

Dubbo Urban Heritage Review 2006-07 Community-Based Heritage Study



Significant Aspects of the Dubbo Urban Area; its Commercial Buildings, Historic Homes, Cottages and Streetscapes

Final Report Volume I

Prepared for

Dubbo City Council
Environmental Services Division of Council
Civic Administration Building, Church Street
DUBBO NSW 2830

Prepared by

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Dubbo Urban Heritage Review 2006-07

The Report

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Executive Summary

In 1985 Dubbo City Council embarked on a Heritage Study of the entire local government area and the completed study has been extensively used by Council over the past 25 years. As part of Council's *Management Plan* and, in particular its *Review of the five Urban Areas Development Strategies*, Council initiated a review of heritage items in rural and urban areas in 2001 and 2004 respectively. This study is part of that overall review and its focus is on Dubbo's urban areas.

The general format of the study follows that recommended by NSW Heritage Office in its guideline document *Community Based Heritage Studies*. The project was grant funded from NSW Heritage Office. The study commenced in 2004 with the establishment of a community advisory group and preliminary research into places that the community might regard as significant to Dubbo, however progress on the study was delayed. In mid 2006 work recommenced and the study was completed in early 2007.

The framework for this report is divided into eight sections and includes related attachments within each section. Sections 1 and 2 provide a general introduction and outline of the management approach. Sections 3 and 4 review the 1986 heritage study and the intervening years. The 1986 recommendations are discussed and detailed including the degree to which they were adopted and their current relevancy overviewed. Understanding the intervening years from 1986 to 2006 and the changes in the statutory requirements and heritage management in New South Wales provides the background for local government requirements and community expectations. The thematic history in section 5 is also restructured in line with current directions in National, State and Local themes. Section 6 details the processes within which the study was undertaken in Dubbo, the role of the community, the analysis and assessment and the places that were included in the research. A comprehensive tabulation of almost 700 places was initially set up and this will provide the opportunity for longer term co-ordination and on-going assessment of the places. A range of recommendations are included in Section 7. The recommendations have been divided into three broad areas of management and administration, recognition and protection and interpretation and tourism.

In summary the recommendations cover the following aspects:

- Understanding Council's Responsibilities for Environmental Heritage
- Developing Council Heritage Strategy
- Showing Council Leadership in the management of its own properties
- Managing Recognition and Protection in the LEP, the heritage inventory and conservation areas
- Setting up a framework of appropriately detailed development control guidelines
- Engaging with the community and allowing their involvement in the process
- Encouraging building owners and developers through conservation incentives
- Educating, Interpreting and facilitating cultural tourism in the region

The Urban Heritage Review is part of an overall process with Council developing appropriate planning strategies, guidelines and measures to improve the built environment of the City of Dubbo and management of "Old Dubbo". The city retains much of its unique heritage and it is important for its future that growth and development continue in a way that retains the best of the old but also encourages the best of the new. Development at all cost, without appropriate guidelines to protect and integrate the city's rich past, is not in the best long-term interest of the City of Dubbo or its community. This study is part of that process and provides part of the framework for planning for that future.

Summary of Document Revisions

Rev1 April 2008 – Correction to minor typographical errors, formatting and dates

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VOLUME II

Working Ring Binder
NSW Heritage Office Inventory Sheets – Arthur to Fitzroy Streets

VOLUME III

Working Ring Binder
NSW Heritage Office Inventory Sheets – Gipps to Wingewarra Streets

SECTION 1 INTRODUCTION

1.1 Background



Aerial view of the heart of Dubbo in 1983.

In 1985 the Department of Environment and Planning and Dubbo City Council commissioned a comprehensive study of the environmental heritage of the city of Dubbo. The consultant team included architects, historians, landscape architects and archaeologists¹. The heritage study was undertaken between August 1985 and December 1986 and supervised by a joint steering committee of Council and Departmental officers. The three volume study included detailed chapters on thematic history, industrial archaeology, regional prehistory, local architecture and included specific implementation recommendations for Council. The heritage study identified over 300 historic sites and prepared outline inventory sheets for those sites.

Council began to replace the earlier Dubbo and Talbragar interim planning instruments in the late 1980s with Local Environment Plans for their Urban and Rural Lands. Dubbo City Council had been created in March 1980. Those LEPs were completed in 1990 and 1991 respectively and were based on the Department of Urban Affairs and Planning standard model LEP of the time and modified to suit Council's particular requirements. Dubbo City Council still retains those separate LEPs, they have been updated and modified to suit local needs but are in the process of consolidation, in line with guidelines from the NSW Department of Planning for all Local Government areas in New South Wales over the coming 2-3 years.

Since 1986 there have been changes not only within the heritage system in NSW but also in the way that *heritage* is perceived by the Community and managed by Councils in Australia. The intervening years in Dubbo had also seen changes in the development of the city and also the surrounding rural areas. The 1986 study had focussed on the city areas in terms of inventory sheet recording, partly due to the limitations of a Sydney consultant-based approach but also partly due to the resistance to heritage listing generally in more isolated communities.

One of the changes in more recent years is in the process of preparing a heritage study. By 1996 Western Australia had moved away from a distant consultant-based heritage study and developed a local community-based approach that had proven successful. They had also introduced the concept of *Municipal Inventories* of buildings and places which, in the opinion of the local council are, or may become, of cultural heritage significance. It was a recognition of the place's

¹ *Dubbo Heritage Study*, Perumal, Wrathall & Murphy Pty Ltd, Sydney 1986

heritage importance to the community but there were no immediate statutory implications². NSW Heritage Office started to adopt a similar approach and by 1999 had established a set of Community-Based Heritage Study Guidelines³ which are now being used throughout NSW.

In 2001 Council undertook a Rural Heritage Review⁴ based on the community-based approach. Similarly in the city area it had been noticed that some significant buildings had been overlooked but also that the community's appreciation of other aspects of significance had developed since the 1980s, such as the inclusion of 20th Century buildings. Therefore there was a perceived need by Council to review the heritage of the city of Dubbo.

In 2004 a study brief was prepared and Council sought grant funding from NSW Heritage Office and a review of the 1986 heritage study was approved and work commenced in 2004. Due to staffing and resourcing issues between 2004 to 2005 the progress of the study was delayed. In 2006 with the appointment of a new heritage adviser for Council the study was recommenced and completed in early 2007. The study has been managed by Dubbo City Council and both stages in 2004 and 2007 has involved extensive community involvement and participation. The project has been positively received by the community. There is a growing acceptance in Dubbo that *heritage* can provide real economic benefits to a country town, with the Old Dubbo Gaol and Dundullimal being well-known local examples for encouraging regional tourism in recent years.

1.2 Aims and Approach

Heritage studies play a pivotal role in the recognition of cultural identity and of tourism potential for local and regional communities. The existing study was carried out in 1986 and needs to be reviewed.

The aims of this study are to:

- Review the existing thematic history of Dubbo against the current applicable NSW historical themes.
- Provide local input on aspects of local European history where necessary and available locally.
- Include all European heritage places regarded as significant by other agencies such as the National Trust of Australia (NSW), NSW Heritage Office, Environment Australia and others.
- Update the existing SHI inventory sheets.
- Update the existing computer SHI database.
- Research places overlooked from the original study.
- Review the recommendations from the 1986 study together with

² *Municipal Inventories*, Heritage Council of WA, June 1995

³ *Community-Based Heritage Studies: A Guide*, NSW Heritage Office, Heritage Information Series, Sydney 1999

⁴ *Dubbo City Council Rural Heritage Review Volumes 1-4*, Hickson in association with Kass, 2002

current needs and community expectations.

- Provide new recommendations resulting from the study and community feedback.

The broad approach to the study has been to manage it locally. Although Council does not currently have a full-time Heritage Committee the study has been managed by staff from the Planning Section with technical input from the Heritage Adviser and local input from a Community Advisory Group.

1.3 Limitations

The limitations of the study are as follows:

- Funding has been limited. This has restricted the extent to which resources could be employed at Council to provide management support to the project.
- Staff turnover at Council over the past 2-3 years has made it difficult to maintain continuity.
- The focus of the study was within the built up areas of the LEP 1998 - Urban Areas. The study area is defined by Sheet 1 of the LEP (ref section 2.4.1).
- The work by the Advisory Group has been relatively slow because of the very nature of committees with limited free time and other commitments.
- The details included in the inventory sheets for many historic places are still quite limited and there will be an on-going need to regard the study as a working document and add details when they arise. This further assessment may also occur at the time when major change is proposed to the place of historic interest.
- It is likely that there are places of historic interest that have been overlooked and will require future assessment.
- Aboriginal heritage was not specifically identified at the community workshops. The Dubbo Local Aboriginal Land Council was invited to the Community Advisory Group in 2007 but failed to send a representative. In 2004 a parallel study in the Dubbo area brought together the resources of the Wirrimbah Group, Dubbo City Council, Dubbo local Aboriginal Land Council and Department of Environment and Conservation.

1.4 Acknowledgements

A large number of people have been helpful in their input and assistance during the preparation of this study:

Council Staff

Melissa Watkins (Director Environmental Services 2004-07)

Stuart Dayman (Manager Planning) (2007)

Kerry Callaghan (Senior Strategic Planner) (2007)

Christo Aitken Heritage Adviser (2007)

Michael Keys (Manager Environment & Landuse) (2004)
Andrew Johns (Strategic Planner) (2004)
Sophie Reed (Heritage Advisor) (2004)

Community Advisory Group (2004)

Clr Richard Mutton (DCC Councillor)
Clr Dawn Fardell (DCC Councillor)
Richard Lawson (Community Representative)
Cynthia Foley (Community Representative)
Rosemary Langford (Community Representative)
John Bayliss (Macquarie Regional Library)
Mary Matthews (National Trust)
Mike Fleming (Dubbo Field Naturalists / Conservation)
Sandra Smith (Local History Representative)
Ann Brandon (Staff Representative)
Will Burns (Aboriginal Representative)

Community Advisory Group (2007)

Clr Richard Mutton (DCC Councillor)
Robyn Cox (Community Representative)
Cynthia Foley (Community Representative)
Bill Hornadge (Local Historian)
Rosemary Langford (Community Representative)
Mary Matthews (National Trust)
Kathryn Moore (Macquarie Regional Library)
Sandra Smith (Local History Representative)
Margaret Samuels (Community Representative)
Marie Walkowiak (Community Representative)

Local Groups and Societies

Dubbo Museum
Dubbo Family Historical Society
National Trust of Australia (NSW) Dubbo Branch
Dubbo Field Naturalists and Conservation Society
Wirrimbah Direct Descendants Aboriginal Corporation

Consultants

Christo Aitken & Associates (2007)
b cubed sustainability (2004)

Others

The final report was written and compiled by Christo Aitken. Christo Aitken BA(Hons)Arch, Dip Arch., RAIA, is a Conservation Architect based in Central Western NSW and heritage adviser to Council. He is a member of a number of professional bodies including the Royal Australian Institute of Architects, Australia ICOMOS, National Trust of Australia (NSW) and APT International and is also a member of a number of conservation committees and historical societies in the Central West and in Sydney. Tracey Aitken Grad. Dip URP, BA(Archaeology), Grad Dip IM (Archives), Grad Cert Arts

(Archaeology), is a historical archaeologist and consultant planner and assisted in undertaking the study, community meetings and writing the final report.

The research and writings of two local historians were much referred to in the preparation of this study. The authors would like to acknowledge the well researched and documented books by Marion Dormer and Bill Hornadge without which an understanding of local history would not have been as complete or as detailed.

1.5 Related Attachments

1.5.1 Outline Methodology for the Urban Heritage Review

DUBBO CITY COUNCIL
COMMUNITY-BASED HERITAGE STUDY
REVIEW OF EXISTING URBAN AREA HERITAGE STUDIES

What is a community-based heritage study?

The main difference between the community-based heritage study and the conventional expert-based model is that **the community is not just consulted, but is actively involved in researching and nominating items and considering recommendations for their future management and promotion.**

This gives the community much greater ownership of the study process and with it the likelihood of less conflict within the community regarding listing and future management.

Its other attraction is that it is likely to be more appropriate and affordable in regional areas of NSW. Larger regional areas such as Dubbo do not always have a large number of heritage items, but are under high development pressure however generally do not have sufficient resources to fund a major study.

A major premise of a community-based approach is that communities have the necessary skills and knowledge if appropriately guided by a heritage consultant skilled in community consultation methods. It is accepted, however, that the approach may not be appropriate for every community.

METHODOLOGY FOR COMMUNITY-BASED HERITAGE STUDY

(Derived from NSW Heritage Office Guidelines: *Community Based Heritage Studies: A Guide*)

The Community-Based Heritage Study Process

In Summary

1. Council appoints a combined Coordinator/Historian;
2. Council advises the community about the proposed study and calls for expressions of interest for a Urban Heritage Study Working Group, both by advertisement and direct invitation to interested organisations and individuals;
3. The staff consult interested members of the community (via Urban Areas Development Strategy review process, between March/April 2004 and advise of the project and invite membership of the Working Group;

Community-Based Heritage Study – Review of Existing Urban Area Heritage Studies

4. A review of thematic history to be undertaken by a professional historian/heritage advisor (the coordinator). Where local expertise is available, the coordinator will use a team of local historians in preparing the history;
5. The Working Group develops a computerised list of items already identified, eg those identified in the National Trust Register, State Heritage register, LEP, inventory, thematic study and other respected community lists.
6. The Working Group cross-checks the known items (the inventory) against the draft thematic history to find obvious gaps.
7. The Working Group calls for community assistance to complete the necessary information and to fill known gaps, nominate items and offer further information on identified items. This shall occur between May/June 2004.
8. The coordinator/historian reviews the reviewed thematic history in the light of community input and comments on the histories of individual items.
9. The coordinator/historian supports the Working Group in the completion of assessments and inventory sheets for identified items.
10. The coordinator/historian works with the Working Group:
 - i) to draw up a list of management recommendations; and
 - ii) to identify and assign levels of significance (local or State) for each item.
11. The draft inventory and recommendations are checked with the community through formal public consultation, displays in shopping centres, articles in the Council section and Mayoral column of the local newspapers, Council headquarters etc.
12. Review public consultation submissions and incorporate into inventory and recommendations.
13. The Working Group presents the completed study and management recommendations and evidence of community acceptance to the Council for adoption.
14. Council adopts the study and commences implementation, including LEP listings, promotion and incentives.
15. The coordinator/staff sends the full inventory to the Heritage Office for entry into the State Heritage Inventory.

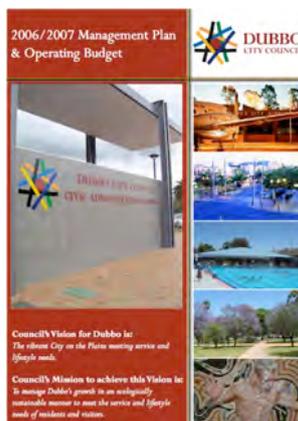
SECTION 2 STUDY COMPONENTS

2.1 Introduction

This section looks in brief at the structure, management and framework of the Dubbo Urban Heritage Review in order to understand its approach. It also introduces the individuals directly involved in the organising, research and writing of the report.

2.2 Management of the Study

Council prepares an annual Management Plan which guides the long term aspirations of Council and its strategic direction, principal activity planning, revenue policy and budgets and fees. Section B of the plan “Principal Activity Planning” covers areas of activity such as transport, community protection city development and built and natural environment. The principal objectives in the *built and natural environment* is stated as being “to ensure a clean, safe and healthy living environment for both present and future residents and visitors, promote economic growth and development and protect, preserve and enhance the natural and built environment of the City.”



Dubbo City Council's Management Plan

The Management Plan includes strategies, performance targets, actions and program in order to achieve their principal activity objectives. The Management Plan notes that “Strategic Landuse strategies are in place which guide further growth and development of Dubbo and related infrastructure” (ref item 7 in Management Plan). The actions required are “Review of the five Urban Areas Development Strategies on a seven year cycle”. The current Urban Heritage Review is part of this strategy.

The study was managed by the Dubbo City Council Environmental Services staff and the two heritage advisers during the 2004 to 2007 period. It followed the brief proposed in 2004 and the NSW Heritage Office Guidelines for Community Based Studies.

2.2.1 Dubbo City Council Advisory Group

Dubbo City Council has yet to establish a Heritage Committee to assist Council. In early 2004 Council sought representation from the community on a working group. The group was called the Urban Heritage Review Working Group. It was proposed to manage the review process with the Working Group, consisting of various representatives from relevant groups and individuals in the Dubbo community. This would ensure appropriate local input and advice. The group consisted of the following representatives:

- 1 Co-ordinator (Council's Heritage Adviser)
- 2 Councillors
- 2 Council staff representatives
- 1 Aboriginal community representative
- 1 National Trust representative
- 1 Dubbo Field Naturalists and Conservation Society representative
- 4 Community representatives

Inclusion in the group required active participation of all members. This included reviewing documentation, participation in discussions, conducting site inspections and surveys, as well as sourcing information. Meetings were initially held monthly at Council. The group was well supported and representation from the Local Family History Group, Dubbo Museum, National Trust of Australia and the Macquarie Regional Library. A list of those involved is included in the acknowledgments in this report (ref section 1.4).

Due to staffing and resourcing issues the Working Group met increasingly infrequently and by 2005 activity was suspended. In early 2006 with the appointment of a new heritage adviser Council explored the possibility of re-establishing the community group and completing the Urban Heritage Review. It was decided to focus the structure of the new working group through involvement of community representatives because the initial working group had already included a wide selection of other local representatives and received their input. The group consisted of the following representatives:

- 1 Co-ordinator (Council's Heritage Adviser)
- 1 Councillor representative
- 2 Council staff representatives (Planning Staff)
- 2 Dubbo City Council (Local History Section)
- 7 Community representatives

Inclusion in the group required active participation of all members. This included reviewing documentation, participation in discussions, conducting site inspections and surveys, as well as sourcing information. Meetings were generally held fortnightly at Council from August 2006 to December 2006. The group was well supported and the following persons were involved:

Robyn Cox – representative of the National Trust of Australia (NSW) and founding member of the Macquarie Branch.

Cynthia Foley – qualifications in History and Family History, President of the Dubbo Historical Society, member of the 2004 Advisory Committee and resident of Dubbo since the 1970s. She holds an Order of Australia Medal with the citation for contribution to local history through family history.

Bill Hornadge – former journalist and editor of the Dubbo Liberal who has written several well-known books, publications, and other articles on the history of Dubbo.

Rosemary Langford – member of the 2004 Advisory Committee and longtime resident of Dubbo with special interest in preserving the history of Dubbo. She is co-author of “Historic Buildings of Dubbo” that was published in 1966.

Mary Mathews – member of the 2004 Advisory Committee, representative of the National Trust of Australia (NSW) and member of the Macquarie Branch.

Margaret Samuels – lifetime resident of Dubbo with connections to Holy Trinity Anglican Church for more than 30 years. Family connections were early settlers in the Dubbo area and have owned land in Dubbo since the nineteenth century.

Marie Walkowiak – founding president of the Dubbo Catholic Museum and currently working on the archiving of the church’s historical records. A lifetime resident of Dubbo with Dubbo family connections to the nineteenth century.

2.2.2 NSW Heritage Office

The principle contact at NSW Heritage Office was Dennis McManus (Senior Heritage Officer) in the 2004 phase of work and Miriam Stacey (Senior Heritage Officer) in the 2006 phase of work.

2.3 Framework of the Study

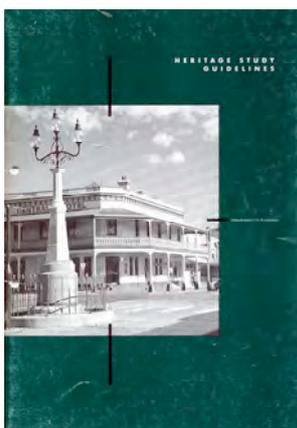
This section outlines the framework and approach for the study.

2.3.1 Community-Based Heritage Studies

The preparation of local government heritage studies is recognised as an important part of the overall heritage management process and is critical to the development and recognition of a cultural identity for local communities and provides a greater understanding of the cultural resources of their area.

The format for such studies was well developed by State Government and the NSW Heritage Office Heritage Manual (HO/DUAP 1996) included clear guidelines for their structure. Many heritage studies were carried out in earlier years as part of environmental planning and asset management programs or when historic areas came under pressure for development.

Those studies were prepared by heritage architects, planners or historians and invariably resulted in large city-based consultant teams being commissioned who briefly visited a town or a region for the research stages. Community knowledge bases such as historical



The original DUAP Heritage Study guidelines used as a basis for the 1985 study

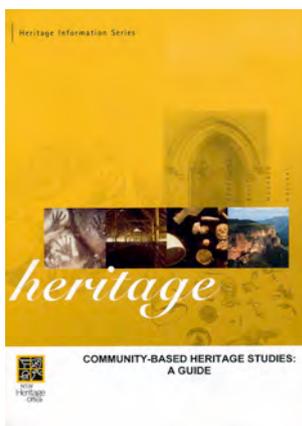
societies were tapped and a short period of high activity followed. The resultant studies were thorough, well documented but very expensive. The information and content was sometimes beyond the immediate practical use or relevance to the community. There was often associated resistance in local acceptance of their recommendations both in Councils and the wider community as they had little involvement in their preparation.

In late 1999 NSW Heritage Office finalised the preparation of guidelines for community-based heritage studies in NSW. These guidelines followed the principles set by the WA model but applied to the NSW context.

The main difference between the community-based heritage study and the conventional expert-based model is that the community is not just consulted, but is actively involved in researching and nominating items and in considering recommendations for their future management and promotion. This gives the community much greater ownership of the study process and with it the likelihood of less conflict within the community regarding listing and future management.

Its other attraction is that it is likely to be more appropriate and affordable in rural areas of NSW. Rural areas do not always have a large number of heritage items, are not under high development pressure and generally do not have sufficient resources to fund a major study.

A major premise of a community-based approach is that communities have the necessary skills and knowledge if appropriately guided by a heritage consultant skilled in community consultation methods. It is accepted, however, that the approach may not be appropriate for every community.



The 1999 CBHS Guidelines prepared by NSW Heritage Office for use throughout NSW.

Broadly, a heritage study is able to support the following:

- a community's sense of identity - of its beginnings, its present and its potential;
- the future management of heritage;
- education programs which help make the community's heritage assets better known, understood and appreciated;
- heritage tourism strategies;
- a community's sense of ownership of its heritage assets.

Generally heritage studies resulted in the following material:

- an historical analysis of the area, community or organization, usually by using the State historic themes;
- investigative research and field work;
- an analysis of significance and a condition survey of items and areas identified during the study;
- inventory sheets of significant items;

- management and promotional recommendations.

The Dubbo Urban Heritage Review generally followed those guidelines but was only adapted to suit the Dubbo context because of the nature of the review.

2.3.2 The Dubbo LGA Approach

The overall study format involved the following broad steps:

- Council appoints a combined Co-ordinator / historian
- Council advises the community about the proposed study and calls for expressions of interest for a Urban Heritage Study Working Group, both by advertisement and direct invitation to interested organizations and individuals;
- Council consults interested members of the community (via Urban Areas Development Strategy review process) advises of the project and invites membership of the Working Group;
- A review of the 1986 Thematic History and it is restructured in line with the current NSW Heritage Office thematic history guidelines;
- Council develops a computerized list of items already identified eg those identified by the National Trust Register, State Heritage Register, LEP, inventory, 1986 Thematic History and other respected community lists;
- Council cross-checks the known items against those identified by others to identify obvious gaps;
- Council calls for community assistance to complete the necessary information and to fill known gaps, nominate items and offer further information on identified items;
- The Co-ordinator identifies and assigns levels of significance for each item and draws up a list of management recommendations;
- The draft report is presented to Council's Planning Committee (SLUWP) and subsequently to Council for comment and approval in principle;
- The draft inventory and recommendations are checked with Council staff before letters are sent to the property owners seeking their input and comment;
- The draft report is put on public display at Council supported with local media and publicity;
- Review public consultation submissions and incorporate into inventory and recommendations;
- The final report is presented to Council's Planning Committee (SLUWP) and subsequently to Council for adoption;
- Council adopts the study and commences implementation, including LEP listings, promotion and incentives
- Council sends the full inventory to NSW Heritage Office for entry into the State Heritage Inventory.

The 2004 phase of work established an early contact with the community and initiated some of the identification of places

including contact with some other heritage agencies. However, the bulk of the work has been carried out within the 2007 phase. The attached program details the various stages of the work which was separated into works by Council staff, Consultants and the Community Advisory Group.

These works occurred between August 2006 and February 2007. During this period a total of 7 community meetings were convened each addressing the issue of identification of places in the Dubbo area. Staff from the Local History Section at the Dubbo Branch of the Macquarie Regional Library was able to support the Advisory Group with historical research and available material.

The details of the methodology and structure of the heritage assessments are included in Section 6 of this report.

2.4 Related Attachments

2.4.1 Dubbo LEP 1998 – Urban Areas (Map Sheet 1 and 2)

2.4.2 Initial Publicity for the Dubbo Urban Heritage Review

2.4.1 Dubbo LEP 1998 – Urban Areas (Sheet 1 and 2)

2.4.2 Initial Publicity for the Dubbo Urban Heritage Review

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public notices

Woodsmoke Reduction Slogan Competition

Although winter seems a long way away at the moment, it won't be long before we start turning on our heaters and lighting our woodheaters, and while these are a great source of warmth, the smoke produced can harm both our health and our local environment. That's why Dubbo City Council is participating in the Woodsmoke Reduction Program, which is aimed at encouraging homeowners to use wood heaters effectively, while protecting the environment and their own health. So, Council would like to invite you to be a part of the Program by entering our Woodsmoke Community Competition. All you need to do is come up with a slogan to be used throughout the program on all promotional material that encourages us all to use our woodheaters more effectively. The winning entry will be revealed at the official launch in late April/early May 2004. Use your imagination and see if you can come up with something to remind us all to use our woodheaters more effectively so we can all breathe a little easier this winter.

What can you win?

1st prize is a woodbox/woodbasket to store your firewood
2nd prize is a \$100 voucher from Country Energy for your energy bill;
3rd prize is a wheelbarrow
Winter warmer packs will also be up for grabs to get you through the colder months. Everyone is welcome to enter; all you need to do is send your entry to Woodsmoke Community Competition, Dubbo City Council, PO Box 81 Dubbo NSW 2830 by 5pm Monday 19 April 2004 and include your name and contact details. You can also enter the competition online by visiting www.dubbo.nsw.gov.au. The Woodsmoke Committee will pick the winning entries, with these announced in the Council Column 22 April 2004. The official announcement will take place at the launch in late April/early May 2004. Any further questions on the program or the competition can be directed to Kristy Ferguson on 68814324 or kristy.ferguson@dubbo.nsw.gov.au.

Gallery Closure

Dubbo Regional Gallery's administration section located at 76 Wingewarra St and exhibition space located at the Dubbo Branch of Macquarie Regional Library, will be closed from Friday 9 April and will reopen on Tuesday 13 April 2004. Staff and volunteers of DRG would like to wish everyone a happy and safe Easter holiday.

Road Closure Notice

Dubbo City Council would like to advise residents that Carrington Avenue will be closed intermittently between Tuesday 13 April and Friday 23 April 2004 to allow the construction of a stormwater crossing at the Talbragar Street intersection. Access to Carrington Avenue will be available from the Church Street end. Council wishes to apologise for any inconvenience caused.

Exhibition of Draft (amending) Local Environmental Plan under the Environmental Planning and Assessment Act 1979 (EP&A Act)

Council has prepared a draft Local Environmental Plan (LEP) to:

- rezone Lot 2503 DP 1057545 from zone 2(a) Residential Suburban to zone 3(e) Special Business, and
- rezone Lot 2504 DP 1057545 from zone 2(a) Residential Suburban to zone 5(a) Institutions (Education), and
- rezone part Lot 2502 DP 600007 from zone 2(a) Residential Suburban to zone 3(e) Special Business, and
- rezone part Lot 2502 DP 600007 from zone 2(a) Residential Suburban to zone 5(a) Institution Zone (Education).

The Draft LEP applies to the following land; Lot 2502 DP 600007 and Lots 2503 and 2504 DP1057545, Wellington Road Dubbo. The draft amending LEP and accompanying documentation will be on public exhibition during normal office hours in the foyer of Council's Administration Building, 76 Wingewarra Street, Dubbo from Thursday 25 March 2004 until Wednesday 21 April 2004. Written submissions are invited during the exhibition period. For more information, please contact Council's Sustainable Development Policy Branch on 6881 4324.

Community Based Heritage Study: Urban Heritage Review Representation on Working Group

Dubbo City Council and the NSW Heritage Office have agreed to jointly fund a project for the review of European heritage issues/items within the urban areas of Dubbo. The project will be based upon the "Community Based Heritage Study Guidelines" produced by the Heritage Office. It is proposed to manage the review process with a Working Group, consisting of various representatives from relevant groups and individuals in the Dubbo Community. It is hoped that this will ensure appropriate input and advice is included in the review process. It is noted that the Urban Heritage Review Working Group will require the active participation of all members. This may include reviewing documentation, participating in discussions, conducting site inspections and surveys, as well as the sourcing of information. Accordingly, Council would like to invite members of the public to nominate as a representative on the Dubbo Urban Heritage Review Working Group. It is essential that the nominated representative be able to meet the following criteria:

- Ability to actively participate in a community consultation process and work within a team environment.
- Ability to attend regular monthly weeknight meetings (probably Monday night) at Dubbo City Council during the length of the Review process. Please note that representatives will not be remunerated for their time or expenses incurred in participating within the Working Group (five community representatives including one Aboriginal representative are sought). All administrative costs, meeting rooms, typing, printing, photographic supplies etc shall be borne by Council. If you wish to nominate for a community representative position in the Working Group, Council would appreciate if you could please advise Mr Andrew Johns - Strategic Planner before 30 April 2004 to advise of your interest. Further enquiries can be made by contacting Mr Johns on 6881 4321.

positions vacant

Two Building and Development Officer Positions (Ref: STF04-14)

A great career opportunity exists in Council's Environmental Services Division for two (2) enthusiastic and professional Building and Development Officers. Dubbo is a rapidly growing regional centre providing you with the opportunity to grow on the variety of challenges offered by commercial industrial, residential and rural development. In addition you will work in a friendly and supportive team environment. **Essential Criteria:** Tertiary qualifications in Building Surveying or Environmental Health and Building Surveying. Demonstrated, relevant postgraduate experience. Demonstrated competency in assessment of all classes of buildings under the Building Code of Australia. Demonstrated experience in meeting deadlines and working in a pressured environment. Demonstrated skills in working as a member of a team. Demonstrated computer literacy. Current Class C drivers licence.

Desirable Criteria: Experience and qualifications in Planning and/or Environmental Health. **Salary:** The salary range for this position is \$47,486 to \$54,620 per annum for a 35-hour working week. Salary will be negotiated with the successful applicant dependant upon skills, knowledge and experience. Other conditions are in accordance with the Local Government (State) Award. A Council vehicle will be provided for each position and is available for private use on a leaseback basis. Applicants must first obtain an Information Kit from Council's Customer Services Officer on 6881 4309. Further information may be obtained by contacting Mr Stephen Wallace on 6881 4324. Written applications must include full particulars of qualifications and experience and will be received up to 5pm on 23 April 2004 by the General Manager at PO Box 81 Dubbo, NSW or by email to dcc@dubbo.nsw.gov.au.

Relief Ranger(s) - Casual (Ref: STF04-15)

Dubbo City Council is seeking applications from people who are interested in casual work to undertake the duties of a relief Council Ranger. Council is looking for conscientious and motivated people to undertake the provision of proactive and reactive enforcement including animal management, impounding of companion animals, stock and articles, issuing of infringement notices and protection of the environment. Engagement in the position will be on a day-to-day, as required basis, to provide relief for Council's existing Rangers when they are absent due to leave, illness or training. This is not a permanent full-time position and no assurances can be provided as to the periods and frequency of employment. **Essential:** Demonstrated experience in a Local Government law enforcement field or animal care and management field. A current Class C and Class R Driver's Licence. Ability to carry out the physical requirements of the position including handling dogs, cats and other animals, removal of obstructions, impounding of articles. Be able to maintain good public relations in performance of duties. Eligible to be sworn as a Special Constable by the NSW Police. Be prepared to work on a casual relief basis, including rostered weekends and after-hours emergency call-outs. Preparedness to undertake position related training. Computer literacy. Ability to work as part of a team. **Desirable:** Administration and recording experience. Current Shooter's Licence. Security Officers Licence. Successful completion of Local Government Law Enforcement Rangers 1 and Rangers 2, certificates or equivalent. Current First Aid Certificate. Thorough knowledge of all relevant legislation. Skills and associated experience in conducting interviews and presenting evidence at Court. Skills in conflict resolution. A working knowledge of Microsoft applications software, principally Word & Excel. **Salary:** The casual hourly rate of pay offered for this position is \$16.78 + 25% casual loading. Other conditions are in accordance with the Local Government (State) Award. **Note:** Relevant criminal history and apprehended violence order checks and prior employment checks will be completed for preferred applicants. An information package must be obtained prior to applying for this position, by contacting the Customer Service Officer on 6881 4309. Further information can be obtained by contacting Mr Peter Griffith on 6881 4324. Written applications are to address the selection criteria and include details of qualifications and experience and contact telephone numbers. Applications must be received by 5pm on 23 April 2004 and are to be sent to the General Manager, Dubbo City Council, PO Box 81, Dubbo NSW 2830. E-mail applications can be sent to dcc@dubbo.nsw.gov.au.

Enquiries regarding notices in this column or on any aspect of Council's operations may be directed to Council's Customer Service Officer, Mr Barry Grady, on telephone 6881 4309.

Visit our website: www.dubbo.nsw.gov.au

Tony Kelly
GENERAL MANAGER



DUBBO
CITY COUNCIL

Media Release

FOR MORE INFORMATION:

Emma Ramien – Public Relations Officer
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Email: emma.ramien@dubbo.nsw.gov.au
Website Address: www.dubbo.nsw.gov.au

30 JUNE 2004

Council begins urban heritage review

Heritage items of significance in the urban area of the city are currently under review as part of Council's Urban Heritage Review.

The Dubbo community based Urban Heritage Review Working Group, which is made up of community representatives, including representatives from the National Trust and the Dubbo Field Naturalists Society, Councillors and Council staff, held their first meeting last week.

Mayor of Dubbo, Cr Dawn Fardell who is on the Working Group welcomed the review and said it was an opportunity for the community to list items within the city that they thought had heritage significance.

Council's Heritage Advisor and Coordinator of the Working Party, Sophie Butler said the Working Group was formed to coordinate the review of the Heritage Schedule of Dubbo City Council's *Dubbo Local Environment Plan: Urban Areas* and develop a current list of important heritage places in the Dubbo city area as the existing list was first created in the 1980s, and needed to be updated.

"This review process is driven by the community and is an exciting opportunity for the people of Dubbo to make sure the places *they* feel are important are recorded and protected for future generations," she said.

"These may be places such as parks, commercial buildings, important streets, industrial sites, hotels and other places which reflect the features which have made Dubbo what it is today."

Council's Strategic Planner and Working Group Facilitator, Andrew Johns said a key part of the review process was the community's opportunity to nominate places in the urban area that they believed to be significant. This will mean that the end result will be a list, which expresses the values of the local area.

"When all the potential items are identified, they will be researched and assessed for their *heritage significance*. There will also be further community consultation once the draft list of heritage items has been developed," he said.

Mr Johns said it was expected that the process might take up to 12 months to complete.

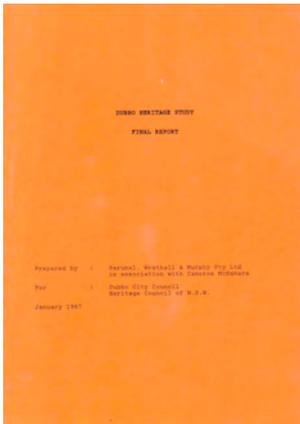
"The next meeting of the committee is in August, and the community will be invited to nominate heritage places in September or October. Individuals may contact Dubbo City Council if they would like further information," he said.

Andrew Johns
COUNCIL STRATEGIC PLANNER

For further information or interviews phone Council's Strategic Planner and Working Group Facilitator, Andrew Johns on 6881 4205

SECTION 3 REVIEW OF THE 1986 HERITAGE STUDY

3.1 Introduction



The 1986 Dubbo Heritage Study

The following section reviews the content of the 1986 heritage study and concludes with a tabulated analysis of the recommendations made at that time. Where information has been available to do so the tabulation notes whether those recommendations were formally (or informally) adopted into Council's heritage management approach or whether subsequent events or changes in the NSW management approach superseded its requirement. The tabulation notes whether the recommendation should be carried forward into the current review recommendations. The following paragraphs are extracted and reworded from the study introduction.

In 1985 the Department of Environment and Planning and Dubbo City Council engaged Perumal, Wrathal & Murphy to carry out a comprehensive study of the environmental heritage of the city of Dubbo. The heritage study was based on the standard heritage study brief then used throughout NSW. The consultants engaged a specialist study team to undertake various aspects of the study. The three volume study was supervised by a joint steering committee of Council and Departmental officers.

The thematic history included sections covering (i) European Occupation and Settlement of the Dubbo Area, (ii) Travellers and Transport and (iii) Dubbo – Village, Town and City. Specialist reports included coverage of the Historical Archaeology of the Dubbo Region, Dubbo's Architectural Heritage and Dubbo's Landscape Heritage. The final report included recommendations for implementation. The heritage study identified over 300 historic sites having local, state and regional value. This included preparation of outline inventory sheets for those sites with recommendations for listing for approximately 195 places.

The broad aims of the study were to:

- analyse the history of the city of Dubbo
- identify and analyse its environmental heritage; and
- make recommendations for its conservation

3.2 Thematic History

The 1986 study included a thematic history of the city and region. Although the standard thematic history categories now recognised and typically used in NSW have developed further from those applied in

1986 the intent is much the same. The following broad categories were suggested in 1986:

Main Theme : European Occupation and Settlement

Sub Themes: Exploration and the Extension of Pastoralism
Consolidation of Pastoralism
Free Selection
Expansion of Farming and Grazing
The Shire of Talbragar and the Villages
Rural Settlement Patterns



Butlers Falls; one of the early crossing Macquarie River used by settlers, teams and horsemen. Erosion of the banks have altered the contours.

Main Theme : Travellers and Transport

Sub Themes : Early Transport Routes
Rail Transport
Modern Transport Links
Travellers and Transport

Main Theme : Dubbo Village, Town and City

Sub Themes : Establishment of a Village
The First Town Plan
Early Land Sales
The First Two Decades
Early Building Activity
Municipal Government
Consolidation 1870s – 1890s
Local Industries
Building Boom
Schools and Churches
Public Utilities and Civic Projects
Twentieth Century Dubbo
Population Growth and Ethnic Diversity
Suburban Expansion at Dubbo
Shaping a Modern City
Sport, Recreation and Culture
Dubbo : Village, Town and City



The Macquarie River Rail Bridge known originally as the Red Bridge and in past flood times the only means of communication with West Dubbo and Beyond.

