



STATEMENT OF HERITAGE IMPACT

New Co -Living Development

61-63 Bradley St Goulburn NSW | Lot 16 DP 1084067
Goulburn Mulwaree Council Heritage Conservation Area

Prepared by Tim Lee Architects
Issue Date: July 2024

EXECUTIVE SUMMARY

INTRODUCTION

Tim Lee Architects has been engaged, to prepare the Statement on behalf of the present owners of 61-63 Bradley St Goulburn. This document forms part of the Development Application for works to the property.

BACKGROUND

This statement of Heritage impact has been prepared to assess the proposed alterations and additions to the existing buildings at 61-63 Bradley St Goulburn, NSW. The dwellings are not individually listed items on any Local, State, or Federal heritage registers. The site and buildings do fall within the local heritage conservation precinct and will be assessed against their contribution to the streetscape.

SITE

LOCATION

61-63 Bradley St Goulburn NSW

Lot 16 DP 1084067



Figure 1: 61-63 Bradley St Goulburn outlined in red (Source: Six Maps NSW Government)

1.0 SITE DESCRIPTION

1.1 HERITAGE ITEM/ PRECINCT

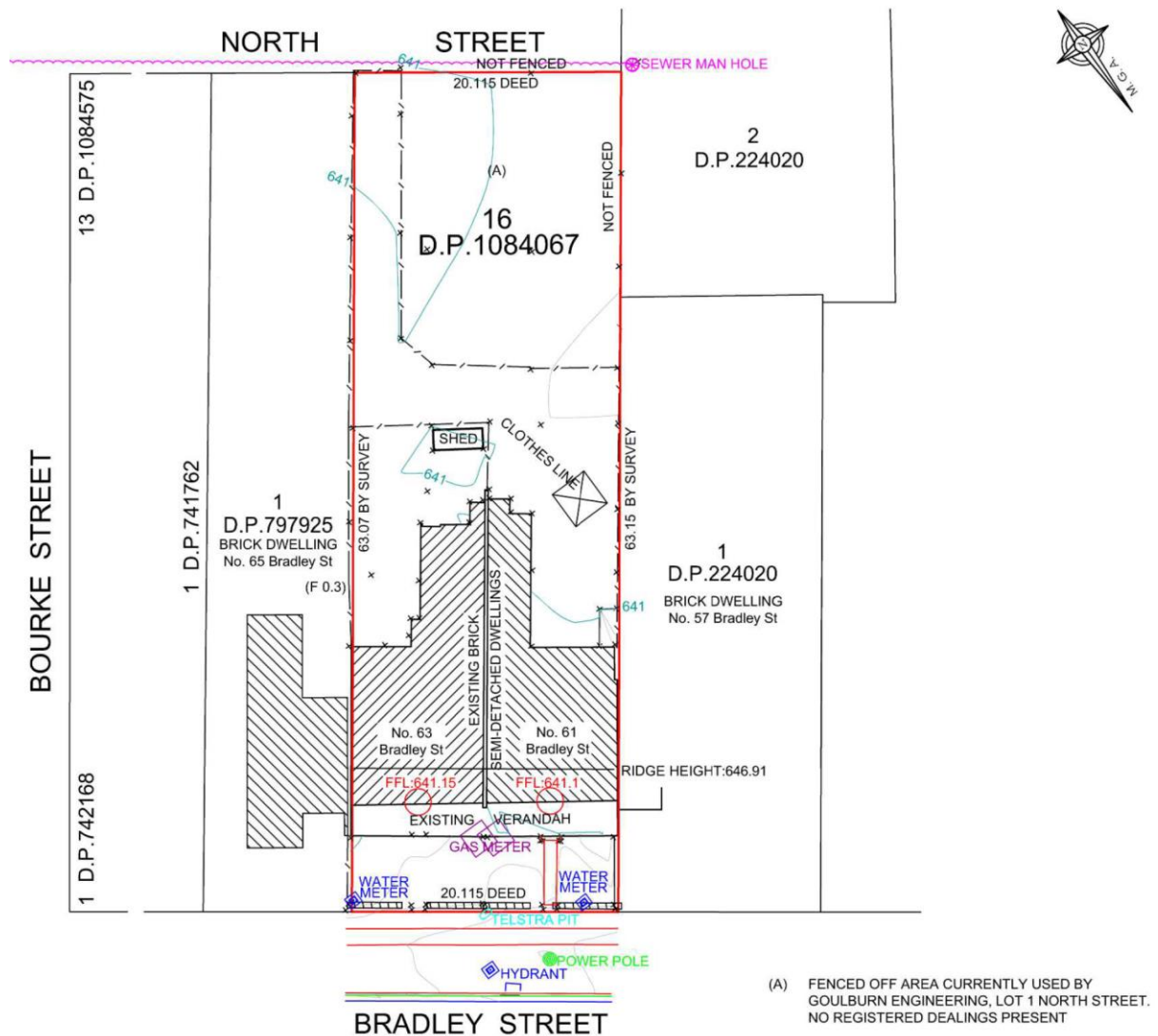


Figure 2: 61-63 Bradley street building survey (SRD Land)

The site is located 130m to the West of Auburn Street at the Northern end of the principal Commercial precinct of the City of Goulburn. The site sits on the boundary between the Core CBD and the surrounding Mixed-use precinct. The whole of the area falls within the Goulburn Heritage precinct.

