



28 Addison St existing apartment building to be retained.



Designs for new townhouses at the rear of 28 Addison St

*Images from DA plans by Paul Meyer Design Pty Ltd*

## Heritage Impact Statement Multi-Unit Development 28 Addison St Goulburn, NSW

Report to Premise P/L, Goulburn  
August 2023

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## 1.0 INTRODUCTION

### 1.1 REPORT OVERVIEW

This report has been prepared to accompany a multi-unit development mainly to the rear of an existing house (used as apartments) at 28 Addison St Goulburn, located in a heritage conservation area listed in Goulburn Mulwaree Local Environmental Plan (2009).

The report concludes that if advice in section 3.1 of this report is incorporated in the DA:

- Design of the new units will be sympathetic to the heritage conservation area.
- The existing apartment building will continue to provide an important contribution to the heritage streetscape
- Landscape screening between the new units and adjoining properties will be acceptable.

The DA proposal will then have an acceptable heritage impact. This will be consistent with the heritage requirements and guidelines of *Goulburn Mulwaree Local Environmental Plan 2009* and the NSW Heritage Council guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

### 1.2 REPORT OBJECTIVES

The main objective of this Heritage Impact Statement is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by the NSW Heritage Council guidelines.

### 1.3 METHODOLOGY AND STRUCTURE

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the Australia *ICOMOS Charter for Places of Cultural Significance*, known as *The Burra Charter*, and the NSW Heritage Council publication, *NSW Heritage Manual*.

The *Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes standardisation of heritage investigation, assessment and management practices in NSW.

## 1.4 SITE IDENTIFICATION

The proposed multi-unit development is at Lot 55 DP 61148, 28 Addison St Goulburn, NSW. The Addison Street frontage of the subject land retains an existing two storey historic house that has been converted into rental apartments. 28 Addison Street is in the heritage conservation area, heritage listed in Goulburn Mulwaree Local Environmental Plan (2009).

The subject land is shown below (source: Six Maps)



*Lot 55 DP 61148, 28 Addison St Goulburn*

## **1.5 HERITAGE MANAGEMENT FRAMEWORK**

Lot 55 DP 61148, 28 Addison St Goulburn is in the heritage conservation area, heritage listed in Goulburn Mulwaree Local Environmental Plan (2009). As such, the property is subject to the heritage provisions of the Goulburn Mulwaree LEP 2009.

## **1.6 AUTHORSHIP**

This report has been prepared by Peter Kabaila, Heritage Consultant, of Black Mountain Projects Pty Ltd.

## **1.7 COPYRIGHT**

Copyright of this report remains with the author, Black Mountain Projects.

## **1.8 REPORT LIMITATIONS**

While this report is limited to the analysis of European cultural heritage values, Black Mountain Projects recognises that Aboriginal people occupied the land that was later claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

This report is based on a review of drawings provided by Premise P/L for DA submission.

## **2.0 ESTABLISHED HERITAGE SIGNIFICANCE**

Lot 55 DP 61148, 28 Addison St Goulburn is in the heritage conservation area, heritage listed in Goulburn Mulwaree Local Environmental Plan (2009).

Certain aspects of the subject land have local heritage significance established, as recognised by heritage listing in Goulburn Mulwaree Local Environmental Plan (2009). Some heritage aspects of to be considered in a proposal should include:

- Retention and care of existing original buildings.
- Contribution of the proposal to heritage streetscape/s.
- Design of the proposal to be in sympathy with the conservation area, referencing aspects of local heritage.
- Contribution to views (inside and to and from the conservation area).
- Adequate landscape buffering from adjoining properties in the conservation area.



### 3.0 DESCRIPTION OF THE PROPOSAL

The proposal is retention and repair of the existing apartment building on the street frontage, new landscaping, and new townhouses at the rear.

DA documents provided by Premise Planning for this report were the plans by Paul Meyer Design Pty Ltd and the Landscape Plan by IScape Landscape Architecture.



*28 Addison St existing apartment building to be retained.*



*Designs for new townhouses at the rear of 28 Addison St*

*Images from DA plans by Paul Meyer Design Pty Ltd*



## Selection of site inspection photos



*Addison St heritage streetscape*



*28 Addison St – the existing apartment building on the subject land*







*Southern boundary of the subject land. A hedge will visually soften the metal fence and provide good landscape buffer between older buildings and the new townhouses.*



*Northern boundary of the subject land. The large privets in the foreground should be removed and replaced with a narrower, dense vegetation screen. Some of the boundary fence sits atop an earth bank that could be retained by a row of sandstone logs.*

### 3.1 HERITAGE ADVICE PROVIDED DURING DESIGN PROCESS






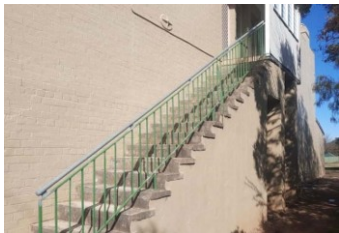


Peter Kabaila, the Heritage Consultant, carried out two site inspections in June 2023 to determine:

- Existing building condition and repairs to stabilise heritage values.
- Multi-unit design appropriateness for conservation area.
- Landscaping buffer between new and old and to reference the conservation area.

