

DUNGOG SHIRE COUNCIL

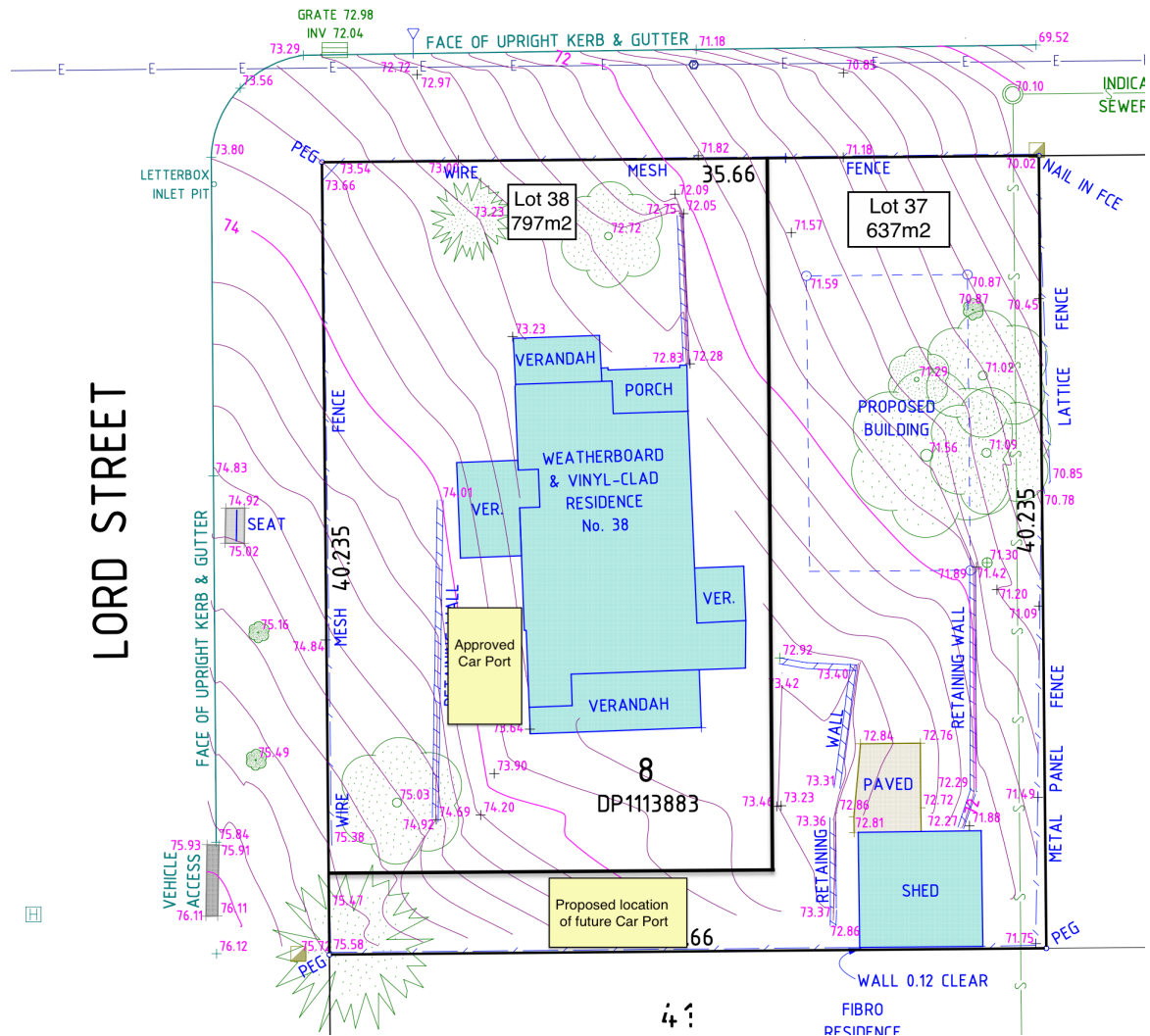
STATEMENT OF HERITAGE IMPACT

Proposed Subdivision of Lot8 DP 1113883

38 MYLES STREET DUNGOG

Hugh Merrell

MYLES STREET



Hill Top Planners Pty Ltd
PO Box 469
MAITLAND NSW 2320

Tel: 40427 938 250
richard@hilltopplanners.com.au

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1.1 Introduction

Hill Top Planners have been commissioned to prepare a Statement of Heritage Impact for the subdivision of a residential property comprising a total of 1434 square metres. It is proposed to subdivide the property into two allotments with one of the lots containing the existing weatherboard cottage on 797m² with frontages to Myles and Lord Streets. A smaller lot with a frontage to Myles Street of 13.5 metres, and Lord Street of 4.2 metres, and an area of 637m², is proposed to be created so as to enable the construction of a small dwelling, subject to Council approval at a later date.

The site is located within a residential area of Dungog, the zoning of the property is R1 General Residential. This HIS accompanies a development application made pursuant to the provisions of Clause 4.1 of the Dungog LEP 2014.

This report presents a Statement of Heritage Impact Assessment (SHI) of the proposed development. A SHI is required as the site is located within the Dungog Town Heritage Conservation Area (HCA) and the proposed development is captured by the provisions of Clause 5.10(2)(a)(iii), 5.10(2)(f), and 5.10(4). This report was prepared by *Hill Top Planners* for the owner in support of a development application lodged with Dungog Shire Council.