Lot 16 presents a dual frontage to Bradley Street and to North Street. The north street address provides vehicle access to the rear of the site and will form the main vehicular access for the proposed redevelopment of the subject site.

There is a slight fall from the rear (north street) to the Front of the site (Bradley street). The existing dwellings are constructed across the entirety of the Bradley street frontage and present a uniform street elevation with strong horizontality emphasizes through floor level, gutter and ridge line resolution.

There is no significant vegetation on the site. The Northeastern rear section of the property is currently leased by Goulburn engineering a steel fabrication business in Taylor street to the rear of the subject site. This lease will be terminated as part of the redevelopment proposal and the land absorbed back into the main lot.

The precinct is a mix of industrial, retail, motor vehicle repair shops and residential development. Building forms are predominantly single level with two story construction used in the commercial space nearer to Auburn Street.

There are also some examples of 2 storey dwellings in and around the subject site, this coupled with the two storey commercial elements lend weight to the increased building height and massing proposed as part of the site redevelopment.

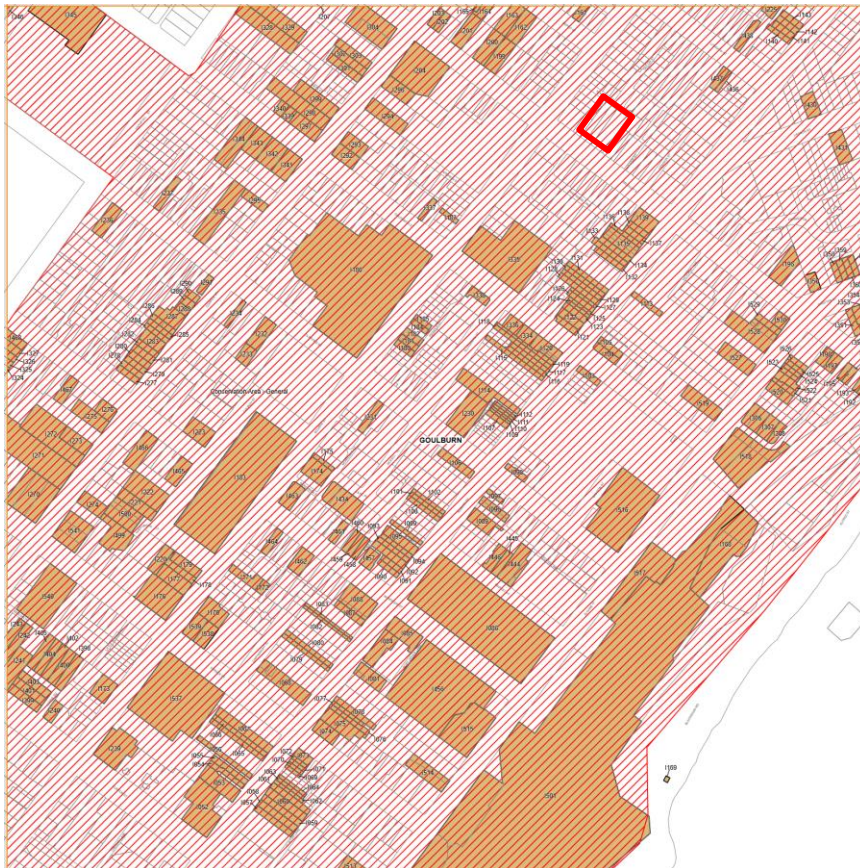


Figure 3: Goulburn Heritage precinct – extract from Heritage mapping (GMC LEP Mapping)