In recent years NSW Heritage Office have refined and co-ordinated the thematic history process and hierarchy. The 1996 Heritage Manual included a publication⁵ focussing on the issue and identified 35 themes relevant to NSW and 9 draft National historical themes.

Furthermore in 2001, the Australian Heritage Commission finalised their Australian historic themes framework and published a document for use⁶. The framework is complex and integrated. The document noted that “*themes are webs we weave to better understand the history and storyline of a place. They are not rigid straitjackets into which we must place our heritage assessments*”⁷. The framework

⁵ ref *History and Heritage*, Heritage Office /DUAP, Sydney 1996

⁶ ref *Australian Historic Themes, A Framework for Use in Heritage Assessment and Management*, AHC Canberra 2001

⁷ ref Joan Domicelj, 1991

comprises 9 Theme Groups which are further subdivided into a network of more specific themes and sub-themes:

- **Tracing the Evolution of the Australian Environment**
- **Peopling Australia**
- **Developing Local, Regional and National Economies**
- **Building Settlements, Towns and Cities**
- **Working**
- **Educating**
- **Governing**
- **Developing Australia's Cultural Life**
- **Marking the Phases of Life**

The consistent organising principal for the thematic framework was *activity*. The AHC document explained that by “*emphasising the human activities that produce the places we value, and the human response to Australia's natural environment, places are related to the processes and stories associated with them, rather than to the type or function of place*”. The NSW State and Local historical themes should relate to these new National themes.



Australian Historic Themes developed by Australian Heritage Commission in 2001.

As part of the community workshops in Dubbo the subject of the local themes were touched on and the current thematic framework introduced. Also, a tentative 2006 framework was established from the 1986 historical themes based on the current National themes. It is recommended that these be adopted by Council and modified if and when necessary. These have been tabulated in the current format and the relevant history included with each of the themes. The tabulation also includes local examples of each theme. These are places that are already heritage listed as well as those currently proposed for inclusion in the LEP. The National, State and Local themes are summarised below:

National : Tracing the natural evolution of Australia

State : Environment – naturally evolved

Local: *Local Landforms*

National : Peopling Australia

State : Environment – Aboriginal Cultures and Interactions with Other Cultures

Local: *Local Aboriginal People – The Wiradjuri*

National : Peopling Australia

State : Convicts

Local: *Convicts in Dubbo*

National : Peopling Australia

State : Migration

Local: *Settlement of the area*



Historic Macquarie Street c1905.

National : Peopling Australia

State : Ethnic Influences

Local: *The Chinese in Dubbo*

National : Developing Local, Regional and National Economies

State : Exploration

Local: *surveying of Dubbo Area*

National : Developing Local, Regional and National Economies

State : Environment, Cultural Landscape

Local: *Landscapes of pastoralism*

National : Developing Local, Regional and National Economies

State : Pastoralism

Local: *Dubbo's pastoral beginnings*



A view of historic Talbragar Street in 1927.

National : Developing Local, Regional and National Economies

State : Agriculture

Local: *Transition to from*

Agriculture to pastoralism in Dubbo

Local : *Farming, wheat and grains*

National : Developing Local, Regional and National Economies

State : Commerce

Local: *Dubbo Hotels*

Local : *Dubbo Banks*

National : Developing Local, Regional and National Economies

State : Industry

Local:

National : Developing Local, Regional and National Economies

State : Transport

Local: *Early Transport Routes*

Local: *Cobb and Co Services*

Local: *Railway in Dubbo*

Local: *Private vehicles*



A group at Dubbo Show c1909

National : Developing Local, Regional and National Economies

State : Communications

Local: *Post Office*

Local: *Newspapers*

Local: *Telegraph and Telephone*

National : Developing Local, Regional and National Economies

State : Events

Local: *Annual Shows*



Local: 1955 Flood

National : Building Settlements, Towns and Cities

State : Land Tenure

Local:



Two views of Victoria Park once known as Queen's Park. In 1897 to mark the reign of Queen Victoria the park was enlarged and an extra island added to make three islands.

National : Building Settlements, Towns and Cities

State : Villages, Towns and Suburbs

Local: The establishment and growth of Dubbo

National : Building Settlements, Towns and Cities

State : Accommodation

Local:

National : Building Settlements, Towns and Cities

State : Utilities

Local: Providing Electricity and Gas

National : Building Settlements, Towns and Cities

State : Utilities

Local: Public services

Local: Providing Electricity and Gas



An early semi-detached home with a shingle roof typical; of a number of family houses in Dubbo in Dubbo around 1880.

National : Working

State : Labour / Commerce / Industry

Local: Working in Town

National : Educating

State : Education

Local: Going to School

National : Governing

State : Governing

Local: Local Government

National : Governing

State : Defence

Local: World War 1 and 2 Defences

National : Governing

State : Law and Order

Local: Houses and Gaol

National : Developing Australia's Cultural Life

State : Welfare

Local: Community welfare in Dubbo

National : Developing Australia's Cultural Life

State : Leisure

Local: Public Recreation



Dubbo Bowling Club c1907. The Club was formed in 1904, greens laid down in 1905 and opened for play in 1906.

National : Developing Australia's Cultural Life

State : Religion

Local: Dubbo Churches

National : Developing Australia's Cultural Life

State : Social Institutions

Local:

The above themes have been used in the 2007 reassessment of the thematic history for the Dubbo area and region. (ref section 5)

3.3 Inventory and Analysis

The 1986 study included an extensive inventory and analysis based on the thematic history but also other factors including aesthetic, cultural, scientific, landscape and social significance were also considered. The final report included a separate volume for three specialist reports for historical archaeology, architecture and landscape heritage. Each specialist concluded by including with a schedule of inventory sites.



Dubbo Race Course

ref recommendations
section 7.0

Historical and Industrial Archaeology: A total of 29 sites were identified across the Urban and Rural areas as having significance and nominated for special protection. The sites within the rural areas are not being dealt with in this study. In the urban areas the following were identified and the sites currently heritage listed are noted:

- Turntable, Dubbo Railway Station (LEP 1998 within rail precinct)
- *Railway Bridge, Macquarie River*
- *Pump house, adjacent to railway bridge*
- Ben Furney Flour Mill, Brisbane Street (LEP 1998)
- Flour Mill Macquarie Street (location uncertain)
- *Wool scouring works, West Dubbo*
- Bennett's Brickworks (location uncertain)
- Power House, Brisbane Street (location uncertain)
- *Drift Wells, Macquarie Street*
- Pumping Station, Macquarie Street (location uncertain)



1949 celebrations marking the first centenary of the survey and gazettal of the village of Dubbo. This reinforces the recognized significance of the proposed conservation area bounded by that original village plan.

Following the 1986 heritage study the only two sites listed are noted above. The location of a number of sites shown above are uncertain and should be investigated as part of the research recommended on an on-going basis or as part of a future major heritage review. It is recommended that the sites shown in italics above be included in the 2007 review and where information is available have been nominated for inclusion in the LEP.

Landscape Heritage : A total of 35 landscape items were identified across the Dubbo Urban and Rural areas as having significance and nominated for special protection. The rural landscapes and rural settlements are not being dealt with in this study. In the urban areas the following were identified and the sites currently heritage listed are noted:



An example of the river gums once frequent along the river but now part of the historic Macquarie River area.

- Exotic plantings around the courthouse, Brisbane Street
- Exotic plantings, including jacarandas, camphor laurels and cedars, in private gardens, Tamworth Street, South Dubbo
- Riverside open space with remnant red gums, Bligh Street
- Exotic plantings around Holy Trinity Church, Carrington Avenue and Brisbane Street
- Grove of date palms, Lillimur Homes, Macquarie Street, South Dubbo
- Victoria Park including the Bandstand, the avenue of Silky Oaks, the avenue of Date Palms and the group of Araucarias and Palms
- Plane Trees, Darling Street
- White Cedars, Brisbane Street
- Spotted Gums, Coinda Crescent, West Dubbo
- Kurrajong and Claret Ash, Macquarie Street, South Dubbo
- Kurrajongs, Church Street
- Mature Gums, Cobra Street
- Kurrajongs and Pencil Pines, RAAF Base
- Remnant Cypress Pine woodland, RAAF Base
- Remnant Box Woodland, Newell Highway, North Dubbo
- Riverine Woodland and Willows, Macquarie River, Troy Junction
- Rural residential subdivision near Mugga Hill
- View towards city across Macquarie Valley from Sir Roden Cutler Park, West Dubbo
- Site of "Old Dubbo"
- Pioneer cemetery near Butlers Falls
- Remnant Red Gum, Butlers Falls

Section 3.3 of the 1986 Heritage Study includes specific assessment of the City, its setting and the streetscapes and open spaces.

The Dubbo LEP 1991 – Urban Areas did not list any significant trees.

In 1995 Dubbo City Council established a Significant Tree Register. The register has identified approximately 22 individual trees of botanical significance. Trees were nominated by local groups and Council staff for inclusion on the register. These trees are inspected by Council on an annual basis and a brief report clarifies their condition. There is no historical information included in the register which may relate the tree to a historic homestead or historic home. The September 1996 register included the following trees, some of which are located beyond the Urban Areas covered by this report:

- *Callitris columellaris* (White Cypress) and Kurrajong; 11 Belmore Street
- *Eucalyptus camalulensis* (River Red Gum); 64 Tamworth Street,
- Group of Trees Comprising *Eucalyptus mellidor* (Yellow Box) *Callitris columellaris* (White Cypress) over storey, with *Acacia sp* understorey; 27L Thornwood Road,
- *Cinnomomum* (Camphor Laurels), two (2) trees in Church Grounds; Uniting Church, Church Street,
- *Cinnonomum campora* (Camphor Laurels), *Araucaria bidwilli*

- (Bunya Bunya Pine), *Calodendron capense* (Cape Chest Nut); 63 Tamworth Street,
- *Pinus pinea (insignis)* (Stone Pine); 275 Fitzroy Street
 - *Brachychiton acerifolium* (Flame Tree); 327 Fitzroy Street,
 - *Deodara cedrus* (Cedar Deudar); 287 Fitzroy Street,
 - *Brachychiton yupestre* (Queensland Bottle); Quinn Street southern side 20yds west of Fitzroy Street,
 - *Eucalyptus melliodora* (Yellow Box); SW corner Thorby & Dulhunty Streets.

The following trees were also included in a subsequent annual tree inspection report by Council (September 2006) but their listing status is uncertain as there does not appear to be a comprehensive tree register:

- Five (5) *Brachychiton rupestris* (Bottle Trees), location uncertain the listing notes owner / location as PO Box 6289 Coffs Harbour,
- *Cedar litani* (Cedar of Lebanon) and *Livistona australis* (Cabbage Tree Palm); 178 Gipps Street,
- Group of trees comprising *Callitris glaucophylla* (White Cypress Pine) and *E. microcarpa* (Grey Box), location uncertain the listing notes owner / location as SPV2 Pty Ltd, PO Box 498 Warrawong,
- *E. microcarpa* (Grey Box); 12 Willowbend,
- *Jacaranda mimosifolia* (*Jacaranda*); State Rail Authority Land Talbragar Street

The register is a positive initiative of Council. It is recommended that the Register be checked against the original listings and the current reporting and a comprehensive register kept. Annual condition reports should be kept separately. The Tree Register should also be expanded to include (i) trees noted in the 1986 Heritage Study (ii) recently noted significant trees ie those noted at the recent UHR community workshops and (iii) supplementary Cultural Heritage information relating to local history ie the original landholders or persons / families likely to have made the plantings and dates if known.

ref recommendations
section 7.0

Architectural Heritage : Approximately 310 buildings were identified in the Urban and Rural areas on inventory sheets for the Heritage Study and a grading system established involving five categories of significance. The 1991 LEP included approximately only 160 of those places for the Urban and Rural areas.

The 310 buildings assessed in 1986 are not scheduled below but are included in the tabulations in Section 6 of this report. Those tabulations enable a comparison of places assessed in the 1986 study and those currently heritage listed in the 1998 LEP. It is likely that some of those places noted in the 1986 study have increased in significance with the passage of time. Particularly in view of the community's increasing appreciation of buildings of the early 20th Century which has developed over the past 20 years. This report

ref recommendations
section 7.0

includes a reassessment of the majority of those places. In particular places noted as having medium level significance and not included in the LEP in 1991 or 1998 have been reassessed and recommendations for inclusion included in this report.

3.4 Implementation and Recommendations

The 1986 recommendations covered a wide range of issues and were grouped in the Final Report within the following areas and sub areas of consideration:

- **Local Environmental Plan (LEP)**
- **Development Control Plans (DCP)**
- **Implementation Procedures**
- **Direct Initiatives**
- **Public Education**
- **Assistance to the Private Sector**
- **Archaeological Sites**
- **Cemeteries**
- **Landscape Management**
- **Further Study**

These recommendations have been tabulated to assess whether they were adopted by Council or are still relevant to the management of the heritage of the Dubbo urban areas. If those recommendations are still applicable they have been shaded in the tabulation and transferred into the current recommendations to Council.

1986 Heritage Study Recommendation	Adopted Y / N	Relevant Y / N	Comments
Local Environmental Plan (LEP)			
1. Adopt conservation aims and objectives suitable for inclusion in a LEP, with a special emphasis on streetscape context	Y	N	Department of Planning standard / model LEP provisions apply.
2. Incorporate clauses 1 and 2 of DEP's standard heritage conservation provisions.	Y	N	Current model LEP being developed by DP
All "A" and "B" graded buildings be scheduled as heritage items as a minimum together with those landscape and archaeological items nominated for special protection.	partial	Y	Clarify if all buildings include. Need to make provision for landscape and archaeological items.
3. Amend clause 3 of the standard provisions such that it applies to "S" (streetscape) graded buildings.	N	N	Character Conservation Areas have been established. Clause 11 in current LEP refers
4. Expand the heads of consideration under clauses 1(2) and 3(3) of the standard provisions to take into account architectural compatibility with neighbouring buildings.	Y	N	Department of Planning standard / model LEP provisions apply.
5. Adopt clauses 4,5 and 6 of the standard provisions.	Y	N	Department of Planning standard / model LEP provisions apply
6. Require development consent for all above awning advertising in Macquarie and Talbragar Streets	N	Y	1998 LEP clause 18 allows for consideration of some signage in the circumstances of the Character Conservation Areas and in the vicinity of a heritage item. Macquarie and Talbragar Streets are not included in the Character Conservation areas.
7. Allow exceptions to minimum rural allotments restrictions where this would ensure the conservation of items of the environmental heritage and their curtilages. (not particularly applicable to the Urban Area)	NA	NA	Beyond the urban area.
8. Consider placing special landscape or scenic controls once the proposed landscape masterplan is prepared. (not particularly applicable to the Urban Area)	NA	NA	Beyond the urban area.
Development Control Plans (DCP)			
9. A DCP relating to heritage should be developed, setting out guidelines and heads of consideration for the City generally, and for specific items and areas as appropriate. (See study report for detailed suggestions). In addition any DCP prepared for particular areas or types of development should incorporate heritage considerations where relevant.	partial	Y	Heritage DCP for the City was not prepared. However, Residential DCP U2.1 – Residential and Residential Medium Density Zones prepared in 2000. Specific heritage provisions were not included other than reference to streetscape character.

1986 Heritage Study Recommendation	Adopted Y / N	Relevant Y / N	Comments
10. Existing Council codes and policies should be amended to take account of heritage concerns and to create incentives for conservation. (See study report for specific suggestions)	partial	Y	Department of Planning standard / model LEP conservation incentives apply.
11. Develop proposals outlined in Annexure 3 of the study report (1986) such that they could form part of a special DCP	N	Y	Annexure 3 included guidelines for 'Central Area Improvement Initiatives'. Some aspects were included in the Macquarie Street improvements. A specific DCP would enable a wider range of urban design issues to be considered across the City area.
Implementation Procedures			
12. Adopt internal procedures for applying heritage controls, along the lines proposed in Annexure 2 of the study report (1986).	N	Y	Annexure 2 included guidelines and checklists that could be developed into a DCP. Considerations included subdivisions, building applications, setbacks, infill development, order of elements, alterations / additions, etc
13. Consider setting up a specialist advisory sub-committee with representatives from bodies like the local National Trust and / or the Museum and Historical Society.	N	Y	NSW Heritage Office also recommends that local Councils establish a Heritage Committee comprising locally skilled and interested persons and representatives from heritage agencies. Dubbo City Council does not have a formal Heritage Committee. Advisory Committees or Working Groups have been established for particular studies.
14. Where applications affecting highly graded items are received, or where proposed guidelines make special provision for departures from standard rules, expert advice should be sought. The Council should either appoint an in-house specialist part-time or engage a consultant.	Y	N	Council has appointed a part-time heritage advisor.
Direct Initiatives			
15. Heritage items in public ownership, or under direct public control, should be properly restored and maintained. The conservation of these items should be to a high standard, setting an example to private owners and stimulating their interest.	partial	Y	Although Council adequately maintains much of its built assets, places in State Government ownership (where Council is acting as Trustee) often are

1986 Heritage Study Recommendation	Adopted Y / N	Relevant Y / N	Comments
			problematic in view of funding issues. Dubbo Showground is perhaps an example where State Government could set a good example to private owners.
16. Carefully consider any “improvements” to streets close to scheduled heritage items. Street lighting, litter bins, plant containers and other street furniture should be consistent or compatible with the relevant buildings or items, as should paving and kerbing.	partial	Y	A consistent approach has not been developed across the CBD area; the Macquarie Street improvements began to set the future direction but has not been extended. A specific DCP would enable a wider range of urban design issues to be considered across the City area.
17. Street planting should be consistent with traditional street character, and appropriate. Views of attractive buildings should not be obscured whilst disruptive buildings should.	N	Y	As with item 16 above; a consistent approach has not been developed across the CBD area.
Public Education			
18. As a first step the results of the heritage study should be fully publicized, emphasizing those aspects likely to engender local civic pride. Press releases should indicate those most likely to be affected and how they will be affected. It should be stressed that planning controls will be reasonably flexible and discretionary, and that in most cases, owners will still have quite a bit of freedom in what to do with their properties.	uncertain	N	
19. Once planning controls are adopted owners of identified buildings and sites should be individually notified. The notice should advise that the building or item is considered to have heritage value, and that this would be taken into account in assessing future proposals for the property. It should also point out that conservation, of residential buildings at least, should guarantee improved property values in the long term.	uncertain	Y	Current practice is to notify and involve property owners in advance of adopting planning controls. NSW Heritage Office and other agencies have prepared studies and guidelines documents addressing the benefits of heritage listing.
20. To ensure all new owners were made aware of the situation, the same notice should accompany every certificate issued under section 149 of the EPA Act.	Y	Y	On going requirements.
21. Generally public awareness should be maintained by regular publicity exercises. These could emphasize positive local achievements in the intervening period.	N	Y	This positive long-term approach to heritage issues should be part of the role of Council’s Media Officer.
Assistance to the Private Sector			
22. Ideally an architectural heritage specialist should be appointed on a part-time basis to assist both the Council and the public. Possible dollar for dollar funding for this purpose, from the DEP, should be investigated.	Y	N	Council has appointed a part-time heritage advisor.

1986 Heritage Study Recommendation	Adopted Y / N	Relevant Y / N	Comments
23. Information should be made available on such things as traditional colour schemes, period fence designs, common building problems, local architectural styles, traditional garden designs, and infill development. Brochures and guidelines should be prepared for this purpose and their availability well publicized (eg in local papers and Council rate notices). Standard brochures may also be obtained from bodies like the Heritage Council and the National Trust.	N	Y	
24. A register should be kept of local tradespeople and suppliers able to assist with traditional maintenance and restoration. Its existence should also be publicized.	N	Y	
25. People should be invited to inspect and add to inventory forms held by Council.	N	Y	
26. Special incentives and backing should be given to private projects which promise maximum conservation benefits for minimum public outlay. Possibilities include provision of information, waiving of application fees, supply of paint and parking concessions.	partial	Y	Local Heritage Fund established but could be more widely publicized. Other concessions could be considered.
27. The Council should consider making staff available, to help stabilize abandoned or obsolete buildings, by way of ground maintenance, security and essential repairs.	N	Y	Could assist in loss of significant early residential buildings through fire and neglect.
Archaeological Sites			
28. Owners of sites of archaeological importance should be advised of the cultural significance of their buildings, structures, machinery or sites, whether they are subject to special controls or not. Owners should have access to information on appropriate conservation measures and available funding.	N	Y	
29. Where the loss of buildings or archaeological sites seems inevitable, physical remains should be properly researched, photographed and recorded.	Partial	Y	1998 LEP includes two clauses relating to care and protection of archaeological relics (Aboriginal and non-Aboriginal). The issue of recording is not specifically included but requires a Heritage Impact Statement. allowing for inclusion in approval conditions.
Cemeteries			
30. The Dubbo Museum and Historical Society should be encouraged to continue recording cemeteries in the City area. The Council should follow National Trust guidelines outlining appropriate conservation measures for graves and cemeteries under its control.	N	Y	

1986 Heritage Study Recommendation	Adopted Y / N	Relevant Y / N	Comments
Landscape Management			
31. A landscape management plan should be prepared addressing issues such as tree decline, erosion, wildlife conservation, recreation, bush fire control, soil conservation and riparian lands. Policies would be required in relation to river corridors, state forests, significant landforms, the city centre, traveling stock routes, the villages, rural homesteads, pioneer landscapes, settled landscapes and presently unprotected natural landscapes.	N	Y	
32. Certain measures proposed in the management plan will be appropriately placed in a LEP whilst others would not. The management plan should be prepared as soon as possible to allow incorporation of appropriate controls into a LEP as soon as possible.	N	Y	
33. Policies and priorities should be identified for a street planting programme, along the lines proposed in the Heritage Study specialist landscape report.	N	Y	
Further Study			
34. A priority for further study would be the further investigation of turn-of-the-century rural dwellings.	N	Y	Applicable to Rural Areas LEP

Any of the above recommendations from the 1986 study that have not yet been applied and are still relevant to the management of the built environment in the Dubbo urban areas have been carried forward to the recommendations within this report.

3.5 Related Attachments

3.5.1 Typical Inventory Sheet from 1986 Heritage Study

DUBBO HERITAGE STUDY

Perumal, Wrathall & Murphy Pty. Ltd. for Dubbo City Council
 in Association with Cameron McNamara Heritage Council of NSW

Item _____ Photograph _____
 7/50

Location 133 BOURKE STREET, DUBBO

Precinct _____
 Date 4 JAN 1986
 Survey By _____

Title Description _____

Description/History/Significance

Late nineteenth century building. Special architectural interest but spoiled by speckled render and other minor alterations. Best remedy probably to smooth render over (with ashlar coursing?). L-shaped plan. Painted corrugated iron roof. Main feature of interest is projecting bay below gable with decorative brick cornices (four courses). Bay corners up to ceiling height. Decorative barge boards with timber finial. Gable vent (also spoiled by render around). Plain double hung window on bay front with narrower windows on angled sides. Main door has sidelights and fanlights. Bullnosed verandah. Original posts gone as well as cast iron brackets.

Thematic Context Suburban - Turn of C Listings Cont.

Integrity:	Alterations/Additions	Symp.	Unsymp.	Reinstate	Retain
Roof shape - main building	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- verandah/porch	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additions: front	----- side	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verandah/porch - enclosure	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- other alteration	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Openings - size/proportion	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gables	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other major alterations	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detailing: - openings	----- screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- gable/roof	-----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- verandah/porch	----- posts & detailing lost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- paving/tiling	-----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- glazing	-----	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- other	----- false shutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials: - roof	-----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- walls	----- brick painted(chimney) and rendered	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- other	-----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence	-----	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garden	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Period/Style:

- Pre-1890
 1890-1915 Actual date
 1915-1945 (if known)
 1945

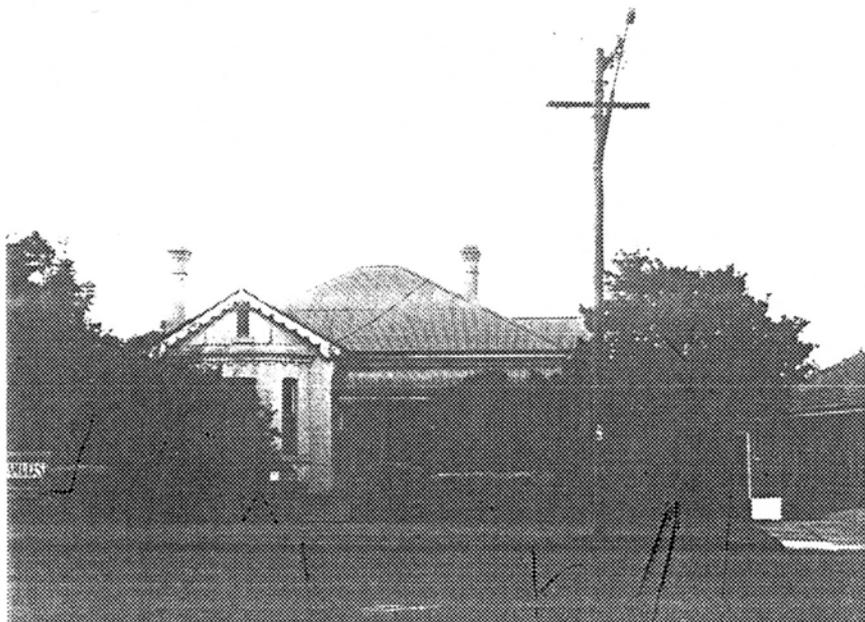
Condition:

- Good
 Fair
 Poor

Street Context:

- Positive Contribution
 Neutral
 Disruptive

Possible remedies: _____



3.5.2 Typical Inventory Sheet from 2006 Heritage Study

Dubbo City Heritage Inventory

State Heritage Inventory

SHI Number

1520269

Study Number

Item Name: **Yalarbon**

Location: **133 Bourke Street, Dubbo**

Address: 133 Bourke Street
Suburb / Nearest Town: Dubbo 2830
Local Govt Area: Dubbo
State: NSW
DUAP Region: Southern & Western
Historic region: Darling Plains
Parish:
County:

Other/Former Names: Levenia Howey Hse, Thubbo Medical Co-Operative

Area/Group/Complex: Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built Group: Residential buildings (Category: House

Owner: Private - Individual

Admin Codes: Code 2: Code 3:

Current Use: Medical / Community Medical Centre

Former Uses: Residential

Assessed Significance: **Local** Endorsed Significance:

Statement of Significance: An aesthetically significant late Victorian home retaining much of its original Italianate character. It was the home of a prominent Dubbo citizen C.J. Adams. The elaborately designed building includes hipped corrugated iron roofs, decorative timber barge boards and rendered mouldings. The house includes a verandah on the front and two sides and a projecting gable with bay window at the front. The house makes a very positive streetscape contribution (2006).

Historical Notes or Provenance: Little historical data currently available. Former home of CJ Adams Chemist. This residence was probably constructed c1895. (2006)

Themes: National Theme State Theme Local Theme
4. Settlement Accommodation (Housing) Residential (Housing)

Designer:

Maker / Builder:

Year Started: Year Completed: 1895 Circa: Yes

Physical Description: Late nineteenth century building. Special architectural interest but spoiled by speckled

State Heritage Inventory

Date: 19/03/2007

Full Report with Images

Page 1

Dubbo City Heritage Inventory

State Heritage Inventory

SHI Number

1520269

Study Number

Item Name: **Yalarbon**

Location: **133 Bourke Street, Dubbo**

render and other minor alterations. Best remedy probably to smooth render over (with ashlar coursing). L-shaped plan. Painted corrugated iron roof. Main feature of interest is projecting bay below gable with decorative brick cornices (four courses). Bay corners up to ceiling height. Decorative barge boards with timber finial. Gable vent (also spoiled by render around). Plain double hung window on bay front with narrower windows on angled sides. Main door has sidelights and fanlights. Bullnosed verandah. Original posts gone as well as cast iron brackets. Two tall decorative brick chimneys. Positive contribution to streetscape helped by front planting. (1986)

Physical Condition: Physical condition is good. Recently refurbished to provide accommodation for medical co-operative. (2006)

Modification Dates:

**Recommended
Management:**

Management:

Further Comments:

Criteria a)

Criteria b)

Criteria c) An aesthetically significant late Victorian home retaining much of its original Italianate character. The elaborately designed building includes hipped corrugated iron roofs on the main roof and extension behind, decorative timber barge boards and rendered mouldings. The house includes a verandah on the front and two sides and a projecting gable with bay window at the front. The house makes a very positive streetscape contribution (2006).

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:

References:	Author	Title	Year
	Maquarie Regional Library	Local History Section	
	Perumal, Wrathall and Murphy Pty Ltd in association with Cameron McNamara.	Dubbo Heritage Study : Specialist Reports Volume.	1987

Studies:	Author	Title	Number	Year
	Christo Aitken & Associates	Dubbo Urban Heritage Review		2006
	Perumal, Wrathall & Murphy P/L	Dubbo Heritage Study		1986

Parcels: Parcel Code LotNumber Section Plan Code Plan Number

State Heritage Inventory

Date: 19/03/2007

Full Report with Images

Page 2

Dubbo City Heritage Inventory

State Heritage Inventory

SHI Number

1520269

Study Number

Item Name: **Yalarbon**

Location: **133 Bourke Street, Dubbo**

LOT 10

DP 628609

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:
Heritage study

Title:
133 Bourke Street, Dubbo

Number:
Date:
06/02/1986

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 06/12/1999 Date Updated: 16/12/2006 Status: Basic

Dubbo City Heritage Inventory

State Heritage Inventory

SHI Number

1520269

Study Number

Item Name: **Yalarbon**

Location: **133 Bourke Street, Dubbo**

Image/s:



Caption: Front view of building at 133 Bourke Street, Dubbo.

Copyright: Dubbo City Council

Image by: Kurt Stewart

Image Date: 06/01/2000

Image Number: 1

Image Path:

Image File: 1520269a.jpg

Thumb Nail Path:

Thumb Nail File: 1520269t.jpg

SECTION 4 THE INTERVENING YEARS 1986 - 2006

4.1 Introduction

This section reviews a number of related heritage management documents and related legislation. The documents include those at the local level but also those at State Government level that have been developed since the 1986 Dubbo Heritage Study. This will help to better understand the local context but will also identify the broader changes and refinements to the heritage system that have occurred at State Government level. This is important because many of those changes have affected local councils and the way in which they manage heritage issues currently and will be expected to in the future.

4.2 Dubbo LEPs and Later Amendments

Prior to 1986 the main zoning instrument for the City was the *Dubbo and Talbragar Planning Scheme* gazetted in 1969. It was amended by two varying schemes, 33 interim development orders, more than 20 local environmental plans, various state environmental planning policies and a number of ministerial orders.



Government Gazette no 28 dated 8th February 1991 for Dubbo LEP 1991 – Urban Lands

In 1986 there were no special heritage provisions applying to the City. Prior to the passing of the *Heritage Act* in 1977 there was only minimal legislative provision for heritage protection in New South Wales. In 1979 the *Heritage Act* was significantly amended by the *Environmental Planning and Assessment Act* with the aim of making environmental planning instruments the main legislative vehicle for conservation, particularly Local Environment Plans. Increasingly conservation responsibilities were being delegated to local government. By 1986 the landuse LEPs had become the main conservation instruments and the beginnings of standard heritage and conservation provisions had been developed by the Department of Environment and Planning.

A brief history of the Dubbo and Talbragar Planning Schemes:

- 1959 Dubbo and District Planning Authority created;
- 1960 Interim Planning Scheme enforced by the Authority
- 1969 Dubbo and Talbragar Planning Scheme commenced on 21 March 1960. There were a total of 48 amendments to this scheme.
- 1980 Creation of Dubbo City Council on 31 March 1980
- 1990 Dubbo LEP 1990 – Rural Lands commenced on the 16th March 1990
- 1991 Dubbo LEP 1991 – Urban Lands commenced on the 8th February 1991

- 1997 Dubbo LEP 1997 – Rural Lands commenced on the 20th March 1998
- 1998 Dubbo LEP 1998 – Urban Lands commenced on the 17th March 2000

An examination of the above legal planning instruments indicated that there were no heritage requirements in the original 1960 and 1969 DTSPs or the subsequent 48 amendments. The LEP 1991 Urban Lands first introduced heritage requirements for Dubbo.

The LEP 1991 – Urban Lands was based on the models LEP developed by DEP in Sydney. The aims and objectives of the plan included those “to encourage the proper management, development and conservation of natural and man made resources” and “to improve amenity and provide for a better environment within the City of Dubbo”.

The LEP was divided into three parts covering preliminaries, general restrictions on development of land and other special provisions. Heritage issues were included in Part 3 of the LEP “Special Provisions” as was a range of other planning issues such as certain advertising, subdivision and flood liable lands etc. Sections 13 to 13 of Part 3 included the following standard heritage provisions:

- Heritage Items clauses 13 (1)(a) to (f) and (2) allowing development with and without consent;
- Development in the vicinity of a heritage item clause 14;
- Heritage advertisements and notifications clause 15(1) and (2)
- Conservation Incentives clause 17(1)(a) and (b) and (2)(a) and (b)

The LEP 1991 also included Schedule 2 – Heritage Items with 153 heritage items in the city.



Heritage System Review

4.3 1989 NSW Heritage System Review

In the late 1980s the State Government began a review of the entire heritage system in NSW. A number of information sheets⁸ and discussion papers⁹ were prepared for community input and feedback. Subsequently technical papers¹⁰ were published pointing to broad changes in NSW.

It was noted in the early stages of the system review that in the 14 years that the Heritage Act had been operating much had been learned. The focus of heritage activity had moved from the need for urgent protection of heritage items to the development of longer term policies and heritage education. It was also recognised that Local Government had accepted greater responsibility for heritage matters through the

⁸ ref *Information Sheets, Heritage System Review*, Department of Planning / NSW Heritage Council, Sydney 1991

⁹ ref *Discussion Paper, Heritage System Review*, Department of Planning / NSW Heritage Council, Sydney 1992

¹⁰ ref *Technical Paper, Heritage System Review*, Department of Planning / NSW heritage Council, Sydney 1993

planning process. The initial documents noted that *“it is timely to review the operation of the heritage system to ensure that it continues to function efficiently and effectively within changing operating environments”*.

It was recognised that before the 1977 Heritage Act there were limited ways of protecting the State’s natural and cultural heritage. However government at all levels had since responded with legislation. This separation of legislation had led to some duplication of controls. To minimize that overlap and to share responsibility with local councils, the Heritage Council had established a practice of not placing conservation orders on items which were identified in local or regional plans if sufficiently protected.

Consequently, the major responsibility for heritage conservation had devolved to local councils in the preparation of local plans. However, the level of experience and resources and the willingness to take on this responsibility varied significantly between councils.

The publications, workshops and exhibitions that formed the review arrived at the following possibilities:

- *Can the heritage system be better integrated into the planning system? Possible solutions included: Amalgamation of the EPA and Heritage Act, Establish a definition of items which are of state significance and prevent wilful neglect of heritage items.*
- *Who is responsible for heritage? Possible solutions included Improved profile of the Heritage Council, Heritage Council responsibility for State items (or local items where a council is not meeting its obligations to manage heritage items), complete s170 registers for all levels of government and Additional support for local councils through educational programs, further funding to develop local skills, extend the heritage adviser program, establish local advisory committees, publish and provide information and guidelines, encourage local councils to initiate mainstreet programs and local schemes to recognise heritage conservation achievement.*
- *Should the heritage act include Natural Areas and Aboriginal heritage? Possible solutions included amending the Heritage Act and NPW Act to enable it to more effectively protect and manage these areas.*
- *Is Education better than regulation? Possible solutions included review published heritage material, encourage local councils to set a good example, identify gaps in information, link heritage conservation with other government programs (ie State Cultural Tourism Strategy).*
- *How can the development Process for heritage items be streamlined? Possible solutions included the preparation of guidelines for heritage applications, Conservation Management Plans, heritage exemptions, increased delegation of authority*

- from Heritage Council to Department of Planning to Local Councils, eliminate the duplication of approvals.*
- *How can effective long and short term protection for heritage items be better achieved? Possible solutions included a revised conservation order to enable local councils to provide short term protection to control demolition, require approval for demolition under the EPA Act and Local Government Act.*
 - *How can identification and assessment of heritage items be improved? Possible solutions included the preparation of historical guidelines and evaluation criteria, computer inventory databank and register.*
 - *Should heritage significance decisions be distinguished from management decisions? Possible solutions included separate heritage and management decisions, encourage dispute resolution outside the court.*
 - *What effect does heritage listing have? Possible solutions included Quantify the effects of heritage listing, Prepare guidelines to assess reasonable or economic use and financial hardship, allocate greater HAP funding to promotion / education programs, introduce tax incentives, local council initiate direct and indirect incentives to support conservation, consider heritage valuations and rate discounts for heritage items.*

Since 1992 many of the above issues have been addressed by Federal, State and Local governments This has changed the context of the background 1986 Dubbo Heritage Study and altered the way that heritage is currently managed in the Dubbo region.

4.4 Heritage Amendment Act 1998

The above Heritage System Review culminated in 1999 with the first major amendments to the 1977 Heritage Act in NSW.

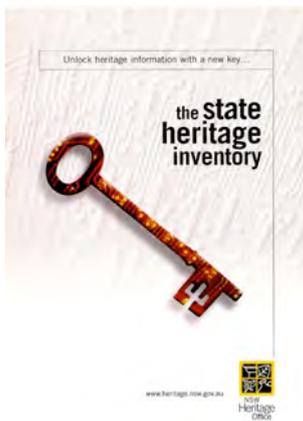
The central feature of the amendments were clarification and strengthening of shared responsibility for heritage management between:

- *Local councils, responsible for items of local significance and*
- *The Heritage Council, retaining much of its consent powers for alterations to items of State significance.*

The amendments clarified the different legislative means of listing heritage items of local and state significance:

- *Items of local significance through heritage schedules to local environmental plans (EP&A Act 1979); and*
- *Items of state significance through the State Heritage Register (Heritage Amendment Act, 1998)*

The changes included the creation of the State Heritage Register, heritage agreements, minimum standards of repair, and heritage incentives including a special heritage valuation in order to give relief to land tax, stamp duty and Council rates.



The State Heritage Inventory.

The relationship between the Heritage Council and local councils was further strengthened by the requirement that councils comply with Heritage Council guidelines on the preparation of local environmental plans.

In addition, the Minister could also now authorise local councils to make Interim Orders for items of local heritage significance. Generally an interim order remains in force for 12 months or less.

4.5 The Heritage Regulation 1999

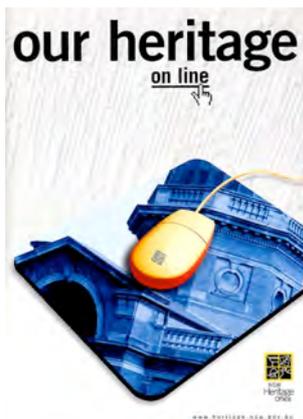
This regulation was made under the Heritage Act 1977 and introduced with the 1998 amendment. Importantly it introduced a mechanism whereby wilful neglect to items of State significance could be addressed. These standards of maintenance and repair were not intended to achieve full conservation of the items but to prevent their loss through neglect of simple cost effective maintenance procedures.

