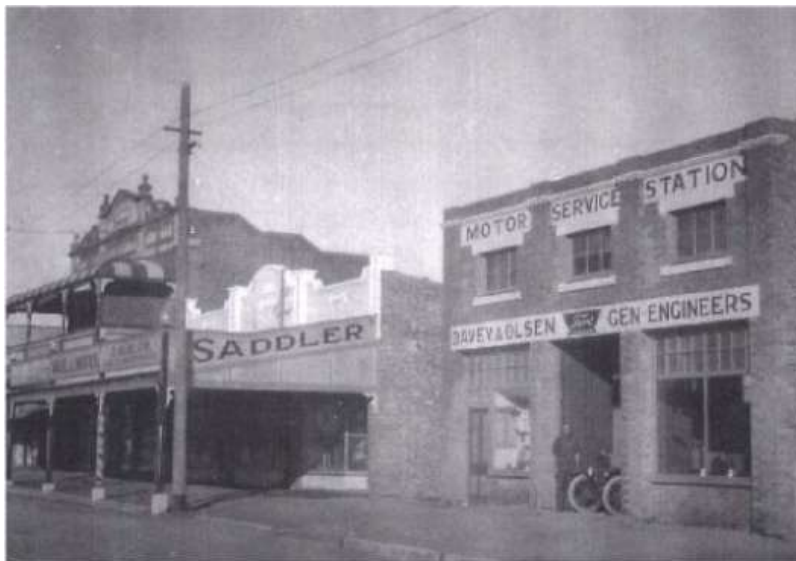
Statement of Significance

The JA Rose is an important and somewhat iconic building for the Dungog and makes a significant visual contribution to the main street. The Rose building is a highly significant retail building with associations with Dungog's retail development from the late 19th century. The building has been well conserved and is valued by the owner, tenants, community and visitors alike.

2.5 Wade's Building, 152-156 Dowling Street

Immediately adjacent the south-eastern corner of the site is 152-156 Dowling Street known as Wade's Building and listed as Item I50 in Schedule 5 of the Dungog Local Environmental Plan 2014. This property is of Local Significance in the Dungog Residential Precinct.

The Cooreei Corn and Flour Mill was owned by Wade and Co and established by John Wade and R. L. Alison. John Wade arrived in Sydney from England with his father and brothers in 1858 and was born in Yorkshire around 1842. He initially worked as a storekeeper in Forbes and then opened his own general store in Dungog before he partnered up with Alison to build a mill. Wade's Building can be seen in the images below; previously a wooden building occupied by the Saddler and later rebuilt in brick and became known as Wade's:



The wooden buildings occupied by Mr S Bromley, small goods, and D M Blow, saddler, were destroyed by fire in August 1920. The rebuilt brick building was again occupied by Blow's saddler, as well as Dombkin's bootmaker.

Figure 16 156-154 Dowling St

source: Ah, Dungog - a survey of its charming houses and historic buildings



Figure 17 156-154 Dowling St

source: Ah, Dungog - a survey of its charming houses and historic buildings

Statement of Significance

The study site is known for a brief but intense period of corn flour milling between 1878 and 1902. Until such time corn flour products were imported to Australia and the Cooreei mill was one of the first in the state to process locally grown corn. In addition, the scale of operations at the study site appears to far exceed other known historical mills in the same region such as Walker's or Corner's Mills. A notion that is reinforced by the fact that Wade's corn flour products could be purchased well into the 20th century. As the mill was dismantled and moved to Sydney in 1902 and the study site is located on a river bank, a natural feature that is prone to erosion, there is no strong indication of intact archaeological potential. If intact archaeological material is extant, the study site would be considered a locally significant resource to understanding the historical industries of Dungog.

2.6 H.C. Dark Building, 182–190 Dowling Street

A site originally occupied by J.A. Wade contained a "cottage building" but taken over by Henry Charles Dark in 1877, which became the largest general store in Dungog. Henry Dark married Mary Ann Wade who continued to run the business after the death of Henry in 1901, followed by their sons, George and Eric:

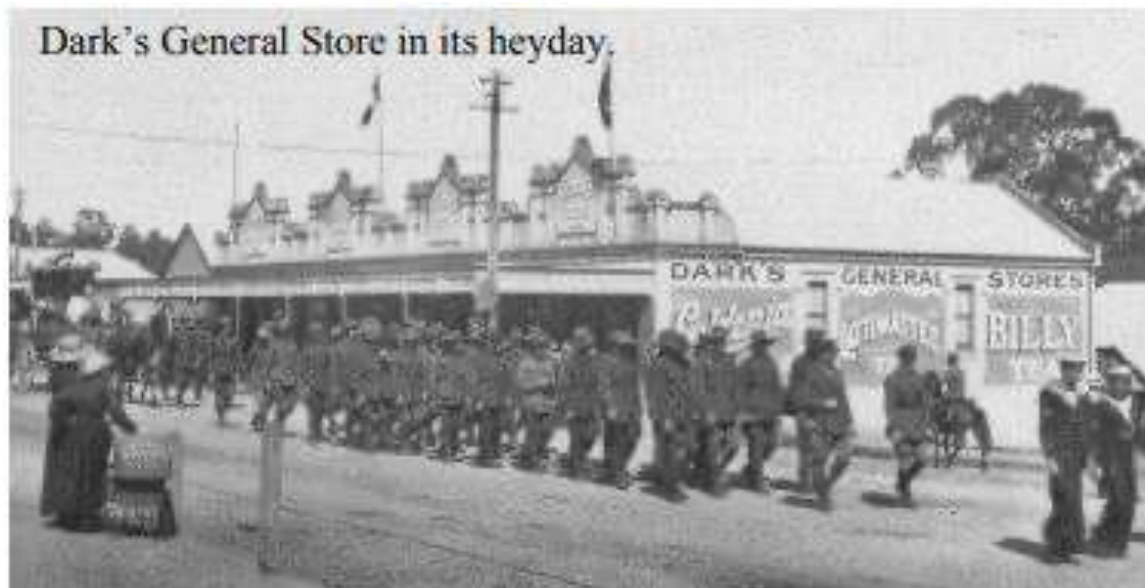


Figure 18 Dark's General Store

source: Ah, Dungog - a survey of its charming houses and historic buildings

Originally all the stores in this row were built by the Dark family and generally rented out to other businesses. The first section along from Dark's proper was Dark's produce section, which opened onto what is thought to be a lane.³