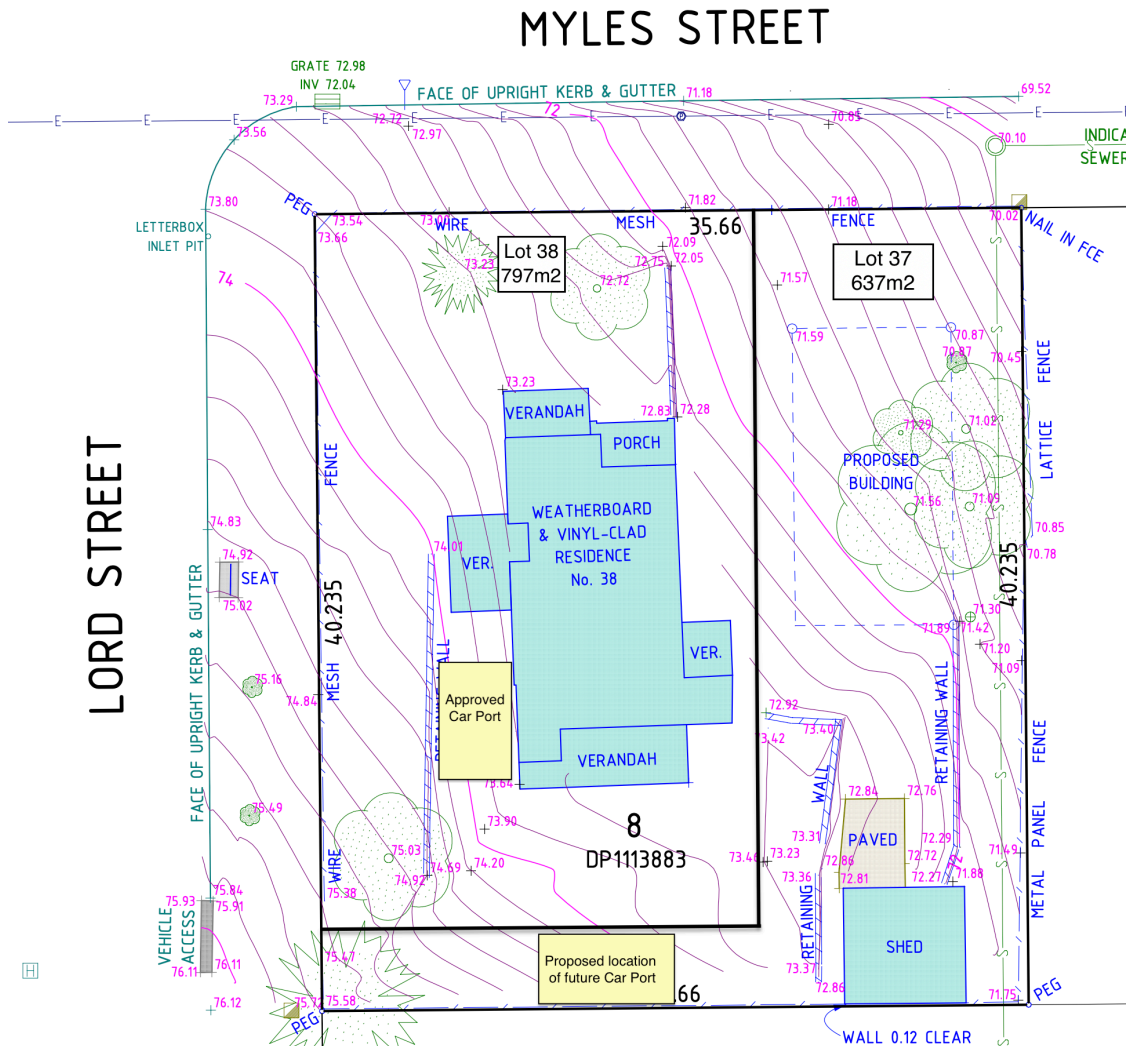


Figure 1: Proposed subdivision with existing dwelling shown.

The objectives of Clause 5.10 of Dungog LEP 2014 are:

(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 creation of Lot 37, with an area of 637m², is of a size not out of scale to other allotments in the immediate locality. The rectilinear and battleaxe shape of the lot, continues to reinforce the historical settlement pattern of the Township of Dungog, in as much as the township comprises allotments of a rectilinear shape.

The proposed development satisfies these objectives as the proposal does allow for the future construction of a dwelling on Lot 37. A preliminary design for this dwelling has been prepared which provides for the building to be setback 6m from the street boundary and occupy no more than 50% of the area of the lot.

The proposed weatherboard and iron single storey dwelling, with an area of less than 150m², will not materially impact on the heritage significance or heritage values of the conservation area. As the proposed development is located some distance from the listed heritage items, the impact, in heritage terms, is considered to be insignificant.