The standards set out in the regulation relate to:

- Weatherproofing
- Fire protection
- Security and
- Essential maintenance

They do not require owners to undertake restoration works, but where works are needed owners may apply for financial assistance from NSW Heritage Office. Where these standards are not met and the heritage significance of the item is at risk the Heritage Council now has the power to order repairs after consultation with the owner.

As a last resort the Heritage Council can arrange for the works to be carried out and charge the expenses to the owner.



The publicly accessible heritage database.

4.6 The NSW State Heritage Inventory and Register

The State Heritage Inventory is a database of over 20,000 heritage items on statutory lists in NSW. Most of the items are listed in heritage schedules to local council's local environmental plans. The State Heritage Register is a special section of the inventory which lists items of particular importance to the people of NSW.

The creation of the State Heritage Register was also a crucial component of the 1998 amendments to the 1997 Heritage Act. The register is in its early stages of development and currently includes over 1500 items but will eventually be a comprehensive list of items of state significance in NSW. The register currently includes all places formerly protected by Permanent Conservation Orders and

items identified as state significant in heritage and conservation registers prepared by state government instrumentalities.

The image shows a form titled 'NSW State Heritage Inventory form'. It contains a table for 'ITEM DETAILS' with columns for 'Name of item', 'Address', 'Date of construction', and 'Significance'. The table is mostly empty, with some text in the 'Significance' column. Below the table, there is a section for 'Notes' and a footer with the text 'Do you consider this item to be of particular significance to the state of New South Wales?' and 'Yes' and 'No' checkboxes.

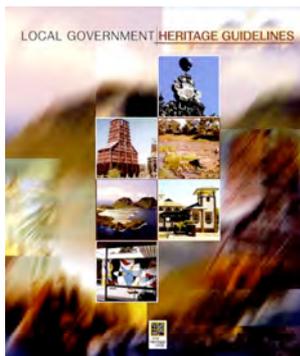
The format for inclusion on the State Heritage Inventory with detailed assessment of significance for each item.

It is a publicly accessible electronic database and accessible through the internet. Items are added by the Minister on the recommendation of the Heritage Council following an assessment of their significance and consultation with the owners.

The Heritage Office is also working with local councils, state government agencies, the National Trust and community organizations regarding potential state significant items. The first pilot scheme for identifying places of state significance was for the Central West Region. A series of public meetings were held within the region over a 2-3 year period and a list of potential places were identified. The process includes the preparation of an assessment of significance with the owner before proceeding to Heritage Council for approval.

The assessment process also included a refinement of the thematic framework by NSW Heritage Office for understanding the historical context of places. This was similarly paralleled by the Federal Government refining the national context¹¹.

As part of the *Heritage Manual*¹² a companion publication *Regional Histories*¹³ looked at the 17 separate regions across the state. An extract is included in the following section of this report (ref attachment). Then in 2001 the NSW Heritage Office commissioned a series of detailed thematic histories. The Central West region was again the first of this series of studies¹⁴ aimed at improving the understanding of the regional context. Dubbo was not represented at those meetings but it is intended that other regions such as the Darling Plains will be carried out in coming years.



The Local Government heritage guidelines prepared by NSW Heritage Office in 2002 and now an important resource for Council and planning staff.

4.7 Miscellaneous Heritage Publications

The heritage system review of the early 1990s identified the need for adequate educational and support material to enable appropriate care of heritage at all levels. There has been an increasing number of detailed publications since that time all of which are important in providing that guidance to local councils. Some of the more important are noted below and a full list of heritage publications, leaflets and guidelines is available on the NSW Heritage Office website at <http://www.nsw.heritage.gov.au/publications>

- Maintenance of Heritage Assets, Department of Planning, and NSW Public Works, 1994

¹¹ ref *Australian Historic Themes, A framework for Use*, Australian Heritage Commission, Canberra 2001

¹² ref *Heritage Manual*, NSW heritage Office, Sydney 1996

¹³ ref *Regional Histories of New South Wales*, Heritage Office and DUAP, Sydney 1996

¹⁴ *A Thematic History of the Central West, Comprising NSW Historical Regions of Lachlan and Central Tablelands*, Terry Kass, Sydney 2003.

- Heritage Manual, Heritage Office / DUAP, 1996
- Regional Histories, Heritage Office / DUAP, 1996
- Conservation Areas, Heritage Office / DUAP, 1996
- Heritage Curtilages, Heritage Office / DUAP, 1996
- Archaeological Assessments, Heritage Office / DUAP 1996
- Assessing Heritage Significance, NSW Heritage Office, 2001
- Local Government Heritage Guidelines, NSW Heritage Office, 2002

4.8 Related Dubbo Urban Planning Studies

In 1996 Council undertook a study of residential areas in the urban area of the City. The study area comprised that part of the residential areas of South Dubbo which had been zoned 2B mixed density. It was an area that historically appeared to have been always under pressure for redevelopment and more intensive development. The initial subdivisions were generously proportioned blocks which were able to accommodate large residences with substantial gardens, or small cottages with an orchard and vegetable garden.

Although the 1986 Heritage Study resulted in heritage listing of some of the buildings (ie grade A and B) many others were not listed. These buildings were either of local significance or perhaps only of streetscape significance. A number of heritage listed buildings had already been demolished by 1996 and it was recognized that it was the combination of items from all the above categories that defined the character of the City's residential areas. The 1996 study aimed "*to ensure that the character of the precincts derived from the economic and cultural values of its older buildings, is not diminished through incremental loss of those items*"¹⁵.

The study outlined a number of redevelopment guidelines, planning objectives, development policies and urban design criteria. It also defined and described housing and streetscape character, confirmed the heritage status of properties in the study area, identified precincts possessing distinctive heritage or streetscape value and factors contributing to these and advised on appropriate mechanisms for implementation.

The need for Heritage Conservation Areas emerged from the 1996 study and a number of building sites were recommended for inclusion within the LEP. Council did not support the idea of Conservation Areas but subsequently adopted the term *Character Conservation Area* within the LEP. The reasoning behind the demarcation of boundaries for some areas of the Character Conservation Areas is uncertain at this stage and should be reviewed separately. Issues for review and reassessment should include the extent of the Character

ref recommendations
section 7.0

¹⁵ *South Dubbo 2B Residential Area: Heritage Items & Redevelopment Guidelines Study*, Freeman Collett Partners, Canberra, 1996

Conservation Areas and, in particular, the boundary in some streets which includes some buildings but excludes others. It is important that the character of entire streets or groups of streets are included rather than fragmented sections of streets. It would be preferable for the Character Conservation Areas to simply be defined as a *Heritage Conservation Area*. This term is more clearly understood in planning terms in NSW and there are guidelines from the Department of Planning and NSW Heritage Office for care and management. With the increasing adoption of the Department of Planning's new model LEP in New South Wales, other regional Councils are similarly bringing anomalies within their individual LEPs into line with standard practice.

ref recommendations
section 7.0

The 1996 study broadly recommended the following:

- Use of standard DUAP Heritage provisions in the LEP
- Inclusion of approximately 43 buildings in the LEP
- Creation of Heritage Conservation Areas for at least 6 key precincts (reference extracts noted below)
- Preparation of a comprehensive DCP for Residential Zones

Apparently none of the buildings recommended for inclusion in the LEP were subsequently included into the later amendments; the Heritage Conservation Areas were created as lesser Character Conservation Areas, the recommended special areas for Heritage Conservation Areas were only partially introduced and only some of the comprehensive guidelines were incorporated into the subsequent DCP U2.1 for residential areas in 2000 as follows:

- Precinct 2; (especially Cadell) – Partially (approx 90%) nominated as Character Conservation Area (especially Gipps opp Elston Park) – Partially (approximately 50%) nominated as Character Conservation Area;
- Precinct 3; (Bourke, Bultje and Hopetoun) - Partially (approx 90%) nominated as Character Conservation Area;
- Precinct 6; (especially Macquarie) - 100% nominated as Character Conservation Area;
- Precinct 7; (especially Mitchell incl parts of Brisbane and Darling) - Partially (approx 20%) nominated as Character Conservation Area; and (especially Charlotte) - 100% nominated as Character Conservation Area;
- Precinct 8; (especially Quinn St from Darling to Gipps) – 100% nominated as Character Conservation Area, and (especially Bishop St, from Bourke to Gipps) - 100% nominated as Character Conservation Area; and (especially Nancarrow from James to Gipps) - 100% nominated as Character Conservation Area
- Precinct 9; (especially shop precinct Denison and Bishop) - 100% nominated as Character Conservation Area; and (especially Fitzroy between Quinn and Bishop) – partially (approx 90%) nominated as Character Conservation Area.

In 1997 a report was prepared by the then heritage adviser for Council. The report entitled “Dubbo Heritage Items & Core Area – Redevelopment Guidelines” highlighted the need to implement conservation measures that would ensure the preservation of the unique and special qualities of the “old part Dubbo”. The following extract from the report shows that many of the issues current today were being addressed at that time but also that the need for a conservation area and development control guidelines were critical to the urban character of Dubbo:

The conflict between retention of period character housing and development for increased densities and urban consolidation needs to be resolved so as not to lose the attractiveness that draws residents to the “old part of town”. Whilst the revitalisation of old areas is vital to the well being of a community, flat and unit developers have to respect and understand the necessity of the retention of the ingredients that give character and what elements should be considered as having heritage value.

As the city grows, the inner city will continue to become more attractive to residents as a residential location, a form of gentrification and new urbanism will prevail.

More areas outside the conservation area should be set aside in Dubbo’s strategic plan for higher density living areas, to relieve the pressures on the core area.

The need for change has been evident for some time, as the introduction of 2B Residential Zoning for the “old part of Dubbo” has been in conflict with the heritage provisions adopted by Council. The core area contains the highest concentration of the City’s heritage housing stock.

The report made many recommendation including the establishment of a number of conservation areas, noting of the particular importance of Macquarie, Cadell and Bultje Streets and that Council remove the 2A and 2B zoning from the core area and establish a zone that will allow for residential densities appropriate for the site based on performance criteria.

4.9 Examples of Conservation Areas

The following brief examples illustrate how other cities and towns in NSW have successfully integrated the opportunity of Conservation Areas into their planning framework. The conservation areas have not stultified growth and development in their residential and business centres but have enriched the city life and its urban streetscapes with a uniqueness of place. The City of Dubbo has a similar potential.

4.9.1 Bathurst Conservation Area

The City of Bathurst has successfully managed a *heritage conservation area* since the 1970s. The area encompasses the entire city centre including residential, commercial and retail areas both old and new. The Great Western Highway passes through the heritage conservation area. It is based on the historic grid pattern of the original settlement of Bathurst but extended to include the historic village of Kelso on the eastern side of the Macquarie River.

Bathurst City Council have established a range of planning procedures to deal with development and ensure that . These include:

- Creation of an infill policy form
- Structural and historical assessment procedures
- BCAMS assessment ratings for demolition proposals
- Referral of DAs in the conservation area to their planner who has heritage experience and knowledge. Then referral to heritage advisor only if needed.
- Produced simplified procedures for heritage impact statements

The procedures have worked well for Council and staff with development approval issues not resulting in onerous approval processes.

4.9.2 Central Orange Conservation Area

The City of Orange has established six (6) Conservation Areas. These are Central Orange, East Orange, Glenroi, Lucknow and Springhill. The latter two are separate villages within the LGA while Glenroi and East Orange are historic residential areas. The *Central Orange Conservation Area* provides the most similar comparison to Dubbo.

Council have developed their LEP¹⁶ in conjunction with a comprehensive development control plan for the city¹⁷. The DCP comprises sixteen sections with heritage and conservation area issues being dealt with in three sections:

- DCP07 Development in Residential Areas
- DCP08 Development in Business Zones
- DCP13 Heritage

DCP13 notes that “*the Central Orange Heritage Conservation Area broadly corresponds with the original square mile town layout in a grid pattern. The area includes a high concentration of sites of heritage significance which display the progressive waves of the town’s growth..the Conservation Area has different characteristics for residential areas and the commercial centre..there is an important spread of Victorian Buildings (especially public and*

¹⁶ Orange Local Environmental Plan 2000, Orange City Council

¹⁷ Orange Development Control Plan 2004, Orange City Council

ecclesiastical buildings) and many buildings from the turn of the Century with late Victorian and Edwardian features...these are of particular significance because of their concentration and general good condition...development emphasis in the CBD should be to enhance the urban character of the traditional commercial core and to reinstate consistency in scale and character by good design and in conservation of key and contributing heritage buildings”.

The DCP in Orange has begun to encourage good design. When proposing major new development which may affect heritage significance the application shall include information that demonstrates the effect of the development would have on the significance, character and streetscape. This is similar to the Infill Policy Form developed by Bathurst City Council. The DCP also sets out clear framework for achieving best possible development which includes guidance for developers on the following:

- Planning Outcomes for Residential, Heritage and the Central Business District
- Existing Character and Desired Future Character
- Building Design Considerations

In order to streamline approvals and reduce assessment and approval burdens for Council the Orange DCP sets out a framework for Minor Development. These include issues such as ancillary development which does not include any of the notable features identified in their heritage study, internal building alterations, some non-structural external alterations, maintenance works and fences consistent with the character of the area.

4.9.3 Newcastle Conservation Area

The City of Newcastle is the second oldest city outside of the Sydney metropolitan area and far older than most other capital cities in Australia. Its rise as a regional mercantile and coal export centre produced a city with a range of contrasts and character.

The city is made up of commercial and retail buildings with a commercial character evocative of the late 19th and early 20th centuries. The CBD is a city in transition, experiencing a shift away from the traditional core of businesses and shops to a more mixed character where residential buildings of seven or more storeys are now emerging. The challenge is to capture the essence of the city’s historical and commercial character so that it is sustainable within the context of the changing city environment.

Newcastle City Council have developed a comprehensive range of supporting DCPs for their LEP¹⁸. The LEP established six conservation areas for residential and commercial areas of the city

¹⁸ Newcastle LEP 2005, Newcastle City Council

including those for Cooks Hill, The Hill, Newcastle East, Hamilton, Hamilton South and The CBD.

The Newcastle DCP¹⁹ sets up a series of provisions and guidelines for developers including *General Residential Provisions, Locality Based Residential Provisions and General Mixed Use Provisions for Commercial Areas*. Furthermore an urban strategy has been prepared in consultation with the community to develop a holistic approach to land use and design. The management of the conservation areas are an integral component of their overall approach. Council proudly states that *“The Strategy’s key objective is to promote existing neighbourhoods as mixed use centres ‘urban villages’ with higher employment and housing densities than in the past, and with buildings and streetscape works that celebrate local identity and respect local character”*.

Their bold vision for the coming 25 years for the City provides a policy framework covering many aspects of life and city values. The document recognises the importance of *identity* and *“the need to retain Newcastle’s unique identity and accept that heritage places are integral to the city’s identity and contribute to a rich resource with which to shape the city’s future”*.

4.10 Related Attachments

Summary

4.10.1 Extracts from Part 4 of the Dubbo LEP 1998 - Urban Areas

4.10.2 Extract from 1996 South Dubbo 2B Residential Area: Heritage Items & Redevelopment Guidelines

4.10.3 Extracts from Schedule 5 Heritage Items from the Dubbo LEP 1998 - Urban Areas (Amendment 7) GG No 77 of 16.6.2006, p 4369

¹⁹ *Newcastle Development Control Plan 2005*, Newcastle City Council

4.10.1 Extracts from Part 4 of the Dubbo LEP 1998 - Urban Areas

Part 4 Conservation of heritage items

64A Heritage objectives

The objectives of this plan in relation to heritage are:

- (a) to conserve the environmental heritage of the City of Dubbo, and
- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items, and
- (c) to ensure that archaeological sites and places of Aboriginal heritage significance are conserved.

65 Protection of heritage items and relics

(1) The following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item,
- (b) altering a heritage item by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,
- (c) altering a heritage item by making structural changes to its interior,
- (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (e) moving the whole or a part of a heritage item,
- (f) erecting a building on, or subdividing, land on which a heritage item is located.

(2) Development consent is not required by this clause if:

- (a) in the opinion of the consent authority:
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item, and
 - (ii) the proposed development would not adversely affect the significance of the heritage item, and
 - (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.
- (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:
- (a) the creation of a new grave or monument,
 - (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.
- (4) Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.
- (5) The assessment referred to in subclause (4) must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues). The consent authority may also decline to grant such a consent until it has considered a conservation management plan, if it considers the development proposed should be assessed with regard to such a plan.
- (6) The minimum number of issues that must be addressed by the heritage impact statement are:
- (a) the heritage significance of the item as part of the environmental heritage of the Dubbo City local government area, and
 - (b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and
 - (c) the measures proposed to conserve the heritage significance of the item and its setting, and
 - (d) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development, and
 - (e) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.

66 Application for demolition

- (1) The consent authority must not grant a consent for the demolition of a building (being a consent required by clause 65) unless it has been provided with and has taken into consideration a development application for any building that is proposed to take the place of the building to be demolished.
- (2) The consent authority may grant consent for the demolition of a building or item in excess of fifty years old only after the heritage significance of that building or item has been investigated.

67 Conservation incentives relating to heritage items

- (1) The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this plan, if the consent authority is satisfied that:
- (a) the retention of the heritage item depends on the granting of consent, and
 - (b) the proposed development is in accordance with a conservation management plan that has been approved by the consent authority, and
 - (c) the granting of consent to the proposed development would ensure that all necessary conservation work identified in the conservation management plan is carried out, and
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item or its setting, and
 - (e) the proposed development would not have any significant adverse affect on the amenity of the surrounding area.
- (2) When considering an application for consent for the use of a building that is a heritage item, or the erection or use of a building on a site on which there is a heritage item, the consent authority may:
- (a) exclude from its calculation of the floor space of the buildings erected on the land or the other buildings, the floor space of the heritage item for the purpose of determining the number of parking spaces to be provided on the land, or
 - (b) reduce the minimum site area requirements for the purpose of determining the number of dwellings permissible on the land, but only if the consent authority is satisfied that the conservation of the heritage item depends on the consent authority excluding the floor space of the heritage item or reducing the minimum site area requirements.

68 Heritage advertisements and notifications

- (1) The following development is identified as advertised development:
- (a) the demolition of a heritage item,
 - (b) the carrying out of any development allowed by clause 67.
- (2) Before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State significance, the consent authority must notify the Heritage Council of the application and take into consideration any comments received in response within 28 days after the notice is sent.

69 Development in the vicinity of a heritage item

- (1) Before granting consent to development in the vicinity of a heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item.
- (2) This clause extends to development:
- (a) that may have an impact on the setting of a heritage item, for example, by affecting a significant view to or from the item or by overshadowing, or
 - (b) that may undermine or otherwise cause physical damage to a heritage item, or
 - (c) that will otherwise have any adverse impact on the heritage significance of a heritage item.
- (3) Such consent must not be granted unless the consent authority has considered a heritage impact statement that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item.
- (4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item.

70 Archaeology

- (1) Before granting consent for development that is likely to have an impact on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic that has Aboriginal heritage significance, the consent authority must:
- (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and
 - (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of the Department of Environment and Conservation of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.

- (2) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:
- (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and
 - (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.
- (3) Subclause (2) does not apply if the proposed development:
- (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or
 - (b) is integrated development.

4.10.2 Extract from 1996 South Dubbo 2B Residential Area: Heritage Items & Redevelopment Guidelines

Address	Era	Description
5 Belmore Street	c1930s	Substantial Bungalow style house, part of significant residential precinct
9 Belmore Street	c1930s	Substantial Bungalow style house, part of a significant residential precinct
11 Belmore Street	1912	"Murraweeja" Substantial Bungalow style house, part of a significant residential precinct
32 Bishop Street	c1920	Edwardian style brick cottage
14 Bishop Street		Federation era weatherboard house, restored, corner site
37 Bishop Street	c1890s?	Vertical weatherboard cottage
5 Bishop Street		Vertical board and batten cottage with later gable extension
268 Brisbane Street	c1925	Pair with 270 (LEP) except this house has been rendered
101 Bultje Street	}	
106 Bultje Street	}	Part of a significant residential
110 Bultje Street	}	(or formerly residential) precinct
112 Bultje Street	}	
116-120 Bultje Street	}	
80 Church Street		
255-263 Darling Street		Relatively intact group of 19 th Century cottages
156-160 Darling Street		Pair of c1920s-3-s houses
6 Denison Street		Remnant of 19 th Century residential development in South Dubbo
244 Fitzroy Street		Original timber shop
251 Fitzroy Street		Shop
241 Fitzroy Street		Unusual board and batten cottage
239 Fitzroy Street		
119 Gipps Street		Part of an historic precinct
25 Goode Street		Late 19 th century cottage, front portion of vertical weatherboards
1 Jubilee Street		19 th century cottage with vertical weatherboards to the front and outbuildings, situated on a very large block
7 Kennedy Street		Weatherboard bungalow
9 Kennedy Street		Weatherboard bungalow, interesting window detail
1 Mary Street		
11 Mitchell Street		Timber cottage, vertical board and batten
17 Mitchell Street		Timber cottage, vertical board and batten
5 Mitchell Street		
13 Quinn Street	}	
27 Quinn Street	}	
35 Quinn Street	}	Part of a significant
2 Quinn Street	}	residential precinct
12 Quinn Street	}	
20 Quinn Street	}	
2 Short Street		Shop
5 Smith Street		Brick house, 1930s
15 Smith Street		Corner site
56 Sterling Street		"Kamarrah" built by Herman Von Schill in 1914
13 Sterling Street		Horizontal boarding
15 Sterling Street		Horizontal boarding, usually associated with mid to late 19 th Century
52 Taylor Street		1890s cottage, intact form

**4.10.3 Extracts from Schedule 5 Heritage Items from the Dubbo LEP
1998 - Urban Areas (Amendment 7) GG No 77 of 16.6.2006, p 4369**

Street	No	Name	Item	
Belmore Street	7		House	
Bishop Street	1		Shop front	
Bourke Street	19		Brick house	
		“Ranelagh”	Brick house & curtilage	
		“Tantallon”	Rendered rammed earth house	
	106		Brick house	
	108		Brick house	
	110		House, garden & fence	
	122	“Eastonville”	Brick house	
	135		Brick cottage	
	137		Brick cottage	
	Brisbane Street	72	“Old Macquarie Brewery”	Victorian stone building
		79	“Hub of the West Lodge”	Brick house (now motel/guest house)
		81		Timber cottage
		101–105	Ben Furney Flour Mills	Assorted buildings
137		Dubbo Courthouse	Courthouse, curtilage & fence	
142		Dubbo Lands Office	Two storey timber & iron building	
144			Two storey brick building	
156		Holy Trinity Anglican Church	Stone church buildings	
161		Commercial Hotel	Hotel building	
162		Brotherhood House	Residential building	
169		“Westbury”	Two storey house	
200		St Bridgid’s Catholic Church	Sandstone church building & curtilage	
200		Catholic Presbytery	Two storey brick building	
201			Brick cottage	
203		“Aberdour”	Brick cottage	
234		“Araluen”	Weatherboard cottage	
236		“Moira”	Weatherboard cottage	
270		House		
Bultje Street	41–45	Convent of Mercy	Two storey brick building	
	52	“Iownit”	Brick house	
	104		Brick house	
	105		Brick house	
	108		Brick house	
	114	“Dalkeith”	Brick cottage	
	117	“Pretoria”	Brick house & fence	
	122	“Hazeldene”	Brick house	
	Bunglegumbie Road		“Mount Olive”	Stone cottage
	Buninyong Road	6R	Old Buninyong School	Former school building
Cadell Street			Brick bungalow	
Carrington Avenue	6		Weatherboard cottage	
Church Street	40	“Mayville”	Two storey brick commercial building	
	31–33	Former Masonic Hall	Brick building	
	36	Salvation Army Citadel	Brick “Drop Inn” building	
	64–66	“The Drop Inn”	Brick church building	
	Cobra Street	44	Wesley Centre Uniting Church	Brick semi-detached dwelling
46		“The Sheiling”	Brick semi-detached dwelling	
46		“...onbar”	House	
91		“Yandoya”		

Cooreena Road	121		Brick house
Crum Avenue	4R	“Dubbo City Airport”	Airport facility & associated infrastructure
Dalton Street	7		Stone house
Darling Street	18B	“Lowana”	Brick bungalow
	54		Weatherboard bungalow
	75		Brick house & fence
	82		Two storey brick terrace dwelling
	84		Two storey brick terrace dwelling
	86		Two storey brick terrace dwelling
	106		Stone cottage
	111		Stone house
	116	Old Fire Station	Two storey brick fire station building
	179	Dubbo Public School Principal’s Residence	Brick house
	181	Dubbo Public School	Brick school buildings
	207		Rendered ashlar coursing cottage
	209		Two storey brick terrace dwelling
	211		Two storey brick terrace dwelling
	212		House
	213		Two storey brick terrace dwelling
	215		Two storey brick terrace dwelling
	224		Brick bungalow & fence
Dulhunty Avenue	331		House
Dunedoo Road	12		Bungalow
Erskine Street		Beni Church	Church building
	21		Timber bungalow
	28–32		Brick building & fence
	45	Former Police station and residence	Brick building
	62–66	Western Star Hotel	Brick hotel building
Eulomogo Road	68		Semi-detached housing building
Fitzroy Street	24L (see also Pinedale Road)		Pise house
	68		Rendered cottage
	120		Stone cottage
	146		Timber cottage
		Dubbo Showground	Old grandstand
	169		Brick bungalow
	225		Fibro/ weatherboard shop building
	253		Brick house
Gipps Street	261	“Tutuila”	Weatherboard house
	123		Brick cottage
	125		Brick house
	125A		
	127		Brick cottage
	131		Two storey brick house
	148		Brick bungalow
	155		Brick bungalow
	178		Brick house
Hennessy Road	188	“Belmont”	Brick house

		“Holmwood”	Brick house & former schoolhouse
Jannali Road			World War II military fuel depot
Jubilee Street	34		Timber cottage
Macleay Street	37		Brick house
	68		Brick semi-detached dwelling
	70		Brick semi-detached dwelling
Macquarie Street	72		Timber cottage
	69–79	“Macquarie Chambers”	Two storey commercial building
	87–89	Westpac Bank	Two storey commercial building
	98	Old Post Office	Two storey commercial building with clock tower
	110–114	National Australia Bank	Two storey commercial building
	116–120A	“Colonial Mutual”	Three storey commercial building
	131–135	“Commercial Union Assurance”	Two storey commercial building
	146–162	“The Western Stores”	Two storey department store building
	193	Old Shire building	Two storey stone commercial building
	195–197	“Kemwah”	Two storey brick commercial building
	215	“Old Dubbo Gaol”	Brick house Assorted stone buildings & timber structures, including residence
	228–234	Formerly “Dubbo Museum”	Two storey masonry commercial building
	302		Brick house
	342		Brick bungalow
	380	“Cardiff”	Brick house
Mitchell Street	385	“Regand Park”	Brick house
	4		Rendered cottage
Myall Street	6		Brick cottage
	29		Brick house
	34		Brick house
	160		Brick cottage
Nancarrow Street	170	Dubbo Base Hospital	Two storey brick hospital building
Obley Road	8	“Bonnie-Rigg”	Brick house
	21L	“Cootha”	Stone house
Old Dubbo Road	23L	“Dundullimal”	Timber slab homestead building, timber shed and stone stables
		“Old Dubbo Homestead”	House site including visible wall
Palmer Street	2R	“Miriam”	Weatherboard house
Pinedale Road		“RAAF Stores Depot”	Corrugated iron hangars, corrugated iron storage sheds, other buildings, underground communications bunker
Quinn Street	(see also Eulomogo Road)		Pise house
	7		Brick bungalow
	11		Masonry cottage
	14		Brick cottage
	15		Brick cottage
	16		Brick bungalow, fence & gate
	19		Brick house
	20		Weatherboard/ fibro bungalow
	23	“Westcliff”	Brick house

Short Street	31		Brick bungalow
Smith Street	12		Brick house
	13		Brick bungalow
Talbragar Street	16		Brick bungalow, garden & front fence
	79-97	Castlereagh Hotel	Two storey brick hotel building
	112-120	Pastoral Hotel	Two storey brick hotel building
		Old Station Master's Residence (adjacent to Dubbo Railway Station)	Two storey stone building
Tamworth Street		Dubbo Railway Station	Stone railway station building
	27		Brick bungalow, fence & gates
	39		Brick bungalow
	44		Brick bungalow, front fence & gardens
	45		Brick bungalow, front fence & gardens
	47	"Chesney"	Brick house
	63	"Waratah" (formerly "Baringa")	Brick house
Taylor Street	69		Brick bungalow & garden
Thorby Avenue	62		Brick house
Wellington Road	8		Weatherboard house & front fence
Wingewarra Street			World War II communications bunker/hut
	72	St Andrews Church	Brick/stone church building
		St Andrews Church	Brick church hall building
	83	CWA Rooms	Brick building
	93		Brick semi-detached dwelling
	95		Brick semi-detached dwelling
	133		Brick house & garden
	149		Brick house & garden
Other	173	"Weeroona"	Brick house
		Macquarie River Rail Bridge (west of railway station)	Iron lattice girder bridge

SECTION 5 THEMATIC HISTORY AND THE CURRENT CONTEXT

5.1 Introduction

This section begins with the thematic history extracted from the 1996 NSW Heritage Office publication *Regional Histories*. It is summarized.

Subsequently the thematic framework established for the Dubbo area introduced in section 3 of this report is addressed in more detail. The thematic framework for National, State and Local themes is tabulated together with a brief historical context of Dubbo together with some local examples illustrating that theme. The current context of Dubbo and its economy is also briefly covered. As a conclusion to this section the Statement of Significance for Dubbo from the 1986 Heritage Study is reiterated. The statement is still generally applicable.

The three documents that are able to give an understanding of these issues are reviewed and extracts included for background reference. The documents are:

- Dubbo City Facts and Figures 2006
- *Regional Histories, Darling Plains*, NSW Heritage Office 1996
- Dubbo Heritage Study 1986, Statement of Significance

5.2 Darling Plains Regional History

Dubbo is located close to the southern edge of this region. The whole area of the Darling Plains is given unity by the rivers draining to the Upper Darling River and the great area of alluvial soils which these braided meandering rivers produce. The region embraces all that relatively level country to the Darling by the Upper Bogan, the Macquarie, Castlereagh, Gwydir, Namoi and Macintyre rivers and Boomi creek. Emerging from the passes of the Liverpool Plains one can see the 'sunlit plains extended', but this country can be harsh in drought: Henry Lawson could write in 1892 that 'the bush between Bathurst and Bourke is horrible. Draw a wire fence, and a few ragged gums, and add some scattered sheep running away from the train. Then you'll have the bush all along the NSW western line from Bathurst to Bourke'. He wrote of the railway towns consisting of a public house and a general store, with a square tank and a school house on piles in the near distance, a harsh forbidding landscape²⁰.



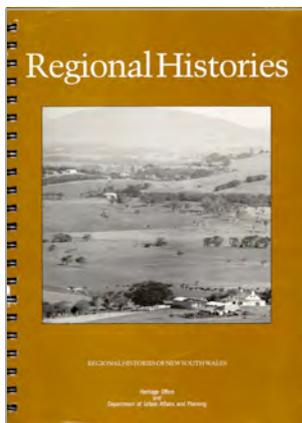
The Local Government heritage guidelines prepared by NSW Heritage Office in 2002 and now an important resource for Council and planning staff.

²⁰ *Regional Histories*, p80, Darling Plains, NSW Heritage Office 1996

5.2.1 Aboriginal People

The plains were the vast range of Kamilaroi tribe and its many sub-bands. Sturt found the blacks on the Macquarie River clean limbed and stout, with pleasing and intelligent countenances. Nevertheless, when the country was occupied there was fierce resistance.

The region was discovered for the Europeans by John Oxley, who was blocked by the Macquarie Marshes, then full, and made his way eastward across the region, finding the Castlereagh and Peel Rivers, naming the Liverpool Plains, and ascending into New England. Sturt in 1827-9 descended the Macquarie and Castlereagh rivers and found them to flow into the Darling, but already the first squatters were over the Liverpool Range. Mitchell in 1831 found the Namoi about the site of Boggabri, and went on to the Gwydir and the Macintyre, returning to report good pastoral land.



The regional histories of the New South Wales prepared by Heritage office and DUAP in 1996

The tale of murder and massacre was half hidden and only a few well documented such as the massacre at Myall Creek, the battle at Boorambil or the conflict on the Gwydir and Namoi rivers. The native police were sent to the area in 1949. Within six years Aboriginal resistance was quelled. Aborigines, those remaining, worked as stockmen, at shearing and mustering, and in domestic service.

5.2.2 Pastoralism

The pastoralists entered from the south, either from the Hunter Valley by the pass at the head of Page's River or the pass from Cassilis to Willow Tree, or rounding the Liverpool Range on the west, moving north from Mudgee through Dubbo, an entry point.

The movement north from Dubbo filled in the area from the 1830s to 40s. In 1824 there was a station at Dubbo, but this was withdrawn as too remote, and a permanent run, Delhunty's was claimed there in 1833. The Macquarie River country was taken up in 1830s. This was sheep country, while to the east and north cattle predominated. On the Dubbo side were the Wellington and Bligh pastoral district. Bligh had 53 stations, 570 people, 23,000 cattle and 146,000 sheep in 1839. There were more cattle runs than sheep stations. The wealthy sheep owners had gone up to New England which had few cattle stations. The rough grazing of the plains, and the danger of dingoes, made the plains more suitable for cattle. And cattlemen, rather than sheepmen, disliked and were disturbed more by Aborigines, hence perhaps the ferocity of the struggle.

Early runs were often owned by absentees who lived in the Hunter Valley, Cumberland or the Bathurst area. This and the temporary licence regulations explain the absence of early impressive houses in the squatting districts. Rather there were ex-convict or convict

stockkeepers and shepherds living in huts. These were huge holdings, up to 2000,000 acres. Cattle were cheaper to keep, needing only a few men, a few stockyards, and a grain paddock. The gold era in the 1850s saw a new demand for cattle in Victoria, high prices, and a new long-distance droving route in which Dubbo was the point of departure. After 1860 with increased labour in the region sheep replaced cattle: wool was more profitable with high prices, fencing was being introduced which cut labour costs and the dingo had 'succumbed to strychnine'.

Urban development before 1850s was very limited due to a sparse and poor population. Petty sessions were held at Tamworth, headquarters of the Australian Agricultural Company and an important droving point for stock coming down from New England. In 1851, Warialda on the Gwydir had a population of 45, and a court of petty sessions. Wee Waa, site of the Commissioner's office, had a courthouse and a lockup in 1847, and Dubbo had its early beginnings as a Commissioner's headquarters and court house.

5.2.3 Gold

On these alluvial plains, gold finds were not to be expected. At Nundle however, and on the Peel river close to the mountains, there was a gold rush beginning at Swamp Creek in 1851. At first this was a small man's rush, peaking in 1852-6. Much of the land was owned by the Australian Agricultural Company and it sold licences to diggers, then floated the Peel River Land and Mineral Company. It failed miserably but gave a boost to Tamworth and the land subdivided for small farms. Gold however did bring labour to the region for the pastoralists, including many Chinese who were subsequently employed in ringbarking.

5.2.4 The Period 1861-1900

A major development stemming from pastoralism was the timber growth of Pilliga Scrub an area of over 5,000 square miles of country south of Narrabri. This sandy-soiled area was taken up in the 1830s and 1840s in some 30 large runs. By 1870 there had been no burning for decades, and acacia and cypress pine were spreading into the pastures. The pines spread rapidly, reducing or destroying grazing values. This was quite a general problem on the plains of NSW and the government invented special subleases at low rents for those who would re-clear the land. By the 1880s the Pilliga was a vast forest of pine with ironbark coming through, which began to support a major timber industry. The scrub suitably splits the Plains into subregions. To the southeast is Liverpool Plains with the towns of Tamworth and Quirindi; running west to Dubbo, squeezed between Liverpool Range and the Scrub, is a fertile well watered land at the headwaters of the Castlereagh river and the town of Coonabarabran; on the northern side

of the Scrub the large plains stations and the towns of Narrabri and Moree to the north; and the Dubbo district lies in the west.

Early pastoralism in the west was enhanced by a more varied land use and larger population with free selection from 1861. Small-scale mixed farming, using wheat, sheep and orchards, occupied the banks of the Macquarie and Talbragar rivers and numerous creek, Small farming increased after the 1884 Lands Act, and with resumption after 1894. By the end of the century, the era of the big pastoral stations was over on the middle Macquarie and Castlereagh rivers, but persisted further out in the Warren and Nyngan areas. Dubbo had been planned in 1849, when it already had a courthouse, inn and school. It benefited as a major crossing place on the droving route from the north going to Victoria, and a bridge was built in 1857, when it also had saleyards. When freezing became possible, an abattoir was built in the 1880s.

Dubbo was a prosperous town, and brick buildings were common from the 1870s, The town became a municipality in 1871, though the town hall dates from 1883, and the railway brought the gasworks in 1881. The town boomed in the prosperous years of the 1880s, and much of its architecture is of this period. Dubbo acquired importance when the line to Bourke was built very fast to draw the river traffic down into New South Wales and away from South Australia.

5.2.5 The Twentieth Century

This century has seen the destruction of the great pastoral holdings on the plains, and their replacement by large sheep stations in the west and north, and the spread of the wheat-sheep farm over most of the centre and east. Subdivision has come about in a number of ways across the region including the Dubbo area in the west. First, government has continued to resume land for subdivision strengthening the 1895 Act with the Act of 1900. Then the soldier settlement led to more small farms. Meanwhile, taxation and the rising value of land, aided by inheritance, has led to much private subdivision. This is particularly so as wheat has become a major profitable crop, quite unsuitable for the vast stations.

The decisive shifts were the discovery of wheats which could stand the northern summers, culminating in 1946 with premium hard wheats which fetch high prices and allowed Moree to become the centre of a vast wheat-growing region; and the evolution of the wheat-sheep farm in the 1920s. Now half of Australian sheep is held on this type of holding. The whole area has become a prosperous farming district at a medium density of rural population.

Crop diversification and large irrigation schemes has been the recent development, into sorghum, oilseeds, soda, soybeans and cotton. The larger towns have tended also to draw custom away from the smaller

towns with the help of the motor car. More than ever, Moree, Narrabri, Tamworth and Dubbo dominate the region, leaving heritage opportunities in many smaller centres.

In conclusion the Darling Plains region exhibits classically the main processes that have shaped the cultural landscape. It can at times seem rich and hospitable, at other times drought-prone and harsh. The early squatters found cattle the best stock for coarse grasses, and only as the fodder changed and wool prices increased did it become a major wool-producing area. Wheat growing, hampered by high summer rainfalls, entered the region slowly, first on the eastern boundary with New England, but spreading with new breeds to encompass virtually the whole area, now dominantly in wheat-sheep farms with the break up of the vast pastoral stations. While Tamworth and Dubbo had a gateway role for entry to the region, smaller towns have been created by the railways and other sub-regional centres have sprung up, notably Coonabarabran, Narrabri and Moree.