In 1897 an article described the new building, designed by Mr C.H. Button and building contractors Messrs Griffiths and Webber. See excerpt below of description:

Dungog Chronicle : Durham and Gloucester Advertiser - 21 May 1897

The building is one of large proportions and commanding appearance, and is solid and substantial in construction. Some people are under the impression that the edifice is too elaborate, but we are of opinion it is not too good for a town of the growing importance of Dungog. The new buildings cover a space of 64 x 52 ft. being erected on the corner of Dowling and Brown Streets, with brick walls on concrete and stone foundations; the outside of the building is very imposing, the front shows four large plate glass windows 8 x 7 ft., which are boxed on the inside with sliding sashes, and with false floor and ceiling.

A colonnade. 18ft. wide covers the footpath, having iron columns, iron roof, and name board complete above the colonnade, and rising up some 10ft is a parapet wall above a massive cornice with pediments (having the owner's name and dates of establishment of business and re-erection of buildings in raised letters); pilasters are also put in to relieve the front, and the whole is finished with ornaments and mouldings complete. There are also label mouldings over all window openings, all this work being done in cement and neatly colored.

The inside consists of two large rooms connected by archways, which make the grocery and drapery departments separate, but also connected as one large shop; under these are basements, connected in the same way as the ground floor of the shop, only with smaller openings; the floor of basement is of concrete, finished with cement; the basement will be used principally for the storage of grain and heavy goods. Two flights of stairs connect the basement with the shop floor, these are finished in cedar with rent tailing around the well hole.

³ Ah Dungog - A Brief Survey of its Charming Houses & Historic Buildings

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The shop floor is carried on brick piers running up from the basement, and is strongly framed, having two rows of herring bone strutting between the joists, the ceiling joists are also strengthened with three rows of strutting, and are covered with corrugated iron as ceiling. The roof is of iron, and the timbers of same are strongly framed together. The roof is double, having a lead gutter between to carry off the water into galvanised iron down pipes; it is finished with a gable end at back, the brick wall running above the roof some 18in. Great attention has been paid to lighting and ventilation, which are of the latest improvements. The brick walls are build in cement- mortar to the floor level; box windows are used throughout, and all the floors are neatly finished with fanlights over. All the woodwork, and iron columns, &c, have been painted in contrasting colours, with projections and mouldings neatly picked out.

Statement of Significance

This retail building is historically significant at the local level for its association with MA Dark, who established the business as a general store in 1877. The building is historically important as a set of retail buildings that date to 1896, 1900, and 1926, and in this regard the building is a record of the changes to the economic fortunes of the town over time. The Dark's building is of outstanding aesthetic importance at the local level and it occupies a prominent corner position in the main retail strip. The Dark's building is synonymous with the retail strip of Dungog and is valued by the local community as a landmark.

2.6 Courthouse, 86A Lord Street, Dungog

The Courthouse with a primary address of 86A Lord Street is a Victorian Style public building, which had an original L shape form. The properties architectural features include a corrugated iron hipped roof, with brick chimneys, and tall arched windows symmetrically placed. The detailing of the building is limited but does include upper pane mullions and large carved brackets on the eaves soffit. The host building was extended in the early 1900's and again with a more recent extension forming the north wing.⁴

The Courthouse was a courthouse for petty sessions and was established in 1833.

Early courthouse and lock-p seem to have been located at corner of Dowling and Chapmen Streets. Originally Mounted Police Barracks converted by Government Architect, Mortimer Lewis, in 1849. James Barnet designed by Lt. Lieuward who also designed many Norfolk Island buildings.⁵

2.7 Court House Hotel, Settlers Arms, 45 Brown Street, Dungog

The Dungog Heritage Study notes that the hotel was constructed in 1848, making it one of the oldest continuously operating hotels in the Dungog LGA. It opened sometime in the 1850's, and was extended a number of times before 1900.⁶

⁴ State Heritage Inventory

⁵ State Heritage Inventory

⁶ State Heritage Inventory



Figure 19 Our History [undated].
source: Settlers Arms

Statement of Significance

Court house Hotel is significant at the local level as a key historic building that contributes to the character of the township of Dungog. Located at a principle intersection at the corner of Lord Street and Brown Street, the building addresses both streets. One of the earliest buildings in Dungog (1848), the building is a key item of historical significance.⁷

⁷ State Heritage Inventory

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 partially within the Dungog Residential Precinct Heritage Conservation Area and partially within the 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	J A Rose Building	146–150 Dowling Street	Lot A, DP 66528	Local	I49
Dungog	Wade's Building	152–156 Dowling Street	Lots 24–26, DP 505479	Local	I50
Dungog	Christ Church and Hall	53 Dowling Street and 12 Chapman Street	Lots 712 and 713, DP 1116555	Local	I43
Dungog	HC Dark Building	182–190 Dowling Street	Lots 7–9, DP 859727	Local	I51
Dungog	Courthouse	86A Lord Street	Lot 7025, DP 1114463	Local	I66
Dungog	Court House Hotel	45 Brown Street	Lot 21, DP 733729	Local	I35

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 Items in the vicinity and the Conservation Area.