#### Existing building condition and repairs to stabilise heritage values

The exterior of the apartment building was visually inspected. The building (early 20<sup>th</sup> century), while not being individually heritage listed, clearly makes an important contribution to the street. The exterior has not been maintained and is in a dilapidated state. Plans should note: “existing building is to be repaired in accordance with the heritage report”.

Recommended repairs to heritage stabilise and present the building to the street are:

Repair frontage and awning	 Reroof the badly patched awning in new corrugated galvanised sheeting.	 Remove shrub in front of the awning that is blocking view from the streetscape.	 Remove privet (cut and poison) that is destabilising brick fence.
Repair and paint external framing and trim	Repair and paint all external framing and trim (including external doors, windows and sills) in a heritage accent colour. Indian Red is recommended.	 Window framing, sills, external doors.	 Timber framing.  Balustrade, wall brace.
Check and repair roof drainage	Roofer to inspect all roofs and report. Connect down pipes to stormwater. Any replacements to be round downpipes and quad or half round or ogee gutters. Galvanised (or zincalume) finish recommended.		

### **Multi-unit design appropriateness for conservation area.**

- Views inside as well as to and from the conservation area should be considered. No matter how “invisible” new developments are from the street front, there are usually at least several vantage points from which they can be viewed, both from inside the conservation area and from outside.
- The one and half storey townhouse form is appropriate for the conservation area. The design incorporates suggestions made by the Heritage Consultant regarding scale and roof pitch. The limited bulk of the upper level roofs and views between the steeply pitched roofs are reminiscent of traditional building types in the conservation area.
- Roof colour of the townhouses to be not black. It should be mid-grey in tone. Preferably this should be galvanised or Zincalume. Some mid-grey Colorbond colours could also be considered such as Shale Grey or Dune or Windspray or Gully or Wallaby.

### **Landscaping buffer between new and old to reference the conservation area**

- The northern boundary has several large privet trees and a large hawthorn shrub. These are recommended to be removed.
- The Site Analysis Plan notes the northern boundary for new privacy screen planting. This should be supported by the detailed landscape plan. A suitable vigorous and high hedge plant should be planted such as Photinia Robusta.
- It is noted that the neighbour’s fence on the northern boundary is on top of a steep non-retained earth bank at one location. It is recommended that if driveway space permits the retaining wall reference traditional materials. A row of a sandstone logs would be appropriate.
- For the driveway, the unit brick paver (provided it is not de-specified to stencilled concrete) is a good reference to traditional driveway materials. If the “landscaped islands” in the driveway are planted only with a low groundcover, then this will do little to soften the “gun barrel” effect of a long, straight driveway. Some other means of softening the view down the driveway should be adopted, such as a tree beside the driveway to frame the view.
- Most of the plant selections are appropriate “traditional” species for the conservation area. It is noted that the flax lily was removed as a species selection from earlier plans. It was recommended to be substituted by a larger and more heavily foliated plant.



## **4.0 ASSESSMENT OF HERITAGE IMPACT**

### **4.1 INTRODUCTION**

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: *Goulburn Mulwaree Local Environmental Plan 2009*.and the NSW Heritage Council guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

### **4.2 ASSESSMENT**

The apartment building at 28 Addison St is a handsome landmark that features in the heritage streetscape in the conservation area. As such, it is important that any development addresses:

- Existing apartment building repairs to stabilise heritage values.
- Multi-unit design appropriateness for conservation area.
- Landscaping buffer between new and old and to reference the conservation area.

## **5.0 CONCLUSION & RECOMMENDATION**

### **5.1 CONCLUSION**

This report provided heritage advice for repairs to the existing apartment building; sympathetic design of the townhouses at the rear; and landscape buffering for the interface with the conservation area.

The report concludes that if this advice is followed, the proposal will have an acceptable heritage impact and will be consistent with the heritage requirements and guidelines of *Goulburn Mulwaree Local Environmental Plan 2009*.and the NSW Heritage Council guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

Should any unexpected relics be disturbed during excavation of the subject land, they must be managed under the archaeological provisions of the *NSW Heritage Act*.

### **5.2 RECOMMENDATION**

**Provided the heritage advice in section 3.1 of this report is incorporated in the plans, the DA proposal will have an acceptable heritage impact.**



### 5.3 ASSESSMENT STATEMENT

I, Peter Rimgaudas Kabaila, Heritage Consultant, confirm that:

- I have prepared this Heritage Impact Statement, which has objectively assessed the proposed development against the relevant planning controls.
- I have provided this report as advice to the proponent.

A handwritten signature in black ink, appearing to read 'Peter Kabaila', with a stylized, flowing script.

Dr Peter Kabaila, Heritage Consultant, Black Mountain Projects Pty Ltd

## 6.0 REFERENCES

Apperly R, Irving R, Reynolds P, *A pictorial guide to identifying Australian architecture styles and terms from 1788 to the present*. Angus & Robertson, NSW, 2002

ICOMOS Australia, *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*. ICOMOS, Australia, 2013.

*Goulburn Mulwarree Local Environmental Plan 2009*.

NSW Heritage Office and Department of Infrastructure Planning and Natural Resources, *NSW Heritage Manual*, Sydney, 2001.

NSW Heritage Council guidelines, *Altering Heritage Assets and Statements of Heritage Impact*.

NSW Government Legislation, [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

NSW State Heritage Inventory

<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>