The site, highlighted in red, is located within the Goulburn heritage precinct. The site is not adjacent to or within a significant vista looking to or looking out from a listed heritage item. The composition of the duplex single storey street elevation and relationship to the adjoining buildings is considered to be a contributory element to the street scape.

1.2 HERITAGE LISTINGS

Listing type	Item and document details	Listing number
Local heritage item	The site falls within the Goulburn Heritage Precinct, the site is not individually listed.	N/A
State Heritage Register	N/A	N/A
Commonwealth Register	N/A	N/A
National Heritage List	N/A	N/A
World Heritage Buffer Zone	N/A	N/A
World Heritage List	N/A	N/A

1.3 SITE AND ITS CONTEXT

Existing street elevation photography.

The following photographs focus on the immediate streetscape adjacent to and opposite the subject building site.



Figure 4: View opposite the subject site (Source: TLA)



Figure 5: View opposite the subject site looking South West (Source: TLA)



Figure 6: View opposite the site looking to the Southeast (Source: TLA)



Figure 7: Dwelling adjacent to the site to the East (Source: TLA)



Figure 8: Dwelling adjacent to the site to the West (Source: TLA)



Figure 9: Dwellings adjacent to the site (Source: TLA)

The dominant streetscape features include:

- Uniform setbacks
- Single storey construction
- Symmetrical facades
- Masonry fences
- Gable end feature frontages
- Masonry chimneys
- Separation of public verge and private front yards with strong masonry fencing elements
- Strong ridge line consistent across the majority of the buildings setting the visual depth of the primary street frontage

The massing and proportion of the buildings has created a series of strong datum lines evident in

- Floor levels
- Gutter lines and
- Ridge lines

The predominant masonry single level construction has developed an aesthetic replicated across the individual dwellings. Features such as gable end roof forms and symmetrical fenestration treatment add variety and a sense of individuality while maintaining an homogenous building typology throughout the street.

The height and composition of the masonry fences reinforces these lines and maintains the cohesive form of the overall street scape. The separation of the public verge and private front yards is further strengthened by the visual separation created by the fences.



Figure 29 61-63 Bradley St Contextual setting Street elevation (No landscaping) from Bradley Street (Source: TLA)

The multi-level portion of the proposed development sits well behind the existing single level street elevation. The visual separation from the main street frontages will help to reduce the impact and bulk of the proposed new building element. View from a distance and at an angle to the main façade the whole of the building bulk will be visible in the streetscape. However the positioning behind the main facades coupled with the existing street elevation will direct focus to the smaller scale elements that make up the existing street scape.