3.2. DUNGOG DEVELOPMENT CONTROL PLAN 2014

17. HERITAGE

1. AIMS AND OBJECTIVES

The aims of this plan are:

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

2. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

5 POTENTIAL HERITAGE ITEMS

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

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

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

4 STATEMENT OF SIGNIFICANCE

Extract from the Dungog DCP – Part C:

9.2 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.

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 28 Brown Street, Dungog, which is partially within the Dungog Commercial Precinct and partially within the Dungog Residential Precinct, both of which are of Local Significance.
- b. The subject site includes an existing masonry building with a tiled roof and an existing lightweight clad rear addition with a corrugated metal roof.
- c. The property has a street front verandah spanning the entire front elevation with pedestrian access to the verandah located to the east (left) of the building and the front door located centrally beneath the verandah.
- d. The property has an existing concrete driveway leading to an existing lightweight clad double garage located along the western boundary.
- e. The site is located to the eastern section of Brown Street between Lord Street and Dowling Street.
- f. There are a number of Heritage Items within the vicinity surrounding the building as previously described.

5.3 Summary Condition and Fabric (DEC, 2024)

Exterior





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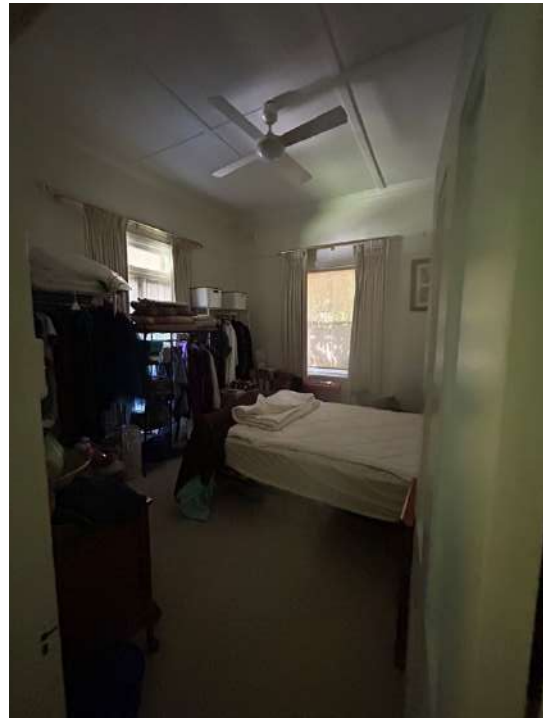
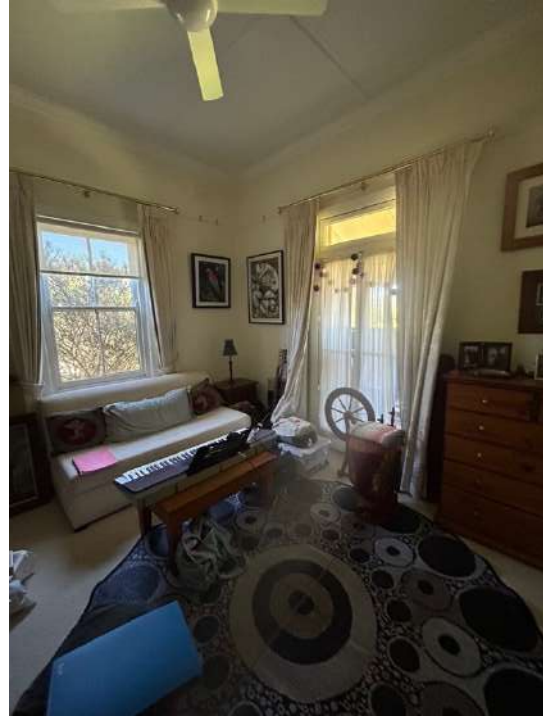
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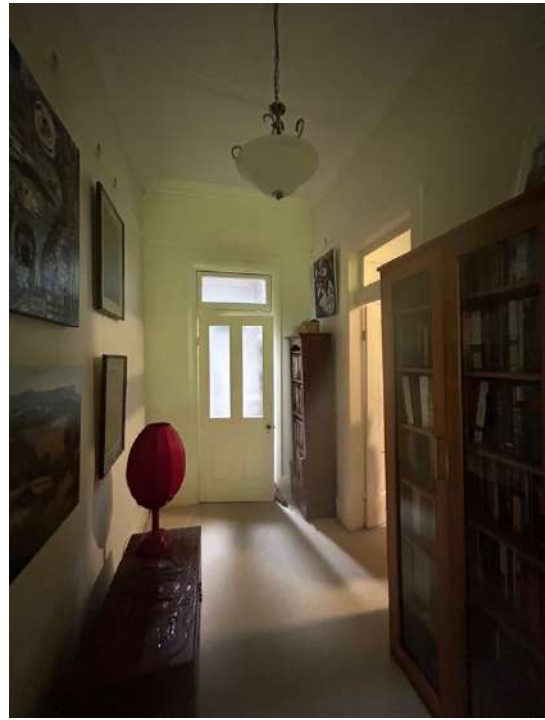
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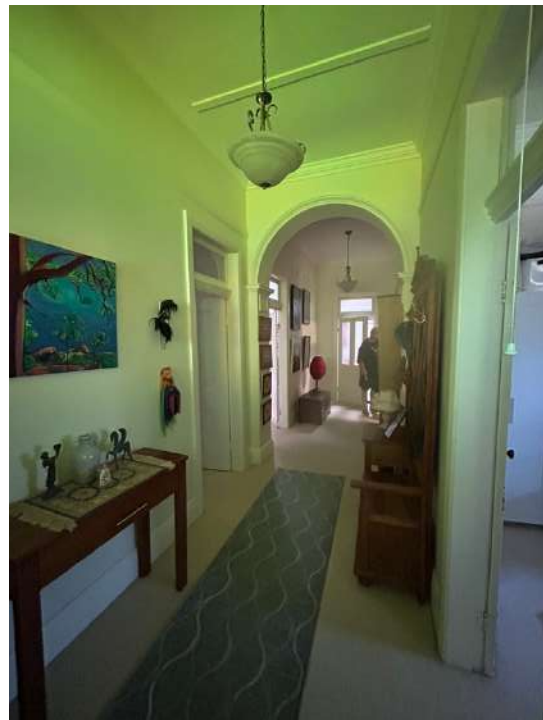
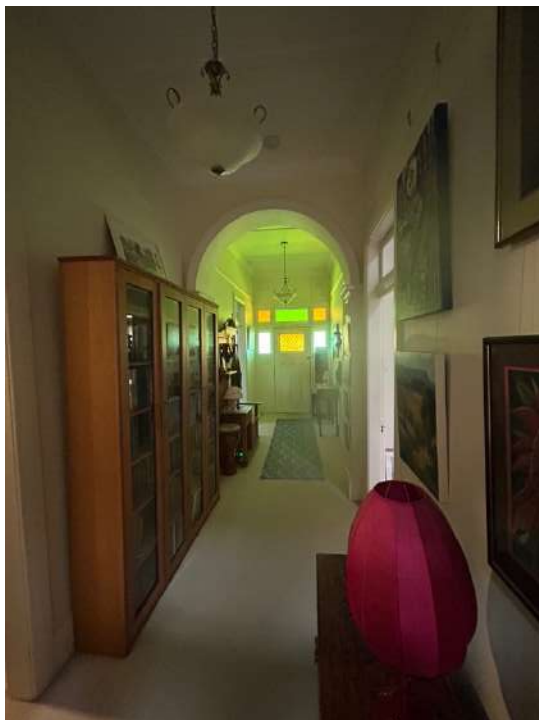
Interiors