5.3 Dubbo City and Region Thematic History

The 1986 Dubbo Heritage Study included a comprehensive thematic history of the town and its environs²¹. The study included much detail on European occupation and settlement of the Dubbo area; travellers and transport and other sections on the city of Dubbo – village, town and city.

In the intervening years Federal and State Government have developed an integrated approach to present the themes that illustrate historical growth and development in Australia. The framework was designed to be generic for Australia as a whole. Existing State or local themes could be linked to the national framework as required.

In 2001 the Australian Heritage Commission in Canberra published *Australian Historic Themes* outlining a new framework. The Commission stated that “*Each city, suburb, region or state has its own stories to tell, its own particular weaving of a theme, people and place. The Framework of themes should encourage us to look anew at our historic environment and to make new connections*”.²²

The follow section details the particular themes for Dubbo applying the new framework and linking in the existing State and Local themes. Explanatory paragraphs for each theme include extracts from the 1986 Heritage Study and other detail from available historical material or local publications.

²¹ *Dubbo Heritage Study Thematic History*, Sandy Blair in conjunction with Perumal, Wrathall & Murphy Pty Ltd., 1986

²² *Australian Historic Themes*, Australian Heritage Commission, Canberra, 2001

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
Tracing the natural evolution of Australia	Environment – naturally evolved	Local Landforms:	<p>The city of Dubbo lies on the north-western slopes of NSW, between the ranges and tablelands of the Great Dividing Range to the east, and the plains of the Darling Basin to the west. The city has been built in a saucer which follows the river corridor, almost wholly within the basin of the Macquarie River.</p> <p>To the south, Yeoval Granite formations include steep landforms with granite tors and rocky pavements. In the north thick horizontally bedded sandstone has produced poor sandy soils. Basalt lava flows centred on Dubbo have produced patches of fertile black and red soils, forming a basis for agriculture.</p> <p>Recurring floods and droughts are a feature of Dubbo’s climate, with low lying areas often inundated with flood waters. Both Indigenous and European occupation have resulted in modification of the environment.</p>	
Peopling Australia	Aboriginal Cultures and Interactions with Other Cultures		Local Aboriginal People – The Wiradjuri	<p><i>Local Aboriginal People – The Wiradjuri</i> Indigenous people occupied the savannah lands and river valley in the broader Dubbo region for at least 30 000 to 40 000 years. It is thought that there were four tribal groups, known collectively as the Waree or Wariaga. Today this name is carried on in the name of the parish, Warrie.</p> <p>The immediate Dubbo area and the lands to the south and east were traditionally inhabited by the Wiradjuri people.²³ A number of groups made up the Wiradjuri people, the largest being the Dubboga community, or Red Ochre People, who inhabited the area bounded by the Talbragar River to the north, the Macquarie River to the west, and Eulomogo Creek to the South.²⁴</p> <p>The Indigenous groups made use of the red ochre which was found at the junction of Eulomogo Creek and the Macquarie River. The ochre had importance to the people as a trading asset. This site was also used for axe grinding. The river frontages and swamplands were vital to the food supply of the local Aborigines.²⁵ The vegetation of the Dubbo area at the time of European contact was largely affected by the Wiradjuri people’s use of fire over an extensive period of time.</p> <p><i>Interaction with Europeans:</i></p> <p>The Dubbo Wiradjuri people came into contact with European explorers and settlers. John Oxley noted in his diaries that the indigenous people were camped along the river and remained in undisputed occupation of the river lands.²⁶</p>

²³ Perumal, Wrathall & Murphy Pty Ltd (1986), *Dubbo Heritage Study Thematic History*, Dubbo City Council, p. 1

²⁴ *Ibid.*, p 5

²⁵ Dormer, M. (1988), *1901-1988; Dubbo, City on the Plains*, Macquarie Publications Pty Ltd, p.16

²⁶ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 8.

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
Peopling Australia	Convicts	Convicts in Dubbo	<p>Surveyor General Sir Thomas Mitchell instructed his surveyors to not the Indigenous names of places as they carried out their work. This assisted the early settlers in identifying places and obtaining directions from the Aborigines when they explored unknown territories. Many pastoralists retained the Aboriginal names of places as a way to identify the area covered by a run.²⁷</p> <p><i>Working for pastoralists:</i></p> <p>The Indigenous people of the area became fringe dwellers or accepted positions on stations in return for food. A shortage of labour led to their employment, but their lifestyle and relationship with the land was changed dramatically.²⁸</p> <p><i>Living on reserves and missions:</i></p> <p>European Occupation led to a breakdown of traditional Indigenous lifestyle. By the 1890s the Indigenous population of Dubbo had been gathered into a separate settlement on an old watering reserve at the junction of the Macquarie and Talbragar Rivers. The Talbragar Aboriginal Reserve became home to about 500 Indigenous people. Traditional ways of life had deteriorated, with the last corroboree recorded in the area in 1881, on the day that the railway arrived in Dubbo.²⁹</p>	
			<p>A Colonial government outpost was established in Wellington in 1819. Five years later the outpost was converted to a convict settlement and a substantial stockade was built. The garrison remained until 1831 when the convicts were withdrawn to Bathurst.</p> <p>At this time the Dubbo area was still beyond the limits of legal settlement, although permits for the temporary occupation of Crown Lands were sometimes granted.³⁰ It was common from the 1820s for established colonists and recently arrived settlers to take out such ‘tickets of occupancy’ and send stock with convict servants and overseers to the Dubbo vicinity. The stock were grazed on the unalienated Crown Lands of the colony, and such enterprises offered good prospects of high financial returns. Most labour on the early squatting runs was provided by convicts and ex convicts. Sheep were divided into flocks of about 1000, under the care of a convict shepherd and hutkeeper, often convict or aboriginal. The decision to stop transportation to stop convict transportation to the Colony in 1840 resulted in a scarcity of agricultural labour.³¹</p>	

²⁷ Dormer, M. (1988), *op.cit.*, p.16

²⁸ *Ibid.*, p. 16

²⁹ *Ibid.*, p. 26

³⁰ Hornadge, B., *Dubbo*, Dubbo City Council (Rev. Ed.), 1976, p. 7

³¹ Dormer, *op.cit.*, p. 47

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Migration	Intra Colonial migration and Early Settlement of the area	<p data-bbox="647 427 1038 456"><i>European Migration to the Dubbo Area</i></p> <p data-bbox="647 483 1257 647">The first European settlers in the immediate vicinity of Dubbo were George Thomas Palmer and John Wylde, who, in November 1824, received permits to temporarily occupy lands along the Macquarie River west of the Wellington Valley.³² Neither settled in the area in terms of establishing properties, they merely ran their stock in the area.</p> <p data-bbox="647 674 1257 757">Robert Venour Dulhunty was the first European to permanently occupy land in the area, and established a station which he named “Dubbo” c1833.</p> <p data-bbox="647 784 1257 947">In 1836 the passing of the Squatting Act allowed stockmen outside the limits of location to obtain a squatting license for 10 pounds a year. This allowed Robert Dulhunty to secure his rights to the land he was using at Dubbo, but he remained an absentee landlord, leaving management of the stock on the property to managers.</p> <p data-bbox="647 974 1257 1137">Early runs in the Dubbo area were generally part of multiple holdings by absentee pastoralists. Widely spaced homestead clusters were focussed on river frontages with rudimentary services provided for the predominately male workforce. Stockyards and huts were designed and constructed in a rudimentary fashion from materials close at hand.³³</p> <p data-bbox="647 1164 1257 1471">After an economic depression which retarded growth in the area in the 1840s, a second generation of largely wool growing squatters moved in at the end of the Depression years, taking advantage of the new squatting legislation which allowed squatters to secure tenure of their runs. The Land Acts of 1846/1847 initiated a more permanent phase of European occupation in the area. Many pastoralists took up pre-emptive rights under the new regulations to purchase homestead blocks. Returning prosperity linked to rising wool prices in British markets underpinned much of this phase of acquisition and consolidation of holdings.³⁴</p> <p data-bbox="647 1498 1257 1774">The town of Dubbo was established as a free enterprise commercial centre. Police and township centres were set up in Dubbo in 1846 and 1849 respectively. The first Town Plan of Dubbo was drawn by White in 1849, and the first township allotments were offered for sale in Sydney in 1850. by 1854 a strong demand for suburban lots led to the extension of the town reserve to nine square miles in 1954. Purchasers included tradesmen, businessmen and professionals already established at Dubbo as well as speculative buyers from Sydney.³⁵</p>	<p data-bbox="1286 499 1362 537">Old Dubbo Homestead</p> <p data-bbox="1286 555 1369 577">The Springs</p> <p data-bbox="1286 591 1374 611">Dundullimal</p>
				<p data-bbox="1286 1525 1417 1585">The original Dubbo Square Mile town grid</p>

³² Hornadge, *op.cit.*, p. 7

³³ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 11

³⁴ *Ibid.*, p. 12

³⁵ *Ibid.*, p. 34

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>The rapid population increases of the 1870s represented immigration from established communities in NSW and other colonies, particularly from the aftermath of the gold rushes.³⁶</p>	
	Ethnic Influences	The Chinese in Dubbo	<p>Dubbo has had a Chinese presence since the town's beginnings. In the 1870s and 1880s the southern end of Macquarie Street developed into a considerable Chinese Quarter. A business directory for Dubbo which was compiled during 1882.1883 listed five Chinese as proprietors of General Stores. These were John Peters, Ying See, Yet Shoo Tong and Sum Cum Yang in Macquarie Street, while Wah Lee had his business in Talbragar Street.</p>	
			<p>A number of Chinese had established and worked market gardens along the Macquarie River, and a visitor to Dubbo in 1885 observed many Chinese occupied in digging wells with which to irrigate their produce.³⁷</p>	Macquarie River precinct
<p>Developing Local, Regional and National Economies</p>	Exploration	Exploration and Surveying of Dubbo Area	<p>Five years after the crossing of the Blue Mountains, explorers ventured down the lower reaches of the Macquarie River. Attracted to the good grazing land and a seemingly plentiful water supply, pastoralists followed the tracks of the explorers. Surveyor General John Oxley was the first European to describe the Dubbo region, with his first expedition to the Macquarie River Valley in 1817, and a second in 1818. Four years earlier George Evans had ventured along the river as far as present day Wellington.</p>	River crossing points
			<p>Oxley's first expedition left Bathurst and followed the recently discovered Lachlan River until it became swamp, and then traversed north to the Macquarie River. The expedition reached the Macquarie at its junction with Little River and followed it back to Bathurst. Oxley noted the rich potential for grazing and agriculture of the valley lands.³⁸</p>	
			<p>During Oxley's second and more extensive journey to trace the Macquarie in 1818, he reached the site of present day Dubbo in mid-winter. Leaving his party to cross the swollen Talbragar River and explore the surrounding countryside, Oxley assessed the land as being of the 'finest description' with rich flats, good soils, and abundance of water, and elevated flats completely cleared of timber.³⁹</p>	
			<p>A long dry period affected the settlers from 1826 and there was a renewed need to find watered tracts of land. Captain Charles Sturt was appointed by the Governor to lead a further exploration along the Macquarie River. Sturt left from Wellington in 1828, guided by local Aborigines and stockmen.</p>	

³⁶ *Ibid.*, p. 39

³⁷ *Ibid.*, p. 103

³⁸ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 8

³⁹ *Ibid.*, p. 8

⁴⁰ *Ibid.*, p. 9

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Environment, Cultural Landscape	Landscapes of pastoralism	<p>He reached the future site of Dubbo on December 9th, 1828; in the searing summer conditions the land did not look as favourable to him as it had to Oxley in the wetter winter. His perceptions were of a parched land with hardly enough water to supply the Aboriginal occupants let alone European settlers with their stock⁴⁰</p> <p>The landscape of Dubbo has been subject to major change as a result of settlement and farming practices. Low hills surround the urban area, indicating the transitional nature of the City's position between the slopes and the plains. The greater city lies along the floodplain of the Macquarie and Talbragar Rivers, and is bisected by these rivers and a number of smaller creeks. Timbers such as Yellow Box, Red Stringy Bark, and Blakey's Red Gum still remain, and Cypress Pine is dominant on areas of sandy soil and exposed rock.</p> <p>The Europeans incorporated and built on the land which had traditionally been used by the indigenous people. Much of the open grassland used for grazing by the early squatters had been cleared by Aboriginal fire stick farming processes.</p> <p>European occupation has produced modification of the landscape and environment, particularly where associated with agriculture on prime land such as the floodplains of the main rivers. Extensive clearing and continual cultivation of the soil for wheat production since the 1890s has produced widespread erosion.</p> <p>The natural environments around homesteads such as Dundullimal have historic significance. Remnant stands of mature River Red Gum fringe the river and former billabongs, such as the water reserve behind Dundullimal Homestead.</p>	Early homesteads
	Pastoralism	Dubbo's pastoral beginnings	<p>From the initial period of European settlement in the area, pastoralism became Dubbo's predominant economic activity.</p> <p>Robert Venour Dulhunty was one of the first pastoralists to permanently occupy land in the Dubbo area. In 1828 he marked a place for a future homestead on the north bank of the Macquarie River near its junction with Eulomogo Creek. By 1833 Dulhunty and his brother Lawrence Vance Dulhunty has set up a squatting station. At this time they were occupying lands without legal rights, but the 1836-37 Lands Act enabled them to take out a licence for the run they named 'Dubbo'.⁴¹</p> <p>Economic conditions were subject to seasonal fluctuation and prevailing British market prices for Colonial beef and wool. Drought and depression ruined financially unstable squatters. During the Colony's first Depression of the 1840s, some of the original runs such as Euromedah and Dundullimal changed hands. There are now few physical remains of the original runs surrounding Dubbo.</p>	<p>Site of Old Dubbo Homestead</p> <p>Euromedah</p> <p>Dundullimal</p> <p>The Saleyards</p> <p>Dubbo Showground</p>

⁴¹ Dormer, *op.cit.*, p. 23

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Agriculture	Transition to from pastoralism in Dubbo Agriculture to	<p>During the second half of the 19th Century, squatters found it increasingly difficult to keep their runs intact due to mounting pressures from government and rival land users. The values of the small-scale self supporting agriculturalists began to gain wide-spread support. After 1856, popularly elected colonial governments, under pressure from city and goldfield electorates, challenged the monopoly claim of large-scale pastoralists to the grazing and agricultural lands of NSW.</p> <p>The Free Selection Acts of the 1860s encouraged settlers onto the land, though the expansion of small-scale farming was limited to the turn of the century. The general pattern of selection enterprises in Dubbo was of small scale mixed farming, with the raising of cereal crops, small orchards and the grazing of domestic animals.⁴²</p>	
		Farming, wheat and grains	<p>The establishment of wheat farming in the Dubbo area was part of a broader trend, fuelled by population growth and the opening up of export markets at the time of world wide wheat shortages during 1896-7. The Central Western Slopes wheat area trebled from 1897-1906 with the greatest expansion occurring in the Wellington, Dubbo and Narromine areas.⁴³</p>	
	Commerce	Early Commercial Ventures	<p>The first free enterprise commercial projects in Dubbo were those of Fesq and Despointes Stores set up by a young Frenchman, Jean Emile Seriser, and the Macquarie Inn built by Nicholas Hyeronimus, a Belgian Settler. Hyeronimus was also a pastoralist and had opened the Lion of Waterloo at Montefiores in 1842.⁴⁴</p> <p>Seriser built his store on a paddock close to the river crossing where stock and travellers passed. Hyeronimus' Macquarie Inn was a short distance away. Both the store and the Inn were built between 1847 and 1848.</p> <p>By the 1870s the importance of Dubbo as a trade centre was clearly indicated by the number of commercial premises on Macquarie and Brisbane Streets. A sparsely scattered row of hotels and tradesmen's stores was developing along Fitzroy and Gipps Streets, and the saleyards were also located on Gipps Street.</p> <p>There was a period of dramatic growth and Dubbo became a thriving commercial centre in the 1870s; the business centre continued to shift north along Macquarie Street and up Talbragar Street. The siting of the new railway station complex from 1881 to the north of what is now Victoria Park accentuated this northerly shift of commercial premises.</p>	<p>Early retail and commercial buildings in Macquarie and Talbragar Streets</p> <p>The Western Stores</p>

⁴² Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 15

⁴³ *Ibid.*, p. 17

⁴⁴ Dormer, *op.cit.*, p. 54

⁴⁵ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 40

⁴⁶ Dormer, *op.cit.*, p. 71

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>During the 1870s and 1880s, rapid population growth increased profits and stimulated local businesses. Intense competition developed as rivals set up ventures in town. Well-located business premises became a major capital investment. After the turn of the century, the railway attracted industrial development in the form of a flour mill, gas works and oil company bulk storage depots.⁴⁵</p>	
			<p>By 1870 citizens of Dubbo were keen to seek municipal status for the town. A petition was raised and presented to the government, and the Municipality gazetted in September 1871. At that time Dubbo township included four large stores, three tailors, two bakeries, three boot stores, two chemists, one barber and one doctor.⁴⁶</p>	
			<p>Population growth through the 20th Century had a significant impact on the business and administrative district centred around Macquarie, Talbragar, Brisbane and Wingewarra Streets. Dense commercial development replaced 19th Century shopfronts as old family businesses gave way to large corporations, and the modern architecture of chain-store and arcade replaced the styles and materials of 19th century Dubbo. A handful of multistorey buildings altered the scale of architecture in the Dubbo city centre.</p>	
		Dubbo Hotels	<p>Dubbo's first hotel, the Macquarie Inn was erected in 1847 and was licensed on January 27, 1849. By 1880 the town had 29 hotels and three breweries.⁴⁷ Many of these 19th Century pubs included verandahs adorned with wrought iron lacework. While a lot of these buildings survived World War Two intact, during the post war period Council implemented a policy of dismantling these graceful old balconies to prevent vehicles backing into the verandah posts when parking rear-to kerb, resulting in a loss of the elegant streetscape presence of the old pubs.⁴⁸</p>	<p>Old Macquarie Brewery Commercial Hotel Western Star Hotel Castlereagh Hotel</p>
		Dubbo Banks	<p>The first bank, and one of the major commercial premises in Dubbo, the Commercial Banking Company, was erected in 1867 to the design of architect Hilley. Hilley's impressive sandstone structure was for many years the town's finest building, and served as Dubbo's only bank until 1876. The bank remained there until 1907, when the building became the Talbragar Shire Council offices.⁴⁹</p>	<p>Fmr Bank of NSW Fmr AJS Bank Fmr Commercial Union Assurance</p>
	Industry		<p>Garages to service the growing numbers of motor cars were among the new industries set up in Dubbo after the turn of the 19th Century. Other new industries were the North Dubbo Cheese and Butter Factory, the Central-Western Co-operative Dairy Society, Dubbo Freezing Company, The Co-operative Wool and Produce Company and the Dubbo Ice works. Continued building activity in the town resulted in the</p>	<p>Flour Mills Brewery</p>

⁴⁷ Hornadge, B., *Dubbo Walkabout*, Review Publications Pty Ltd (1971), p. 38

⁴⁸ *Ibid.*, p. 39

⁴⁹ NSW Heritage Office, State Heritage Register, *Talbragar Shire Council Chambers*

⁵⁰ ⁵⁰ *Ibid.*, p. 47

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>establishment of Garfield's Fibrous Plaster Company, a new brick company, a new mill, and a nail factory.</p> <p>The Australian Carbonising Wool and Textile Company commenced operations in 1938, and the manufacture of textiles and women's clothing in Dubbo began in the post-war period. Other industries included three printeries, including Macquarie Publications, Fielder's Bakery, Monier and Bluc Rock Concrete, as well as numerous others.⁵⁰</p>	
	Transport	Early Transport Routes	<p>One of the first and most frequently used river crossing places was at Butlers Falls, thirty miles downstream from Wellington. The emergence of the Dubbo settlement a few miles from the Falls was consolidated by the convergence of transport routes in the area. Dubbo became a staging post in the overland movement of stock from the north to the Victorian markets. The route passed to the east of the village along what is now Fitzroy Street, with a camping area to the east of Wingewarra Swamp. From there the track went through Dulhunty's 'Dubbo' run, crossed the river at Butlers Falls and passed through Cumboogle. Once across the river alternative routes went out to the Lachlan at Canowindra and Condobolin, then headed towards the Victorian border. At the peak of the traffic, thousands of sheep and cattle moved through Dubbo each week.⁵¹</p>	Macquarie River Bridges
		Cobb and Co Services	<p>Cobb & Co began coach services to the region in 1865 and Dubbo became an important staging point for routes to the east, west and north. As the last major business centre west of the Dividing Range, Dubbo was the stop-over for travellers, teamsters, farmers and graziers of the Western Region.</p> <p>By the 1860s at least half of the Dubbo population had a direct connection with transport services as carriers, drovers, blacksmiths, wheelwrights and saddlers.⁵²</p>	
		The Railway in Dubbo	<p>Railway travel was a symbol of industrial growth, and the arrival of the first train to Dubbo in 1881 was an occasion for lavish public celebration. Dubbo acquired an elegant Victorian station and station masters' residence. An Engine Shed, Goods warehouse, Porters' residence and Guards and Engine Drivers quarters completed the complex. When the line was extended across the Macquarie River and on to Bourke, a lattice girder bridge and pump houses were constructed.</p> <p>The arrival of the railway caused a short-lived burst of prosperity in Dubbo as the town became a clearing house for consumer goods for western NSW. However as the rail head moved further west, traffic merely passed through the town and prosperity was followed by decline. Local industries closed with competition from large-scale city manufacturers who could undercut prices for goods. However, in the early decades of the 20th century, the building of branch lines</p>	Dubbo Railway Station Group Macquarie River Rail Bridge

⁵¹ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 25

⁵² *Ibid.*, p. 25

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			meeting at Dubbo gave the town greater contact with its service area and initiated a period of renewed expansion. ⁵³	
			The railway remained important in the movement of freight, and for passenger traffic until after the 1930s when the motor car became the preferred choice of transport.	
			Substantial rebuilding of the Dubbo rail yards occurred in the 1930s and steam facilities were demolished in the 1970s. ⁵⁴	
		Private vehicles	As the motor car increased in popularity in the 1930s larger towns like Dubbo grew at the expense of surrounding villages as cars extended the distances which could be travelled in a day. As bitumen replaced gravel road surfaces, tourists were attracted to the area. Increased traffic led to the construction of the Whit Bridge across the Macquarie in 1905. This was finally replaced in 1969 with the LH Ford Bridge.	LH Ford Bridge
			Dubbo's position on the Mitchell Highway from Sydney brings large numbers of travellers to the City. The convergence of highway and rail systems at Dubbo popularised the description of Dubbo as the 'Hub of the West' in the Post-war period. ⁵⁵	
	Communications	Post Office	Dubbo's first post office operated from the original slab courthouse, from 1848 when Daniel Dunlop was the first postmaster. As a result of the rapidly increasing population of the town and need for better and larger postal premises, a new post office was constructed during 1886/1887, with the addition of the clock from the old courthouse in Macquarie Street. The Victorian Italianate structure was designed by Colonial Architect James Barnett and built by contractor John Douglas. Mrs Raper, wife of the postmaster, laid the foundation stone on September 18, 1885 ⁵⁶	Fmr Post Office
		Newspapers	The town's first newspaper, the <i>Dubbo Dispatch</i> was founded by three Irishmen, the Manning Brothers in 1866. They brought with them William England Morgan as editor, who had served his time as a compositor on the <i>Bathurst Times</i> . One of the Manning Brothers had worked as an apprentice printer on the <i>Sydney Morning Herald</i> . The <i>Dispatch</i> was strong enough to survive the challenge of a rival paper when the (short- <i>Dubbo Advertiser</i> was established by Charles Winton and his brother in 1871. ⁵⁷	

⁵³ *Ibid.*, p. 26

⁵⁴ *Ibid.*, p. 27

⁵⁵ *Ibid.*, p. 27

⁵⁶ c

⁵⁷ *Ibid.*, p. 65

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
		Telegraph and Telephone	<p>The telegraph was extended to Dubbo in the early 1860s, allowing communication with the outside world via the Post and Telegraph Office. Tall telegraph poles with heavy superstructure were dotted along the main streets. A telephone service was installed in the town in 1897, but there were only local connections. In 1899 Dubbo had thirty-eight subscribers connected by telephone, mainly local businesspeople, doctors and the hospital. It was not until 1904 that Dubbo was connected to Sydney by telephone. A semi-automatic telephone exchange was constructed in the town in 1950.</p>	
	Health	Dubbo Hospitals	<p>A committee to establish a District Hospital in Dubbo was formed in 1866. A plan of the new hospital was prepared by G A Hartley, architect. Although practically completed in 1867, the hospital was not opened until 1870. The hospital catered for a large area surrounding Dubbo. Several large building extensions took place before 1900. By 1908 demands on the hospital were so great that major extensions were carried out. In 1964 plans for a new hospital were prepared and the present Dubbo Base hospital constructed. Dubbo also has a number of private and nursing hospitals dating back to the 19th century. These included a number of “lying-in” or maternity hospitals, as public hospitals did not offer maternity nursing care unless something was seriously wrong. These private hospitals were very much a part of community life in Dubbo in the first half of the 20th Century.⁵⁸</p>	<p>Dubbo Base Hospital 4 Tamworth Street Carlyisle Private Hospital Rothsay hospital Mayfair Hospital Clydebank Hospital Hopetoun Private Hospital</p>
	Events	Annual Shows	<p>A local Pastoral and Agricultural Society was formed in 1817, and the first Show held on March 23, 1873. It was great success and thereafter became an annual event. The first three shows were held at the racecourse, but moved to the showground in 1876. The involvement of squatters from as far afield as Warren with the Dubbo Show Society emphasised the importance of the town as a business centre to the region.⁵⁹</p>	<p>Dubbo Showground Historic Grandstand</p>
		1955 Flood	<p>While flooding of town from the Macquarie and Talbragar Rivers has always been a regular occurrence, the most severe flood to be experienced in Dubbo’s history was in February 1955 when both rivers were exceptionally high at the same time. It was reported at the time that the flood height could not be measured as water was well over the top of river gauges, however a mark on the south wall of the Talbragar Shire building was seven feet above that of the 45 foot peak of the highest 1950 flood, making the waters at least 52 feet or 15.83m high.⁶⁰</p>	<p>Flood Markers Bligh Street</p>
Building Settlements, Towns and Cities	Land Tenure	Squatting	<p>Colonists took advantage if the ticket system implemented by Governor Brisbane, which allowed the grazing of land beyond the limits of location, and stock was eventually moved out along the Macquarie river past the government outpost of Wellington, into the vicinity of Dubbo. Palmer and Wylde were the first to take up land there with tickets of occupancy in</p>	

⁵⁸ *Ibid.*, p. 309

⁵⁹ *Ibid.*, p. 75

⁶⁰ *Ibid.*, p. 7522

**National
Themes**

State Themes

**Local
Themes**

Thematic History Notes

**Local
Examples**

1824.⁶¹

The rapid spread of colonists in advance of government agencies perturbed Governor Darling when he took office in 1826. In an attempt to confine settlement, he abolished the ticket system and forbade occupancy of Crown Lands beyond the limits of location. This boundary between legal and illegal limits was set at Wellington. Land beyond this point was known as ‘the interior’ ; many pastoralists disregarded the law and continued to send stock past the boundaries.⁶²

By 1840, almost all of the Macquarie and Talbragar River frontages and much of the adjoining country had been taken up for squatting runs. Prior to survey, boundaries were set by natural features of the landscape and the agreement of neighbours. After 1844, runs were to be rectangular and confined to one side of the watercourse, with a maximum river frontage of 160 feet. Runs near Dubbo were not surveyed until work was done in the area in the 1840s by government Surveyors Davidson and White.

A second generation of largely wool growing squatters came in at the end of the Depression years, taking advantage of new squatting legislation. The Lands Acts of 1846/7 initiated a more permanent phase of European occupation. This legislation was the result of a campaign by squatters to obtain security of tenure on their runs.

Among the changes was an Order-In-Council that granted 14 year leases to squatters in the yet unsettled parts of the Colony. Many pastoralists took up pre-emptive rights under the new regulations to purchase homestead lots at a fixed price. Vast expanses of the Colony reverted to unsecured Crown Lands when the 14 year leases ended in the early 1860s. The Crown Lands Acts of 1861 known as the “Free Selection Acts” cleared the way for those who wanted to select a farm between 14 and 320 acres of Crown Land, including squatters’ leasehold, and occupy it before survey. The conditions of residence reflected the government’s idea of closer settlement, with many families settled on small farms rather than the sparse homestead complexes associated with the squatting runs established previously. The Free Selection Acts encouraged settlers onto the land, although the expansion of small-scale farming remained slow until the end of the 19th century.⁶³

⁶¹ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 10

⁶² *Ibid.*, p. 14

⁶³ *Ibid.*, p. 14

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Villages, Towns and Suburbs	The establishment and growth of Dubbo	<p>The village of Dubbo was gazetted on November 23, 1849 following representations by local businessman Sesier and his supporters during 1848. Surveyor Davidson arrived to assess the site later that year and located the proposed village on the Bligh side of the river. Beyond the extent of recent floods, and near a bed of sandstone suitable for quarrying for building materials.</p> <p>Surveyor George Boyle White was sent to plan the town, and following some revisions, his plan was accepted by the Executive Council. These plans had a major influence on the development of Dubbo. The design was influenced by Georgian tastes, with the basic unit for subdivision being a square mile grid oriented mathematically to the north; property boundaries were formed by square and rectangular boxes, with no regard for topography or landscape features.</p> <p>The town was then plotted out around the recently completed courthouse, in straight lines following a north-south and east-west grid. The land between the western side of Macquarie Street and the river was planned as a promenade and public reserve, with Brisbane Street intended to be the main thoroughfare.⁶⁴</p> <p>By the end of the 1860s, town subdivision had reached the limits of the new town boundary, set at sixteen square miles, and stretched across the river to west Dubbo. In response to a demand for farming land, Surveyor Campbell laid out blocks of eighty acres or more east of Fitzroy Street and north and south of the town boundaries.</p> <p>The growth of the town was slow for the first two decades. By 1861 the population had only reached 381. When Dubbo residents petitioned for Municipal status in 1971, the population was 836.</p> <p>During the 1870s, however, there was a period of dramatic growth which saw the population increase to 3199 by 1881, a growth of almost four hundred percent. This rapid growth was reflected in a corresponding trend in the development of the town and the building of new banks, a hospital, churches, hotels, a post office, court house and gaol. This boom-time was followed by a recession in the early 1890s, but despite this some development continues, and by the late 1890s Dubbo was had become a significant administrative centre with substantial public buildings, and a stable foundation of industry and commerce.⁶⁵</p>	

⁶⁴ Dormer, *op.cit.*, p. 24

⁶⁵ *Ibid.*, p. 25

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Accommodation	Dubbo housing	<p>Population growth fuelled suburban expansion within Dubbo. Early 19th century subdivision occurred largely within the original grid. Areas of vacant land near the centre of the town were subdivided for housing, and in some cases, older areas where land values had risen were redeveloped as residential estates. Leading town businessmen were often the developers.⁶⁶</p> <p>In the period to the end of the Second World War, commenced in North, South and to a small extent, West Dubbo In South Dubbo, substantial Federation Style brick residences were built in Tamworth and Darling Streets, surrounding and sometimes engulfing the suburban estates of the late 19th Century.</p> <p>Infill of the older area of town involved the demolition of 19th Century structures for denser development of prime land. In 1921, for example, Cleaver & Taylor subdivided established blocks near the railway line in Talbragar and Brisbane Streets. New streets appeared as large town blocks were subdivided, for instance, in the vicinity of Cadell Street. In expanding suburbs, schools and corner shops were established to service new populations who were removed from the facilities within the town centre.⁶⁷</p> <p>In the 1930s vacant land within the town was used for makeshift Depression housing for Dubbo's poor and unemployed. Tin-town housed the 'down-and-out' beside the newly formed Molong railway line (where the RAAF stores were to be constructed). The area later occupied by Chelmsford and Strickford Streets became Railway Town. The NSW housing Commission opened housing estates to accommodate Dubbo's long-term poor. Fibro cottages and derelict timber houses in North Dubbo also provided low cost housing.</p> <p>Suburban expansion continued during the prosperous post-war years. Suburbs which had been established in the 1920s and 30s went ahead again. South Dubbo reached Boundary Road and spread out beside the RAAF grounds. Subdivision spread along Coborrah Road beyond Hospital Hill. In the older areas of Dubbo infill development continued. In North Dubbo, for example, Edwin, Evans and Ropers Streets attracted new development in the 1950s.</p> <p>The construction of flats provided a higher-density, low cost alternative to semi-detached houses. The earliest flats in Dubbo were put up by the State Housing Commission in Hunter, Quinn, Bourke and Wingewarra Streets. Later construction of flats occurred in Darling Street in North Dubbo and Brisbane Street in South Dubbo.</p> <p>In recent decades suburbs of brick veneer houses have spread</p>	<p>Remnant 19th C residences</p> <p>Dubbo South Residential</p>

⁶⁶ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 45

⁶⁷ *Ibid.*, p. 46

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>to the east, west and south. In the inner city area higher density housing has generally replaced older neighbourhoods, and demolition of historic buildings has made way for commercial premises.</p>	
	Utilities	Public services	<p>Prior to the slowing of the town's economy in the 1890s, Dubbo had witnessed considerable improvements in town facilities. These included the establishment of a fire brigade, public recreation ground, some kerb and guttering, gas-lighting within the town and the draining of the Wingewarra Swamp. The first public utility constructed by the Council was a system of brick drains designed to carry stormwater to the river.⁶⁸ In 1894 two drift wells were sunk and a modern pumping station installed. Victoria Park was improved and existing swamp within the park was converted into a lake with a fountain. An impressive grandstand was built at the showground, and the new Lands Office was constructed in the late 1890s.</p>	<p>Fire Station Grandstand Victoria Park And Fountain</p>
		Providing Electricity and Gas	<p>After years of planning, electricity was connected to the town in 1925. The Mayoress, Mrs J B Macdonald, attracted an audience of more than 2000 people when she switched on the power. Directors of the Dubbo Electric Light Company entertained guests at a dinner at the Royal Hotel to celebrate the event.⁶⁹</p> <p>In 1943 Dubbo Municipal Council purchased the electricity and gas concerns from the Dubbo Lighting Company. The transfer was effected on June 1, 1944. The Gas Works were reconstructed and the electricity reticulation system extended.⁷⁰</p>	
		Providing Water	<p>In 1860 James Samuels conducted a survey of aquifers to find good quality drinking water along the valley of the Macquarie River. By 1894 his work had come to fruition. Drift Wells were sunk at the site on Brisbane Street to source drinking water for the town of Dubbo. A modern steam operated pump which began operation in 1889 pumped the untreated water, and Dubbo became self-sufficient for its water supply. The pump continued operation until the 1960s. A new water filtration plant was opened in Dubbo in 1981.</p> <p>Sewerage works were established on the western side of the river below the railway bridge in 1928. More modern sewerage treatment facilities were completed at Troy in the late 1980s.</p>	<p>Drift Wells</p>

⁶⁸ *Ibid.*, p. 38

⁶⁹ Dormer, M., *Dubbo 1901-1988, City on the Plains*, Macquarie Publications (1988), p. 94

⁷⁰ *Ibid.*, p. 161

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
Educating	Education	Going to School	<p>The building of schools in Dubbo coincided with settled community life and the local community took advantage of the availability of government assistance in the form of land grants and gifts to religious denominations for the provision of education.</p>	<p>Holy Trinity boarding facilities Mayville Infants school Dubbo Public School</p>
	Governing		<p>In 1873 the Dubbo Public School, a modest brick building with a steeply pitched corrugated iron roof was replaced the makeshift slab building which had served as the National School. The school faced onto Wingewarra Street near the corner of Darling Street, and was partly financed by the sale of the original grant of land in Macquarie Street to the Bank of NSW, which replaced the old school house.⁷¹</p>	
			<p>By 1870 citizens of Dubbo were keen to seek municipal status for the town. A petition was raised and presented to the government, and Dubbo was proclaimed a municipality on 19 February 1872⁷². The Council was comprised of first and second generation Dubbo businessmen, dedicated to the improvement of the town under their progressive Mayor, James Samuels. The Talbragar Shire Council Chambers were set up in the Commercial Banking Company building in 1907 when the bank moved its premises.</p>	<p>Dubbo Lands Department Bldg Dubbo Courthouse Old Shire Building</p>
			<p>Early council business represented the concerns of local government in small communities throughout the colony. Property was assessed for the levying of rates, and revenue allocated to the clearing and gravelling of the town's major streets. Local building regulations came into force, standardising features such as the height and width of verandahs to allow for the construction of footpaths.⁷³</p>	
Governing	Defence		<p><i>World War One</i></p> <p>When war broke out in 1914, Dubbo citizens were quick to rally in support of the war effort Captain Hearne of the Dubbo Volunteers, Area Officer for the 41st Infantry, received instructions to enrol volunteers for service as an expeditionary force, ready to proceed to Sydney when necessary. Captain Hearne was the first from Dubbo to volunteer for active service, the start of a brilliant career for a man who was later to become a Brigadier General, the highest military rank ever held by a Dubbo citizen.⁷⁴</p>	<p>RAAF Base Memorial trees Remnant WWII bunkers and fences</p>
			<p>Community leaders held patriotic recruiting meetings at every possible excuse.. Recruiting posters appeared all over town and were shown on the screens of the local picture theatres.. By January 1916 hundreds of recruits had been trained at the</p>	

⁷¹ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 41

⁷² Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 38

⁷³ *Ibid.*, p. 38

⁷⁴ Dormer, M., *op.cit* (1988), p. 71

⁷⁵ *Ibid.*, p. 80

⁷⁶ *Ibid.*, p. 143

⁷⁷ *Ibid.*, p. 153

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>Dubbo Military Camp. Dubbo women too lent their support to the war effort, sewing pyjamas, socks and cardigans for the infantry to wear.</p> <p>As the war progressed and wounded soldiers returned home, convalescent hospitals were set up in Dubbo, and a club for ex-soldiers was formed. When the war ended in 1918, a Memorial Avenue of plane trees was planted by Council in Darling Street to honour those who had gone to the front.⁷⁵</p> <p><i>World War Two</i></p> <p>The attitude of the people of Dubbo in 1939-1940 was quite different to that of the early days of WWI – they faced the situation soberly and with far less patriotism and elation, remembering the traumas of the Great War. The war years brought many changes to everyday life in Dubbo. In July 1940, Dubbo was chosen along with Bathurst, Tamworth and Cowra as the site of a permanent Military Camp. Wallace and McGee a firm of local building contractors were selected to construct the camp at a site between the junction of the Obley and Peak Hill Roads (the present Western Plains Zoo).⁷⁶</p> <p>Well over 2000 troops amassed in the camp, and troop trains arrived and departed continuously from Dubbo Railway Station.</p> <p>At the end of 1942 a large RAAF stores establishment was set up in Dubbo, part of a chain of depots created to supply technical equipment and materials to the RAAF. The reasons for siting No 6 Stores Depot included its position away from the coast in case of invasion, its accessibility by rail from a number of directions, and its clean dry air which was advantageous to the storage of aircraft components.⁷⁷ Buildings at the Stores Depot and camp site were again constructed by local firm Wallace and McGee. By August 1944 RAAF personnel at the Depot numbered 647, contributing to a significant military presence in the town.</p>	
	Law and Order	Court Houses and Gaol	<p>It was the need for law and order in the area which triggered the establishment of the village of Dubbo. Local magistrates and pastoralists were responsible for choosing a site for a lock-up, court house and constable's hut. Pastoralist Dulhunty proposed that the site should be on his "Dubbo" run, and the court was operated there until the erection of a slab court house and gaol in 1847.</p> <p>In 1863 a new Court House and Watch House were built in Macquarie Street. It had a tower with a clock which was removed and added to the post office when it was built on the site next door in 1889.</p>	<p>Court House Gaol and Residence</p>

