

DUNGOG SHIRE COUNCIL

All Communications to be addressed to:

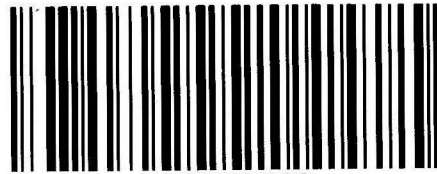
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Ref: 171/82/31 – gwh
EF07/93

19 May 2010

The Regional Manager
Department of Planning
PO Box 1226
NEWCASTLE NSW 2300



PNC000233

Attention: Mr Paul Maher

Dear Paul,

**Re: PLANNING PROPOSAL No 16
INCLUSION OF DWELLING AS A HERITAGE ITEM AND OTHER
AMENDMENTS WITHIN THE EXISTING HERITAGE LISTING**

At its meeting of 20 April 2010, Council resolved to prepare an amendment to *Dungog Local Environmental Plan 2006* to:

Amend the Dungog Local Environmental Plan 2006 Schedule 3 Part 2 – Heritage Items to include “Kirrica” 2 Mackey Street Dungog as being of Local significance and to rectify minors within the Schedule.

The planning proposal and associated documents are attached.


It would be appreciated if the planning proposal could be accepted and referred to the LEP Review Panel for determination under the ‘gateway process’.

Should you require any further information, please do not hesitate to contact Councils Planning Department on (02) 4995 7777.

Yours faithfully,

Matthew Brown
MANAGER PLANNING



 **Dungog Shire**
Life as it should be...

COUNCIL'S VISION:

A vibrant, united community, with a sustainable economy. An area where rural character, community safety, and lifestyle are preserved.

PLANNING PROPOSAL

Dungog Local Environmental Plan (LEP) 2006 Planning Proposal No. 16

Proposed Amendment to Schedule 3 Part 2 of the Dungog LEP 2006 to:

- a) Include the dwelling at Lot 2 DP 741091, No. 2 Mackay Street DUNGOG as a heritage item,**
- b) Amend various other errors as contained within the existing heritage listing within the Dungog LEP 2006.**

Prepared by Dungog Council

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Part 1 Objectives or Intended Outcomes

Objectives

The inclusion of the dwelling at Lot 1 DP 741091, 2 Mackay Street DUNGOG as a heritage item into Schedule 3 Part 2 of the Dungog LEP 2006. Also to amend various other administrative errors within the existing LEP 2006 heritage listing.

Intended Outcomes

The Planning Proposal will recognise the historical significance of the dwelling and to ensure appropriate conservation of the dwelling into the future.

The Planning Proposal also aims to correctly identify heritage items within the shire.

Part 2 Explanation of Provisions

Amendment of Dungog LEP 2006 Schedule 3 Part 2 'Heritage Items' to amend various administrative errors within the existing heritage listing and to include the dwelling at Lot 1 DP 741091, No. 2 Mackay Street, Dungog within the above mentioned listing.

Part 3 Justification

A Need for the Planning Proposal

(1) *Is the planning proposal a result of any strategic study or report?*

The planning proposal is not the result of any specific Council strategic report, although the dwelling at 2 Mackay Street was included within the *Dungog Heritage Study* (1986). The study identified that the dwelling retained heritage character and maintained a positive contribution to the streetscape.

Given its inclusion within this study, it is unknown why the dwelling was not included as a heritage item in the Dungog LEP 1990 or Dungog LEP 2006.

In addition to the *Dungog Heritage Study* (1986), the current owner of the property did commission a report to be written outlining the heritage significance of the dwelling. Based on its historical significance, the report recommends the dwelling be heritage listed. A copy of the report is included as Appendix 5.

The second part of the proposed amendment relates to the correction of the existing listing of the heritage items within Schedule 3 Part 2 of the Dungog LEP 2006. The corrections particularly relate to minor descriptive errors by which may be referred to 'administrative errors' when the Dungog LEP 2006 was drafted. The correction of these errors are not as a result of any strategic study or report.