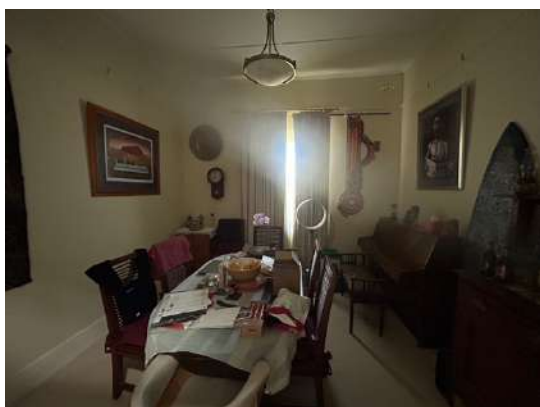
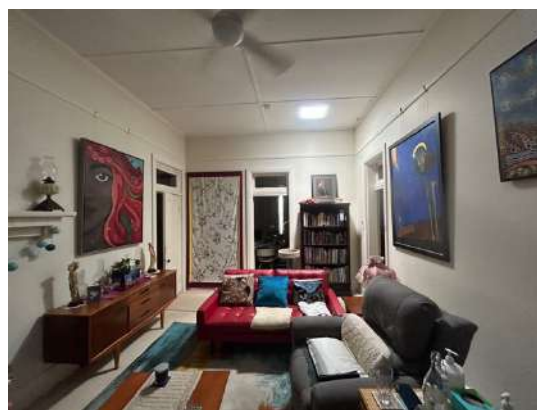
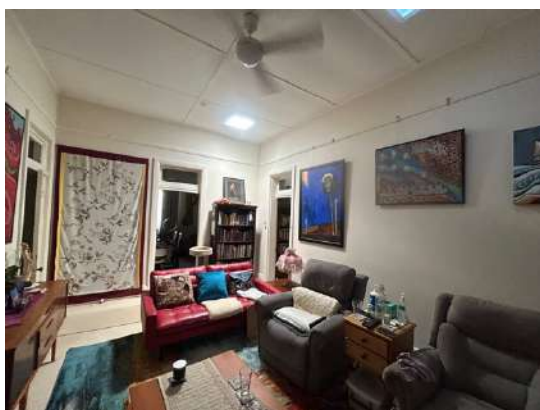
Statement of Heritage Impact
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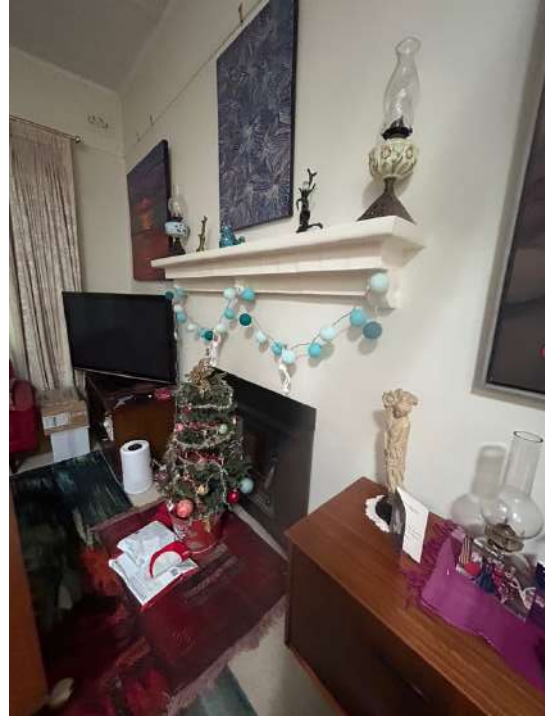