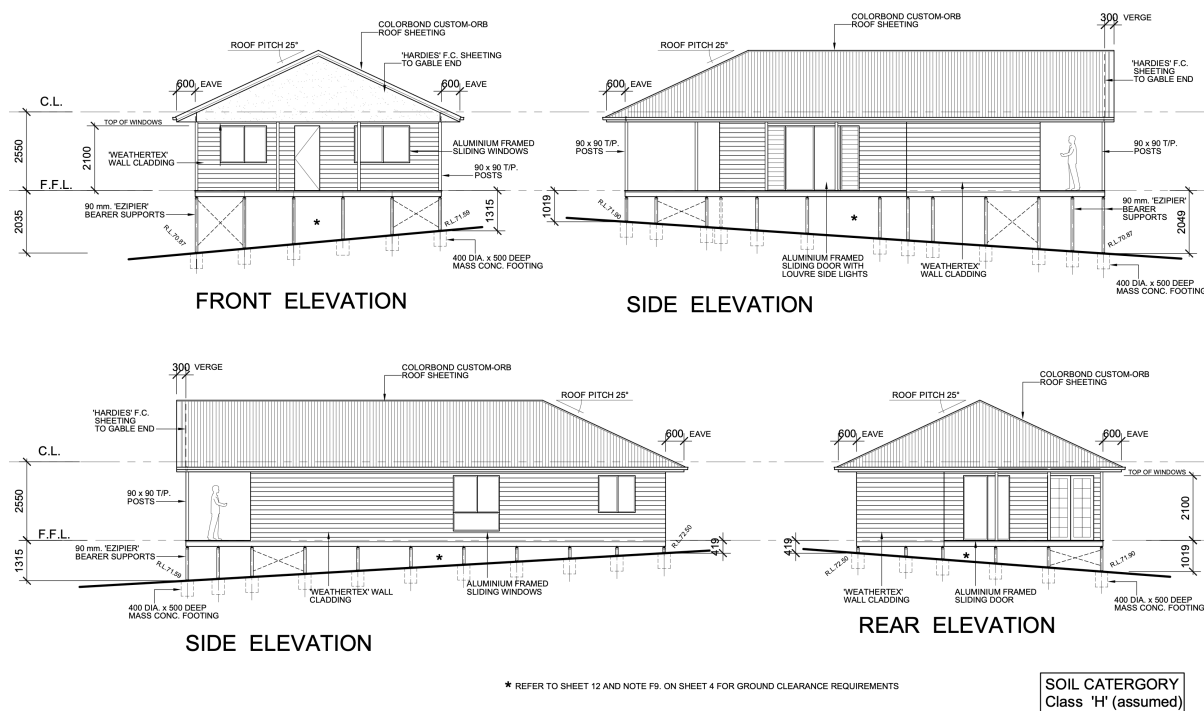


Figure 2 Preliminary design of dwelling on Lot 37.

1.2 Methodology

The methodology used in the preparation of this report is generally as per the various guidelines as issued by the NSW Heritage Office, and the “Burra Charter” as issued by Australia ICOMOS.

1.3 Heritage Listings

The site lies within the Dungog Town HCA which is a local listing in Schedule 5 of Dungog LEP 2014. The single storey cottage is not a listed heritage item. Located nearby are the following items, listed as being of Local heritage Significance:

- Item # 139 - house, 20 Dowling Street
- Item # 140 - former Manse 23-25 Dowling Street
- Item # 141 - house, 29 Dowling Street
- Item # 162 - ‘Oomabah’ house, 63 Mary Street
- Item # 168 - house, 55 Dowling Street
- Item # 169 - house, 57 Dowling Street