- (2) *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Under the existing Dungog LEP 2006, the proposed heritage item is not recognised as having heritage status or heritage significance.

Should the dwelling not be included within the Dungog LEP 2006, it may result in the dwelling becoming more vulnerable to periodic deterioration or alterations that remove the heritage significance of the dwelling.

It is essential the Planning Proposal be accepted through the Gateway to guarantee the local heritage significance of this dwelling is not lost, and opportunities for local heritage funds are made available.

It is also important that the correction of the existing heritage listing within Schedule 3 of the Dungog LEP 2006 is permitted to proceed through the Gateway to ensure the correct identification of heritage items within the shire.

- (3) *Is there a net community benefit?*

Dungog and surrounds do maintain many characteristics that reflect the early agricultural and settlement periods of rural Australia. Many of the buildings currently listed within the Dungog LEP 2006 reflect these characteristics and therefore provide valuable insight into the historical identity of the region.

In addition to the greater community benefit, there are advantages to the owner of a heritage listed building. The advantages include:-

- (i) **Certainty:** Heritage listing provides certainty for owners, neighbour and future purchases. Heritage buildings cannot be demolished unless an integrated approval process under the Heritage Act is undertaken.
- (ii) **Access to expert advice:** Free and regular heritage advisory service to owners of heritage listed buildings.

B Relationship to Strategic Planning Framework

- (1) *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metro Strategy or exhibited draft strategies)?*

The Dungog local government area is not included within the Sydney Metro Strategy or the Lower Hunter Regional Strategy and therefore the objectives and actions do not apply.

- (2) *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plans?*

The Planning Proposal is consistent with the Heritage provision within the Shire Wide Development Control Plan (DCP) Number 1. This part of the DCP values the protection of heritage and maintains that buildings with heritage significance are recognised.

Is the planning proposal consistent with applicable state environmental planning policies?

There are no State Environmental Planning Policies (SEPPs) applicable to this proposal.

- (3) *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The Planning Proposal is consistent with the applicable Ministerial Directions (s. 117 Directions) as demonstrated in Appendix 3 of this submission.

C Environment, Social and Economic Impacts

- (1) *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

As the Planning Proposal relates to the establishment of a heritage listing and the correction of an existing listing, the impact upon any critical habitat, threatened species or populations are not envisaged.

- (2) *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no further adverse environmental impacts envisaged.

- (3) *How has the planning proposal adequately addressed any social and economic effects?*

Social

Dungog's current listing of heritage items ensures the cultural significance in relation to the history, social and natural features of the area are retained.

It has been identified that the dwelling at 2 Mackay Street does maintain relative heritage significance, and in turn will maintain the heritage nature of the area.

Economic

Research into the impacts of heritage listing on residential properties in New South Wales is limited, however the broad assertions regarding the economic impacts of heritage listing were considered in the Productivity Commissions 2006 Report, 'Conservation of Australia's Historic and Heritage Places'.

The Productivity Commission notes that private owners should be given the right to appeal heritage listing if the listing results in '**unreasonable costs**' to the owner. The Report states;

'The following factors establish a prima facie case of unreasonable costs:

- (i) the zoning of the land permits higher value land use than that allowed under heritage restrictions; or*
- (ii) maintenance, repair or restoration costs required to continue a property's Heritage significance imposes an unjustifiable hardship on the owner.'*

Given the above, it is not expected that the inclusion of a dwelling within a heritage listing would overly impact on the owner of the property. Regardless, the owner of the proposed building to be listed is supportive of such request.

Particularly within (ii), the only obligation for the owner of a heritage listed building is to maintain the dwelling to a reasonable living standard. No requirements necessitate the owner to maintain or expand on the dwelling past this requirement; therefore not resulting in unreasonable costs.

D State and Commonwealth Interests

(1) *Is there adequate public infrastructure for the planning proposal?*

Yes. The property does have access to existing infrastructure which is able to manage the additional demand. In particular the following:

- Public maintained road;
- Electricity;
- Reticulated water and sewer;
- Telecommunication services,
- Garbage service,
- Emergency services; and

(2) *What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? (To be completed after consultation but prior to gateway)*

Council will undertake a formal consultation with the relevant Government Agencies as identified and advised by the gateway determination.