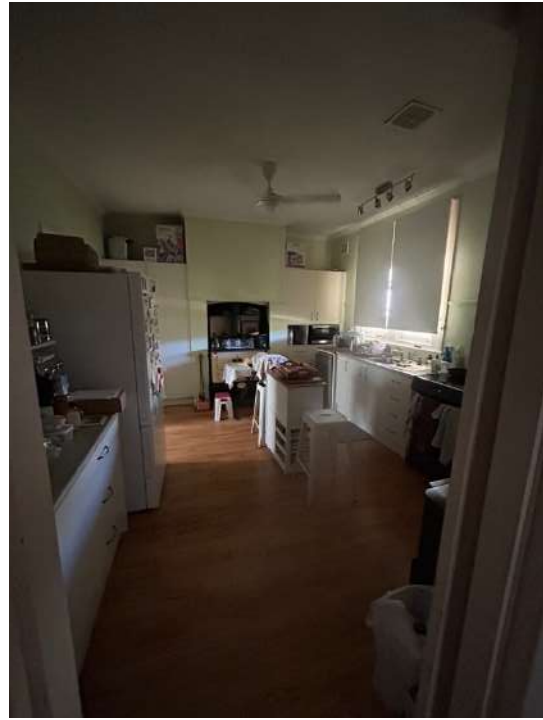
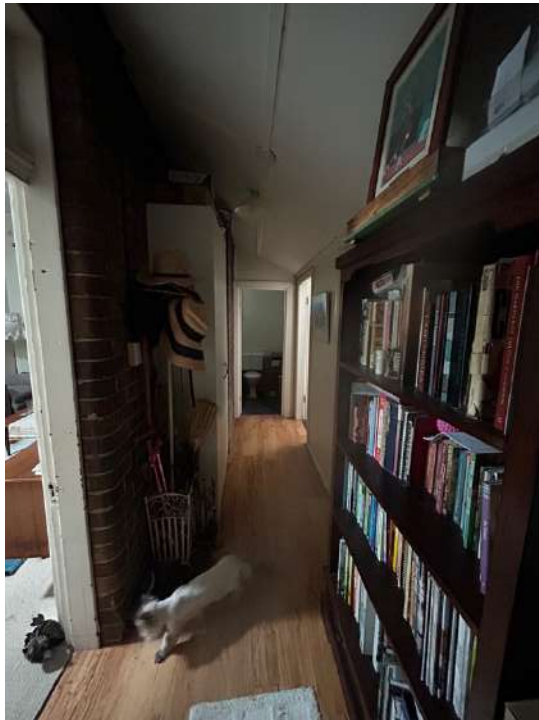


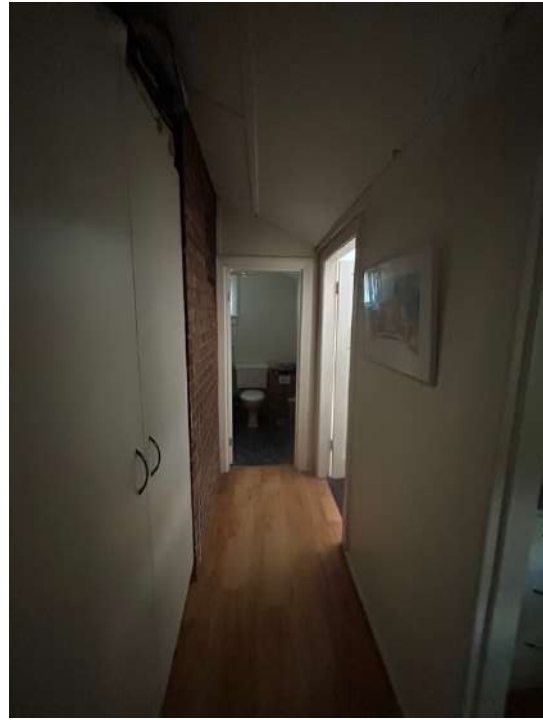
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6. THE PROPOSAL

6.1 Introduction

- a. The proposal is for a new rear addition to the existing dwelling with a simple skillion roof in order to create the additional space needed by the owners.
- b. The proposal includes the removal of the existing rear additions with retention of the existing dwelling, creating a link between the host property and the proposed rear addition.
- c. The proposed rear addition will house a new open plan kitchen and dining room and bathroom, which better meets the needs of the owners.
- d. The existing detached garage and sheds shall be retained in their current positions.
- e. There are no proposed changes to the existing driveway.
- f. There are no proposed changes to the internal layout and fabric of the host property.
- g. There are no proposed changes to the front of the host property. With all street facing views to remain unchanged.
- h. The proposal include the addition of a new low – medium height timber paled boundary fence.

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 LVA:

Page No	Description	Revision	Date
DA_010	TITLE PAGE	A	10/02/25
DA_050	EXISTING SITE CONDITIONS		
DA_070	EXISTING & DEMOLITION		
DA_100	SITE PLAN- PROPOSED		
DA_110	GROUND FLOOR PLAN – PROPOSED		
DA_120	ROOF PLAN – PROPOSED		
DA_201	GA SECTIONS – PROPOSED		
DA_301	GA ELEVATIONS – PROPOSED – 01		
DA_302	GA ELEVATIONS – PROPOSED – 02		
DA_401	STORMWATER & SEDIMENT CONTROL PLAN		
DA_402	DRAINAGE PLAN		
DA_701	MATERIAL SCHEDULE		