⁷⁸ Hornadge, *op.cit.*, p. 54

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
			<p>In 1887 a substantial new gaol was erected which served the town until it was closed in 1966. The gaol was retained as a historic site and developed as a tourist attraction.⁷⁸</p>	
<p>Developing Australia's Cultural Life</p>	<p>Welfare</p>	<p>Community welfare in Dubbo</p>	<p>Throughout the town's history Dubbo has community welfare and social service organizations. The Dubbo Red Cross Society and the Country Women's Association (CWA) were, other than Church groups, the first social service organizations established in Dubbo. The red Cross began in Dubbo in the First World War, The Society's first premises were in Macquarie Street where they conducted the Red Cross Tea Rooms, while the Dubbo Branch of the Country Women's Association opened a rest Room and Baby Clinic in Wingewarra Street in 1934. The centre was rebuilt on the same site in 1957.</p> <p>The CWA was one of the first organizations to arranged functions for the aged, and it has always had a significant role in fundraising for causes such as the Far West Children's Homes, Royal Flying Doctor Service, Dubbo Hospital and Lilimur Boys Home.⁷⁹</p>	<p>Orphanage</p>
	<p>Leisure</p>	<p>Public Recreation</p>	<p><i>Parks and Gardens – Victoria Park</i> Queen's Park, locally known as Victoria Park, was created from a 70 acre paddock reserved for public recreation in the original town plan. The area was fenced in 1873 and three years later a portion cleared of native vegetation and planted out by a landscape gardener.</p> <p>In 1897 an existing pond formed by Wingewarra swamp was beautified by the addition of an extra island to make three islands, and a fountain. On the fountain's cement plinth a marble plaque was placed which read "1837-1897 – dedicated June 22 1897. R J Ryan Mayor" As the fountain was unveiled the park was officially named Queens Park and the lake christened Victoria Lake to celebrate the 50th year of Queen Victoria's reign.⁸⁰ Plans for the Park's development included the construction of a fernery and a bandstand on two of the islands.⁸¹</p> <p><i>Showground and Grandstand</i> In response to local requests, a ten acre block was given to a body of trustees for use as the town's Sports Ground in 1907. Organised recreation was provided by the construction of a cricket pitch, football ground and bicycling track. Regular shows were held there by the Show Society.⁸²</p> <p>A timber grandstand was constructed in 1893. The graceful</p>	<p>Victoria Park Show ground Grandstand</p>

⁷⁹ Dormer, *op. cit.*, (1981), p. 281

⁸⁰ *ibid.* p. 131

⁸¹ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 42

⁸² *Ibid.*, p. 43

National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Religion	Dubbo Churches	<p>cast iron lace balustrade across the front façade was interspersed with wooden posts and fretted cornices fanning out to meet the large fascia boards above. During a severe influenza epidemic in the town in 1919, the grandstand was used as a hospital.⁸³</p> <p>The building of Dubbo's occurred with settled community life and the expansion of 19th Century colonial culture. Reserves for churches of the major protestant denominations were concentrated in the vicinity of Church and Wingewarra Streets.</p> <p>The building of architect-designed churches, church halls, church schools, rectories, manses, presbyteries and parsonages proliferated in Dubbo during the 1870s and 1880s. Holy Trinity Church of England was designed by well-known Sydney architect Edmund Blackett, and built of locally quarried sandstone in 1876. A square bell tower was added to the building in 1923. The Blackett church replaced the original modest timber church which had been built in North Dubbo in 1859 (later the site of the Girls Hostel).⁸⁴</p> <p>St Andrews Presbyterian Church also opened in 1876. The church had a high steeple and slate roof; it was demolished in 1926 to be replaced by the existing St Andrews Church. A Methodist church was built in 1975, but this became the Church Hall in 1888 when a much larger church was opened next door.</p> <p>The small weatherboard Catholic chapel which had been constructed in Macquarie Street in 1857 was replaced in 1874 with St Brigid's Church on the corner of Brisbane and Bultje Streets. This was designed by architect Edward Gell. The church was built of Macquarie River sandstone and incorporated a shingle roof supported by massive trusses of cypress pine. The church was enlarged in 1881 and the roof replaced with corrugated iron. Additions were made in 1906 and in 1956, obscuring the original design. A catholic school was built nearby in 1870 and St Patrick's Convent built to adjoin the church in 1884. The original Presbytery was replaced by a new building constructed adjacent to the original in 1901-2.⁸⁵</p> <p>The diversification of religious groups from the 20th century resulted in several additional places of worship to serve major religious denominations. These other churches include The Greek Community Church, Greek Orthodox Church, Assemblies of God Church and a Muslim Mosque.</p>	<p>Holy Trinity Anglican Church group</p> <p>Methodist Church and Drop in Centre</p>

⁸³ Dormer, *op. cit.*, (1981), p. 57

⁸⁴ Perumal, Wrathall & Murphy Pty Ltd (1986), *op. cit.*, p. 41

⁸⁵ *Ibid.*, p. 42

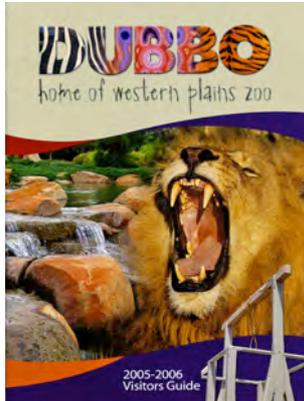
National Themes	State Themes	Local Themes	Thematic History Notes	Local Examples
	Social Institutions	Community organizations, recreational and sporting clubs	<p>Community activities have attracted strong support in Dubbo since the late 19th Century. The West Outpost Hall was established in Young Street in 1953. The Masonic Temple was dedicated as the Talbragar Temperance Lodge in 1924. Numerous Friendly Societies flourished, some of which still meet today. The Mechanic's Institute offered 'social and moral improvement to the working man' in a series of venues from the old Exchange Hall to the Institute building constructed in Macquarie Street in 1927.</p> <p>The Dubbo Branch of the Country Women's' Association opened a rest Room and Baby Clinic in Wingewarra Street in 1934. The centre was rebuilt on the same site in 1957, and Dubbo Council took over the Baby Clinic in 1970. Changing lifestyles have seen the decline of many of these groups, but some of the buildings survive as part of Dubbo's heritage.⁸⁶</p> <p>Other recreational clubs and societies flourished in Dubbo. Horse racing has a long tradition in the town, dating back to the formation of the Dubbo Jockey Club and the construction of the original racecourse in 1864. A new racecourse was built on the present site in 1908. The Golf Club was formed in 1898. The first golf links near the hospital were replaced by an 18-hole golf course on Peak Hill Road in 1926. The Dubbo Bowling Club was established in 1904. Other early sporting organizations included the Gun Club, Cycling Club and Polo Club.</p> <p>The first Eisteddfod was held in the town in 1910. Amateur dramatics dates from the formation of a society in 1881. Like every other Australian town, Dubbo had its picture theatres. Talking pictures reached Dubbo around 1930, and in 1931 the Royal Talkie Theatre attracted full houses. The local ice-skating rink also doubled as a venue for picture shows.⁸⁷</p>	CWA Rooms

⁸⁶ *Ibid.*, p. 49

⁸⁷ *Ibid.*, p. 49

5.4 Dubbo – The Current Context 2006

The following section is extracted from a number of documents including Census and Statistic data for Dubbo, Dubbo City Council's publicity information facts and figures and the current visitor guide for the city. This is included here for current background information on the context of the city, its community and its outward projected character.



Dubbo Visitor Guide 2005-06

5.4.1 Location

Dubbo is geographically located in the centre of New South Wales and it is undoubtedly the shopping capital of the west. Dubbo is a service City with a catchment population in excess of 120,000 people encompassing a third of the area of New South Wales. Dubbo is proud to be the third largest regional inland centre in New South Wales.

Dubbo is an easy five-hour drive to Sydney, four hours from Newcastle and Canberra and a 10-hour drive from Melbourne and Brisbane. Dubbo is the main focus point for the cultural and recreational life and activity for several local government areas. Towns such as Wellington, Narromine, Gilgandra, Warren, Nyngan, Cobar, Bourke, Brewarrina and Walgett often rely upon Dubbo for goods and services as well as access to government departments.

5.4.2 Population

Dubbo City Council has long known the need to plan for the future. High population growth rates achieved in the City during the 1970's and 1980's made planning essential to keep pace with the demand for infrastructure development as the City grew from a population base of 20,629 in 1971 to 30,918 in 1986. The current population of the City is above 38,000 and continues to grow. The City of Dubbo comprises an urban centre and five small villages being Eumungerie, Mogriguy, Brocklehurst, Ballimore and Wongarbon.

5.4.3 Economic Activity

There are some 2,200 businesses in the Dubbo Local Government Area, 15 per cent of which are in farming. Fifty five businesses employ 50 or more people. Agricultural production in Dubbo City itself is modest, however, it is representative of much of the hinterland which has a concentration on broadacre cereal and livestock production. Manufacturing is a key strength of Dubbo although it is heavily focused on agriculture and food processing. Recent trends show a move toward some of the high growth industries of the new

economy. The development and performance of industry in Dubbo is as good as or better than that for NSW.

The building industry in the City is considerable. Recently, non-residential construction has increased to exceed residential building and indicates further investment by business. The retail sector is large and strong. It services a large hinterland and the growing number of visitors. It is a dynamic sector of the economy with some of the changes likely to present new business opportunities to Dubbo.

Dubbo City is a well-established member of the global village. Home to five internet service providers and situated on the path of three major fibre optic cables, businesses and residents are well-placed to take advantage of the speed and variety of today's latest information technologies. Our fast growing and innovative I.T. sector includes hardware and software retailers, system design and analysis, networking specialists, web design and hosting for the home and business markets. Dubbo City has state-of-the-art video-conferencing facilities available for hire to cater for those long distance meetings.

The location of Dubbo at the intersection of major regional routes for road, rail and air transport has strengthened Dubbo as a hub for transport. The Golden Highway to Newcastle and the Hunter Region commences in Dubbo whilst the Mitchell and Newell Highways intersect at Dubbo, with these highways being the principal road links to the region; the main Western Railway and the Dubbo-Coonamble rail line intersect at Dubbo whilst air routes branch from Dubbo to Nyngan, Cobar, Broken Hill, Coonamble, Walgett and Lightning Ridge. Dubbo airport is the busiest in the region offering 133 return flights to Sydney each week.

5.4.4 Community Services

Dubbo offers a comprehensive health providers' network and is being promoted as the ideal country location for retirement with the availability of modern, first class aged care accommodation. Dubbo City's importance as the centre of medical facilities for the Orana and Far Western Regions of New South Wales is reflected by its position as Dubbo's second largest employer - 11% of the local workforce is employed in the Health and Community Services sector.

There is a myriad of education provided in the City, from well-developed day care centres to a campus of Charles Sturt University, Dubbo's rural and relaxed environment is the ideal platform for growth and learning.

5.4.5 Tourism and Lifestyle

Tourism brings in excess of \$78 million per year to Dubbo and attracts 545,000 visitors annually. It is a significant local industry that creates jobs, generates private and public sector investment, enhances local community facilities and provides a contribution and motivation to conserve our natural environment. Dubbo is a major tourist destination and home of the world famous Western Plains Zoo which is currently undergoing a \$35 million revamp.



Dubbo City Facts and Figures 2006

Dubbo's excellent accommodation and conference facilities are many and varied and there are more than 4200 beds available in motels, hotels and caravan parks throughout the City. The breadth of accommodation and conference sources are draw cards attracting major events and conferences to the City.

Dubbo also boasts an array of cosmopolitan attractions, catering for the history buff, the lover of culture, good food, the arts and adventurous. From man-made tourist attractions to the aesthetically pleasing eco-tourism, Dubbo and district can provide a 'feast of activities' for visitors to enjoy.

5.5 Aspects of Significance of Dubbo City

A statement of significance is an important component in the overall assessment of heritage places or items. It is a key element in a conservation management plan as it tries to distil the essence of what and why places are important, thereby providing a focus for future care and management. The degree of assessment necessary for appreciating what is important about a city with its complex interaction of historical associations, setting, built environment, technical achievements and social history is difficult to summarise. However, the 1986 Heritage Study included a brief statement of significance for Dubbo which is included here for reference:

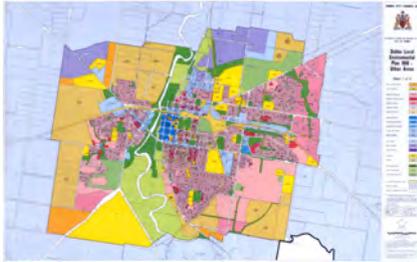
The environmental heritage of the city of Dubbo includes many items and features of State and National Significance. Taken as a whole it records the physical evolution of a country town and its rural hinterland, with its own special characteristics deriving from climate, early isolation and changing economic circumstances. Representative buildings survive from all major periods, many of which are essentially intact, together with archaeological evidence of historic interest.

Its architecture is notable for its departure from period fashions and the persistence of early vernacular features. Many rural homesteads are outstanding and examples of early pastoral development are exceptional for their age, style, history and state of preservation. In the central urban area there are many excellent nineteenth and early twentieth century buildings, whilst suburban areas feature houses of a

distinctly local character. Houses of the 1920s and 1930s are of particular interest. There are also items and sites of special significance for industrial and pre-history archaeologists. Scenic rural landscapers and urban landscape features like the Macquarie River foreshores provide an outstanding setting for many heritage items, and development generally.

SECTION 6 THE 2006 STUDY REVIEW

6.1 Introduction



Dubbo LEP 1998 – Urban Areas (Sheet 1)

This section reviews in detail the study methods for the Community Based Heritage Study. It includes the background ideas and approach of the Dubbo Working Committee (2004) and subsequent Advisory Group (2007) and documents the community workshops held during the preparation of the study.

The places of historical interest identified through local research and at the workshops are tabulated together with places that others regard as significant.

6.2 Approach and Methodology

6.2.1 Initiating the Study

Dubbo City Council and NSW Heritage Office agreed to jointly fund a project for the review of European heritage items within the urban areas of Dubbo. Early in 2004 Council initiated work on the Urban Heritage Review. It was proposed to manage the review process with a working group, consisting of various representatives from relevant groups and individuals in the Dubbo community.

Advertisements were placed in the local newspaper the Daily Liberal notifying the public of the study followed by a special press release from Council (ref section 2.4.2). A standard letter was sent to a wide range of local groups and interested individuals outlining the approach and introducing the need for a Working Group from the community to work with Council. Owners of either heritage properties or properties located in the Character Conservation Areas were also included. Representations were sought over the following 3-4 months and the first meeting convened in June 2004.

The group included 2 Council staff including the Heritage Adviser, 2 Councillors, 2 representatives from local groups (National Trust and Dubbo Field Naturalist and Conservation Society) 1 Aboriginal representative and 4 Community representatives.

Council wrote to major agencies such as the Australian Heritage Council, NSW Heritage Council and the National Trust of Australia to confirm their current listings.



Newspaper article from the Daily Liberal dated 6th November 2004

6.2.2 The Role of the Community

A plain English publicity flyer was prepared for general circulation. It comprised a range of “Frequently Asked Questions” to provide some general background information for the public. Topics covered included:

- What are types of heritage listing?
- Why are places listed on heritage registers
- How is a heritage item listed on a statutory register?
- Will I be advised if my place is proposed for heritage listing?
- Will my objection prevent a proposed heritage item from being heritage listed?
- What incentives are there for having a site heritage listed?
- What are the requirements upon heritage listed places?
- What does “heritage” and “heritage significance” mean?

In October 2004 Council prepared a media release seeking the input of the community. It was noted that the nomination phase was a key part of the community-based process and whilst the Working Group was made up of community representatives the community’s ideas were equally important.

Public displays were organised outlining the Urban Heritage Review and the nomination process at the Dubbo Library, Orana Mall, Dubbo City Council’s Administration Building and on Council’s website.

The local newspaper published a number of articles over the period covering local history and the importance of heritage and caring for it. Articles included:

- *Scholars Cream of the Crop*; identifying the Old Milk Factory in River Street as having special interest
- *Locals Key to Unlocking City’s Past*; identifying an old batten and boarded home in Fitzroy Street as an early Girl’s School in Dubbo. The building was subsequently demolished after a suspicious fire.
- *Dubbo’s Own Femme Fatale and Unassuming Home Dubbo’s Link to Notorious Murderess*; identifying a residence and former hospital in Bourke Street as having significance relating to the last woman hanged in Australia.

Unfortunately only a very few nominations were received. These were generally from local interest groups, such as Dubbo Macquarie River Bushcare Inc. The Urban Heritage Review was suspended in late 2004 for various reasons and recommenced in mid 2006.

New nominations for an advisory group were called in August 2006 based on those from the 2004 group. Some members of the initial group were happy to be involved in the new phase of the Urban Heritage Review. The group comprised 3 Council staff including the new Heritage Adviser, 1 Councillor, 2 Local History Representatives and 7 community representatives. It was hoped that the increased

number of community representatives in the group would enable a wider assessment and analysis of places of possible historic interest to be considered.

A comprehensive tabulation of historic places in the City area was drawn up for the group at its first meeting at the end of August 2006. The tabulations brought together a wide range of existing material in order to begin the assessment process.

The Advisory Committee met regularly between August to December 2006. A total of eight meetings were convened. The meetings were managed by Council's strategic planner with the heritage adviser providing technical assistance and support when requested.

The current SHI Nomination forms were suggested by the heritage adviser as being the most appropriate format for the Advisory Group to collect information and data. Guidelines were prepared to assist the Advisory Group and these included the key areas of the nomination form. It was stressed to the group that their focus was the sourcing and retrieval of historical information relating to places identified as having possible significance. It was important that the nomination forms included:

- name of building
- address and location
- brief physical description
- available history

6.2.3 The Analysis and Assessment

The tabulations provided the focus for the Advisory Group. The information in the tabulations enabled a cross-referencing of places identified by as many groups and individuals as was able to be drawn together from Council's files and records. This included places noted in the 1986 Heritage Study, the State Heritage Register, Australian Heritage Commission, National Trust of Australia and other available studies.

Sources of information were also included such as Dubbo City Council's Heritage Adviser Reports, Heritage and Character Inventory, South Dubbo 2B Residential Area Study, and Macquarie Regional Library's Local History Section.

Council provided a venue and catering for the community workshops which occurred on the following dates:

- 29th August 2006
- 11th September 2006
- 19th September 2006
- 19th September 2006
- 25th September 2006
- 4th October 2006

- 11th October 2006
- 15th November 2006
- 19th December 2006

The initial meetings outlined the heritage processes and workshopped the standard Heritage Office nomination forms. Aspects of significance were also reviewed and explained. Good examples of completed sheets were prepared to assist the working group.

6.3 Comparative Tabulation of Places

The tabulations were presented to the working group at the first meeting in August and were regularly updated and refined as more information became available or as changes were suggested by the group. Council also researched and updated property descriptions as new places of potential significance were identified.

Inclusion of places on the comparative tabulations was not indicative of actual heritage listing. The tabulations provided a centralised document for managing all places of high and low significance in the City area. All places had been noted in some way as having some historic or architectural significance, but the final recommendation for heritage listing involved a more detailed assessment. In view of the limited program and budget for the review it was not possible to inspect every place noted in the tabulations; an assessment was made based on the thematic history, local knowledge of the advisory group or indirect indications through the number of references noted by others.

A short list of places was created and these places marked on the tabulations in grey tone. These places of possible historical significance were inspected, photographed and a SHI inventory sheet prepared.

In conjunction with this tabulation was a further summary tabulation “Analysis of Places of Possible Historical Significance” (ref attachments). This tabulation in four columns:

- places of known heritage significance
- places of likely heritage significance
- places of historical interest and
- places demolished.

Each column was coloured for ease of reference and the colour related to the printed SHI inventory sheets in the working ring binders. The assessment included a review of any specific heritage gradings from earlier studies and also whether the place was already included within an existing character conservation area. Places of contributory significance to the locality and already given some degree of protection within an existing character conservation area or a newly suggested heritage conservation area were also indicated. From this

tabulation an overview was readily available. Finally, the places that were recommended for heritage listing were indicated in bold type.

The recommendations were made from available information and it is possible that some places have been overlooked or information not available at this point in time. It is important that the tabulations be used in the future reviews and any new information used to reassess the current recommendations.

ref recommendations
section 7.0

It is recommended that the tabulations continue to be used as a point of reference after the completion of this urban heritage review. They could also form the starting point for a future review. Many of the places now have SHIDATA Inventory Sheets that enable collection of data for future reference.

The current tabulations are included as an attachment in section 6.6.4 of this report.

6.3.1 Places to be Included in the LEP

ref recommendations
section 7.0

Based on the currently available information a hierarchy of heritage listing for places has been structured. Places in the first list (section 6.3.1) are of a higher significance or are reasonably well documented, while those places in the second list (section 6.3.2) are of a slightly lesser significance or perhaps require further research, clarification and assessment. Some places in the second list are of streetscape value and are possibly part of a streetscape group but are located within an existing Character Conservation Area and may not require individual heritage listing.

The following summarises the recommendations for additional items to be included in the current review of the 1998 LEP – Urban Areas:

Bishop St. No 37	(c1890s vertical weatherboard cottage)
Bligh St, Macquarie Rail Bridge	(engineering heritage)
Bourke St, No 80 "Mayvilla"	(early 20 th C house)
Bourke St, No 84 "Emoh Ruo"	(early 20 th C house)
Bourke St, No 133	(substantial late Victorian house)
Brisbane St., No 268	(c1925 pair with 270 [LEP] except this house rendered}
Brisbane St, No 191 – "Rathgorrah"	(two storey commercial, cnr location)
Brisbane cnr Tamworth Drift Wells	(significant water related local history)
Bultje St, No 81	(part of significant residential [or formerly residential] precinct)
Bultje St, No 101	(part of significant residential [or formerly residential] precinct)
Bultje St, No 106	(part of significant residential [or formerly residential] precinct)
Bultje St, No 110	(part of significant residential [or formerly residential] precinct)
Bultje St, No 112	(part of significant residential [or formerly residential] precinct)
Church St, No 22 N&N Chambers	(early 20 th C professional chambers)

Church St, No 86	(mid Victorian cottage)
Cobra St, No 78	(good example of late bungalow style)
Cobra, No 117	(early 20 th C Edwardian brick residence)
Dalton St, No 38	(early 20 th C Californian Bungalow)
Darling St, No 230	(substantial Californian Bungalow with decorative features)
Darling St, No 233	(early 20 th C Edwardian former home, reasonably intact)
Fitzroy St, No 222	(late 19 th C weatherboard cottage)
Fitzroy St, No 239	(late 19 th C weatherboard house on cnr location, group with 241 cottage)
Fitzroy St, No 249-251	(residence and shop)
Gipps St, No 41	(mid-late 19 th C cottage w/ unusual detail)
Gipps St, Nos 43-51	(rare local example of simple terrace)
Gipps St, No 119	(part of an historic precinct, similar to 123 listed)
Goode St, No 25	(late 19 th C cottage, front portion of vertical weatherboards)
Macleay St, 36-40	(interesting group of three cottages with some fine detail)
Macleay St, No 52	(late 19 th C Victorian house on cnr)
Macquarie St, Nos 65-67	(early 20 th C commercial offices with interesting brick detailing)
Macquarie St, Nos 115-129	(group of Federation shops – façade relatively intact)
Macquarie St, Nos 122-126 “Fisher’s Corner”	(19 th C commercial façade, with history and important cnr site)
Macquarie St, Nos 174-176	(late 19 th C Italianate commercial building with façade)
Macquarie St, Nos 178-180	(late 19 th C two storey façade with remnant verandah openings)
Macquarie St, No 315 “Lilimur”	(remnant late 19 th C large home now adapted)
Macquarie St, Nos 322-326	(group of early 20 th C substantial homes)
Macquarie St, No 343 “Wiluna”	(late Victorian house with history)
Mitchell St, No 11 – 15	(#pair of early cottages, 15 timber cottage, vertical board & batten, neighbour reclad)
Myall St, No 51-53	(relatively rare example in Dubbo of late 19 th C semi-detached)
Quinn St No 1	(early 20 th C rendered cottage with interesting detail)
Roper St, No 2	(mid-late 19 th C cottage with some finer features)
Sterling St, No 13	(horizontal boarding, usually associated with mid - late 19 th Century construction)
Sterling St, No 22	(c1900 wb / vertical boarded, unusual hipped roof)
Sterling St, No 56	(“Kamarrah” built by Herman Von Schill c1914)
Tamworth St, Nos 73-77	(group of early 20 th C cottages)
Wingewarra St, No 46 “Woonah Court”	(significant early 20 th C two storey commercial offices)
Wingewarra St., 76 Dubbo High School (former)	(significant early 20 th C group of school buildings)
Sandy Beach	(early crossing for Macquarie River and recent local history)
Communications Bunker, Keswick Park	(WWII remnant)

ref recommendations
section 7.0

6.3.2 Places to be Further Assessed

This list could form part of an on-going task for a Dubbo Heritage Committee when established by Council. A number of properties could be researched by the group on an annual basis and the findings added to the existing SHI Inventory Sheets. This would provide a valuable resource for Council staff and enable a regular review of possible additional LEP listings to be managed by the strategic planning section.

The following summarises the recommendations for further assessment:

Brisbane (154, 156) and Carrington Sts - Holy Trinity Church – fmr Rectories, Hall, St Francis Hse	(need to clarify if already included in LEP listing boundary)
Carrington St, No 70 “Stirling”	(late Victorian cottage – further research)
Cobra 117 cnr Fitzroy, Large Tree	(need to confirm if included on significant tree register)
Darling St, Memorial Plane Trees	(need to confirm if included on significant tree register)
Fitzroy St, No 181 Railway Junction Hotel	(early Dubbo hotel – no history available)
Macleay St, 28, St Faith’s Chapel	(no history available)
Macquarie St, “Marigrove” or “Kelvin Grove”	(not found - need to clarify location / demolished)
Mary St, No 1	(not found - need to clarify location / demolished)
Myall St, No 132	(mid 19 th C house, early features despite alts, restoration opportunity – further research)
Talbragar St, Railway & Communications Buildings	(need to clarify if included in listing of railway station)
Wingewarra St, No 109 ‘Rocklyn’	(substantial late 19 th C building with later built-in – no history available)
Railway Pumphouse	(need to clarify if included in listing for Dubbo Railway Station)

6.3.3 Places to be Removed from the LEP

It is preferable to retain all existing heritage items on an LEP unless they have been demolished or substantially altered in such a way that their original significance has been irreversibly diminished.

During the course of this review very few items were noted as falling into this category. It is possible that some have already been removed from the LEP since 1991. The original inventory sheets for the 1986 Heritage Study and the SHI Inventory Sheet (if previously prepared) should be retained as they provide a useful historical record.

The following summarises the recommendations for removal from the current LEP:

81 Brisbane Street	Demolished after fire damage 2006
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6.3.4 Levels of Significance

The levels of significance for each heritage item have been developed by the co-ordinator, Council planning staff and the community working group. The currently adopted levels of significance used in New South Wales are *Local*, *State*, *National* and occasionally *International*. The former level of *Regional* significance was not recommended for continued use by NSW Heritage Office subsequent to the 1998 review of the Heritage Act 1977.

The issue of local and state significance will not only represent the degree of significance but may also impact on the approvals process. If places are included on the State Heritage Register there are clear guidelines from NSW Heritage Office for care and management. There is currently a program by the Heritage Office to complete the State Heritage Register which was established in the 1998 heritage review in New South Wales. Council may be asked to nominate the places that they and the community consider to be of State significance. The criteria to determine this level of significance is established by the Heritage Office and obviously involves a wider association with the people of New South Wales.

During the course of this review the following places were regarded at this stage as having state significance as shown below:

Brisbane St, Dubbo Courthouse (courthouse, curtilage and fence)	State significance
Brisbane St, Dubbo Lands Office (two storey timber and iron building)	State significance
Macquarie St, Dubbo Post Office (two storey former PO designed by James Barnet)	State significance
Holy Trinity Anglican Church group	State significance
St Brigid's Catholic Church group including convent and presbytery	State significance
Wingewarra Street, St Andrew's Church group including primary school	State significance
Dubbo Railway Station precinct including station master's residence, communications bldgs, pumphouse and bridge across the Macquarie	State significance
Dubbo Public School including principals residence	State significance

The above places are recommended for nomination on the State Heritage Register.

6.3.5 Heritage Conservation Areas

A conservation area is a practical planning tool for management of an historic urban area. It is widely accepted now in towns and villages across Australia. There is consistency in its definition and standard approval processes set up by the Department of Planning and there is

ample flexibility enabling appropriate new development to occur in the best interests of the community.

The important planning focus for conservation areas is its overall distinctive character which may vary from precinct to precinct. Streetscapes are key components of conservation areas. Individual buildings are generally more important in their overall contribution to the precinct rather than in their detail. The establishment of conservation areas in Dubbo would suit the character of the city. Much of the City already has 'character conservation areas' where development is proscribed. The character of its early architecture and buildings is such that it comprises many modest historic buildings with few major architectural works. The City differs from others in the region, such as Bathurst and Orange, both of which were greatly influenced by the gold boom of the mid to late 19th Century, which is reflected in a grander scale of some of its buildings. But the buildings that today comprise both the CBD and its historic residential areas define the particular history and development of Dubbo. Also, the degree of intactness and the consistency of scale and period detail in some of Dubbo's streets gives the City its special historic appeal. Those are important aspects and worthy of retention and celebration. There is considerable opportunity to present many of these streets better in terms of buildings, landscaping and other urban elements. The streetscape improvements in Macquarie and Talbragar Streets have been highly successful and this approach could be extended in some way across the CBD and the adjacent historic residential areas. The 1986 Dubbo Heritage Study specifically commented on the positive effect of street plantings and how it appeared to encourage positive work by building owners in those precincts.

In the past the Dubbo community has perhaps been pragmatic when it comes to development and the built environment, but this is changing. The increase in new residents, generally from other areas of the State with greater population numbers and more intensive urban areas, also bring with them their appreciation of historic buildings and precincts. Also, the ability in Australia to protect and manage some of the historic places remaining from the period of early settlement is rare compared to most other countries. Australia is a young country and its early patterns of settlement are still evident, which is an opportunity for future generations to appreciate.

The 2007 UHR was perhaps influenced by that growing appreciation of the importance of history and aspects of this country's heritage. The tabulation of places of possible historic significance reflect that increased interest. Over 650 places were identified, noted or briefly discussed in some way during the review. Individual heritage listing of all those places is possibly not warranted but the inclusion of some of them within a heritage conservation area would enable their contribution to the urban character of Dubbo to be retained. The key supporting planning documents would be Development Control Plans

for the precincts which would set out appropriate guidelines for management of existing and new development.

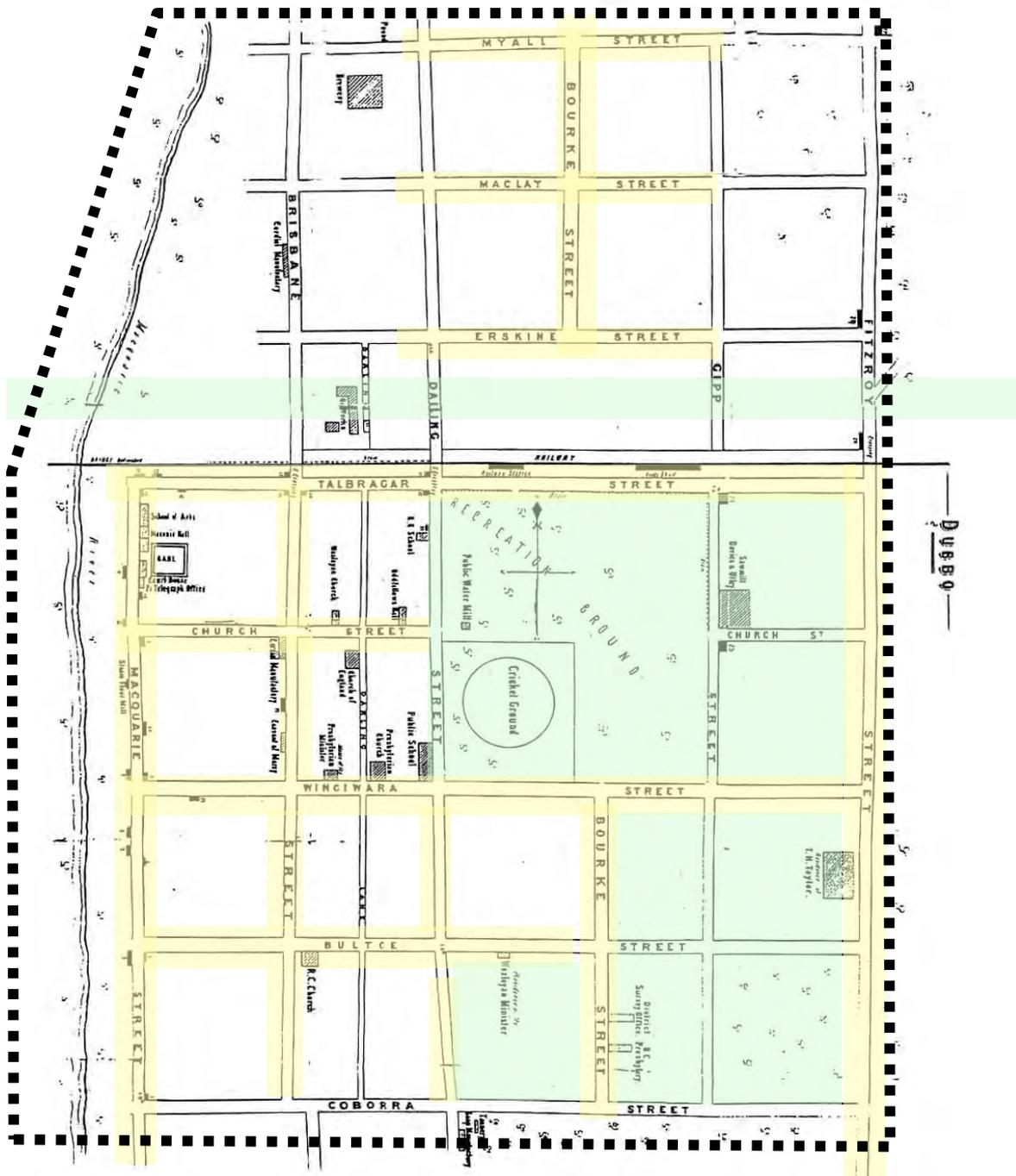
The following heritage conservation areas are suggested for Dubbo:

- **Dubbo Conservation Area (Historic CBD “Old Dubbo”)**; this area is defined by the historic square mile that comprised the first town survey and street grid. This area includes the foreshore of the Macquarie River which is significant in the historical settlement and development of the township and includes the early tracks, bridges and river crossing points such as Sandy Beach. The 1986 Heritage Study also noted that ‘the river corridor is undoubtedly the City’s most valuable landscape resource’ with many mature plantings. The suggested boundary includes relatively large areas of the City already directly and indirectly acknowledged as significant such as the ‘character conservation areas’ between Fitzroy Street and Darling Street; or significant historic commercial streets such as Macquarie, and Talbragar; or significant historic residential streets such as Bultje, and Bourke; or the historic railway precinct and Dubbo Station and its historic buildings; and the major historic parks of Victoria Park. One of the advantages of conservation areas is that extensive heritage listing of buildings is avoided but the heritage streetscapes are managed appropriately. There is precedent in the region for similar historic square mile conservation areas incorporating the CBD areas with those for Bathurst and Mudgee. New development in the City of Bathurst has not been stymied with the establishment of a conservation area and the City remains one of the fastest growing inland commercial centres in NSW.
- **Dubbo Conservation Area (Residential South)**; this area is defined by the residential streets to the south of Cobra Street, west of Fitzroy, north of Tamworth, and east of Macquarie Street. This suggested area incorporates the full extent of the existing ‘character conservation areas’ but more clearly recognizes the importance of entire streets rather than the currently fragmented planning situation for some streets. This area also incorporates many of the newly identified places of historical interest without the need for individual heritage listing of all individual buildings.

An important urban precinct is Bourke Street (north) typical of many of Dubbo’s streets. It illustrates the advantages of a planned conservation area for an important gateway to the City. It remains as a relatively intact historic residential precinct but could be at risk of gradual degradation. The 1986 Dubbo Heritage Study noted that this section of Bourke Street had one of the best historic groupings in the city. Currently it is not defined as a character conservation area despite its positive streetscape qualities. It would be included within the heritage conservation area noted above (Dubbo Conservation Area (Historic CBD “Old Dubbo”)).

The attached sketch plans outline the above suggested heritage conservation areas. Also, the *Summary of Analysis of Places of Possible Historical Significance* cross-refers those places included within the conservation areas with the four *coloured* columns of findings and recommendations.