Part 4 Community Consultation

At present, no community consultation has been undertaken.

Council will undertake future community consultation in accordance with the Department of Planning document '*A guide to preparing local environmental plans*' once the Gateway has been determined.

Appendix 1	Location Map
Appendix 2	Checklist for consideration of State Environmental Planning Policies
Appendix 3	Section 117 Ministerial Directions Checklist
Appendix 4	Council Reports including Council resolution
Appendix 5	Statement of Historical Significance
Appendix 6	Dungog Heritage Study (2006) 'Kirrica 2 Mackay Street Dungog'.
Appendix 7	List of descriptive errors within the heritage listing of the Dungog LEP 2006.

**APPENDIX 1
Location Map**

Figure 1: Lot 1 DP 741091 No. 2 Mackay Street DUNGOG



Figure 1, Indicates the location of the dwelling at 2 Mackay Street, Dungog.

APPENDIX TWO
SEPP Checklist

<i>INSTRUMENT</i>	<i>APPLIES</i>	<i>CONSISTENT</i>
SEPP No. 1 Development Standards	NO	N/A
SEPP No. 4 Development Without Consent	NO	N/A
SEPP No. 6 Number of Storeys in a Building	NO	N/A
SEPP No. 14 Coastal Wetlands	NO	N/A
SEPP No. 15 Rural Land-Sharing Communities	NO	N/A
SEPP No. 19 Bushland in Urban Areas	NO	N/A
SEPP No. 21 Caravan Parks	NO	N/A
SEPP No. 22 Shops and Commercial Premises	NO	N/A
SEPP No. 26 Littoral Rainforests	NO	N/A
SEPP No. 29 Western Sydney Recreation Area	NO	N/A
SEPP No. 30 Intensive Agriculture	NO	N/A
SEPP No. 32 Urban Consolidation (Redevelopment of Urban Land)	NO	N/A
SEPP No. 33 Hazardous & Offensive Development	NO	N/A
SEPP No. 36 Manufactured Home Estates	NO	N/A
SEPP No. 39 Spit Island Bird Habitat	NO	N/A
SEPP No. 41 Casino/Entertainment Complex	NO	N/A
SEPP No. 44 Koala Habitat Protection	NO	N/A
SEPP No. 47 Moore Park Showground	NO	N/A
SEPP No. 50 Canal Estate	NO	N/A
SEPP No. 52 Farm Dams/Works in Land & Water Mgmt Plan Areas	NO	N/A

SEPP No. 53 Metropolitan Residential Development	NO	N/A
SEPP No. 55 Remediation of Land	NO	N/A
SEPP No. 59 Central Western Sydney Economic & Employment Area	NO	N/A
SEPP No. 60 Exempt & Complying Development (White Bay/Glebe Island)	NO	N/A
SEPP No. 62 Sustainable Aquaculture	NO	N/A
SEPP No. 64 Advertising and Signage	NO	N/A
SEPP No.65 Design Quality of Residential Flat Development	NO	N/A
SEPP No. 70 Affordable Housing (Revised Schemes)	NO	N/A
SEPP No. 71 Coastal Protection	NO	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	NO	N/A
SEPP (Building Sustainability Index: BASIX) 2004	NO	N/A
SEPP (Major Developments) 2005	NO	N/A
SEPP (Sydney Region Growth Centres) 2006	NO	N/A
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	NO	N/A
SEPP (Temporary Structures & Places of Public Entertainment) 2007	NO	N/A
SEPP (Infrastructure) 2007	NO	N/A
SEPP (Kosciusko National Park – Alpine Resorts) 2007	NO	N/A
SEPP (Rural Lands) 2008	NO	N/A
SEPP (Affordable Rental Housing) 2009	NO	N/A
SEPP (Exempt and Complying Development Codes) 2008	YES	YES
SEPP (Western Sydney Parklands) 2009	NO	N/A