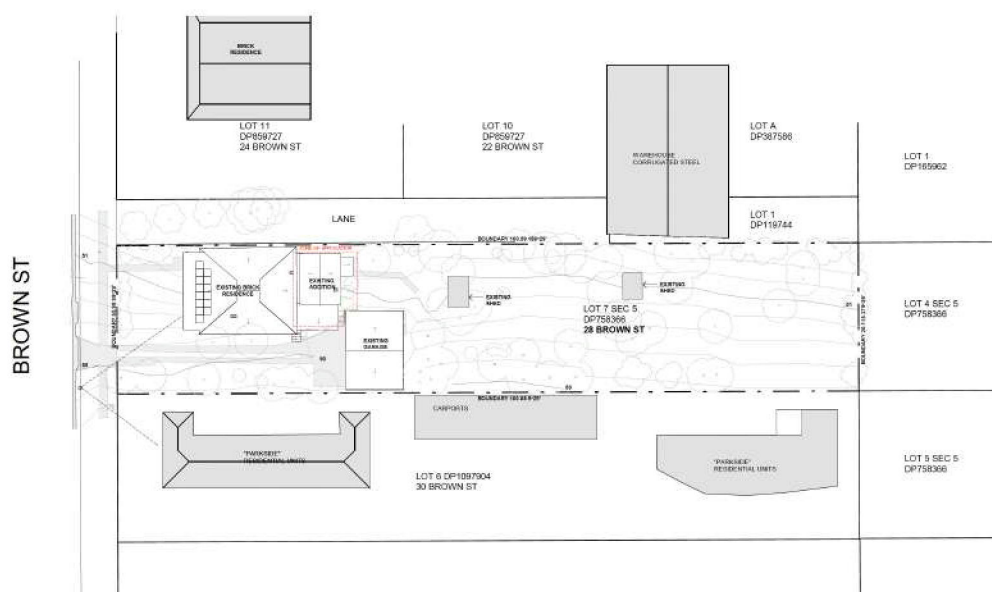


Figure 20 EXISTING SITE PLAN
source LVA

Figure 21 EXISTING_DEMOLITION PLAN
source LVA

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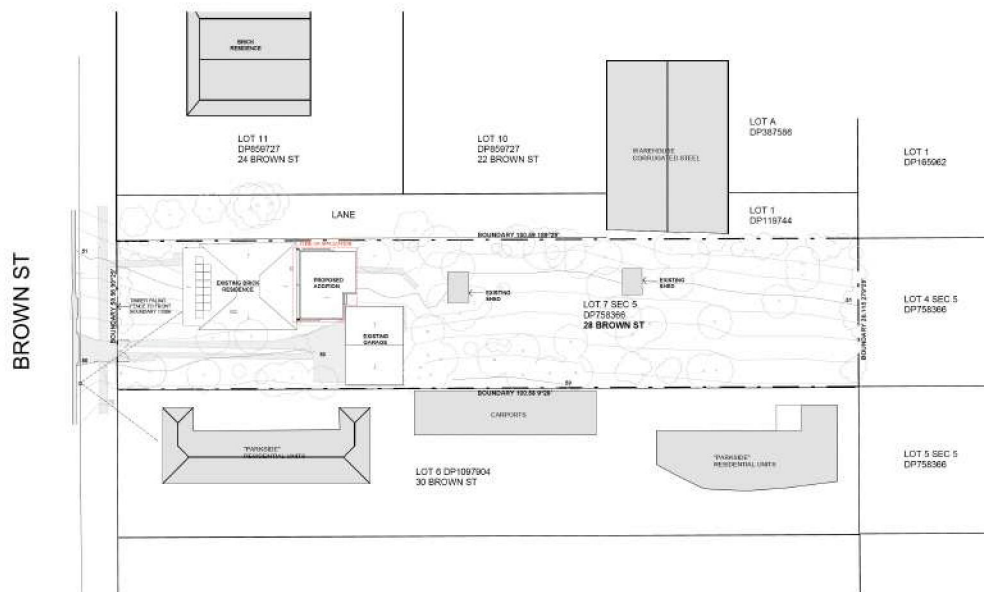


Figure 22 SITE PLAN_PROPOSED
source LVA

Figure 23 GROUND PLAN_PROPOSED
source LVA

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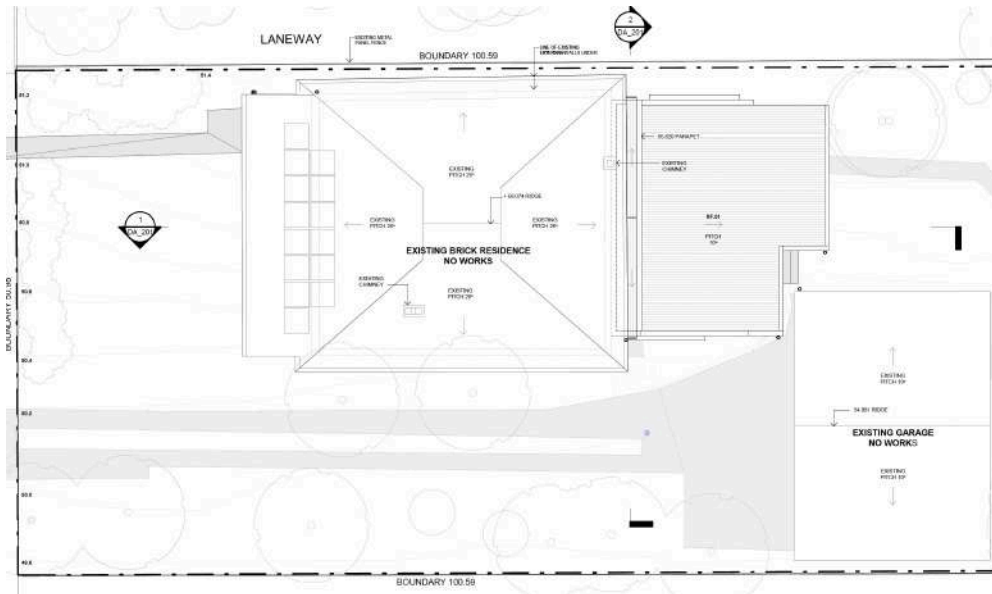