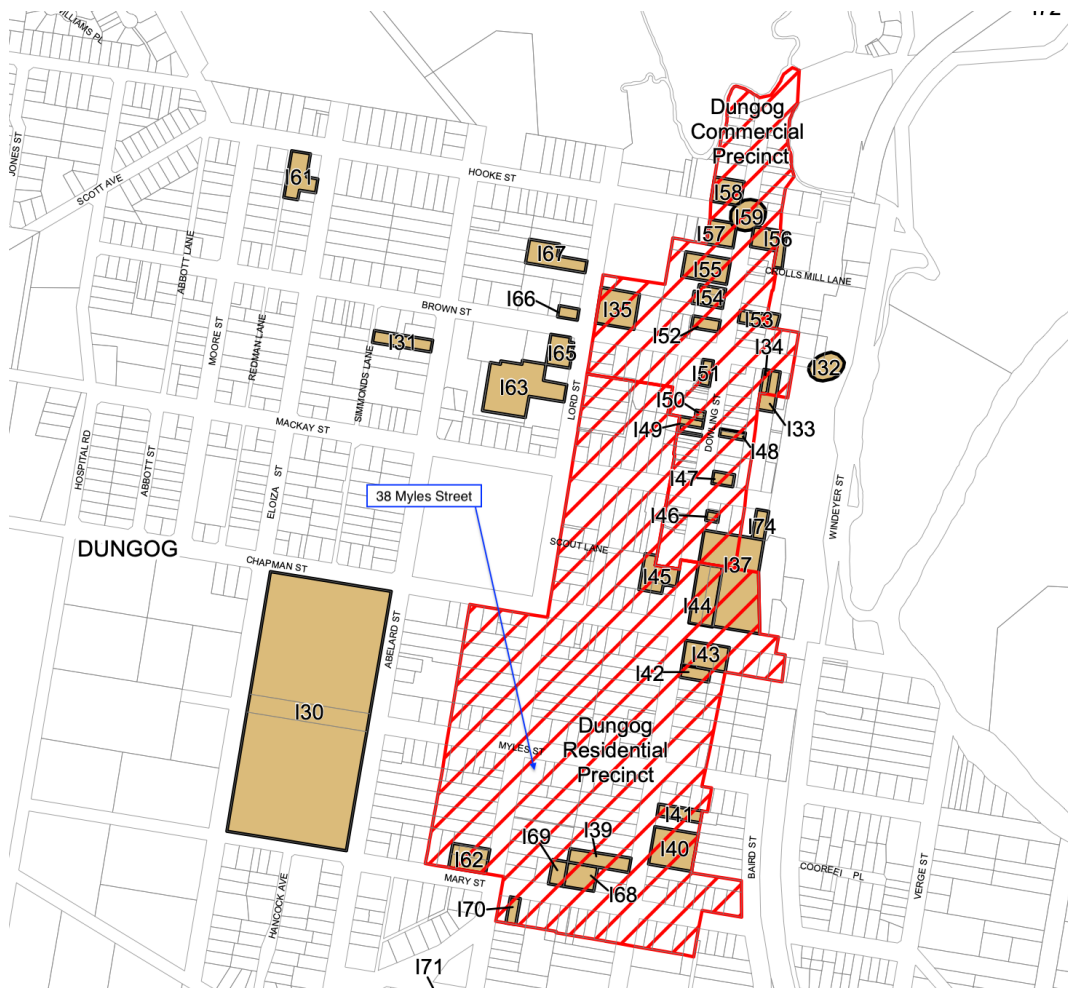


Figure 3 Dungog Heritage Conservation Area.

The proposal will not impact on the heritage values of either listed heritage items located nearby, or that of the Conservation Area in general. The subdivision pattern proposal is consistent with the historical rectilinear layout of the township.



Figure 4 *The site viewed from Myles Street.*

1.4 The Proposed Development

The development proposes to subdivide the existing property so as to create two lots. The corner lot retains the single storey weatherboard and iron roofed dwelling on a parcel of 797m². The residue lot comprises 637m² and is accessed directly off Myles Street. There is sufficient area on proposed Lot 37 to construct a new single storey dwelling with a floor level midway between that of the existing residence and the residence at 36 Myles Street. Vehicle access will be via Lord Street which will provide for a carport to be located at the rear of the site, and some 12m from this boundary and not visible from Myles Street.

The subject site is located 110 metres from the nearest heritage item. Any future dwelling constructed on the site will not be in a direct line of site to any listed heritage item.



Figure 5 *The existing dwelling viewed from Myles Street.*

2. Assessment

2.1 The following aspects of the proposal respect or enhance the heritage significance of the item or area:

- i. The subdivision will not alter the heritage significance of the locality. The proposal will allow for additional development to occur on the site at some time in the future and the design of that development will be subject to a heritage impact assessment.
- ii. The site itself does not contain a heritage item. The existing cottage is a simple building (weatherboard/tile, circ. 1930) which contributes to the streetscape in a positive manner. It is setback 9.1 metres from Myles Street and 6.7m from Lord Street. Any future dwelling on Lot 37 would be setback 6 metres in order to comply with Council's setback requirements. The single storey dwelling at #36 Myles Street has a setback of 3m to the street. A 6m setback will ensure the existing dwelling retains its presence in the streetscape.