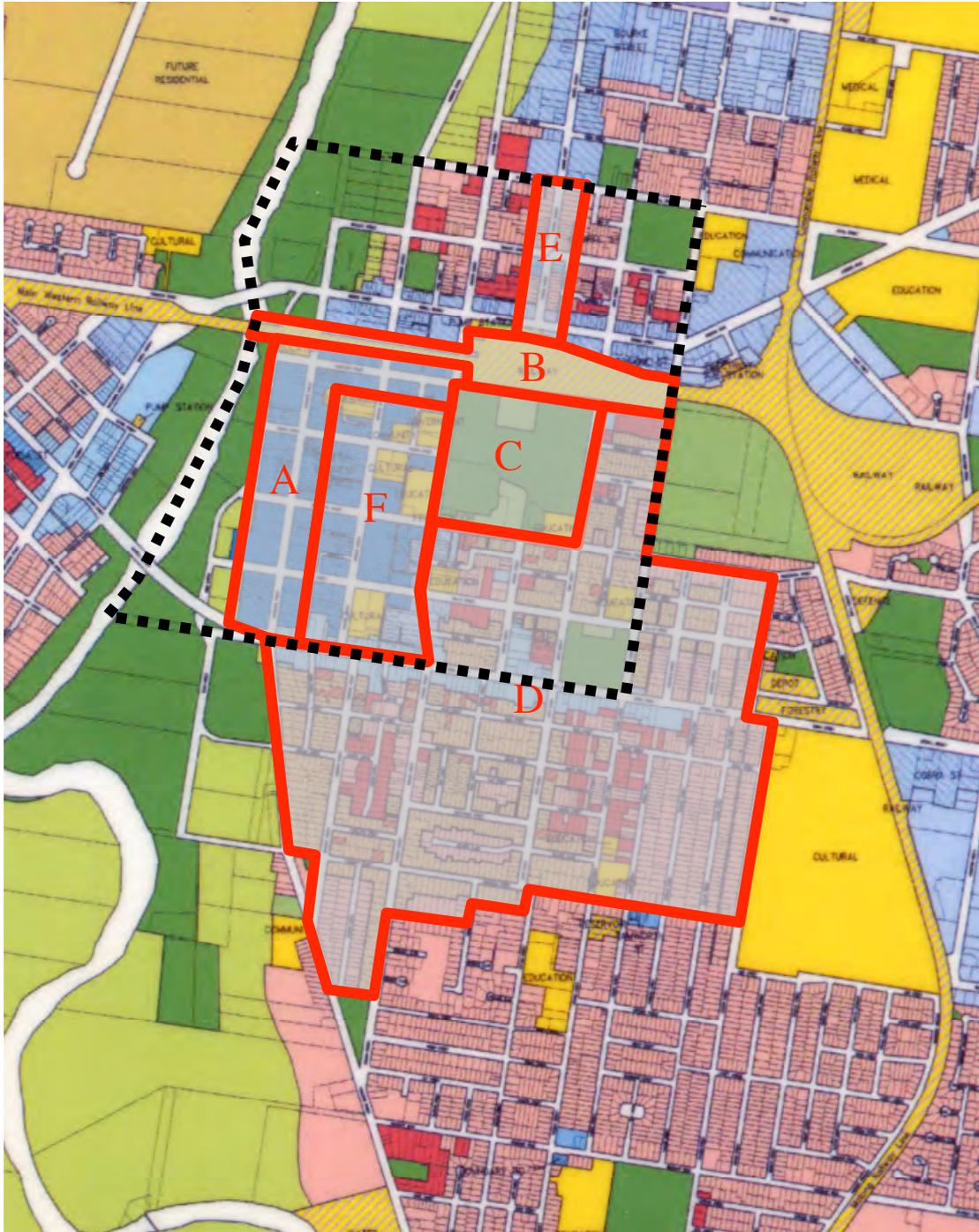
Review of Streetscape Issues in Character Conservation Area (SW Quarter)
Suggested Heritage Conservation Area (Dubbo CBD)



Notes

1. The First Town Plan 1849 – “White’s plan of 1849 had a profound influence on the development of Dubbo to the present day. In part, it reflected standard survey models in use at the Surveyor General’s Office in Sydney. The desire for order and regularity which was the basis of Georgian taste permeated from the Colonial Secretary’s Office in England to Australian towns and cities. The basic unit for subdivision of Crown Lands was the square mile grid. In laying-out allotments in Dubbo, White conformed to the basics of this pattern...he arranged the grid around the recently completed Dubbo Courthouse. The track beside the river became Macquarie Street. The original township was contained within a square mile grid, represented by Cobra Street to the south, Myall Street to the north, Fitzroy Street to the east and the Macquarie River” (Dubbo Heritage Study 1986 p33).

Overlay of Proposed Dubbo CBD Conservation Area “Old Dubbo”
(showing the already acknowledged heritage areas)



- A** Historic Mainstreets of Macquarie and Talbragar
- B** Historic Railway Precinct
- C** Historic Victoria Park

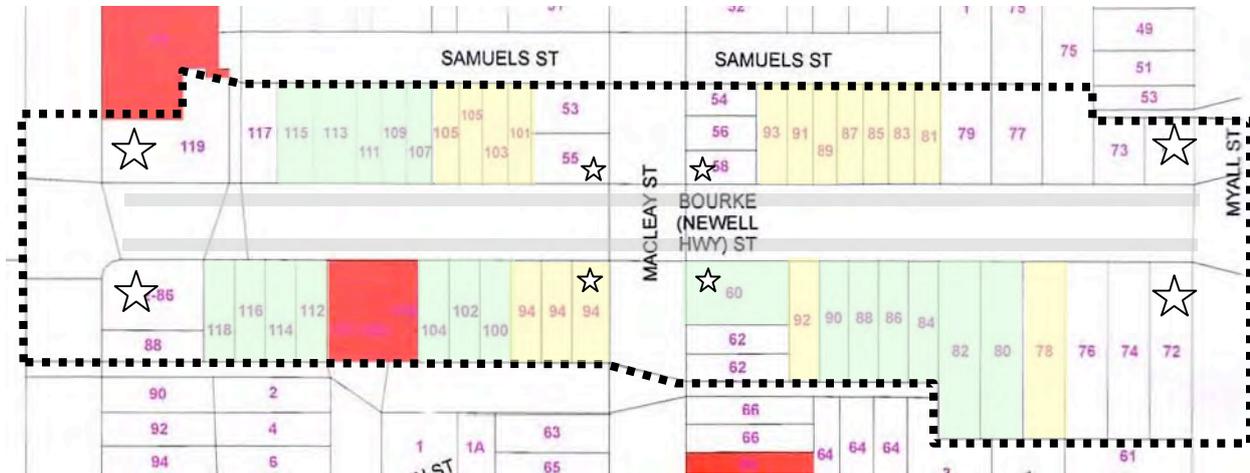
- D** Core Area Study / 1996 Recommendations
- E** Historic Bourke Street streetscape area
- F** Historic Brisbane, Church, Bultje Sts., churches, schools

Review of Streetscape Issues in Character Conservation Area (SE Quarter)
 Suggested Heritage Conservation Area (South Dubbo Residential)





Review of Streetscape Issues in Bourke Street (north)
Suggested Heritage Conservation Area (ref notes below)



-  Places listed in Schedule 5 of Dubbo LEP 1998
-  Buildings of potential significance included in 2007 UHR report
-  Buildings of potential significance noted by others during 2007 UHR study process
-  Buildings not specifically inspected during 2007 UHR study process
-  Suggested Heritage Conservation Area for Bourke Street (nth)
-  Potential for streetscape improvements and tree plantings
-  Key development sites at the entry points to heritage conservation area
-  Important sites at the street corner within heritage conservation area

Notes

1. Demarcation as a heritage conservation area should not inhibit good development. The new standard LEP currently being developed by the Department of Planning outlines standard requirements for those areas which varies little from that of the Character Conservation Areas developed by Dubbo City Council. Alterations and additions to heritage listed (and non listed buildings) would be permissible but dependant on the quality of the proposed work to enhance the precinct and not detract from it. New infill development would similarly be permissible and good design encouraged.
2. Bourke Street (north) is an important opportunity to create one of the significant entry points to Dubbo. It is a major transport route and with (i) positive streetscape improvements, (ii) enhancement of the historic buildings that front the street and (iii) care taken in the redevelopment of key entry sites this urban area could become an attractive arrival point for visitors to Dubbo.
3. Prepare individual Development Control Plans for these types of precincts to guide (i) good development and (ii) appropriate alterations and additions to buildings. The DCP should describe the dominant character of the precinct because this will vary from precinct to precinct.
4. A similar urban planning study is required for each of the current Character Conservation Areas as part of the proposed change to Heritage Conservation Areas. This would include the realignment of some of their boundaries as recommended in this report to ensure that their streetscapes are not fragmented.

6.5 Related Attachments

Summary

6.6.1 Agenda for 2004 Working Group

6.6.2 Community Information Flyer

6.6.3 Community Heritage Nominations

6.6.4 Typical Nomination Form

6.6.5 Overall Program for the Study

6.6.6 Interim Report to the Advisory Committee

6.6.7 Tabulation of Places of Potential Significance

6.6.8 Summary Assessment of Places of Potential Significance

6.6.1 Agenda for 2004 Working Group

Dubbo Community Based Urban Heritage Review Working Group

Meeting 1 – Wednesday 23 June 2004

Agenda

1. Welcome and Introductions **SB**
 - *Dubbo's chance to create a list of items which it thinks is important/contributes to making Dubbo what it is today*
 - *You as a committee will be participating directly in this process, through research or inspections, marketing and promotion or community liaison.*
 - *Note Aboriginal Study also being undertaken*
 - *Committee members introduce themselves and BRIEFLY describe their skills and how they feel they can contribute.*

2. General Overview of New South Wales Heritage System **SB**
 - *Brief overview of the Heritage System in NSW*
 - *Discuss notion of "Heritage Significance" and criteria used for assessment of heritage significance*
 - *Handout and briefly go through an example of State Heritage Inventory Form*

3. Draft Thematic History **SB/RB**

6. Actions/Outcomes **All**
 - *Committee to think about local themes*
 - *Committee to think about potential items (GAP analysis)*
 - *Committee members to assist with Thematic History*
 - **NEXT MEETING:**
 - *Finalise list of potential items*
 - *Committee to agree on b3 community nomination form*

 - *Briefly go through existing items and start thinking about holes (relating back to local themes)*
 - *Example of themes not well represented:*
 - *Industry*
 - *Communications*
 - *Leisure/Recreation*
 - *Archaeology*
 - *Conservation Areas*
 - *Committee members to go and think about items to add and delete.*

5. Next Steps **SB/All**
 - *Finalise our list of potential items*
 - *Organise for community nominations*

6. Actions/Outcomes **All**
 - *Committee to think about local themes*
 - *Committee to think about potential items (GAP analysis)*
 - *Committee members to assist with Thematic History*
 - **NEXT MEETING:**
 - *Finalise list of potential items*
 - *Committee to agree on b3 community nomination form*

6.6.2 Community Information Flyer

What does "Heritage" and "Heritage Significance" mean?

Heritage consists of those things we want to keep that give us some sense of the past and of our cultural identity. It is the things we want to protect and pass on to future generations. Heritage can be natural, cultural (including gardens, buildings, streets, machinery and collections of objects, and archaeology) and Aboriginal.

Heritage Significance is a term used to describe an item's value or importance as a feature of our environment. Criteria used to assess Heritage Significance include:-

- Importance in local or state history;
- Association with a person or group of importance;
- Aesthetic or technical importance;
- Special association with community or cultural group for social, cultural or spiritual reasons;
- Potential to contribute to the understanding of cultural or natural history;
- Rarity or commonality.



Old Dubbo Gaol



Former Post office, Macquarie Street



Natural heritage around the Macquarie River?

For additional Information contact Andrew Johns, Strategic Planner, Dubbo City Council on (02) 6881 4205 or go to the NSW Heritage Office's website- www.heritage.nsw.gov.au



DUBBO
CITY COUNCIL

**Dubbo
Community
Based Urban
Heritage Review
2004**

**Frequently
Asked Questions
Answered**

What are the types of Heritage Listing?

Heritage "Listings" or "Registers" are lists of heritage items. In NSW, there are two types of statutory registers - the State Heritage Register and the Local Environment Plan (LEP) Heritage Schedule. There are also a number of non-statutory registers - the Register of the National Trust of Australia, Register of the National Estate, and registers compiled by the Royal Australian Institute of Architects.

Dubbo City Council is responsible for identifying heritage items for inclusion on the LEP Heritage Schedule, and managing any changes to those items. It is also expected to give advice on the listing of items on the State Heritage Register.

Why are places/items listed on Heritage Registers?

Items are included on heritage registers to ensure that they are properly looked after, protected from damage and the threat of demolition. A few decades ago, there was pressure to redevelop, due to the attitude that new is better than old, and consequently, many items were demolished, in Dubbo and elsewhere around NSW.

The community's reaction to these actions led to the development of "controls" being introduced, which have the force of law to ensure their effectiveness.

How is a heritage item listed on a statutory register?

An item can become heritage listed after investigation and assessment of its significance. For items of local significance, they are listed on the LEP Heritage Schedule. Items of state significance, are usually listed on the LEP Heritage Schedule as well, but are also included on other registers, such as the State Heritage Register.

Inclusion of items on the LEP Heritage Schedule is a process which enables owners and the public to have direct input into the listing and is undertaken in accordance with procedures specified in the Environmental Planning and Assessment Act 1979.

Will I be advised if my place/item is proposed for heritage listing?

Yes. Council shall contact all owners seeking comment on any proposal to list an item as a local or state heritage item prior to making any decisions.

Will my objection prevent a proposed heritage item from being Heritage Listed?

For local items, it would depend on the level of significance attached to the item, and the particular circumstances of the case. Council would, however, suggest that owners carefully consider the potential benefits of having an item listed.

For state significance items, if a dispute arises during the assessment and registration process, the Minister for Infrastructure, Planning and Natural Resources will consider all representations.

What incentives are there for having a site heritage listed?

For items listed on the LEP Heritage Schedule:

- Council can allow otherwise prohibited uses of heritage listed buildings to occur;
- Priority access to specialist heritage advice, via Council's Heritage Adviser, free of charge;
- Assistance with applications for grants funding for heritage conservation projects.

Council is also establishing a Local Heritage Fund, which will assist the owners of listed places subject to the support of Council's Heritage Adviser and is also investigating other incentives, such as reduction in rates, and the donation of Development Application fees.

Items listed on the State Heritage Register are able to access much greater funding assistance possibilities.

What are the requirements upon heritage listed places/items?

If an item/place is listed on the LEP Heritage Schedule, Council consent is required:

- to demolish, damage or move the item;
- to make structural or non-structural changes to the detail, fabric, finish or appearance to the exterior;
- to erect a building or subdivide land on which a heritage item is located.

It is important to note, however, that most of these requirements apply to non-heritage items as well.

If an item/place is listed on the State Heritage Register the following requirements apply:

- Controls on alterations, damage, demolition and development;
- Consent is required from the NSW Heritage Council prior to making any changes to the place;
- Minimum standards of maintenance and repair must be met, including weatherproofing, security and fire protection.

There is, however, no requirement to "restore" the item.

Council and the Heritage Office acknowledge that old buildings do not always suit modern living, and they support sympathetic adaptations of heritage buildings to introduce new elements such as bathrooms and kitchens.

The most important thing is to understand why a place/item is important, and from that, working out how changes can be made without affecting that significance.

6.6.3 Community Heritage Nominations



Media Release

FOR MORE INFORMATION:
Emma Ramien – Public Relations Officer
Ph: (02) 6881 4249 / Mbl: 0409 324 379
Email: emma.ramien@dubbo.nsw.gov.au
Website Address: www.dubbo.nsw.gov.au

7 OCTOBER, 2004

Call for community heritage nominations

As a part of a community based Urban Heritage Review, Dubbo City Council is currently calling for community participation, through the nomination of potential items of heritage significance in the urban area of the city.

Council's Heritage Adviser and Coordinator of the Urban Heritage Review Working Party, Sophie Butler said this was the exciting bit of the review.

"This is a chance for the people of Dubbo to identify the places they want recorded and protected for the future," she said.

"This nomination phase is a key part of the community-based process. While the Working Group, which is made up of community representatives, including representatives from the National Trust and the Dubbo Field Naturalists Society, Councillors and Council staff, are creating their own list of potential items, the community's ideas are equally as important.

"Council wants an outcome that reflects the community's feelings, and the places that the community feels are worthy of retention."

Ms Butler said potential heritage items might be places such as parks, commercial buildings, important streets, industrial sites, hotels and other places that reflect the features that make Dubbo what it is today.

"Some great potential places include the River Gums at Devil's Elbow, old flood markers, and some of the streetscapes in north and south Dubbo," she said.

"I'd really like to encourage the people of Dubbo to have a look around their environment and think about what makes Dubbo unique and try and think outside the square!"

Council's Strategic Planner and Working Group Facilitator, Andrew Johns said Council would like to encourage the community to get behind the review.

"Council is calling on the community to be a significant part of the process and have a say. It is as easy as filling out a form and dropping it in a box", he said.

"There will be displays outlining the Urban Heritage Review and the nomination process at the Dubbo Branch Library, Orana Mall, Dubbo City Council's Administration Building and on Council's website at www.dubbo.nsw.gov.au under the 'your community' menu.

"Individuals can also contact me at Council, and I will forward a nomination form and information pamphlet either electronically or by mail."

6.6.4 Typical Nomination Form

Dubbo Community Based Urban Heritage Review



Potential Heritage Item Nomination Form

Examples: Old Roxy Theatre, Darling Street Memorial Plane Trees, Flood Markers, Chinese Market Gardens, Soap Factory, Red Gums at Devil's Elbow.

Nominee Name	<u>Dubbo Macquarie River Bushcare Inc</u>	Phone No	<u>6882 2591</u>
Address	<u>PO Box 1662</u>	<u>DUBBO NSW</u>	<u>2830</u>

1. Item/place name LARGE RIVER RED GUM (E. camaldulensis)
2. Brief Description Very large tree with probable Aboriginal Scar on southern side. Several hundred years old
3. Location/Address Western end of footbridge over the river from Tamworth St Carpark

4. Briefly describe the history of this item/place, if known?

This is one of the larger/older River Red Gums close to the Tracker Riley Cycleway. The DMRB Inc has already placed an interpretive sign close to this tree.

5. Why do you think this item/place is important?

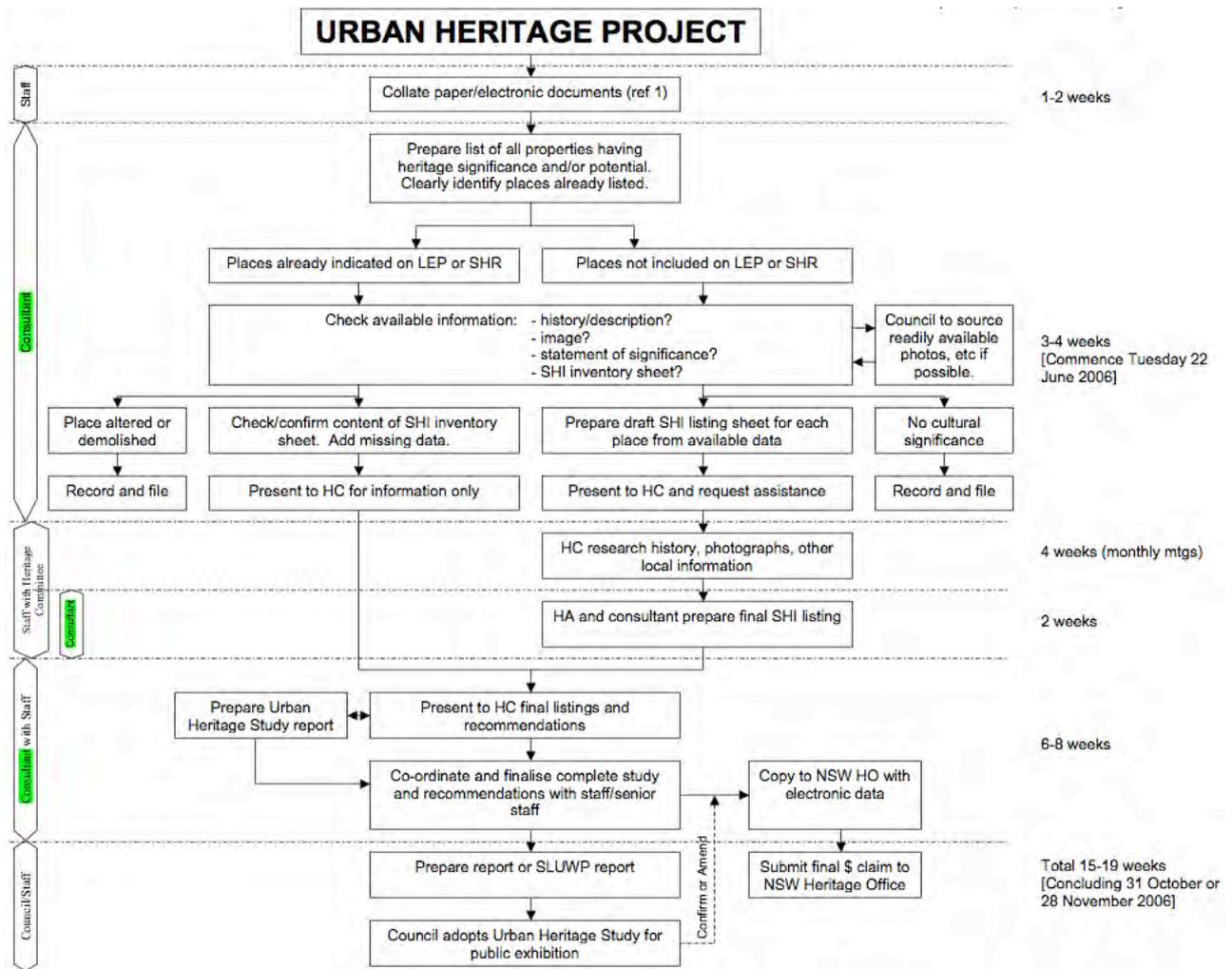
Link with Aboriginal use pre-European settlement. Has survived many floods. Many nest hollows for birds and mammals.

6. Do you have any historical documents (such as old newspaper clippings) or old photos relating to this place? If so, please list them below or attach copies.

NOTE: It is important to note that nominating a place for the Dubbo Community Based Urban Heritage Review DOES NOT mean that the place will automatically be "listed". Your nominated place will be added to a list of "Potential Heritage Items" and will have to meet numerous criteria to be considered for listing. Consideration of any place for listing will be done in close consultation with the owner of the property.

Please place this form in the "Completed Community Nomination Forms" Box at the Dubbo Branch Library, the Dubbo City Council Temporary Civic Administration Centre at the old High School or Orana Mall, or return it to Andrew Johns, Senior Strategic Planner, Dubbo City Council, PO Box 81, Dubbo NSW 2830.

6.6.5 Overall Program for the Study



6.6.6 Interim Report to the Advisory Committee

DUBBO URBAN HERITAGE REVIEW 2006-2007
INTERIM REPORT DECEMBER 2006

INTRODUCTION:

This interim report for the Dubbo Urban Heritage Review (UHR) includes the following information:

- Summary tabulation of all known potential heritage items, including those selected for investigation of significance and possible statutory listing (highlighted items).
- Final draft of State Heritage Inventory (SHI) summary sheets for each of the above potential heritage items. (These summary sheets print only a condensed summary of data included on each SHI inventory sheet. A full SHI inventory should be printed and substituted for the current summaries at a later date).
- Additional documentation relating to each place, including 1986 Heritage Study inventory sheet, and any further information gathered during the course of the UHR to date.
- A Summary of items:
 - A. Recommended for listing as Heritage Items on the Dubbo Local Environmental Plan (LEP) Urban Areas 1998.
 - B. Potentially worthy of listing, but which require further investigation.
 - C. Not considered significant at this stage, but which should be further investigated through site visitation.
 - D. Places demolished.

The following is a brief outline of the methodology employed in Stage 1 UHR, a summary of further action required, and recommendations for the completion of the study (ie Stage 2).

METHODOLOGY:

- Community consultation was undertaken to identify potential heritage items which were considered worthy of listing by the Dubbo community. A steering committee (UHR Committee) including community representatives, historical society members and Council officers was formed.
- A tabulation of all known potential items was compiled using information from various sources (for sources please see 'References' at end of attached tabulation)
- All available information relating to the potential items was included in the tabulation, including full property description, street address, and all known statutory and non-statutory listings.
- From this comprehensive list, the items considered to be of potentially high significance, warranting further investigation and possible nomination for statutory listing on the Dubbo LEP Urban Areas were selected by Council's Heritage Adviser.
- Further community consultation was undertaken, and participants (members of the UHR Committee) encouraged to select particular potential items to gather further information relevant to their possible significance to assist with the assessment process.
- Any information provided by the community UHR committee was gathered for use in assessment of potential items.
- Further documentary research was undertaken by the Consultants using known available sources such as the Macquarie Regional Library Local History section.

- All available historical data relating to potential items was distilled and entered into the SHI database.
- Photographs of each potential item were taken by Dubbo City Council Staff to assist in the assessment process.
- Using available historical information, photographic evidence, field research and recommendations from the 1986 Heritage Study, an Assessment of Significance for each potential Heritage Item was undertaken.
- A SHI inventory Sheet including all relevant information gathered to date was completed for each potential item. This included an Assessment of Significance for each item undertaken by Council's Heritage Adviser.
- As relatively little information could be sourced regarding historical or social significance, most assessments are based on the aesthetic significance of the potential items, and how they relate visually within the Dubbo built environment.

During the course of the assessment process, and for the sake of clarity, items were categorised as follows:

- A. Recommended for listing as Heritage Items on the Dubbo LEP Urban Areas 1998 (*SHI inventory Sheet printed on green*).
- B. Potentially worthy of listing, but which require further investigation (*SHI inventory Sheet printed on yellow*).

C. Not considered significant at this stage, but which should be further investigated through site visitation
(SHI inventory Sheet printed on pink.)

D. Initially considered but on investigation found to have been demolished. (SHI Inventory Sheets are not printed but the places are noted as grey on the summary sheet)

These inventory sheets, plus the comprehensive tabulation of all potential items and the Summary Sheet of action to be taken, are presented in the accompanying UHR Stage 1 binders.

FORMAT

Included in this interim report are:

- 2 A4 binders which contain –
VOLUME 1
CONSOLIDATED TABULATIONS
SUMMARY OF RECOMMENDATIONS
UHR POTENTIAL HERITAGE ITEMS (Arthur Street to Fitzroy Street)

VOLUME 2
UHR POTENTIAL HERITAGE ITEMS (Gipps Street to Wingewarra Street)

RECOMMENDATIONS:

Based on the assessment process outlined above, the following recommendations are made to facilitate the undertaking of Stage 2 UHR (Summary Report)

- Further investigation should be undertaken for those items recorded as either -
- *Potentially worthy of listing, but which require further investigation OR*
- *Not considered significant at this stage, but which should be further investigated through site visitation*

These items should be further investigated by the consultants and Dubbo City Council staff, and sufficient information gathered to allow an adequate assessment of significance.

- Items recorded as being worthy of Statutory Listing on the Dubbo LEP Urban Areas 1998 should be presented to Council as potential Heritage Items for their consideration.
- The photographs supplied by Dubbo City Council of potential heritage items should be attached in electronic format to their relevant SHI data sheets.

Christo and Tracey Aitken
December 2006

6.6.7 Tabulation of Places of Potential Significance

ITEM AND LOCATION							HERITAGE LISTINGS						URBAN HERITAGE REVIEW RECOMMENDATIONS					
Address and Property Description							LOCAL GOVERNMENT		STATE GOVERNMENT		FEDERAL GOVERNMENT		OTHER BODIES	Source of Inclusion in tabulation*	Known level of significance	Degree of Streetscape significance	Degree of Significance grading (H,M,L)	Other Comments
Street	House No.	Property Name/ Item	Lot	Section	DP	Council Identifier	DLEP 1998 Urban Area	1986 Study Inventory sheet	State Heritage Inventory	State Heritage Register	Register National Estate	National Heritage List	National Trust (NSW), RAAI, Art Deco Society etc					
Allison Street	7													9				
Allison Street	13													9				
Allison Street	15													9				
Arthur Street	7	Brick dwelling c1885 (site only??)	1		998454			Y	152001					15				DEMOLISHED
Belmore Street	3													9, 11				
Belmore Street	4													9, 12				
Belmore Street	5	House												11				
Belmore Street	7	House	7&8	5	907	8394	Item H1	Y	1520242					1, 2, 7, 8, 9, 11, 12, 15	Local			
Belmore Street	9													9, 11				
Belmore Street	10													9, 11				
Belmore Street	11	*Murraweeja built 1912 (ref 16)												2, 8, 11, 12, 16				
Belmore Street	13													9				
Belmore Street		Streetscape/precinct												12				
Bembrose Lane	8	Residence of Pearl Mary 'Gambanyl' Gibbs (ref 16)												12, 16				
Bishop Street (cnr James St)	1	Shopfront only	A		337776	8420	Item H2	Y	1520245					1, 2, 7, 11, 12, 15	Local			
Bishop Street	5	Cottage												7, 8, 11, 12				DEMOLISHED
Bishop Street	6													9				
Bishop Street	7	Dwelling												12				
Bishop Street	12													9				
Bishop Street	14													11, 9				
Bishop Street (cnr Gipps St)	19	Brick house c1910	N		383165	8431	Item H3	Y	1520404 LEP (1520247SHI)					1, 2, 11, 12, 15	Local			
Bishop Street	25	Brick bungalow c1930												12, 15				
Bishop Street	27	Dwelling		3	907	8432		Y	1520248					12				
Bishop Street	32	Brick cottage (Edwardian style c1920)						Y	1520249					11, 15				
Bishop Street	37	Cottage				8437								11				
Bligh Street		Flood marker			7023	1020031								2				
Bligh Street		Water pumping station												2				
Bligh Street		Macquarie River Rail Bridge (west of railway station) Iron lattice girder bridge	RAIL				18775	Item H?	1520527	SHR #01032	RNE		NTA	1, 3, 4	Local, State, National			
Boundary Road	70	Dwelling												7, 12				
Boundary Road	84	Residence - "Warrawee" c1928			26223	2895		Y	1520531					15, 16				
Boundary Road	107	Brick cottage c 1870												15				
Boundary Road	108	Bungalow c 1930			540734			Y	1520250					15				DEMOLISHED
Bourke Street	89	Cambourne No 1												2, 8				
Bourke Street	93	Cambourne No 3												2, 8				
Bourke Street	94-98													7, 12				
Bourke Street	Lot 518	*"Ranelagh" Brick house & curtilage	518		603598	6972	Item H4	Y	1520254				NTA	1, 2, 15	Local			
Bourke Street	Lot 21	*"Tantallon" Rendered rammed earth house	21		715331	6974	Item H4	Y	1520103				NTA	1, 2, 12, 15	Local			
Bourke Street	50/52													9				
Bourke Street	78	*"Car-Lynn" 1890s timber cottage							1520256					15				DEMOLISHED
Bourke Street	80	*"Mayville"	5	A	2683	7019		Y	1520258					15				
Bourke Street	84	*"Emoh Rua"			3113	7021		Y	1520259					2, 15				
Bourke Street	86-90	Group of three C19th houses	86/10& 90/8		3113	90/7024		Y	1520260					15				Included in streetscape group with 86-90 Bourke
Bourke Street	88	Brick cottage c 1880 (one of three)												15				
Bourke Street	89-93	Pair 19th C brick cottages												9				
Bourke Street	123/125/127	Brick cottage												9				
Bourke Street	149													9				
Bourke Street	104	*"Montana"												2				
Bourke Street	106	Brick cottage	18		5855	7032	Item H6	Y	1520264				NTA	1, 2	Local			
Bourke Street	107	Cottage	6					Y	1520251				NTA					
Bourke Street	108	Brick cottage c1915	17		5855	7033	Item H7	Y	1520266				NTA	1, 2, 15	Local			
Bourke Street	109	Dwelling						Y					NTA	15				Included in streetscape group with 111 Bourke
Bourke Street	110	House, garden & fence	16		5855	7034	Item H8	Y	1520267				NTA	1, 2, 15	Local			
Bourke Street	109-111	Dwelling	111		1101773	23020		Y					NTA	2, 15				
Bourke Street	113 (group with 115)	Cottage	42		234697	9487		Y	1520253				NTA	2, 15				
Bourke Street	115 (group with 113)	Cottage	1		259741	9488		Y	1520253				NTA	15				
Bourke Street (cnr Furney Street)	122	*"Eastonville" Brick house	17		1541	9076	Item H9	Y	1520123			RNE	NTA	1, 2, 3, 4, 5, 11, 15	Local, National			
Bourke Street	135	Brick cottage				1089262	9111	Item H10	Y	1520270				2, 7, 15	Local			
Bourke Street	133	*"Yalarban" (former home of CJ Adams Chemist - ref 16)	10		628609	9110		Y	1520269					2, 12, 15, 16	Local			
Bourke Street	135	Brick cottage	3		1089262	9111	Item H10	Y	1520270					1, 2, 7, 8, 11, 12	Local			
Bourke Street	137	Brick cottage	1		996193	9112	Item H11	Y	1520271					1, 2, 8, 11, 12, 15	Local			
Bourke Street	143	Devonia	16		16564	9115	Item H11	Y	1520272					2				
Bourke Street	144													2				
Bourke Street	80-90	Streetscape												2				
Bourke Street	100-118 (ref SHI 109-111?)	Streetscape group	21		5855	7029		Y	1520252					2, 15				
			20		5855	7030												
			19		5855	7031												
			18		5855	7032												
			17		5855	7033												
			16		5855	7034												
			15		5855	7035												
			14		5855	7036												
			13		5855	7037												
			12		5855	7038												
Bourke Street	109-115	Streetscape	see above											2				
Bourke Street	133-137	Streetscape												2, 7, 12				
Bourke Street*	149	House c 1950s	1		332673	9120		Y	1520273					15				*Significance to be clarified
Brisbane Street	72	*"Old Macquarie Brewery" Victorian Stone Building	2		580341	9498		Y	1520279					1, 2, 15	Local			
Brisbane Street	77	Victorian cottage						Y	1520274					15				DEMOLISHED
Brisbane Street	79	*"Hub of the West Lodge" Brick House	781		997786	9520	Item H13	Y	1520275					1, 2, 12, 15	Local			
Brisbane Street	81	Timber (batten & board) Cottage	1		783042	9521	Item H14	Y	1520276					12, 15	Local			
Brisbane Street	83													2				
Brisbane Street	85	Cottage							1520277									
Brisbane Street	87	Farmer Power House	A		154002									12				
Brisbane Street	90													2, 15				
Brisbane Street	101-105	*"Ben Furney Flour Mills" Assorted Buildings	100		808182	16173	Item H15	Y	1520292				NTA	1, 2, 12, 15	Local			
Brisbane Street	119								1520278					12				
Brisbane Street	137	Court House, curtilage & fence	15	4	758361	9775	Item H16	Y	1520280			RNE	NTA	1, 2, 4, 15	Local, National			
Brisbane Street	142	*"Dubbo Lands Office" Two Storey Timber & Iron Building	3	11	758361	9741	Item H17	Y	1520293				NTA	1, 2, 4, 15	Local, National			
Brisbane Street	143	*"Devonia" dwelling												12, 15				

ITEM AND LOCATION							HERITAGE LISTINGS						URBAN HERITAGE REVIEW RECOMMENDATIONS					
Address and Property Description							LOCAL GOVERNMENT		STATE GOVERNMENT		FEDERAL GOVERNMENT		OTHER BODIES	Source of Inclusion in tabulation*	Known level of significance	Degree of Streetscape significance	Degree of Significance grading (H,M,L)	Other Comments
Street	House No.	Property Name/ Item	Lot	Section	DP	Council Identifier	DLEP 1998 Urban Area	1986 Study Inventory sheet	State Heritage Inventory	State Heritage Register	Register National Estate	National Heritage List	National Trust (NSW), RAAI, Art Deco Society etc					
Brisbane Street	264													12				
Brisbane Street	266													9				
Brisbane Street	267													9				
Brisbane Street	268	House						Y	1520303					9, 11, 12				
Brisbane Street (cnr Charlotte Street)	270	House	2	A	9489	8480	Item H29	Y	1520304					1, 2, 11, 15	Local			
Brisbane Street	270 - 280	Streetscape Group																
Brisbane Street	274													9				
Brisbane Street	275													9				
Brisbane Street	279													9				
Brisbane Street (cnr Wingewarra Street)		Hopetoun (hospital)												2				
Brisbane St btwn Mitchell & Tamworth west														11				
Brisbane Street cnr Tamworth Street		Streetscape												15				
Brisbane Street		Drift wells	51		614390	8316		Y	1520290					15				
Buttje Street	45	"Convent of Mercy" Two storey brick building	9		758361	9853	Item H30	Y	1520305					1, 2, 12, 15	Local			
Buttje Street	52	"Town" Brick house	5		6604	9829	Item H31	Y	1520310					1, 2, 15	Local			
Buttje Street	58	Bungalow						Y	1520311					15				
Buttje Street	61	Myrtle Cottage (Carlyle hospital ref 2)												2, 16				DEMOLISHED
Buttje Street	73													8, 9				
Buttje Street	75													9				
Buttje Street	77	Brick bungalow c1935						Y	1520306					9, 15				DEMOLISHED
Buttje Street	81	Cottage	1		718457	9163		Y	1520307					15				
Buttje Street	87													12				
Buttje Street	89/95													9				
Buttje Street	97/101													9, 11, 12				
Buttje Street (cnr Bourke St)	104	"Mikado" brick House	A		390552	9134	Item H32	Y	1520312					1, 2, 8, 16, 9, 11, 12, 15	Local			
Buttje Street (cnr Gipps Street)	105	Brick house	6		491	9177	Item H33	Y	1520318				NTA	1, 2, 12, 15, 16	Local			
Buttje Street	106	"Suva", cottage	1		225613	9135		Y	1520313					2, 8, 11, 15				
Buttje Street	108	Brick house	2		225613	9136	Item H34	Y	1520314					1, 2, 8, 11, 12, 15	Local			
Buttje Street	110	"Strathsaye"	3		225613	9137		Y	1520315					2, 8, 11, 12, 15, 16				
Buttje Street	112	"Waverley"	4		225613	9138		Y	1520316					11, 12, 15				
Buttje Street	114	"Dakelith" Brick Cottage	5		225613	9139	Item H35	Y	1520317					1, 2, 8, 11, 16, 12, 15	Local			
Buttje Street	116	"Kia-Ora"	6		225613	9140		Y	1520318					2, 8, 11, 12, 15, 16				
Buttje Street	117	"Pretoria" Brick house & fence	4		978043	6603	Item H36	Y	1520309					1, 2, 8, 9, 11, 12, 15, 16	Local			
Buttje Street	118	"Belmont"	7		225613	9141		Y						2, 7, 8, 11, 12, 15, 16				
Buttje Street	120	"Leura"	8		225613	9142		Y						2, 7, 8, 11, 12, 15, 16				
Buttje Street (cnr Gipps St)	122	"Hazeldene" Brick house	2		579472	9143	Item H37	Y	1520140				NTA	1, 2, 3, 8, 11, 12, 15, 16	Local			
Buttje Street	104-122	Streetscape												2				
Buttje Street	123													9				
Buttje Street	126													9				
Buttje Street	130/132/134/136													8				
Buttje Street	136													9				
Buttje Street	166 & 168													9				
Buttje St btwn Bourke & Gipps		Kemmis House							1520147				NTA	11				
Buttje Street, btwn Fitzroy & Hopetoun		Significant grouping												11				
Buttje Street, btwn Hampden & Bourke		Significant grouping												11				
Bunglegumble Road		"Yulong"												2				
Bunglegumble Road		Tree plantations												2				
Bunglegumble Road		"Mount Olive" Stone cottage	3		250606	11958	Item H38		1520140					1, 2	Local			
Bunglegumble Road		Sewerage treatment works												2				
Buningyong Road		"Old Buninyong School"	302		754308	5341	Item H39		1520480					1, 2	Local			
Cadell Street	6	Brick Bungalow	12		760060	21977	Item H40	Y	1520320					1, 2, 11, 15	Local			
Cadell Street	8													9				
Cadell Street	10													9				
Cadell Street	12 / 14													9				
Carrington Ave	40	"Mayville" Weatherboard Cottage	12	9	2335	9861	Item H41	Y	1520321					1, 2, 15	Local			
Carrington Ave		Rothsay No 1 (hospital)												2				
Carrington Ave	44 (incl with 46)	Semi detached house	A		371040	9863		Y	1520322					15				
Carrington Ave	46 (incl with 44)	Semi detached house	B		371040	9864		Y	1520322					15				
Carrington Ave	48	Cottage						Y	1520322					15				
Carrington Ave	44-58	Streetscape grouping						Y	1520322					15				
Carrington Ave	40-62	Streetscape grouping						Y	1520321					2				
Carrington Ave	54	German cottage						Y	1520145					3, 15				
Carrington Ave	60-62	Pair of timber cottages	PT 12	8	758361	9871		Y	1520326					15				DEMOLISHED
Carrington Ave	64-72	Streetscape group	2		31862	9872		Y										
Carrington Ave		Dubbo Infants School	1		724331			Y	1520143					3				
Charlotte Street	5	Timber cottage	A		376465			Y	1520327					9, 11, 15				
Charlotte Street	8													11				
Church Street	20-22	Streetscape												11				
Church Street		N & N Chambers	1		198091	9893		Y	1520330					2, 12, 15				
Church Street	31-33	"Former Masonic Hall" Two storey brick commercial building	12		531603	9917	Item H42	Y	1520328					1, 2, 12, 15	Local			
Church Street	36	"Salvation Army Citadel" Brick building	1		67318	9896	Item H43	Y	1520331				RNE	1, 2, 4, 12, 15	Local, National			
Church Street	43	Commercial Building												12				
Church Street	62	Uniting Church + hall	A		376141	15522	Item H45	Y	1520332					6, 12, 15	Local			Already listed
Church Street	64-66 (check SHI address)	"The Drop Inn" & "Wesley Centre Uniting Church" Brick buildings	100		1076404	15522	Item H44	Y	1520333					6, 12, 15	Local			
Church Street	80	House												11				
Church Street	86	Brick cottage	10		13133	9204		Y	1520334					9, 15				
Church Street		Wesley Centre, brick church building						Y	1520332					1				
Church Street	224													2				
Church Street		Merino Motel												2				
Church Street		"Mimosa Flats"	1		87285									9				
Cobra Street	17													2				
Cobra Street (cnr Brisbane)	25	Allawah No 2												2				
Cobra Street	27													12				
Cobra Street	40-42													12				
Cobra Street	44-46	"The Shelling" Brick semi-detached dwelling	A		406488	9939	Item H46	Y	1520338					1, 2, 12, 15	Local			
Cobra Street	46	"...Onbar" Brick semi-detached dwelling	B		406488	9940	Item H47		1520338					1	Local			
Cobra Street	61													9				
Cobra Street	78	Brick dwelling	11		16564	9223		Y	1520339					9, 15				
Cobra Street	67													9				
Cobra Street (cnr Darling St)	69		123															