Figure 24 ROOF PLAN
source LVA



Figure 25 ELEVATIONS
source LVA

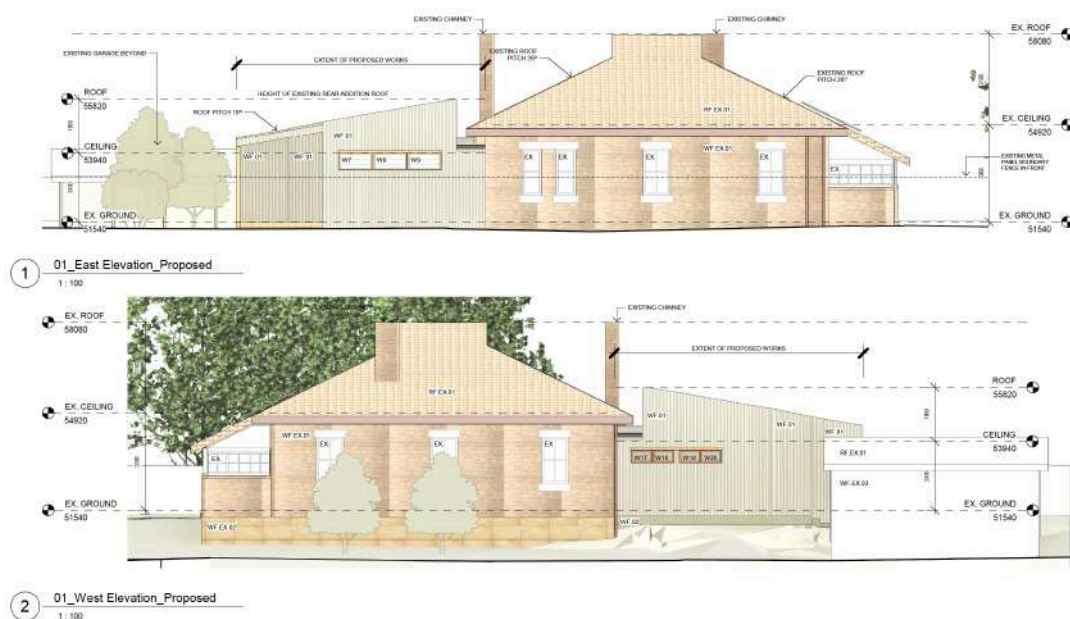


Figure 26 ELEVATIONS
source LVA

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 and Commercial Precinct Heritage Conservation Areas.
- 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 resultant proposal is considered to be sympathetic to the host building, facilitating necessary upgrades and maintenance to the dwelling whilst taking the opportunity to remove or reconstruct intrusive elements in order to improve the presentation of the place as a whole whilst ensuring that significance of the property within the Conservation Area is maintained.
- b. The site is located centrally within the R1 General Residential zone and along the southern side of Brown Street.
- c. The existing dwelling shall be retained in its entirety and remain largely unaltered. The existing rear addition has retained the rear wall of the original dwelling as well as doorways and thresholds, these will continue to be retained with the proposed rear addition which is positive.
- d. The rear addition to the original dwelling shall be removed with the proposed new addition being formed with a smaller overall mass than that of the existing rear addition which is positive.
- e. The existing rear addition is falling into disrepair and does not contribute to the Conservation Area in its current presentation. This element is of no significance and its removal should be supported.
- f. There are no proposed changes to the existing host property.
- g. The rear masonry wall and fireplace of the original dwelling shall be retained as part of the proposal which is positive.
- h. Architect Note: *The original rear masonry wall is retained in current condition and revealed in entirety as a new finish of the proposed addition. The existing step in the masonry wall forms the rear enclosure to the original fireplace serving the existing living room. This is retained in the current form and utilised as the new backing surrounding hearth to the relocated Waterford Stanley Wood Cookstove retained from the existing kitchen.*
- i. The proposal retains the existing roof and chimneys which is positive.
- j. The proposed alterations shall not compromise the significance of the existing building, its curtilage or setting.

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- k. The proposal includes the addition of a new front boundary low to medium height timber paling fence. The proposed height of the fencing is 1100mm. The proposed fence is a simple contemporary design that does not detract from the host property or the conservation area, which is positive.
- l. The owners of the property are historians and managed to find a historic photograph of the property. The photograph shows the property with a low to medium height front boundary fencing. The proposed fence is a sympathetic representation of the properties original character. The designer has taken care into designing a fence that is sympathetic to the history of the property without mimicking the original design, distinguishing the fence as a later addition. Please refer to the image below.



Figure 27 28 Brown Street, Dungog. Historical Image

source Provided by Elizabeth Raine and John Squires. Current Property Owners.

Rear Addition

- a. The proposed addition has been designed as a simple contemporary structure behind the existing dwelling with a small link element to further distinguish the separation of the host property and rear addition whilst maintaining internal access between the two buildings.
- b. The proposed rear addition has been sympathetically designed in order to respond to the form and scale of the existing whilst not mimicking or dominating it. The proposal presents as a simple rear addition in replacement of the existing rear addition.
- c. The proposed rear addition is a simple contemporary form with a skillion roof. The design has been carefully considered to ensure that the building elements, roof pitches and the width of roof plane elements do not exceed that of the original cottage.
- d. The proposed addition does not add visual noise to the western and southern boundary of the property, but rather simplifies and improves upon the existing rear addition which is positive.