- iii. The proposed subdivision does not require alterations to occur to the existing dwelling. The new boundary will be 1.2m clear of the eastern most part of the existing dwelling.

2.2 The following aspects of the proposal detrimentally impact on the heritage significance of the item or area:

- i. No aspects of the development will have a detrimental impact on the heritage significance of any nearby items or the conservation area in general.
- ii. The only works required will be the relocation of existing stormwater pipes and the construction of a driveway.

2.3 The following design solutions were considered but discounted:

- i. Not proceeding with the subdivision. This was discounted as the zoning of the land supports increased residential development and the site lends itself to accommodate an additional dwelling which can take advantage of readily available utility services.

2.4 The following actions are recommended to minimise disturbance and/or enhance interpretation of the heritage significance of the item or area:

- i. Any new boundary fence constructed between Lots 37 and 38 should be constructed with of timber palings.
- ii. Any new dwelling should be constructed in such a manner so as to give the appearance from the street of a building sitting on piers, ie. bearers & joist construction.

3. CONCLUSION

The proposed subdivision of an existing residential allotment into two lots will provide the opportunity to develop one additional dwelling in a location which enjoys a full range of utility and social services.

The proposal does not impact on the heritage characteristics of either any listed heritage items or streetscape values which exist in the Dungog Heritage Conservation Area.

Richard Bennett
BTP (NSW), B LegS (Macq), MPIA
Certified Practicing Planner

12th August 2026



Figure 6 *The dwelling at #36Myles Street.*



Figure 7 *The dwelling at #34 Myles Street.*