APPENDIX THREE
Section 117 Directions

Section 117 Directions	Comment
1 Employment and Resources	
1.1 Business and Industrial Zones	N/A
1.2 Rural Zones	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A
1.5 Rural Lands	N/A
2 Environment and Heritage	
2.1 Environmental Protection Zones	<p>The subject site does not contain any known environmentally sensitive areas. The Dungog LEP 2006 which is the principle planning instrument governing land use contain specific provisions in relation to environmental protection.</p> <p><i>The planning proposal is consistent with this direction.</i></p>
2.3 Heritage Conservation	<p>This Planning Proposal recognises the historical significance and aesthetic value of historical buildings.</p> <p>By ensuring heritage items are listed and correctly identified, historical buildings within the shire shall be preserved such that to maintain their historical integrity.</p> <p><i>The planning proposal is consistent with this direction.</i></p>
2.4 Recreation Vehicle Areas	<p>The proposal does not enable land to be developed for the purpose of a recreation vehicle area.</p> <p><i>The planning proposal is consistent with this direction.</i></p>
3 Housing, Infrastructure and Urban Development	
3.1 Residential Zones	<p>The proposal will not change the zone boundary or permit for additional development.</p> <p>The only proposed change will be to include the dwelling as a heritage item under the Dungog LEP 2006.</p> <p><i>The planning proposal is consistent with this direction.</i></p>
3.2 Caravan Parks and Manufactured Home Estates	N/A
3.3 Home Occupation	The Dungog LEP 2006 contains provisions which are consistent with this direction.

	<i>The planning proposal is consistent with this direction.</i>
3.4 Integrating Land Use and Transport	N/A
3.5 Development Near Licensed Aerodromes	N/A
4 Hazard and Risk	
4.1 Acid Sulfate Soils	N/A
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	N/A
4.4 Planning for Bushfire Protection	N/A
6 Local Plan Making	
6.1 Approval and Referral Requirements	N/A
6.2 Reserving Land for Public Purposes	N/A
6.3 Site Specific Provisions.	N/A

APPENDIX FOUR Council Report and Resolution.

PLANNING DEPARTMENT

Glen Harper & Sarah Cameron

2. DUNGOG LOCAL ENVIRONMENTAL PLAN 2006 AMENDMENT - 2 MACKAY STREET DUNGOG EF08/356
-

Précis:

To undertake an amendment to the Dungog Local Environmental Plan (LEP) 2006. The amendment is to incorporate the residence at 2 Mackay Street Dungog into Schedule 3 'Heritage items and heritage conservation areas' of the Dungog LEP 2006 and to include the correction of various existing heritage items already listed under this schedule.

Background

Council was contacted by the owner of 2 Mackay Street Dungog during 2008 regarding the inclusion of the dwelling as a Heritage item under Schedule 3 of the Dungog LEP 2006. To support the inclusion of the dwelling as a heritage item, a report detailing the heritage significance was forwarded to Council. The report recommends the inclusion of the dwelling as a heritage item. A copy of the report may be found as **Annexure 'A'**.

Since the gazettal of the Dungog LEP 2006, Council staff have noted some errors remain within the listing of heritage items within Schedule 3. Errors are relatively minor in nature and usually reflect an incorrect address and/or the description of the item. This part of the amendment will not add or remove any items from this schedule. A list of proposed changes may be found as **Annexure 'B'**.

IMPLICATIONS

Statutory

If gazetted, *Kirrica* will be included under Schedule 3 Part 2 of the Dungog Local Environmental Plan (LEP) 2006 and remaining errors within this schedule will be rectified.

Community/Consultative

The owner of 2 Mackay Street has been consulted in regard to the inclusion of the dwelling in Schedule 3. No wider community consultation is required at this stage.

Other

There are no Financial or Environmental implications in regard to this proposal.