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Darling Street	106	Stone cottage	4		1006205	20316	Item H58	Y	1520348					1	Local				
Darling Street	111	Railway Cottage (gatekeepers cottage ref 2)					Item H7	Y	1520347					1, 2, 15	Local				
Darling Street	115-131	Stone house (Police Inspectors Residence - ref 4)	701		1020026	9583	Item H59	Y			RNE		NTA	1, 2, 4, 12, 15	Local, National				
Darling Street	116	Streetscape																	
Darling Street	120/122/124	"Old Fire Station" Two storey brick building	1		1038705	9231	Item H60	Y	1520357					1, 2, 3, 15	Local				
Darling Street	128							Y	1520359					9					
Darling Street	135-164							Y	1520360					9, 11					
Darling Street	156-160	Streetscape						Y						2, 11					
Darling Street	158	Bungalow												15					
Darling Street	160	Bungalow												15					
Darling Street	166													9					
Darling Street	179	"Dubbo Public School Principals Residence" Brick house	12	10	758361	21644	Item H61	Y	1520349					1, 2, 15	Local				
Darling Street (cnr Wingewarra Street)	181-195	"Dubbo Public School" Brick buildings	1		724331	9958	Item H62	Y	1520351, 1520142, 1520350, 1520352, 1520150		RNE		NTA	1, 2, 3, 4, 8, 12, 15	Local, National				
Darling Street	184	Mayfair No 1 (hospital)												2					
Darling Street	198	Soap and Candle factory	1		518204									2					
Darling Street	206	Timber cottage	21		7789			Y	1520361					15				DEMOLISHED	
Darling Street	207	Rendered cast iron coursing cottage	1	9	3138	9965	Item H63	Y	1520354					1, 2, 8, 12, 15	Local				
Darling Street	209	Two storey brick terrace dwelling	A	9	435243	9966	Item H64	Y	1520355					1, 2, 15	Local				
Darling Street	211	"Orana" Two storey brick terrace dwelling	B	9	435243	9967	Item H65	Y	1520355					1, 2, 11, 12, 15	Local				
Darling Street	212	House	C		398000	8618	Item H68	Y	1520362					1, 2, 9, 15	Local				
Darling Street	213	Two storey brick terrace dwelling	C	9	435243	9968	Item H66	Y	1520355					1, 2, 12, 15	Local				
Darling Street	215	Two storey brick terrace dwelling	D		435243	9969	Item H67	Y	1520355					1, 2, 15	Local				
Darling Street	220	"Ellimatta" dwelling												12					
Darling Street	221	Dwelling												12					
Darling Street (cnr Tamworth Street)	224	"Glen Lorraine" Brick bungalow & fence c1929 (ref 15)	80		555353	8624	Item H69	Y	1520363				NTA	1, 2, 11, 15, 16	Local				
Darling Street	230	Bungalow	14		540094	7781		Y	1520364					9, 15					
Darling Street	231	Rothsay No 1 and 2												2					
Darling Street	233	Brick house	1		125286	9980		Y	1520356					15					
Darling Street	235	Brick house												15				DEMOLISHED	
Darling Street	233-235	Streetscape						Y						2, 12				235 DEMOLISHED	
Darling Street	245	Timber Bungalow												9					
Darling Street	246													9					
Darling Street	249													9					
Darling Street	255-263	Cottages												9, 11, 12					
Darling Street	263													7					
Darling Street	299-301													9					
Darling Street	309-313													8					
Darling Street	311/309													9					
Darling Street	315													9					
Darling Street	317													2					
Darling Street	325													9					
Darling Street (cnr Myall)		RAAF Hospital												2					
Darling Street (cnr Tamworth Street)	331	Dwellina (possibly built by Clarence Taylor pre 1926 ref 11)	102		569156	8674	Item H70	Y	1520358					1, 2, 9, 11, 15	Local				
Darling Street	343-343A	Darling Street memorial plane trees												9					
Denison Street	6	Dwelling												2					
Denison Street	7													11					
Denison Street	9													9					
Denison Street	11													9					
Depot Road		Remains of wool scour works (now Claypan Gallery, old Engine Room)	51		857537			Y						2, 15					
Dulhunty Avenue	12	Bungalow	47		878701	7856	Item H71	Y	1520367					1, 2, 11, 15	Local				
Duneedoo Road		Church Building	74		754287	18799	Item H72	Y	1520477					1, 2	Local				
Erskine Lane	7 to 9	Brick semi-detached cottages												1, 2, 15	Local				
Erskine Street	21	Timber Bungalow	1		329002	9616	Item H73	Y	1520372					1, 2, 15	Local				
Erskine Street (cnr Park St)	28-32	Brick Building & fence	8	A	2699	9599	Item H74	Y	1520370					1, 2, 12, 15	Local				
Erskine Street	45	Former police station and residence, Brick building	701		1020026	9583	Item H75	Y	1520369					1, 2, 12, 15	Local				
Erskine Street	62-64	"Western Star Hotel" Brick building	513		878055	19770	Item H76	Y						1, 2	Local				
Erskine Street	66-68	Semi-detached housing building	514		878055	19771	Item H77	Y	1520371					1, 7, 12, 15	Local				
Erskine Street	68-74	Nurse Rogers Hospital												2, 7, 12					
Erskine Street	68-72	Streetscape												2, 8					
Erskine Street		Police paddock												2					
Erskine Street		Claremont No 1												2					
Eulomogo Road	241 (see also Pinedale Rd)	"Pise House"	65		754287	12702	Item H78	Y	1520373					1, 2	Local				
Fitzroy Street	68	Rendered cottage	16		710	7136	Item H79	Y	1520374					1, 2, 15	Local				
Fitzroy Street	120	Stone cottage	3	1	286	7156	Item H80	Y	1520374					1, 2, 8, 12, 15	Local				
Fitzroy Street	146	Timber Cottage	2		286	7196	Item H81	Y	1520375					1, 2, 15	Local				
Fitzroy Street	Dubbo Showground	Old Grandstand	206&333, pt lots		754308	6716	Item H82	Y	1520377		RNE		NTA	1, 2, 4, 7, 8, 15	Local, National				
Fitzroy Street	149	Brick Bungalow	10	24	589	7216	Item H83	Y	1520376					1, 2, 15	Local				
Fitzroy Street	184													9					
Fitzroy Street	195/197/199													9					
Fitzroy Street	201													9					
Fitzroy Street	203/209													9					
Fitzroy Street	204-206													2					
Fitzroy Street	207A-209A	Housing Commission												2					
Fitzroy Street	222	Timber Cottage	311		115770	3001		Y	1520387					15					
Fitzroy Street	224													7					
Fitzroy Street	225 - 229	Fibro/weatherboard shopfront	3		11646	8693	Item H84	Y	1520378					1, 2, 9, 11, 15	Local				
Fitzroy Street	227													2, 9					
Fitzroy Street	235													9					
Fitzroy Street	239	Timber cottage	1	A	2860	8699		Y	1520379					2, 11, 12, 15					
Fitzroy Street	241	Timber cottage	2	A	2860	8700		Y	1520381					2, 7, 8, 9, 11, 12, 15					
Fitzroy Street	244	Timber cottage						Y	1520388					9, 11, 15				DEMOLISHED	
Fitzroy Street	246	Shop												9					
Fitzroy Street	248/250													9					
Fitzroy Street	249 (incl to 251)	1920s shopfront	6	A	2860	8704		Y	1520380					2, 8, 12, 12, 15					
Fitzroy Street	251 (incl to 249)	"Matthew Quinn's Shop"												2, 8, 16, 9, 11, 12					
Fitzroy Street	253	Brick house	89		730794	17038	Item H85	Y	1520382					1, 2, 8, 9, 11, 12, 15	Local				
Fitzroy Street (cnr Denison St)	261	"Tutulla" Weatherboard house	A		414981	8710	Item H86	Y	1520383					1, 2, 11, 12, 15</					

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Macquarie Street	228-234 (ref 232-234SH)	"Dubbo Museum" Two storey masonry commercial building	1		545488	10529	Item H113	Y	1520431				NTA	1, 2, 7, 8, 12, 15	Local				
Macquarie Street	233	"Ais Lynne"												2					
Macquarie Street	266	Streetscape group												2					
Macquarie Street	290-342													9					
Macquarie Street	292													9					
Macquarie Street	294													9					
Macquarie Street (cnr Mitchell Str)	302	Brick house	14	A	32693	8836	Item H114	Y	1520532					1, 2, 3, 9, 11, 15	Local				
Macquarie Street	304													9					
Macquarie Street	306													9					
Macquarie Street	308													9					
Macquarie Street	309	The Macquarie Club	1			929352								9					
Macquarie Street	310													9					
Macquarie Street	312													9					
Macquarie Street	315	"Ulilmur" former Boys' Home	10			1100130	1100130							2, 7, 12, 15, 16					
Macquarie Street	316													9					
Macquarie Street	318													9					
Macquarie Street	320													9					
Macquarie Street	322	Bungalow	2		166714	8845		Y						9, 15					
Macquarie Street	324	Bungalow	1		166714	8846		Y	1520441					2, 9, 15					
Macquarie Street	326	Bungalow	1		959451	8847		Y	1520442					9, 15					
Macquarie Street	328													9					
Macquarie Street	330													2					
Macquarie Street	331													9					
Macquarie Street	334													9					
Macquarie Street	336													9					
Macquarie Street	338													9					
Macquarie Street	340													9					
Macquarie Street	342	Brick bungalow	1		166714	8846	Item H115		1520441					1, 9	Local				
Macquarie Street	343	"Wiluna" cottage	22		815228	16617		Y	1520434					2, 12, 15					
Macquarie Street	345	"Merigold" timber cottage							1520435					12, 15					
Macquarie Street	354													9					
Macquarie Street	380	"Cardiff" Brick house	21		595176	8034	Item H116	Y	1520443					1, 2, 15	Local				
Macquarie Street	385	"Regard Park" Brick House	9		545272	8325	Item H117	Y	1520053					1, 2, 3, 12, 15	Local				
Macquarie Street		"Kelvin Grove" weatherboard cottage (Mairgrove)						Y	1520436					15					
Macquarie Street		Brickworks						Y	1520366					2, 15					
Macquarie Street		Pumping Station						Y	1520291					2, 15					
Macquarie Street		Site of former brewery												2					
Macquarie Street		Chinese market gardens												2					
Macquarie Street		Water treatment plant												2					
Macquarie Street	322-326	Streetscape							1520438					2					
Mary Street	1	Dwelling						Y	1520444					11, 15					
Mary Street	2	"Allawah" No 1												2					
Mary Street	11	Cottage												11					
Mary Street	5	Cottage												11					
Mary Street	17	Cottage												11					
Mary Street	North	Cottage												9					
Merrilee		Racetrack												2					
Minore		Delroy School												2					
Mitchell Street	4	Rendered cottage	3		816639	16898	Item H118	Y	1520533					1, 2, 15	Local				
Mitchell Street	5	Cottage												11					
Mitchell Street	6	Brick cottage	2		816639	16897	Item H119	Y	1520446					1, 2, 15	Local				
Mitchell Street	11 to 17	Batten & board / w/c cottages group	16		975591	8897		Y	1520534					2, 11, 15, 16					
Mitchell Street	14-16	site of former batten boarded cottages						Y	1520447					2					
Mitchell Street	6	Streetscape							1520446					2					
Mitchell Highway		Driveway												2					
Muller Street	24													2					
Muller Street	25													2					
Muller Street	29	Former nursing home												2					
Muller Street	29	Brick house ("Whitehorn")	6		37776	9693	Item H120		1520141					1, 2, 3, 12	Local				
Muller Street	34	Brick house	12		37456	9689	Item H121	Y	1520450					1, 2, 15	Local				
Muller Street	51-53	Semi-detached housing building	5		540998	9700		Y	1520448					2, 15					
Muller Street	61	Batten & board	8		432728			Y	1520449					2, 15					
Muller Street	132	mid 19th C residence												2					
Muller Street	136	Shop												2					
Muller Street	152-156	Semi-detached housing building	A, B		344958			Y	1520451					2, 15					
Muller Street	160	Brick cottage	5		12828	7441	Item H122	Y	1520452					1, 2, 15	Local				
Muller Street	170	"Dubbo Base Hospital" Two storey brick hospital building	32		747737	7443	Item H123	Y	1520453					1, 2, 7, 8, 12, 15	Local				
Muller Street		Original Building												3					
Nancarrow Street	2													9					
Nancarrow Street	8	"Bonnie-Rigg" Brick house	4	2	9744	8904	Item H124	Y	1520454					1, 2, 11, 15	Local				
Nancarrow Street	9													7					
Nancarrow Street	16													9					
Nancarrow Street	27-45	"Honeymoon Cottages" 10x dwellings built 1930 by Wallace & McGee (ref 16)												2, 16, 9					
Nancarrow Street	21L	Streetscape	9		753233	12266	Item H125		1520482					1, 2	Local				
Nancarrow Street		"Cootha" Stone house												1, 2	Local, State, National				
Obley Road	23L	"Dundullmal" Timber slab homestead building	1		800756	15307	Item H126		1520017	SHR #1497	RNE	Nominated Place, NHL	NTA	1, 2, 3, 4, 5, 12	Local, National				
Obley Road	23L	Dundullmal - shed and stables	1		800756	15307	Item H126		1520486, 1520518, 1520517	SHR #1497	RNE	Nominated Place, NHL	NTA	1, 4	Local, National				
Obley Road		Former WWII training site												2					
Old Dubbo Road		"Old Dubbo Homestead" - house site including visible wall	31		738069	12593	Item H127		1520519					1, 2	Local				
Old Dubbo Road		Holmwood	1342		787623	4064	Item H							1	Local				
Old Dubbo Road		"Miriam" Weatherboard house	2		807767	21324	Item H128		1520492					1, 2	Local				
Palmer Street	2R	Hangars, sheds, communications bunker etc	11		1050240		Item H129		1520148	SHR #1701	RNE			1, 2, 4, 5, 15	Local, National				
Purvis		Former abattoir												2					
Quinn Street	1	Brick Cottage	18		6277	8963		Y	1520455					15					
Quinn Street	2	Cottage	9		10613	8941		Y	1520465					11					
Quinn Street	6	Dwelling												9, 11					
Quinn Street	7	Brick bungalow	15	2	6277	8966	Item H130	Y	1520456					1, 2, 11, 15	Local				
Quinn Street (cnr Bourke St)	11	Masonry cottage	13	2	6277	8968	Item H131	Y	1520457					1, 2, 11, 12, 15	Local				
Quinn Street	13	Dwelling	2		511682	8946		Y						12, 15					
Quinn Street	13	Dwelling	1	2	6278	8969		Y	1520458					9, 11, 12, 15					
Quinn Street (cnr Bourke St)	14	Brick cottage	13		529558														

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Short Street	1													9, 11					
Short Street	2	Former shop	F		415477	6838		Y	1520180					2, 9, 11, 15					
Short Street	11													9					
Short Street (cnr Hopetoun St)	12	Brick house	10	41	758361	6843	Item H139	Y	1520181					1, 2, 9, 11, 15	Local				
Short Street	14/16/18													9					
Short Street	20													9					
Short Street	28													9					
Short Street	19	California bungalow	5	E	2683	7543		Y	1520182					15					
Smith Street	3													9					
Smith Street	5	Late Edwardian bungalow	17	A	32693	9011		Y	1520184					11, 15					
Smith Street	9													9					
Smith Street (cnr Mitchell St)	13	Brick California bungalow	21	A	32693	9015	Item H140	Y	1520185					1, 2, 9, 11, 15	Local				
Smith Street	15	Bungalow	6	C	32693	9016		Y	1520186					11, 15					
Smith Street	16	Brick bungalow, garden & front fence	1	D	33637	9001	Item H141	Y	1520187					1, 2, 11, 15	Local				
Smith Street	19	Streetscape												12, 1					
Sterling Street	5													9					
Sterling Street	13	Dwelling	3		347439	3668								2, 16, 9, 11					
Sterling Street	15	Dwelling												9, 11					
Sterling Street	18A & 20													9					
Sterling Street	22	c1900 Weatherboard cottage	80		669267	3624													
Sterling Street	23													9					
Sterling Street	41-43	Late C19th Weatherboard cottages	41 - Sterling Lot 1 43 Sterling - Lot 18		339708 663046	3682 3683													
Sterling Street	56	*Kammarah* (built 1914 by Herman Von Schill - ref 16, 11)	24	3	2047	3644		Y	1520188					2, 16, 9, 11, 12, 15					
Sterling Street		Streetscape												2					
Stonehaven		Sandstone quarry												2					
Talbragar Street	64													2					
Talbragar Street (cnr Brisbane St)	79-97 (check SHI address)	*Castlereagh Hotel* Two storey brick building	11, Pt	4	758361	21790	Item H142	Y	1520189					1, 2, 12, 15	Local			DEMOLISHED	
Talbragar Street	108-110	Bakery	1		745987	14573		Y	1520190					1, 2, 12, 15	Local				
Talbragar Street	112-120	*Pastoral Hotel*	2		82915	10137	Item H143	Y	1520191					1, 2, 12, 15	Local				
Talbragar Street	122	Old Station Master's Residence (adjacent Dubbo Railway Stn)	2		1006205	20314	Item H144	Y	1520192					1, 2, 8, 15	Local				
Talbragar, Brisbane & Winaewarra Sts		Victoria Park	7040		1020028				1520146					2, 12					
Talbragar Street		Dubbo Railway Station			754308	18775	Item H145	Y	1520096	SHR #01130				1, 2, 3, 12, 15	Local, State				
Talbragar Street		Dubbo Railway Station						Y?	1520170	SHR # 01131				3, 15					
Talbragar Street (2-3 check SHI address)		Dubbo Railway Station							1520194										
Talbragar Street (4-5 check SHI address)		Dubbo Railway Station							1520195										
Talbragar Street		Dubbo Railway Station							1520196										
Talbragar Street		Dubbo Railway Station							1520526										
Talbragar Street		Dubbo Railway Station												2					
Talbragar Street		Dubbo Railway Station												2					
Talbragar Street		Dubbo Railway Station												16					
Talbragar Street (western end)		Flood marker (attached to Library)	110		582275									2					
Tamworth Street (cnr Rookerie)	4													2					
Tamworth Street	1 to 6	Group of dwellings												11					
Tamworth Street	8 to 10													9					
Tamworth Street	21	Bungalow	5	2	13655	8253		Y	1520198					2, 15					
Tamworth Street	27	Brick bungalow, fence & gates	3		10150	8256	Item H146	Y	1520199					1, 2, 7, 8, 11, 12, 15	Local				
Tamworth Street	29	Bungalow	4		10150	8257		Y	1520200					8, 15					
Tamworth Street	33	Bungalow	6		10150	8259		Y	1520201					9, 15					
Tamworth Street	38													9					
Tamworth Street	39	Brick bungalow	91		591302	8262	Item H147	Y	1520202					1, 2, 11, 12, 15	Local				
Tamworth Street	40													9					
Tamworth Street	41 & 43													9					
Tamworth Street	44	Brick bungalow, front fence & gardens	14		249150	9041	Item H148	Y	1520209					1, 2, 11, 15	Local				
Tamworth Street	45	Brick bungalow, front fence & gardens	3		15230	8265	Item H149	Y	1520203					1, 2, 8, 11, 12, 15	Local				
Tamworth Street	47	*Chesney* Brick House	4		15230	8266	Item H150	Y	1520204					1, 2, 7, 11, 12, 15	Local				
Tamworth Street	53&55													9					
Tamworth Street	62													9					
Tamworth Street	63	*Waratah* (formerly Baringa) Brick house	340		718588	8277	Item H151	Y	1520205					1, 2, 11, 12, 15	Local				
Tamworth Street	69	Brick bungalow & garden	1		323434	8279	Item H152	Y	1520206					1, 2, 11, 15	Local				
Tamworth Street	73-77	Fibro Cottages						Y	1520208					9, 11, 15					
Tamworth Street	86&88													9					
Tamworth Street		Drift Wells Park												2					
Tamworth Street	21-39	Streetscape												2					
Taylor Street	34													9					
Taylor Street	52	1890s Cottage												11					
Taylor Street	61	*Mowbray*												1, 2					
Taylor Street (cnr Tamworth St)	62	*Wilburtoy* Brick house c1906	11		510310	3765	Item H153	Y	1520197					1, 2, 9, 11, 12, 15	Local				
Tarlow	Cnr?	*Tarlow House*												2					
Thorby Avenue	8	House & front fence ("Glangwillly" / Dulhunty family c1860s ref 11)	1		516023	8286	Item H154	Y	1520210					1, 8, 9, 11, 12, 15	Local				
Tink Street		Streetscape												2					
Victoria Park		Former stables												2					
Wellington Road		WWII communications bunker/hut	120		60001	12626	Item H155							1	Local				
Wellington Road		Communications bunker												2					
Wingewarra Street	46	*Woonah Court*	1		13483	10192		Y	1520215					15					
Wingewarra Street	49-52	Site of former Royal Theatre	Pt A	6	363678	10203		Y	1520211									DEMOLISHED THEATRE	
Wingewarra Street	70	Site of house																	
Wingewarra Street	72 (check SHI address)	*St Andrews Church Brick Building	19		1062953	2162	Item H156	Y	1520216					1, 2, 12, 15	Local				
Wingewarra Street	72	*St Andrews Church Brick Hall	19		1062953	2162	Item H157	Y	1520218					1, 2, 15	Local				
Wingewarra Street	73	Teachers' Association																	
Wingewarra Street	76	Dubbo High School Main Building	4601		1091311			Y	?		RNE			4, 5, 15	National				
Wingewarra Street	83	*CWA* Brick Building	9, pt Pt:	9	758361	10213	Item H158	Y	1520212					1, 2, 12, 15	Local				
Wingewarra Street	89-91	Pair of timber cottages						Y	1520213					2, 15				DEMOLISHED	
Wingewarra Street (cnr Carrington Ave)	93 (incl with 95)	Brick semi-detached dwelling	1		350237	10219	Item H159	Y	1520214					1, 2, 12, 15	Local				
Wingewarra Street	95 (incl with 93)	Brick semi-detached dwelling	1		668818	10220	Item H160	Y	1520214					1, 2, 12, 15	Local				
Wingewarra Street	109	*Rocklyn*, Two storey late C19th house																	
Wingewarra Street	117	2 Storey Brick flats c1940s																	
Wingewarra Street	127	*Kimberly*												9					
Wingewarra Street	133	Brick House & garden	10		872973	20226	Item H161	Y	152021										

ITEM AND LOCATION							HERITAGE LISTINGS						URBAN HERITAGE REVIEW RECOMMENDATIONS						
Address and Property Description							LOCAL GOVERNMENT		STATE GOVERNMENT		FEDERAL GOVERNMENT		OTHER BODIES		Source of Inclusion in tabulation*	Known level of significance	Degree of Streetscape significance	Degree of Significance grading (H,M,L)	Other Comments
Street	House No.	Property Name/ Item	Lot	Section	DP	Council Identifier	DLEP 1998 Urban Area	1986 Study Inventory sheet	State Heritage Inventory	State Heritage Register	Register National Estate	National Heritage List	National Trust (NSW), RAAI, Art Deco Society etc						
Miscellaneous Items	Depot	Remains of wool scour works	51		857537	51								2					
	Macquarie River Rail	(west of railway station) Iron lattice girder bridge	Rail		758361		item H?	Y	1520168	SHR #01032			NTA?	1, 3	Local, State				
	Railway Pumphouse	Adjacent to Railway Bridge (location?)	Rail		758361			Y	1520529				NTA?	2, 9					
		Elston Park	701		1030858									2					
		Sir Roden Cutler Park												2					
		Wiradjuri Park (site of old Wool Scouring Works)												2					
		Terramungamine Park												2					
		Butlers Falls Reserve												2					
		Sandy Beach	24		754308	21973								2					
		Japaneses Gardens												2					
		Bligh St Swimming Area	7023		1020031									2					
		Macquarie River Rail Bridge												2					
		Wool scour boiler, Wiradjuri Park												2					
		Sale yards												2					
		Chalk Mine												2					
		Former gas works												2					
		Dubbo Swimming Pool	7042		1020029									2					
	River Flats	Former racetrack												2					
		Former ranage												2					
		Rifke Range												2					
		Golf Course												2					
		Fibro defence housing												2					
	South Dubbo	Western end of footbridge												2					
		from Talbragar carpark												2					
		Devil's Elbow												2					
		Darling Street, Memorial												2					
		Plane Trees (need to confirm status and details)												2					
		Large tree, Cobra 117 (need to confirm status and details)												2					
		From Dundulmal to below												2					
		Serisier's Bridge												2					
		Riparian zone												2					
		Remnants of Wingewarra Swamp												2					
		Triassic coal deposits (near hospital)												2					
		"Baa Town" (former RAAF stores)												2					
		"Old Dubbo" site of homestead												3					
		"Coalbaggie Hall"												12					
		Fountain, Victoria Park												12					
		WWII communications bunker												12					
	Keswick Park		120		660001	12626								12					

**RNE Register of the National Estate
***NTA National Trust Register
#AHD Australian Heritage Databases
##NHL National Heritage List

*** KEY TO SOURCES OF RECOMMENDATION FOR HERITAGE LISTING**

Note: any reference to DLEP refers to the Amendment noted in item 1 below)

1. Dubbo LEP1998 - Urban Areas (Amendment 7)
2. Heritage Review Working Group Recommendations
3. State Heritage Register (SHR) / Inventory (SHI)**
4. Register of National Estate / Australian Heritage Database
5. National Trust of Australia (NSW)
6. Royal Australian Institute of Architects listings
7. Dubbo City Council Heritage Adviser's Monthly reports
8. Dubbo City Council Heritage Adviser's photographs - list
9. Heritage and Character Inventory
10. Dubbo Pioneer Cemetery Management Plan
11. South Dubbo 28 Residential Area Guidelines study NB
12. Dubbo Heritage Adviser Annual reports
 - 1993
 - 1993/94
 - 1994/95
 - 1995/96
 - 1996/97
 - 1997/98
 - 1998/99
 - 2001/2002
13. Dubbo Heritage Study Final Report (date?), 3 vols
14. Rural Heritage Study Review (date?)
15. 1987 Heritage Study Inventory Vols 1 and 2
16. Macquarie Regional Library Local History Section

Note: Grey tone denotes places inspected and referred to in 2006-07 UHR

6.6.8 Summary Assessment of Places of Potential Significance

DUBBO URBAN HERITAGE REVIEW 2006-2007
SUMMARY OF ANALYSIS OF PLACES OF POSSIBLE HISTORICAL SIGNIFICANCE

PLACES OF KNOWN HERITAGE SIGNIFICANCE				PLACES OF POTENTIAL HERITAGE SIGNIFICANCE				PLACES OF HISTORICAL INTEREST				PLACES DEMOLISHED			
TO BE RECOMMENDED FOR LISTING				LIKELY TO BE RECOMMENDED FOR LISTING BUT REQUIRES SOME CLARIFICATION				UNLIKELY TO BE RECOMMENDED FOR LISTING AT THIS STAGE BUT SHOULD BE MONITORED							
Character Conservation Area	1986 Heritage Study Rating	1996 Heritage Residential 2B Study		Character Conservation Area	1986 Heritage Study Rating	1996 Heritage Residential 2B Study		Character Conservation Area	1986 Heritage Study Rating	1996 Heritage Study Rating		Character Conservation Area	1986 Heritage Study Rating	1996 Heritage Residential 2B Study	
												Arthur St, No 7	N	R1	
				Belmore St, No 5 (substantial bungalow style house., pt of significant residential precinct)	Y	N	Y								
				Belmore St, No 9 (substantial bungalow style hse., pt of significant residential precinct)	Y	N	Y								
				Belmore St, No 11 "Murraveeja", (substantial bungalow style house., pt of significant residential precinct)	Y	N	Y								
Bishop St. No 25 "The Bungalow" (intact Arts & Craft style house)	Y	R1		Bishop St, No 14 (Federation era weatherboard house, restored cnr site)	Y	N	Y					Bishop St, No 5 (vertical board & batten cottage with later gable extn)	Y		Y
Bishop St. No 32* (c1920 Edwardian style brick cottage)	Y	R2	Y	Bishop St. No 27	Y	N									
Bishop St. No 37 (c1890s vertical weatherboard cottage)	N	N	Y									Bourke St, No 78	N	R2	
Bligh St, Macquarie Rail Bridge	N	N						Bourke St, No ??, 50s house	N	N		Boundary St, No 107	N	R1	
								Boundary Rd, No 84	N	N					
								Boundary Rd No, 108	N	N					
Bourke St, No 80 "Mayvilla" (early 20 th C house)	N	R2													
Bourke St, No 84 "Emoh Ruo" (early 20 th C house)	N	R2		Bourke St, Nos 86-90	N	S									
				Bourke St, Nos 89 & 93	N	N									
				Bourke St, No 107	N	N									
				Bourke St, Nos 109-111	N	S									
				Bourke St, No 100-118	N	S									
				Bourke St, No 113-115	N	N									
133 Bourke St, "Yalarbon" (substantial late Victorian home)	N	R1													
				Bourke St, No 143	N	N									
Brisbane St., No 268 (c1925 pair with 270 [LEP] except this house rendered)	Y	R1	Y	Brisbane St, No 87/90 Former Power House*	N	N						Brisbane St, No 77	N	R2	
				Brisbane (154, 156) and Carrington Sts - Holy Trinity Church – fmr Rectories, Hall, St Francis Hse (need to clarify if already included in LEP listing boundary)	N	R1						Brisbane St, No 146 "Stroud Cottage"	N	B	
					N	A									
Brisbane St, No 191 – "Rathgorrah" (two storey commercial, cnr location with verandah)	N	R1													

Brisbane cnr Tamworth Drift Wells	?											Bultje St, No 77	Y?	B	
Bultje St, No 81 (part of significant residential [or formerly residential] precinct)	Y	R1													
Bultje St, No 101 (part of significant residential [or formerly residential] precinct)	Y	Y??	Y												
Bultje St, No 106 (part of significant residential [or formerly residential] precinct)	Y	R1	Y												
Bultje St, No 110 (part of significant residential [or formerly residential] precinct)	Y	R1	Y												
Bultje St, No 112 (part of significant residential [or formerly residential] precinct)	Y	R1	Y									Carrington St, No 54	N	B	
Bultje Street, Nos 116-120 (part of significant residential [or formerly residential] precinct)	Y	S	Y									Carrington St, Nos 40-62 (some)	N	B, R2	
Carrington St, Nos 40-50 (remnant of early residential streetscape close to CBD)	N	B,S		Carrington St, No 70 "Stirling" (late Victorian cottage – further research)	N	N	N					Carrington St, Nos 44-58 (some)	N	B,S	
Carrington St, Nos 64-72 (remnant of early residential streetscape close to CBD)	N	N						Charlotte St, No 5 (weatherboard cottage)	Y	R1		Carrington St., Nos 60-62	N	R2	
Church St, No 22 N&N Chambers (early 20 th C professional chambers)	N	R1						Church Street, Mimosa Flats	N	N		Dalton St, No 15	N	R2	
Church St, No 86 (mid Victorian cottage)	N	R2						Church St, No 80	N	N	Y	Darling St, No 67 "Emoh Ruo"	N	B	
Cobra St, No 78 (good example of late bungalow style)	Y	R2						Cobra St, Nos 97-101	N	N					
Cobra, No 117 (early 20 th C Edwardian brick residence)	Y	R2													
Dalton St, No 38 (early 20 th C Californian Bungalow)	N	R1													
Darling St, No 156-160 (pair of c1920s-30s houses)	Y	S	Y	Darling St, No 65 (example of late Victorian cottage)	N	R1		Darling St, No 206 (altered?)	N	R2					
Darling St, No 230 (substantial Californian Bungalow with decorative features)	Y	R1						Darling St, No 198	N	N					
Darling St, No 233 (early 20 th C Edwardian former home, reasonably intact)	N	R1		Darling St, No 253-263 (relatively intact group of 19 th C cottages)	N	N	Y					Darling St, No 235	N	R2	
				Denison St, No 6 (remnant of 19 th C residential development in Sth Dubbo)	N	N	Y								
Fitzroy St, No 222 (late 19 th C weatherboard cottage)	N	R2		Fitzroy St, No 181 Railway Junction Hotel (early Dubbo hotel – no history available)	N	N		Fitzroy St, South Dubbo Primary School	N	R2		Fitzroy St, No 244	N	R1	Y
				Fitzroy St, No 276 Elephant House	N	R1									
Fitzroy St, No 239 (late 19 th C weatherboard house on cnr location, group with 241 cottage)	N	R1	Y												
Fitzroy No 241 (unusual horizontal boarded cottage)	N	R2	Y												

Fitzroy St, No 249-251 (residence and shop)	N	R2	Y	Furney Street, Railway Cottages (not found - need to clarify location)	Y	N										
								Fitzroy St, No 273	Y	R2						
								Fitzroy St, Nos 281-291	N	R2						
Gipps St, No 41 (mid-late 19 th C cottage with unusual detail)	N	R1														
Gipps St, Nos 43-51 (rare local example of simple terrace housing)	N	R1														
Gipps St, No 70 -74 (early 20 th C group close to Victoria Park precinct)	N	R2														
Gipps St, 88-90 (pair of Edwardian cottages with good detail)	N	R2														
Gipps St, No 119 (part of an historic precinct, similar to 123 listed)	N	R2	Y					Gipps St, No 154	N	R1						
Goode St, No 25 (late 19 th C cottage, front portion of vertical weatherboards)	N	R2	Y													
								Jubilee St, Water Reservoirs	N	Y??						
								Jubilee St, No 1 (19 th C cottage with vertical boards to the front and outbuildings)	N	N	Y					
								Jubilee St, No 2	N	R1						
								Jubilee, No. 19	N	N						
								Kennedy St., No 7 (weatherboard bungalow)	Y	N	Y					
Macleay St, 36-40 (interesting group of three cottages with some fine detail)	N	N		Macleay St, 28, St Faith's Chapel (no history available)	N	N		Kennedy St., No 9 (weatherboard bungalow, interesting window detail)	Y	N	Y					
Macleay St, No 52 (late 19 th C Victorian house on cnr)	N	N						Macleay St, No 78 (vertical board and batten cottage – neighbour reclad)	N	N						
Macquarie St, Nos 65-67 (early 20 th C commercial offices with interesting brick detailing)	N	R1														
Macquarie St, Nos 115-129 (group of Federation shops – façade relatively intact)	N	R2,S		Macquarie St, “Marigrove” or “Kelvin Grove” (not found - need to clarify location / demolished)	N	R1		Macquarie St, The Macquarie Club	N	N						
Macquarie St, Nos 122-126 “Fisher’s Corner” (19 th C commercial façade, with history and important cnr site)	N	R2,S														
Macquarie St, Nos 174-176 (late 19 th C Italianate commercial building with façade)	N	R2,S														
Macquarie St, Nos 178-180 (late 19 th C two storey façade with remnant verandah openings)	N	N														
Macquarie St, No 315 “Lilimur” Home (remnant late 19 th C large home now adapted)	N	R2						Macquarie St, Nos 290-342 (major streetscape group of interesting early 20 th C homes some already listed)								
Macquarie St, Nos 322-326 (group of early 20 th C substantial homes)	Y	R2,S		Mary St, No 1 (not found - need to clarify location / demolished)	Y	R1	Y									
Macquarie St, No 343 “Wiluna” (late Victorian house)	N	R1														
Mitchell St, No 11 – 15 (#pair of early cottages, 15 timber cottage, vertical board & batten, neighbour reclad)	N	R2		Mitchell St., No 17 (timber cottage, part of group with 11-15)	N	N	Y									
Myall St, No 51-53 (relatively rare example in Dubbo of late 19 th C semi-detached)	N	R1														

							Myall St, No 61	N	R1					
							Myall St, No 132 (mid 19 th C house, early features despite alts, restoration opportunity – further research)	N	N					
							Myall St, No 152-156 (relatively rare example brick terraces – rendered and chimneys removed)	N	R1					
							Quinn St No 1 (early 20 th C rendered cottage with interesting detail)	Y	R2					
							Quinn St No 2 (part of significant residential precinct)	Y	R1	Y				
							Quinn St, No 12 (part of significant residential precinct)	Y	R2	Y				
							Quinn St, No 13 (part of significant residential precinct)	Y	R2,S	Y				
							Quinn St, No 27 (part of significant residential precinct)	Y	R2	Y			Roper St, No 3	N Y
							Quinn St, No 35 (part of significant residential precinct)	Y	N	Y				
							Roper St, No 2 (mid-late 19 th C cottage with some finer features)	N	R1					
							Roper St, No 17	N	N					
							Short St, No 2 (interesting / rare shop but apparently much altered)	Y	R2	Y				
							Siren St, No 19	N	R1					
							Smith St, No 5 (brick house c1930s)	Y	R1	Y				
							Smith St, No 15 (corner site)	Y	R2,S	Y				
							Sterling St, No 13 (horizontal boarding, usually associated with mid to late 19 th Century construction methods)	N	N	Y				
							Sterling St, No 22 (c1900 wb / vertical boarded, unusual hipped roof)	N	N	Y				
							Sterling St, No 56 (“Kamarrah” built by Herman Von Schill c1914)	N	R2	Y				
							Talbragar St, Victoria Park	N	N				Talbragar St, Nos 108-110	N Y
							Talbragar St, Railway & Communications Buildings (need to clarify if included in listing of railway station)	N	R1					
							Tamworth St, No 21 (important enr site, early 20 th C house – no history available)	Y	R1					
							Tamworth St, No 29	Y	R1					
							Taylor St, No 52 (c1890s cottage, intact form)	N	N	Y			Tamworth St, No 33	Y R1
							Tamworth St, Nos 73-77 (group of early 20 th C cottages)	N	R2					
							Wingewarra St, No 46 “Woonah Court” (significant early 20 th C two storey commercial offices)	N	R1					
							Wingewarra St, No 109 ‘Rocklyn’ (substantial late 19 th C building with later built-in – no history available)	N	N					
							Wingewarra St, No 76 Dubbo High Main Building	N	N				Elston Park	N N
							Wingewarra St, No 117 (late 19 th C building with early 20 th C facade addition – no history available)	Y	N					
							MISCELLANEOUS PLACES							

				Railway Pumphouse (need to clarify if included in listing for Dubbo Railway Station)	N	?		Bligh St, Flood Marker (2000 flood marker of historic interest and within suggested heritage conservation area)	N	N				
Sandy Beach (early crossing for Macquarie River and recent local history)	N	N												
				Dubbo Swimming Pool	N	N								
Communications Bunker, Keswick Park (WWII remnant)	N	N												
				Cobra 117 cnr Fitzroy, Large Tree (need to confirm if included on significant tree register)	Y	N								
				Darling St, Memorial Plane Trees (need to confirm if included on significant tree register)	N	N								
				Tamworth St, Large River Red Gum, western end of footbridge over the river (need to confirm if included on significant tree register)	N	N		Talbragar St, Flood Marker (1990 flood marker of historic interest and within suggested heritage conservation area)	N	N				

Notes

1. The coloured columns relate to the printed SHI sheet colours in the ring binders (volumes 2 and 3).
2. The places marked in BOLD TYPE are those places recommended for inclusion in the LEP (some may require further clarification).
3. The places marked with NO COLOUR are those places that have some significance but are located within the suggested Conservation Areas.

