



HERITAGE IMPACT STATEMENT

East Gresford Village Heritage Conservation Area

New dwelling

69 Durham Road
East Gresford
Lot 20 DP 1121265

May 2025

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Lot 20 DP 1121265
69 Durham Road East Gresford

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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. 69 Durham Road, East Gresford, New South Wales (Lot 20 DP 1121265).

69 Durham Road East Gresford 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 adjoins Durham Road. The site has a lot size of 790.4sqm and is free from any significant vegetation. The area is surrounded by mainly 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 East Gresford Village Heritage Conservation Area as shown below:



Figure 2: Heritage map of the subject site.

1.3 Heritage Management Framework

East Gresford Village Heritage 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 development 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 of Area

Dungog Shire (including East Gresford) 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

Gresford was named after the town on the Allyn River in North Wales, Great Britain and was first inhabited between 1812 and 1820 by itinerant cedar cutters.

In the early 1820's Charles Boydell was granted "Camyr Allyn" and George Townshend "Cawarra". Later William Boydell was granted "Caergwrle" at Allynbrook and built the beautiful Church of St Mary on Allyn, and Alexander Park purchased "Lewinsbrook". John Phillip Webber was granted land north of Gresford on the Paterson River, now the areas of Mt Rivers and Lostock. Dr Lindeman purchased "Cawarra" in 1842 and the vineyards were commenced in 1843.



A good place to seek out some of Gresford's past is to visit St Anne's Church. The Townshend family gave the land for a church and cemetery and it is thought that burials started around 1850. The present St Anne's was built in 1898, although some controversy exists over the actual date of the laying of foundation stone.

A look inside the church is a must to view the stained glass windows, many of which were donated by early families, among them the Lindemans.

Outside the Church a lane leads to the Paterson River and the original ford, part of the main road from Dungog to Singleton. Also visible is very old Ard-na-Hane, a staging post for Coaches travelling from Singleton and Gloucester.

There are many other historical buildings in the area. Amongst them is the St Helens Catholic Church opened in 1867, the local pub which is over 100 years old, the General Store over 90 years old and the Police Station.

3 PHYSICAL DESCRIPTION

3.1 East Gresford Village

East Gresford is defined its by quarter-acre 'town' allotments along the intersecting Durham and Park Streets. Many of these allotments have been built on which gives rise to a sharp transition from the built development along these streets to the open space of the surrounding countryside. The streets have sealed carriageways, concrete kerb-and-guttering with narrow concrete footpaths, and some street trees. Allotments along these streets are often unfenced in front, with wire, paling and (intrusive) colorbond fences to sides and rear. Front yards have lawns, a few low trees, limited shrubbery and annuals and mainly concrete or gravel drives. Rear yards are characteristically lightly developed with a few (usually galvanised iron) garages and sheds.

The village is comprised almost entirely of detached residential buildings with modest footprints except for a small core of closer-spaced free-standing modest commercial buildings. Residential buildings have 4 to 6 metre setbacks (though more recent houses have larger setbacks) while buildings in the commercial core tend to be built to their street boundaries. House buildings are almost exclusively single storeyed, double fronted and rectilinear with high ceiling studs. Although several buildings in the commercial core have prominent parapets these are overshadowed by the splendid Hotel Beatty, which is the only substantial two-storeyed building in the village. Stylistically the village is dominated by buildings which are 'interwar' or immediately 'postwar' ('Austerity') variants on Californian bungalow and Edwardian cottage styles though earlier styles are represented, including in the Hotel Beatty. Roofs are of both hip and gable forms, with gables facing streets being characteristic of older styles. Most roofs are of galvanised iron (some more modern buildings have tiles) with moderate to steep pitches. Walls generally are of weatherboards in various profiles (including inappropriate fibro weatherboards, which have widely been



used) painted in recessive (interwar) colours. A few (mainly older, or recent) buildings are in brick.

Windows, mostly double hung sash widows and casement windows, have been widely replaced by stylistically inappropriate aluminium sliding windows. Many earlier twentieth century houses have verandahs that have been enclosed and some have equally inappropriate details such as columns. Bungalow style buildings generally have porches on one of their frontages. Commercial buildings have post supported awnings

3.2 Existing Site And Area

The site is currently vacant, being part of a recent subdivision along Durham Road. The site is characterised by single storey dwellings generally with a modern design but incorporating traditional building elements such as gabled roofs and weatherboard cladding.



Figure 3: Photo showing existing vacant lot

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 East Gresford Village Heritage Conservation Area from Chapter C17 of Part C in the Dungog DCP 2014 states:

This village is significant within the lower Hunter because it is a rare example of a linear village developed between the wars. It has developed along three streets whose intersection provides a focus for the village (and the locus of the only commercial buildings, notably the interwar hotel and general store). Residential allotments are almost entirely 'quarter acre'.

Dwellings have generous setbacks and are predominantly modest, detached with medium pitched galvanised iron roofs, high single storeyed weatherboard or fibro walls, small window openings and front doors opening on to verandahs or porches facing the street. Improvement of the road reservations is limited which reinforces the modest character of the village.

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.

69 Durham Road is not listed as a heritage item but is part of the East Gresford Village 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
- 3 x bedrooms
- Bathroom



- Combined kitchen and living room
- Laundry
- Alfresco
- Double car garage



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 proposed development is minor in nature, the 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 hipped roof. The setbacks provided with the dwelling are in context to surrounding dwellings and the front building line is consistent with the requirements of the HCA. The dwelling façade utilises face brick which is noted to be a common feature within the East Gresford Village. It

is considered that the materials and colours chosen for the extension are similar to those that have been chosen for adjoining dwellings in a heritage context. The development is considered to provide a visually pleasing dwelling with generous setbacks compatible with the existing streetscape and the HCA.

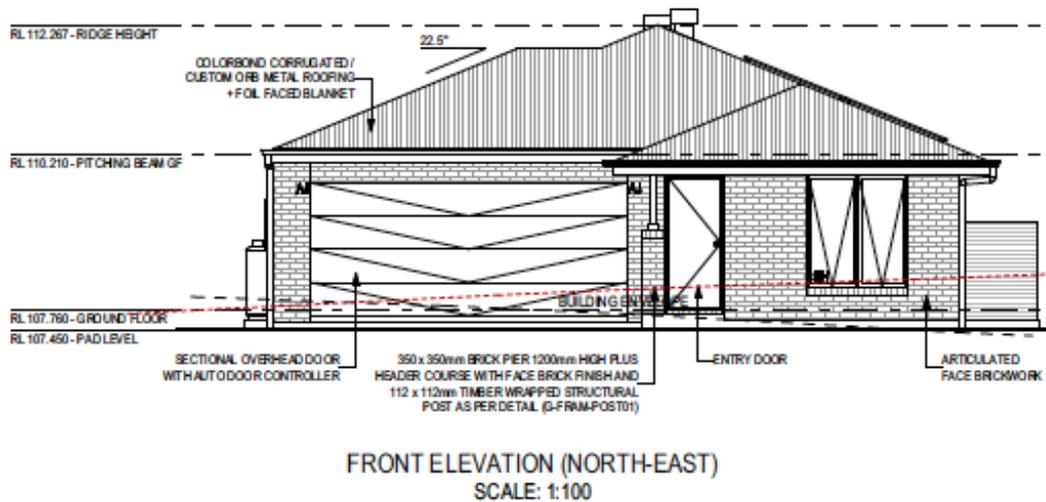


Figure 8: Extract of proposed front elevation plans

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 hipped roof, face brick 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 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.