Minute No. 34925

RESOLVED on the motion of Cr Mitchell and seconded by Cr Johnston that:

1. Amend the Dungog Local Environmental Plan 2006 Schedule 3 Part 2 – Heritage Items to include "Kirrica" 2 Mackay Street Dungog as being of Local significance and to rectify minor errors within the Schedule.
2. Pursuant to section 55 of the *Environmental Planning and Assessment Act 1979*, Council prepare a planning proposal explaining the intended effect of the proposed LEP and setting out the justification for making the proposed instrument.

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3. Pursuant to section 56(1) of the *Environmental Planning and Assessment Act 1979*, Council forward the planning proposal to the Minister for Planning for a gateway determination.
4. Pursuant to section 59 of the *Environmental Planning and Assessment Act 1979*, upon completion of the community consultation period, should no objections be received, Council forward the planning proposal to the Director-General to make arrangements for the drafting of the legal instrument (LEP).

The Mayor in accordance with Section 375A of the Local Government Act 1993 called for a Division. The Division resulted in 7 for and 1 against, as follows:

<i>For: Crs Wall, Mitchell, Booth, Johnston, McKenzie, Lloyd, Thompson. Against: Farrow.</i>
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APPENDIX FIVE Statement of Heritage Significance

ITEM DETAILS						
Name of Item	Kirica, 2 Mackay Street, Dungog					
Other Name/s Former Name/s	NA					
Item type (if known)	built					
Item group (if known)	residential building					
Item category (if known)	house					
Area, Group, or Collection Name	Dungog Residential Precinct Heritage Conservation Area					
Street number	2					
Street name	Mackay St					
Suburb/town	Dungog				Postcode	2420
Local Government Area/s	Dungog Shire Council					
Property description						
Location - Lat/long	Latitude			Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	private					
Current use	dwelling					
Former Use	dwelling					
Statement of significance	<p>(<i>Kirica</i> has historical, historical association, aesthetic and technical/research significance under the NSW heritage assessment criteria. It is also rare in regard to its internal joinery and detail.)</p> <p><i>Kirica</i> is a good and aesthetically pleasing example of a late Victorian style dwelling prominently sited in the Dungog Residential Precinct Heritage Conservation Area. <i>Kirica</i> evidences the growth of Dungog as a major grazing region and commercial centre during the 19th century.</p> <p><i>Kirica</i> was built for Emily Isabella Mackay, wife of prominent grazier John Kenneth MacKay, in 1887 and remained in the ownership of the Mackay descendents for almost a century. It is associated with the Mackay family and their contribution to the growth of Dungog and the area.</p> <p><i>Kirica</i> is especially significant for its well maintained fabric and detail, including its cedar joinery and other interior features, which are particularly noteworthy for their quality of design and workmanship, intactness and level of originality. In this regard, <i>Kirica</i> is rare among buildings of this age and provides an important resource for research into buildings of this era.</p> <p>The significance includes the detached timber building at the rear.</p>					
Level of Significance	Requires comparative assessment for possible State significance because of the rare and detailed interior.				Local	