SECTION 7 RECOMMENDATIONS

7.1 Introduction

The City of Dubbo has a rich and diverse resource in its built environment. The various studies since 1986 mentioned in this report together with Council's current publicity material reflect this energy and vitality. Council's website notes that "*Dubbo is a place that delivers quality of life to its residents and visitors, it is also a city with strong economic foundations*".

The 1996 report recognised how easy it was for those unique qualities that have defined Dubbo and distinguished it from its neighbours and competing towns and cities to be compromised. The report noted that in the 1990s the residential areas were under pressure for higher density development but that there was a strong rental market and a significant demand for aged person's accommodation. Real estate agents claim that there is little interest in Dubbo in the older building stock, such as the characterful weatherboard cottages, and little interest for brick properties for renovation. It was also recognized that there was a lack of qualified architects and perhaps an unwillingness to pay for the services of an architect or conservation specialist, even on large projects. Consequently many insensitive alterations have occurred to existing residences and larger developments are frequently at odds with the surrounding development. The combined effect of all these factors has resulted in the quality and amenity of the streetscapes being seriously compromised.

Some of the above issues from the 1990s still play a part within the Dubbo environment although change is occurring. Building owners are increasingly responding to the desire for well presented period homes. Traditional colour schemes and well restored houses and cottages are increasingly evident and reflected in increasing property values and real estate prices. Advice is being sought by the community from Council and the local Heritage Advisor as people recognise that their properties are value added by appropriate alterations and additions. The narrow community concerns, largely during the 1970s-80s, regarding perceived negativity related to 'heritage' and potential development restrictions that might be imposed through heritage listing were giving way to an understanding of the wider community benefits that result through 'heritage' particularly in country towns.

Council is in a good position to encourage this trend as has occurred across the country over the past 10 years. This is likely to accelerate in the coming 20 years with population growth along the east coast, improved arterial roads across the Blue Mountains and increased

economic advantages of inland towns such as Dubbo. New residents will bring with them higher expectations for the built environment.

The following section provides outline recommendations for Council to adopt and refine. They cover three broad areas of :

- **Management and Administration** – covering Council’s responsibilities, roles and leadership qualities.
- **Recognition and Protection** - covering the necessary planning documents, approaches and strategies.
- **Interpretation and Tourism** – covering longer-term opportunities and economic benefits.

Recommendations that are applicable from the 1986 Dubbo Heritage Study have been brought forward and included where applicable.

It is anticipated that these recommendations could be further developed with assistance from Committees of Council, planning staff and community consultation to establish clear policies and implementation guidelines for the future. A tentative priority has also been included for reference.

7.2 Management and Administration

7.2.1 Council’s Responsibilities for Environmental Heritage

Local Government is increasingly expected to be responsible for the care and management of its own heritage.

The Local Government Act 1993 included a charter for Councils which requires, amongst other matters, that the Council exercise community leadership, and that it properly manage the environment, including the heritage of the area for which it is responsible.⁸⁸ Council should have a clear commitment to heritage in providing that leadership and develop a strategy with community support and input.

Similarly the Environmental Planning & Assessment Act 1979 objectives are to promote proper management, development and conservation of the environment and to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and to provide increased opportunity for public involvement and participation in environmental planning and assessment⁸⁹.

Section 4.0 of this report has shown that the Heritage Act 1977 and its recent Amendments introduced clarification and strengthening of shared responsibility for heritage management between local

⁸⁸ ref Local Government Act 1993, Chapter 3, Section 8

⁸⁹ ref EP&A Act 1979 Section 5

Councils, responsible for items of local significance and the Heritage Council.

RECOMMENDATION :

That Council ensure that councillors and staff in all relevant departments are familiar with the current legislation, its intent and overall direction. Copies of key documents should be kept at Council and could be supplemented with good examples of specific application by other Councils. This could include ensuring that a library collection and catalogue of current documentation is available for reference of Councillors and staff.

7.2.2 Council Heritage Strategy

Dubbo City Council has shown a growing commitment over the years to the identification and care of the areas heritage assets. This has been shown in a number of ways through Council's adoption of the heritage advisory program, contribution to positive grant programs and support of a heritage management framework through its LEP. The review of the 1986 Heritage Study with its Rural and Urban components is also a positive initiative by Council.

There is however a need for establishment of an overall framework and strategy and it is therefore appropriate for Council develop the following strategies:

RECOMMENDATION :

That Council use the Management Plan to clarify its position with regard to heritage conservation within the LGA by:

- *Clearly stating its commitment to cultural environmental heritage and its conservation and in general terms its responsibilities and what it aims to do; and*
- *Maintain a budget for heritage. That Council allow for some heritage support activities in their annual budget. The budget could allow for specific training in association with relevant Government programs for continuation and development of local skills in heritage materials that are locally specific such as, say, restoration and maintenance of verandahs in Macquarie and Talbragar Streets. The budget could include a number of components such those for :*
 - *specialist heritage advice (ie industrial archaeologists)*
 - *skilled heritage trades training*
 - *a focused program of heritage projects*

RECOMMENDATION :

That Council review the NSW Heritage Office publication "Eight Suggestions on How Councils can Promote Heritage Conservation"⁹⁰

⁹⁰ *Eight Suggestions on How Local Councils can Promote Heritage Conservation*, NSW Heritage Office, 2001

and implement the suggestions. Dubbo City Council is already well positioned by already applying four to five of the eight suggestions:

- *Suggestion No 1. Establish a heritage committee to deal with heritage matters*
- *Suggestion No 2. Identify the heritage items in your area and list them in your local environmental plan*
- *Suggestion No 3. Appoint a heritage advisor to assist Council, the community and owners of listed items.*
- *Suggestion No 4. Manage local heritage in a positive manner.*
- *Suggestion No 5. Introduce a Local Heritage Fund (LHF) to provide small grants to encourage local heritage projects.*
- *Suggestion No 6. Run a heritage main street program.*
- *Suggestion No 7. Present educational and promotional programs.*
- *Suggestion No 8. Set a good example to the community by properly managing places owned or operated by the Council.*

Suggestion No 1 to establish a s355 Heritage Committee is now generally accepted and adopted in some form by most Councils. These committees have been positive initiatives and have the support of Councils so their advice can feed directly into Council decisions. The committee is generally chaired by a Councillor and the group includes representatives from the community and staff. Community representatives will come from local organizations with specific interest in heritage or townscapes, such as; historical society, museum, National Trust branch, Aboriginal Land Council, ethnic communities, Tidy Towns group, main street committee, chamber of commerce, etc. An extract from the Heritage Office publication is attached in this report.

Dubbo City Council is already implementing some of the above suggestions from State Government. Suggestions 2, 3, 4 and 8 have been largely in place for some years as illustrated by the appointment of a regular heritage adviser and Council initiated reviews of heritage items. Suggestion 5 has been accepted and agreed by Council and a regular LHF grant program yet to be fully implemented. Suggestions 1 and 6 have little support in Council at this point in time.

RECOMMENDATION

That Council develop a strategy for caring for heritage. This strategy would develop goals and set priorities and would be undertaken in conjunction with the community. It would provide the basis for implementing the policy recommended above and comprise strategies for each of the major aspects of heritage conservation ie:

- *Identification : The continuing identification of places of historical interest, subsequent research and nomination of heritage items*
- *Retention, Protection and Care : through growing awareness of owners (ie publications, leaflets and user-friendly guidelines) and through heritage controls (LEPs and DCPs).*

- *Interpretation : Through making information available about the place, as well as on site interpretation, for both residents and visitors alike.*

This could be a project undertaken by the heritage committee or subcommittee of Council.

The Community workshops suggested some specific management improvements required by Council to better improve awareness and community feed back on heritage issues. These issues also covered the aspects of compliance and ensuring that heritage issues were taken into consideration for new development. However, it was noted that the process for decision making was also governed by the EP&A Act with its matters for consideration including impact on heritage items.

Issues regarding the amendment to the Management Plan should be referred for consideration in the 2007/8 Management Plan process to enable resource allocation to be reviewed within budgetary context.

RECOMMENDATION

That Council continue to review its heritage management responsibilities and processes to ensure that issues such as enforcement and compliance, adequate public notification of important issues, continuity of knowledge in-house and the speed of decision-making can be assessed and improvements monitored.

That Council develop a standard procedure for all decisions and actions that may affect heritage – engineering works, planning and building approvals and community services. This would include ensuring principles and processes are in place to such that heritage matters are taken into account in decision making and development assessments

7.2.3 Council Leadership

In order to foster local support and respect Council should be seen by the community to be taking the proper approach in its care and protection of heritage in the following ways:

(i) Council Property

The Local Government Act requires a council to prepare plans of management for community land. In the City of Dubbo community land includes a number of heritage places – such as community buildings and structures; including halls, offices, parks and gardens, bridges and cemeteries. The first step in preparing a plan of management for a heritage place would be to understand the significance of the place. There are standard guidelines for such plans of management. The 1986 Heritage Study also noted the objective for Council to set an example in the care, maintenance and restoration of

heritage items within its direct care and control. There is already an expectation for Council to prepare Plans of Management for Community Land.

RECOMMENDATION :

That Council prepare a schedule of all its properties and in conjunction with the heritage adviser identify the important heritage places. Subsequently to initiate a program for the preparation of the necessary plans of management for those heritage places, buildings or groups of buildings

(ii) Council Expertise

There is a general need for Councils to involve councillors, the public and staff in the development, improvement and coordination of local government. In general with Councils most sections need to improve their understanding of heritage issues. Staff and councillors need to be encouraged to attend courses, seminars and workshops about heritage. A copy of the heritage study, the inventory of places, the Burra Charter and other current heritage planning documents should be available for staff in all departments. Other important documents include the Australia ICOMOS publication “*Conservation Guidelines for Building Surveyors*”. A checklist of key heritage considerations would be a practical guide for development officers.

RECOMMENDATION :

That Council continue to provide and develop in-house heritage skills either through full-time or part-time staff such as the heritage adviser or other planning staff.

That Council develop a series of short in-house heritage courses for local staff and monitor the available professional courses organised by other agencies at various times throughout the year and make those courses available to the relevant staff on an on-going basis for staff improvement.

RECOMMENDATION

That Council continue to provide the heritage advisory program to give the best possible architectural advice to the community when required.

(iii) Council Support

Care is needed in initial decision-making and subsequent building works to heritage places. It is important that Council have access to professional advice when required. There may be a need for specialist advice on certain issues related to archaeology, planning, landscape or other heritage issues. This advice would compliment the architectural service provided by the heritage adviser. In relation to works in heritage places there may be some tasks which can be undertaken using unskilled people, such as under the Job Skills or former LEAP programs, but any such work should be directly supervised by a

person with heritage experience who can direct the work and provide the necessary training.

RECOMMENDATION :

That Council encourage greater community participation in heritage issues. This could involve restructuring one of the planning sub committees to include members from a range of interested community groups able to comment if the need arises.

7.3 Recognition and Protection

7.3.1 Local Environment Plan

The LEP is the key planning document that provides the framework for sound and structured heritage protection measures. The draft LEP 2005 currently under review by Department of Planning is a standard document for adoption by Councils and will enable best practice planning provisions across the country in a more consistent and streamlined manner. The Department of Planning notes that “at present, local Councils across NSW have up to 3,100 land use zones. Councils may have up to 11 different zones in residential areas alone. As well there are about 1,700 development definitions”. This is an on-going process for Councils in accord with the target implementation program.

In this review period for the draft standard LEP a number of local Councils are considering inclusion of some provisions already within their LEPs that address some of typical problems related to heritage and development. Some of these are included here for reference:

- Regarding Heritage Aims (from South Sydney LEP 1998)
- Regarding Buildings Older Than Fifty Years (from South Sydney LEP 1998)
- Regarding Special Controls for Protection of the Environment - Consent for Demolition (from Lake Macquarie LEP 2004)

RECOMMENDATION

That Council review and comment on the Draft LEP and bring any specific Dubbo issues that may be a benefit to the wider planning system. Research and reference could be made to other LGAs and consider any relevant special clauses for inclusion within the Dubbo area.

Furthermore, the 1986 Dubbo Heritage Study also provided some guidance on possible *management* provisions that could be included in a review of the LEP. These are tabulated at section 3.4 of this report.

RECOMMENDATION

That Council review the suggestions and recommendations from the 1986 Heritage Study that have not been adopted but are still relevant.

7.3.2 Heritage Inventory

A central issue arising from the Urban Heritage Study Review is the heritage inventories. They are important because they provide a cross-reference not only to places regarded significant by other heritage agencies but also places that are regarded as significant to the community. These are included in the tabulations developed by this 2004 Working Group and the 2007 Advisory Group and begin the process of collating the places have potential significance. Most of the places noted in the tabulations contribute to the overall character of the City of Dubbo in some way. Some of those places are of known high significance and crucial to the history and development of Dubbo. Others are of lesser significance and perhaps not so well understood or researched at this stage. The review has introduced a three tier hierarchy of places:

- Places of Known Heritage Significance – these places are of primary significance to the history of Dubbo that should be included into the LEP now
- Places of Potential Heritage Significance – these places are of secondary significance but may be found to have primary significance with further research. Some of these places may fall within the Character Conservation Areas and therefore currently have some protection.
- Places of Historical Interest – these places are only of contributory significance to the overall character of Dubbo at this stage. Some of these places may fall within the Character Conservation Areas and therefore currently have some protection.

RECOMMENDATION:

That Council adopt the hierarchy of significance developed by the Urban Heritage Review and include the following terms into the local planning framework:

- *Place of Known Heritage Significance*
- *Place of Potential Heritage Significance*
- *Place of Historical Interest*

Places of 'known heritage significance' be included into the heritage schedule within the LEP. A standard SHI inventory sheet detailing the significance of the place will be prepared for each place as part of the nomination and before inclusion into the LEP.

Places of potential significance be noted in a separate schedule maintained by Council that can be referred to by staff and the community if and when necessary. A standard SHI inventory sheet will be prepared and if further information about the place it will be added into the inventory sheet. The significance of these places should be reviewed (i) on a cyclical basis together with the Urban Review process generally for Dubbo and (ii) if places are threatened with alteration or demolition.

Places of historical interest only be noted in future revisions and updates to the Urban Heritage Review.

7.3.3 Heritage Conservation Areas

The establishment of *Heritage Conservation Areas* in Australia has been shown to be an effective way of managing heritage significance in historic townships and villages. The terminology and methodology is widely understood and there are ready mechanisms in place to provide for protection but also to allow change, development and growth. The 1986 Dubbo Heritage Study and the 1996 South Dubbo 2B Residential Study recommended establishment of heritage conservation areas supported by practical Development Control Guidelines. The establishment of Character Conservation Areas in Dubbo was a partial acceptance of the need for protection. However the terminology would be more consistent if brought into line with the draft standard LEP as a heritage conservation areas; and the boundaries need to be reviewed to more effectively include complete significant streets rather than fragmented sections of streets as noted in section 4.8 of this report.

RECOMMENDATION:

That Council adopt the term Heritage Conservation Areas and a more consistent definition of such areas in line with the draft LEP from the Department of Planning. The boundaries of these sensitive urban areas should be reviewed against the original recommendations of the 1996 Residential Areas study and adjusted to include all areas recommended and to avoid fragmentation of sections of important streetscapes.

7.3.4 Development Control Plans (DCP)

Development Control Plans are vital documents supporting and clarifying the intent of a Local Environment Plan. DCPs provide important back up to the LEP and are flexible planning tools able to be more readily amended or modified to suit local needs. They provide the opportunity for setting out detailed controls and guidelines. Local Government Areas across NSW have readily adopted their format for a wide range of planning needs. These include broad town planning measures, such as streetscape or precinct guidelines, but also more detailed urban design guidelines and other measures such as signage requirements or disabled access.

The 1986 Heritage Study and the 1996 Residential Areas Study identified the need for DCP's in setting out more detailed planning objectives, controls and considerations. Design guidelines were suggested in each study. The recent community workshops carried out as part of this review also touched on the need for a set of "user friendly guidelines" to encourage and guide 'good' development. There are many good examples from which Council can draw. In

general they should be clear, concise and practical tools for the community covering general issues of scale, massing, form and appropriate details.

The 1996 Study of Residential Areas set up a series of residential 12 local precincts for south Dubbo. This could be extended to other areas of the city and DCPs prepared for each area with its own specific historic character based on the 1996 study.

RECOMMENDATION

That Council prepare comprehensive DCP for Dubbo with chapters devoted to heritage, streetscapes, heritage conservation areas and infill development. The document should include clear design guidelines. The chapters could initially cover the following issues:

- *Dubbo CBD and Historic Centre, "Old Dubbo"*
- *South Dubbo Heritage Conservation Areas*
- *North Dubbo Heritage Conservation Areas*
- *Heritage Buildings*
- *Historic Parks and Gardens*
- *Rural Heritage*

7.3.5 Council and Community

An other important component of "recognition and protection" of heritage issues, other than the legislative framework and planning tools, involves the community. The charter in the Local Government Act requires that councils facilitate the involvement of the public in the development of local government and keep the local community informed about its activities. Therefore, opportunities for community participation and responsibility for heritage need to be created and encouraged. The council needs to be responsive to community ideas.

In Dubbo, the enthusiasm of the initial Working Group and later Advisory Group in contributing to this Urban Heritage Review has been considerable. It is a resource that Council could tap into and channel those interested and positive energies. The Museum and Local History Group are also well supported and could provide an opportunity for Council to be seen to be working alongside the community.

There are many other ways in which the community can be involved and some of these are recommended below:

RECOMMENDATION

- *That Council publicise the Urban Heritage Review and seek some feedback. This would assist in the wider dissemination of local historic information and sharing of available information.*
- *That Council initiate a chapter on its website devoted to heritage aspects of the city. Sections of the Urban Heritage Review of*

other studies could be included on the website. The website would include access to the SHIDATA database and inventory developed for this review. The inventory details for historic places could then be supplemented, amended or updated from that community feedback.

- *That Council establish a formal Heritage Committee from the community and encourage its wider involvement in the management and care of the heritage of Dubbo.*
- *That Council prepare an Education Kit for Schools.*
- *That Council continue to support and encourage the Local Heritage Fund.*
- *That Council continue to support the Museum and local historical society and encourage the appropriate management of publicly accessible collections of local history material. A regular budget could be set aside by Council to assist these groups to manage these local history records.*
- *That Council encourage local history projects including research, publications or recording of oral histories.*
- *That Council develop a database of local suppliers of heritage materials to assist building owners with their appropriate restoration work.*

7.3.6 Conservation Incentives

Since the introduction of the Heritage Act in 1977 the use of *conservation incentives* by local, state and federal government has contributed to the positive change in public perception about the ownership of heritage places. This has led to a wide range of financial grants now offered at all levels of government and other programs regularly offered to provide encouragement to the community.

The use of planning incentives is also a measure adopted by many Councils to encourage conservation and retention of places that are regarded as important by communities. A range of incentives is included in the draft standard LEP but these are often supplemented by Councils to address particular opportunities or pressures in specific areas. For instance, some Councils offer heritage floor space to developers to encourage retention of older buildings without loss of development potential while other Councils permit development not normally permissible if it guarantees the conservation of a key heritage item.

The Dubbo LEP already includes provision for some incentives however during this review period for the draft standard LEP a number of local Councils are considering inclusion of other provisions already within their LEPs that address some of typical problems related to heritage and development. Investigation, research and reference could be made to other LGAs and consider any relevant special clauses for inclusion within the Dubbo area.

RECOMMENDATION

That Council review and consider their conservation incentives to ensure that they include as many opportunities as possible for practical assistance encouraging care and restoration of Dubbo's unique history and heritage.

7.4 Education, Interpretation and Tourism

7.4.1 The Principles

Understanding of the implications of heritage listing is important to communicate across the community to avoid disputes and loss of significance. Most owners of old buildings would accept positive guidelines. The challenge is to make this information available early enough in the development process.

Over the past 10 years the NSW Heritage Office have published much supporting material that could be readily provided by Council. Recent publications include "*Heritage Listing: Benefits for Owners*" as well as other research and studies into heritage valuations across Australia. The number of economic studies undertaken by State and Federal Government in recent years is increasing as illustrated by the following study from the NSW Heritage Office website:

- The Economics of Heritage Listing Part A Valuing Public Benefits by Dr Peter Abelson
- The Economics of Heritage Listing Part B: Impacts on Financial Viability by Colin Dominy

A copy of the Executive Summary of the above report is attached for reference. Other studies have been recently undertaken by the National Trust and Australian Heritage Commission.

Council should also prepare information packages to assist building owners. Some of the material could be developed as educational packs and distributed to local schools. Many other local Councils in NSW have excellent examples of such documents that could be used as models.

While it is necessary for Council to prepare and distribute its own material it is also important that Council support local community groups to enable them to prepare appropriate leaflets and guidelines that reinforce local appreciation of Dubbo's heritage.

RECOMMENDATION

Community Information Packs

That Council prepare heritage information guidelines and other supporting material for building owners to assist their care and management of their buildings.

Community Funding for Relevant Supporting Publications

That Council provide encouragement, support funding and guidance for local history groups to encourage the preparation and distribution of local history material and guidelines for appropriate heritage management of Dubbo's significant history.

Community Information - s149 Certificates

That Council adopt the recommendation from the 1986 study that explanatory material should be issued with s149 certificates for heritage affected properties.

7.4.2 The Opportunities

Cultural tourism is a fast growing industry and increasingly important in the economies of small regional communities. There is a need for brochures and maps and photographs of heritage buildings and sites outlining annotated walking or driving tours of Dubbo and the region.

RECOMMENDATION

That Council prepare a range of well researched, illustrated and presented tourist material for Dubbo, the city and the region.

Each year the State and Federal Government offer a variety of heritage grant programs to encourage the appropriate recording and interpretation of historic places. The opportunities through these grants are that historic places can be appropriately recorded and their rich stories able to contribute to the unique appeal that tourists and visitors seek and that tourism can bring to country regions.

RECOMMENDATION

That Council continue to seek out grant programs that can provide a range of funding assistance to enable the appropriate recording, interpretation and presentation of Dubbo's rich heritage with a view towards reinforcing cultural tourism opportunities in the region.

7.5 Related Attachments

Summary

7.5.1 NSW Heritage Office Eight Suggestions on How Local Councils Can Promote Heritage Conservation (extract only)

7.5.2 Heritage Listing : Benefits for Owners

7.5.3 The Economics of Heritage Listing : Executive Summary by NSW Division of Australia Property Institute, 2002

**7.5.1 NSW Heritage Office : Eight Suggestions on How Local
Councils Can Promote Heritage Conservation (extract only)**

HERITAGE INFORMATION SERIES

EIGHT SUGGESTIONS ON HOW LOCAL COUNCILS CAN PROMOTE HERITAGE CONSERVATION



Summary of suggestions:

- Suggestion No 1:** Establish a heritage committee to deal with heritage matters in your area.
- Suggestion No 2:** Identify the heritage items in your area and list them in your local environmental plan.*
- Suggestion No 3:** Appoint a heritage advisor to assist the council, the community and owners of listed items.*
- Suggestion No 4:** Manage local heritage in a positive manner.
- Suggestion No 5:** Introduce a local Heritage Incentives fund to provide small grants to encourage local heritage projects.*
- Suggestion No 6:** Run a heritage main street program.*
- Suggestion No 7:** Present educational and promotional programs.
- Suggestion No 8:** Set a good example to the community by properly managing places owned or operated by the council.

* \$ for \$ funding is available from the Heritage Incentives Program to assist councils with four of these suggested programs

Suggestion No 1: Establish a heritage committee to deal with heritage matters in your area

What is the role of a heritage committee?

The primary role of a heritage committee is to advise the council on how to conserve and promote heritage items in its area. The committee's responsibility should preferably encompass Aboriginal, built, movable and natural heritage.

How should the committee be structured?

Preferably it should be a formal Section 377 committee of the council under the Local Government Act, so that it has the support of the council and its advice can feed directly into council decisions.

Who should be invited to join the committee?

The committee should be chaired by a councillor, and include representatives from the community and council staff. Community representatives will come from local organisations with a specific interest in heritage or townscapes, such as:

- historical society
- National Trust branch
- Aboriginal Land Council
- ethnic communities
- Tidy Towns group
- main street committee
- chamber of commerce.

Council staff may include representatives from the Environment Services Division and Library. Try to make sure that the interests of the major geographical areas and towns in the local government area are represented. *It is important to choose people who are do-ers rather than talk-ers, even if this means a smaller committee.*

What are the committee's objectives?

The committee should have well-defined and achievable objectives:

- prepare and monitor a heritage policy;
- provide advice to the council on the management of heritage by the council (this includes reviewing council or government policies which affect heritage places in the area);
- raise community awareness of heritage conservation through publications, seminars, public displays and annual heritage awards;

- make recommendations on the collection and recording of local heritage material and artefacts;
- compile a register of local heritage suppliers and heritage consultants;
- make recommendations on the nomination and deletion of items on the heritage schedule maintained by the council;
- supervise funding submissions to other agencies, including requests for heritage grants from the NSW Heritage Incentives Program;
- comment on specific development applications before the council when required.

It is essential to set down the rules of the committee in writing. The rules for the heritage committee could be based on those for other council committees.

7.5.2 Heritage Listing : Benefits for Owners

Heritage Listing: Benefits for owners

Have you noticed headings like these in the property section of your local newspaper: "Full of Character", "Loads of Charm", "Remembering Yesteryear"? Chances are, these headlines are referring to a historic house, an elderly terrace or a charming cottage. They may even refer to a heritage-listed property. There is growing evidence to support the view that heritage listing has a positive impact on property values, and real estate advertisements are starting to reflect this.

The main reason why people purchase heritage buildings is because they like them. And they like them for all sorts of reasons. It may be because of their character, or their well established gardens. They may have wonderful settings or pose the challenge of renovation, which so many people relish.

Owning a heritage-listed property brings other advantages:

- Heritage listing provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs, towns, villages and rural properties are sought after.

- Protection of an item also requires the local council to consider the effect of any proposed development in the area surrounding heritage items or conservation areas. This is positive as it ensures an appropriate context for heritage items.
- It confirms a heritage status that is a source of pride for many people. This status can be very useful for commercial owners in their advertising.

- The assessment process leading to listing often unearths new information on the history and style of the place.
- Through flexibility clauses in local environmental plans, owners of heritage items can request councils to agree to land use changes, site coverage and car parking bonuses unavailable to other owners.
- Listing gives owners access to the free heritage advisory services provided by most councils in NSW.
- Listing provides potential savings through special heritage valuations and concessions. If the property is listed in a local or regional environmental plan (individually or in a conservation area) the owner can request a "heritage restricted valuation" for land tax and local rate purposes from the Valuer-General. If the property is on the State Heritage Register there is an automatic heritage valuation for both local rates and land tax purposes. Heritage restricted valuations mean that valuations of property are made on an existing development basis rather than on any presumption of future development.
- Listing gives access to local heritage fund programs run by many councils in NSW, particularly in rural areas, to provide small grants or loans to assist heritage projects.



Brownlow Hill is a rare colonial farming estate and is listed on the State Heritage Register. Photograph by Golden Morns.

- Listing on the State Heritage Register makes the property eligible for consideration under the Commonwealth's annual Cultural Heritage Grants Program, which is open to both private owners and community groups.
- Heritage listing enhances applications to other bodies where the building or site might be eligible for funding.

Debunking the myths about heritage listing

It can be easy to point the finger at heritage listing when problems arise, but the benefits can far outweigh any perceived negatives.

- ✓ Listing places no legal restriction on the sale or leasing of properties.
- ✓ Heritage buildings are best cared for when they are lived in and loved. This means they must be useable. Houses may need new bathrooms and kitchens; commercial buildings may need new services and fire protection.
- ✓ Listing does not exclude changes or additions or new buildings on the site, provided that these do not detract from the heritage significance of the listed items. This is consistent with what most owners want for their heritage properties. It is also consistent with advice from real estate agents that well looked after heritage properties are among the easiest to sell and can bring the highest prices.
- ✓ Listing does not exclude the adaptive re-use of a heritage item. Sometimes this is a sensible way of ensuring the future use of an important place. Examples include the conversion of a warehouse to residential use or the adaptation of a house to offices.
- ✓ Other than normal maintenance, it is not expected that owners take any additional measures or undertake restoration work. Action against owners is only pursued in situations where an owner is deliberately allowing a property to deteriorate and where discussions have failed to resolve the issue.
- ✓ Maintenance of heritage items and gardens does not require formal approval.
- ✓ Some owners occasionally open their heritage properties to the public, usually on an entry fee basis, either for themselves or charity. However, as with all private property, heritage listing does not allow the general public the right to visit the property without the express permission of the owner.



Photograph by Paramount Studios

How to find out if a property is heritage-listed:

In NSW there are two types of statutory heritage listing. A property is a heritage item if it is listed in:

- the heritage schedule of the local council's Local Environmental Plan;
- the State Heritage Register, a list of places and items of particular importance to the people of NSW.

There are also many non-statutory heritage lists, such as the National Trust Register and the Royal Australian Institute of Architects' Register of 20th Century Buildings.

Although these registers do not provide legal protection, they help to alert the community to the intrinsic heritage value of particular places.

To find out if a property is heritage listed, access the Heritage Office website: www.heritage.nsw.gov.au.

Alternatively, you can check with your local council to find out if a property is identified in the Local Environmental Plan.

The National Trust maintains a list of heritage properties available for purchase on its website: www.nationaltrust.com.au.

The NSW Heritage Office logo features a stylized 'H' and 'O' with a tree and a house inside. To the right of the logo, the text reads 'NSW Heritage Office'. Below the logo, the contact information is provided: 'For further information or advice contact: NSW Heritage Office, 3 Marist Place, Parramatta, NSW, Locked Bag 5020, Parramatta, NSW 2124, Tel: (02) 9873 8500 Fax: (02) 9873 8599, www.heritage.nsw.gov.au, Email: heritageoffice@heritage.nsw.gov.au'. At the bottom of the box, the slogan 'helping the community to conserve our heritage' is written in a bold, sans-serif font.

**7.5.3 The Economics of Heritage Listing : Executive Summary by
NSW Division of Australia Property Institute, 2002**

PART B

THE IMPACTS OF HERITAGE REQUIREMENTS ON THE FINANCIAL VIABILITY OF INDIVIDUAL DEVELOPMENT PROPOSALS

Prepared by

**THE NEW SOUTH WALES DIVISION OF THE
AUSTRALIAN PROPERTY INSTITUTE**

For

The NSW HERITAGE OFFICE

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EXECUTIVE SUMMARY

This Consultancy Report has been prepared in respect to a research project which has been undertaken by the New South Wales Division of the Australian Property Institute in accordance with instructions received from the New South Wales Heritage Office. The NSW Heritage Office was commissioned by the NSW Heritage Council's Economics of Heritage Listing Working Party to manage this research project on a day-to-day basis. The NSW Heritage Council is acting on behalf of the national Heritage Chairs and Officials.

The project was created under the working title of the Economics of Heritage Listing Consultancy, where the stated objective was to produce guidelines to enable the preparation and assessment of economic and financial information submitted in development applications involving heritage items and heritage conservation areas. The project was divided into two parts, Part A (a 'macro' study of Social and Community Economic Costs and Benefits arising from heritage listings) and Part B (a 'micro' study of the Impacts of Heritage Requirements on the Financial Viability of Individual Development Proposals).

The NSW Division of the Australian Property Institute was charged with the task of addressing Part B of the project, which accordingly is the subject of this Report. Approval was also received from the client to investigate the economic impacts in respect to heritage listings in existing-use passive investment properties, in addition to adaptive re-use redevelopment scenarios. In accordance with the Consultancy Brief, our study is confined to a focus on commercial investment properties (as opposed to residential properties) in the urban environment.

Our research methodology was based on the Case Study approach. Seven case studies were selected for this Part B component of the consultancy. Of these, five heritage-listed commercial property examples were selected from the central Sydney Commercial Business District. A further case was selected from the Parramatta CBD, which comprises a major commercial and heritage precinct in its own right, located some 20 kilometres west of the Sydney CBD. A final case at Maitland, some 170 kilometres to the north of Sydney, was selected as an example of a country-regional adaptively re-used and commercially redeveloped property.

The Sydney CBD cases are geographically dispersed throughout the central city precinct and comprise a variety of characteristics in terms of property size, age, condition and the nature of commercial use. Similarly, there is a considerable variety in the character of the properties in heritage significance terms.

Our case studies confirm the highly individual nature of heritage items, which is already a well-documented aspect of the heritage system. The highly individual nature of commercial property assets, per se, in their own property sub-markets, has also always been an acknowledged consideration in professional property practice. This historical rule of the market place is also confirmed in our case study series. No two commercial properties are ever *exactly* identical, no matter how many elements of outward or more inward similarity they may possess.

We are mindful that this Report is intended for distribution to and readership by a variety of interested parties throughout Australia. To this end, we have selected a series of Case Studies which we trust will be sufficiently cross-sectional and representative in their nature so as to be readily usable for comparison purposes in various other heritage and market environments throughout Australia.

In each of our case studies we have examined, in some depth, the nature and degree of heritage significance of each property example. We have also explored the fundamental property characteristics of each case in their respective sub-market. Four of the cases comprise redevelopment examples, while three cases comprise examples of passive investment assets, thereby making up our total of seven cases.

Accordingly, this Report has divided the findings and conclusions into two categories - those from the adaptive re-use / redevelopment standpoint, and those from the existing use / passive investment standpoint.

In the heritage redevelopment context, we have found that the basic orthodox market-related principles which govern ordinary *non-heritage* property development activity - that is, the desirability of pre-emptive market research, the identification and satisfaction of unmet market demand, the presence of suitable sub-market and property cycle conditions which are conducive to development taking place, and risk acceptance relative to estimated financial return - have also been first and foremost the fundamental factors influencing the decision of developers to commit to *heritage-listed* projects.

We have found that heritage considerations do not pre-empt the fundamental market-related factors in property development, but rather are simply part of the 'next step' which comprise property availability and development approval considerations in the normal routine of the property development process.

We have found that all four of the redevelopment case studies have comprised successful projects, both from the heritage preservation and financial viability perspectives.

In the three remaining case studies, which are passive investment examples (as opposed to redevelopment cases), we have concentrated upon the asset management perspective. We have found that all three heritage-listed passive investment property examples are currently performing satisfactorily for their owners in a commercial investment context - particularly in light of the recent purchase prices which the current owners paid for the subject properties in the market place.

In respect to the same three passive investment cases, we found that the subject heritage listings have an impact upon yearly operating costs which varies in scale from a moderate degree to only a very minor degree - this depends on a number of heritage-listing features, the individual nature of which varies in each case. In two instances, we also discovered several heritage-related factors which have an economic impact on property performance from a longer-term life-cycle costing and value maintenance / enhancement perspective. These factors are commented upon in some detail within our Part 4 Case Study Findings and Part 5 Conclusion within this Report.

To complete this Report, we have also provided what we believe are relevant suggestions for future avenues of meaningful and fruitful research in the broad *Economic Impact of Heritage Listings* theme of study. These suggestions are briefly presented at the very end of Part 5 of this Report.

In summary, the chief objectives of this research consultancy are linked to the development economics of heritage-listed commercial property assets. Accordingly, our main findings from this Consultancy Report are as follows :

- In property development terms, economic viability is dependent upon pre-emptive market-related factors which are not generally related to heritage considerations.
- The individual nature of the heritage listing in each redevelopment case study was such that it did not deter project commitment by the developer. Nor did the heritage listing in any of the four redevelopment cases negatively affect the direct financial feasibility of the project - in particular, *future* economic performance expectations were seen to most favourable in each of our four examples.
- The overall Project Costs in our heritage-listed redevelopment case studies were increased to a mild degree as a result of the heritage listing in each example. However, such costs were inevitably recovered, and in fact were counterbalanced and far exceeded by, the commensurate increases in Project Value which flowed into each of the three Sydney CBD schemes via the

development incentives provided. In particular, substantial Floor Space Bonuses provided a key financial and economic incentive in each of the three Sydney CBD redevelopment cases. Rating and taxing subsidies, to various degrees, further contributed to a positive economic impact in overall terms, linked directly to the heritage listing.

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SECTION 8 DIGITAL FILES AND DATA

8.1 Urban Heritage Review Project Files (CD-ROM 1)

8.2 NSW Heritage Office Shidata (CD-ROM 2)