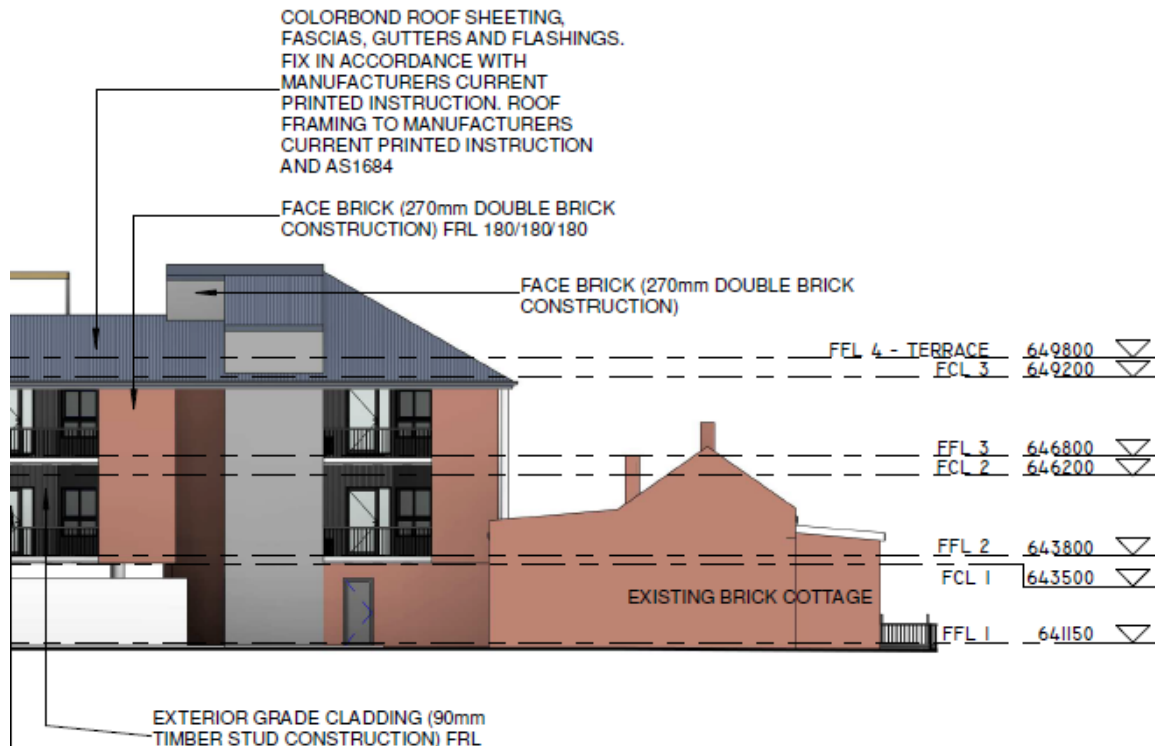


Figure 20: 61-63 Bradley St Contextual setting West elevation to indicate massing of proposed development against the existing dwellings (Source: TLA)

From the proposed part cross section of the building the separation of the proposed bulk of the new building from the existing street elevation and fencing is evident. The new multi-level work will sit approximately 15m from the main building line. The Visual separation will significantly reduce the impact of the building from the street.

The side and rear setbacks meet the requirements for fire separation of commercial buildings. The additional 1500mm deep balconies and high windowsills direct the view of the occupants out and over the adjoining properties rather than focusing down.

Overall, the proposed new multi-level structure will place an object of considerable mass and height within an existing predominantly single level precinct, however, the setbacks, articulation and roof form will reduce the overall bulk and scale of the structure allowing the original streetscape to remain intact.

1.4 PROPOSED WORKS AREA

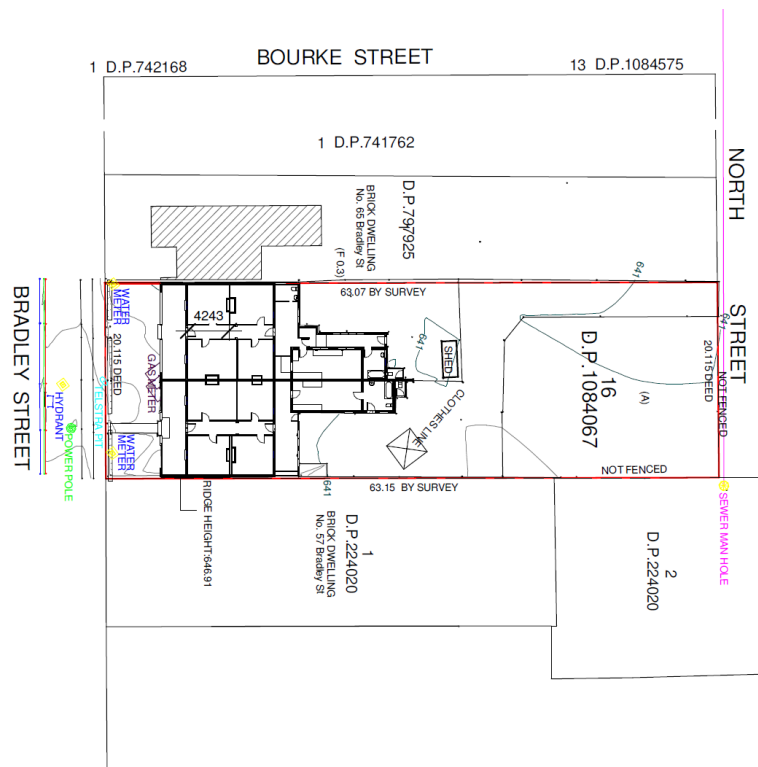


Figure 30 61-63 Bradley Street existing conditions plan (Source: TLA)