DESCRIPTION					
Designer	Not known, possibly influenced by Emily Isabella Mackay, for whom the house was built in 1887.				
Builder/ maker	not known				
Physical Description	<p>Rendered brick single storey dwelling of asymmetrical form with projecting side and rear bays and bulbous iron verandah to the front setback section and to the eastern side supported on cast iron posts and fitted with decorative lacework. Projecting bays have gabled roofs with pointed arched (vaguely Gothic style) vents. Corners have prominent quoins. Windows on the western side are fitted with shutters. The verandahs are of old concrete with rounded outer edge in the original manner but with some later repairs. Three original chimneys are distinctive features. A plain sawn splayed weatherboard building at the rear is thought to be the original servants quarters.</p> <p>The style could be described as typically Victorian but in a rural manner. The asymmetrical form and grouped front windows with stilted mouldings show similarity to city based Victorian Italianate dwellings that were typical of the time, but without the faceted front bay. The slightly pointed gable vents and reliance on gabled roof form, rather than the use of some/all hip roof form, perhaps shows a touch of domestic Gothic influence, also popular during the second half of the 19th century.</p> <p><i>Kirrica</i> is a highly original residence, apart from the loss of the front fence, and has a distinctive appearance because of its original features, its well maintained qualities and its siting on the end allotment on the high side of Mackay street.</p> <p>The good quality cedar joinery is highly original, has never been painted, stripped, sanded, gloss varnished etc and is one of <i>Kirrica's</i> outstanding features. Other interior features require special mention. These especially include the ornate ceilings, leadlight sidelights and fanlights and polished granite fire places. Ceilings are complete with original cornices and ceiling roses and include the use of an early Wunderlich pressed metal ceiling in the front room, 'mini corrugated iron' in the other main rooms and timber in the kitchen/breakfast rooms. Ceiling to the main room are ornamented with plaster and possibly timber decorative mouldings. The coloured lead-light glass sidelights and fanlight to the front door are particularly well executed.</p>				
Physical condition and Archaeological potential	<p>Physical condition, both inside and out, is excellent and highly original.</p> <p>Archaeological potential is not known. No significant archaeological remains are known to exist or thought to exist on the site. However, on consideration of all factors the site must be considered as having moderate to high archaeological potential.</p>				
Construction years	Start year	believed 1887	Finish year believed 1887		Circa <input type="checkbox"/>
Modifications and dates	<i>Kirrica</i> has survived in substantially original condition without major modification. Some internal changes have been made and these would need further investigation to provides details.				
Further comments					

HISTORY	
Historical notes	<p>History of "Kirrica", 2 Mackay Street, Dungog. by Robyn Pinkstone, current owner.</p> <p>April 1887 Land bought from Thomas Darling Hutchison by Emily Isabella Mackay, wife of grazier John Kenneth Mackay, for two hundred and sixty pounds. House constructed later that year (results of 1887 Melbourne Cup in pencil on internal roof beams)</p> <p>April, 1921 Property passed by will to Mrs Anne (Annie) Doyle, who lived to age 102 and was known as "The Grand Old Lady of Mackay Street". (See <i>A Centenary c/Memories: The Dungog Chronicle 1888 — 1988</i>, page 98)</p> <p>March, 1963 Property passed by will to her daughter Eileen Hooke Woodman for life, and after her death (date?) to her daughter, (Mrs Doyle's granddaughter) Shirley Eileen Woodman</p> <p>December, 1981) Shirley Eileen Purchase (nee Woodman) sold the property to David and Kay Hopson. (Note: Thus the house was in the Mackay family till this date.)</p> <p>June, 2000 The Hopsons sold the property to Dr George James Poulos.</p> <p>August, 2004 Dr Poulos sold the property to Robyn Frances Pinkstone.</p> <p>Emily Isabella Mackay was a member of the Mackay family, graziers of "Cangon", Dungog. (Cangon is still a Mackay property that breeds stud and polo ponies.) She was a parishioner and a significant benefactor of St Andrew's Presbyterian Church, Dungog, where a marble plaque in her memory is affixed to its front fence.</p> <p>Isabella allegedly built "Kirrica" as a town house, convenient for visits to Dungog, so she could stay in town and not always have to return to her rural property. Part of the weatherboard cottage at the rear of the main house was allegedly built for a servant/caretaker.</p> <p>Mackay Street is named after that family who have always been prominent in the town.</p>

THEMES	
National historical theme	building settlements, towns and cities
State historical theme	accommodation
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<i>Kirrica</i> as a high level of local historical significance and may possibly be attributed with state significance upon further investigation. It records the growth of Dungog as a major rural settlement in the second half of the 19 th century and the growth of the region's pastoral industry. The building has significance in recording style influences of the time in rural areas as well as technical qualities relating to materials and techniques

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2010 commencing 6.00pm.