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- e. The proposed addition has been located so that the dwelling retains its integrity and remains the dominant building on site.
- f. The length and width of the new addition is significantly less than the existing house which will make sure the new section presents as a diminutive element.
- g. The proposed windows and doors within the new addition will be timber framed and vertically proportioned with a frame width and profile that is sympathetic to the existing windows and doors of the host property and the conservation area, which is positive.
- h. The height of building is appropriate, remaining well below the existing roof pitch. Although it would normally be recommended to match the pitch of the host property, the proposed pitch allows for a lower apex. The lower roof pitch is separated from the main roof pitch by a lower pitched link roof, which allows the height and mass to be reduced which is positive.
- i. The proposed roof is mostly concealed behind the principal dwelling with an apex that falls below the existing, reducing any potential visual impact or detracting, and rather presenting as a sympathetic integration, ensuring that the original cottage remains the dominant feature within the street.
- j. The proposed rear addition has a side setback from the western and eastern elevations of the host dwelling, reducing the visual impact from the street and further presenting a diminutive form within the sites context which is positive.
- k. Minimal excavation or cut and fill is proposed, limited to the necessary footings of these small additions. This shall minimise any disturbance of the natural landform as much as possible.
- l. The roof form of the original cottage shall be retained, intact and distinguishable from new work. The roofing material of the proposal shall be a medium grey colour which presents as sympathetic to the surrounding conservation area.
- m. Regarding ancillary development, no air conditioning installations are proposed and as such there shall be no external air conditioning units. Rainwater tanks shall be aligned with or behind the proposed rear addition, obscuring them from view, which is positive.

7.3 Views and Settings



Looking from the front verandah across Brown Street in a northerly direction.



Looking from Brown Street toward the property in a southerly direction.



Looking from Brown Street along the existing driveway toward the rear of the property in a southerly direction.



Looking from across Brown Street toward the property in a southerly direction.



Looking from across Brown Street toward the property in a south easterly direction. The green arrow points toward the subject property.



Looking from across Brown Street toward the property in a south westerly direction. The green arrow points toward the subject property.

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Looking from the southern boundary of Heritage item 45 Brown Street, Dungog known as "Court House Hotel", along Brown Street toward the property in a south westerly direction.



Looking across Brown Street toward the property in south easterly direction. The green arrow points toward the subject property.



Looking from the intersection of Brown Street and Dungog Street adjacent to 198 Brown Street toward the property in a south easterly direction.



Looking from the properties front boundary in an easterly direction along Brown Street. The green arrow points toward Heritage item 45 Brown Street, Dungog known as "Court House Hotel".



Looking from the properties front boundary directly across the road in a northerly direction.



Looking from the properties front boundary toward Dowling Street in a westerly direction.

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Looking toward the rear eastern boundary fence toward the property 160 Dowling Street. The green arrow points toward the property 160 Dowling Street. To the right of the image is the location of Heritage Items 152 - 156 Dowling Street, known as "Wades buildings", which is completely obscured from view by the existing vegetation.



Looking from within the rear garden in the direction of Heritage Items 152 – 156 Dowling Street and 146 Dowling Street, known as "J A Rose Building". As can be seen from the image all views to the Heritage Items are obscured from view by the existing vegetation.



Looking from within the rear garden toward the western boundary fence toward the neighbouring property 30 Brown Street.



Looking from within the rear garden toward the western and southern boundary fence toward the neighbouring properties 17 Mackay Street and 30 Brown Street.

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Looking from within the rear garden toward the western boundary fence toward the neighbouring property 30 Brown Street.



Looking from within the rear garden toward the western boundary fence toward the neighbouring property 30 Brown Street.



Looking from the property toward the western boundary fence toward the neighbouring property 30 Brown Street.

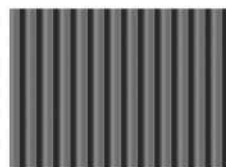


Looking from the property toward the western boundary fence toward the neighbouring property 30 Brown Street.

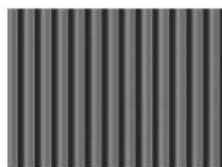
- a. There are no significant views that will be affected by the proposed development.

7.4 Materials and Colours

- a. There are no proposed changes to the colour and materials of the host property with any unforeseen repair or restoration works to match existing in all aspects.
- b. The roof colour is to be a medium grey in a Custom Orb profile that complements the existing roof colour and minimises glare to the surrounding buildings whilst referencing traditional corrugated galvanised roof sheeting.
- c. The proposed windows and larger sliding doors within the rear addition are to be timber framed with a profile that it is sympathetic to the host properties original windows which is positive.
- d. The following are the proposed materials and finishes selection for the rear addition, which present as sympathetic to the host property and the conservation area.



External Walls (WF-01)
Colorbond Custom Orb
Accent 21
Colour: Mid Grey (TBC)



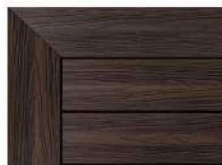
Roof Cladding (RF-01)
Colorbond Custom Orb
Accent 21
Colour: Mid Grey (TBC)



Floor Finish - Internal (FF-01)
Polished Concrete -
Colour: Silver, Mid Grey (TBC)



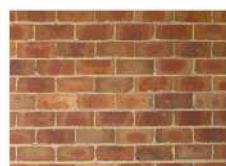
Doors & Windows
Hardwood Timber
Colour: (TBC)



Floor Finish - External (FF-02)
Composite Timber Decking
Elodeck Decking Designer
Colour: Dark Brown



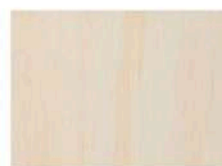
Windows
Hardwood Timber
Colour: (TBC)



Existing External Walls (WF.EX.01)
Brickwork Finish



Existing Roofing (RF.EX.01)
Terracotta/Clay Tile



Internal Ceilings (WF.04)
Plywood - Clear Powder Coated

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 or Commercial Precinct Heritage Conservation Areas 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. This report shall be read in conjunction with the final development application drawings and Statement of Environmental Effects.
- d. 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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