Historical association significance SHR criteria (b)	<i>Kirica</i> was built for Emily Isabella Mackay, wife of grazier John Kenneth Mackay and remained in the Mackay family until 1980. It therefore has a long association with the Mackay family, who were prominent in the area's and the regions development.
Aesthetic significance SHR criteria (c)	<i>Kirica</i> is a well designed and proportioned building in a typical rural Victorian style. It is a prominent and appealing element in the Dungog residential Precinct Heritage Conservation Area.
Social significance SHR criteria (d)	This requires further assessment. It possibly has some social significance because of its association with the Mackay family and its visual qualities although this may not be sufficient to be significant under this criterion, which usually requires a broader group or community significance.
Technical/Research significance SHR criteria (e)	<i>Kirica</i> has a high level of technical/research significance because it is a good example of its type and style and because of its exceptional level of originality, particularly in regard to its interior joinery. All cedar joinery is highly original with a small section not changed in any way and therefore its revealing original treatment and finish. Other areas have sustained only light cleaning and limited 'rejuvenation' and have excellent aged appearance while being in exceptional condition.
Rarity SHR criteria (f)	<i>Kirica</i> is typical rather than rare in regard to its style. However, its overall originality and in particular its interior joinery make it very rare. Few dwellings of his age have survived with so little change to the joinery.
Representativeness SHR criteria (g)	<i>Kirica</i> is representative of good quality dwellings built by successful grazing and business families in the late 19 th century.
Integrity	As noted above, <i>Kirica</i> has a high level of integrity in regard to its fabric and to its setting and context to Dungog.

HERITAGE LISTINGS	
Heritage listing/s	no listings as at 3 April 2008

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
printed notes (one page)	Robyn Pinkstone	History of 'Kirrica', 2 Mackay street, Dungog	2008	Robyn Pinkstone, 'Kirrica'
oral	Robyn Pinkstone			

RECOMMENDATIONS	
Recommendations	<p>That 'Kirrica' be entered on the Dungog Shire Local Environmental Plan as an item of local heritage significance but noting that its significance may extend beyond local level with further assessment.</p> <p>The interior detail is highly significant and should be included in the listing with view to preserving this very high quality and remarkably well kept detail.</p> <p>A full detailed and illustrated assessment of the interior should be made but has not been attempted in this listing because of the extensive number of photographs required and the resulting size of the electronic file. Detailed sketch plans showing the interior layout and locations of the photographs should also be made.</p> <p>The timber building at the rear requires further assessment.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	report by Garry Smith at request of Robyn Pinkstone	Year of study or report	2008
Item number in study or report	NA		
Author of study or report	Garry Smith		
Inspected by	Garry Smith		
NSW Heritage Manual guidelines used?	Yes		
This form completed by	Garry Smith	Date	4 April 2008

IMAGES - 1 per page

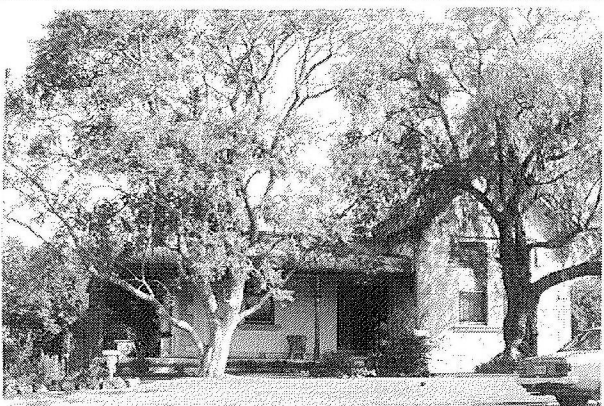
Please supply images of each elevation, the interior and the setting.

Image caption	1. <i>Kirica</i> from Mackay Street 2. <i>Kirica</i> from the north-east (photos sent separately as reduced images – too big to send as Word file. Can be inserted by way of 'insert image when you receive them'.)				
Image year	2008	Image by Garry Smith		Image copyright holder	Garry Smith/ Dungog Shire Council.)

IMAGE

photograph, sketch, map

APPENDIX SIX
Dungog Heritage Study

<p>DUNGOG HERITAGE STUDY Perumal, Wrathall & Murphy Pty. Ltd. for Dungog Shire Council in Association with Cameron McNamara Heritage Council of NSW</p>		<p>Item D74</p>	<p>Photograph <i>4/68</i></p>		
<p>Location 2 WACKAY STREET, DUNGOG.</p>		<p>Precinct Date 28 APR 1986 Survey By</p>			
<p>Title Description</p>					
<p>Description/History/Significance Late Victorian house, fully restored. L-shaped plan. Walls rendered with ashlar coursing and quoins on corners. Steep pitched corrugated iron roof. Bullnosed verandah continues around east side which enjoys magnificent views over river. Wooden posts with iron lace brackets and fringes. Mouldings on window sills, chimneys and window heads. Other decoration limited. Gable has simple barge boards and louvred vent. Door has sidelights and skylight. Two large trees in front. Excellent example of typical style, perhaps unusual in being fully rendered. Reportedly built by Mrs Mackay of "Cangon" for her niece. Stayed in family for most of its life (according to present owner). Building and landscaping combine to greatly enhance the streetscape.</p>					
<p>Integrity:</p>	<p>Alterations/Additions</p>	<p>Symp.</p>	<p>Unsymp.</p>	<p>Reinststate</p>	<p>Retain</p>
<p>Roof shape - main building _____</p> <p style="padding-left: 20px;">- verandah/porch _____</p> <p>Additions: front _____ side _____</p> <p>Verandah/porch - enclosure _____</p> <p style="padding-left: 20px;">- other alteration _____</p> <p>Openings - size/proportion _____</p> <p>Windows _____</p> <p>Doors _____</p> <p>Gables _____</p> <p>Other major alterations _____</p> <p>Detailing: - openings <u>SCREENS</u> _____</p> <p style="padding-left: 20px;">- gable/roof _____</p> <p style="padding-left: 20px;">- verandah/porch _____</p> <p style="padding-left: 20px;">- paving/tiling _____</p> <p style="padding-left: 20px;">- glazing <u>NOT ORIGINAL</u> _____</p> <p style="padding-left: 20px;">- other _____</p> <p>Materials: - roof _____</p> <p style="padding-left: 20px;">- walls _____</p> <p style="padding-left: 20px;">- other _____</p> <p>Fence _____</p> <p>Garden _____</p> <p>Other _____</p>					
<p>Period/Style:</p> <p><input type="checkbox"/> Pre-1890 <u>1897</u> <small>(formed 1897-1901)</small></p> <p><input checked="" type="checkbox"/> 1890-1915 Actual date</p> <p><input type="checkbox"/> 1915-1945 (if known)</p> <p><input type="checkbox"/> 1945</p>					
<p>Condition:</p> <p><input checked="" type="checkbox"/> Good</p> <p><input type="checkbox"/> Fair</p> <p><input type="checkbox"/> Poor</p>					
<p>Street Context:</p> <p><input checked="" type="checkbox"/> Positive Contribution</p> <p><input type="checkbox"/> Neutral</p> <p><input type="checkbox"/> Disruptive</p> <p>Possible remedies: _____</p> <p>_____</p>					

APPENDIX SEVEN

List of current errors within the heritage listing on the Dungog LEP 2006.

Corrections to Schedule 3 'Heritage Items and heritage conservation areas' of the
Dungog Local Environmental Plan 2006.

Item Number as noted in Dungog LEP 2006	Location	Proposed Change
8	1212 Chichester Dam Road BANDON GROVE	Change wording from 'Uniting Church' to 'Union Church'.
26	29 Marshall Street CLARENCE TOWN	Change address from '32 Marshall Street' to '29 Marshall Street'.
46	105 Dowling Street DUNGOG	Change address from '106 Dowling Street' to '105 Dowling Street'.
66	86A Lord Street DUNGOG	Change address from '100 Lord Street' to '86A Lord Street'.
98	800 Munni Road MUNNI	Insert road number '800'.
124	26 Prince Street PATERSON	Change address from '3 Prince Street' to '26 Prince Street'
127	23 Prince Street PATERSON	Change address from '28 Prince Street' to '23 Prince Street'.