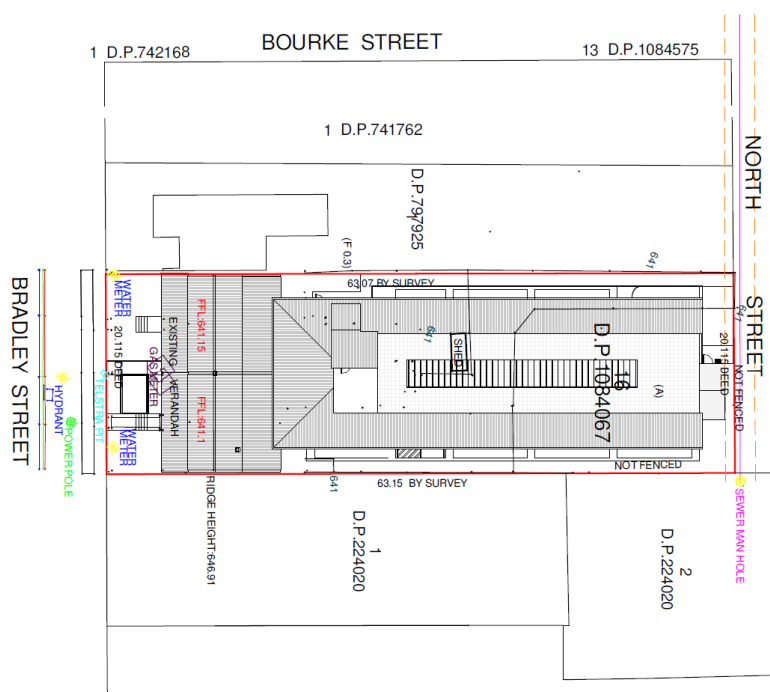
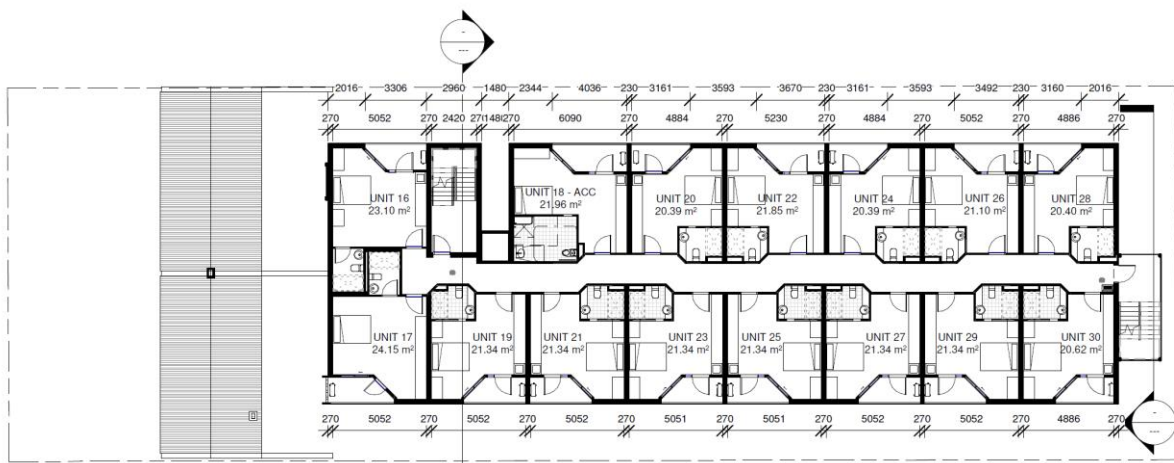
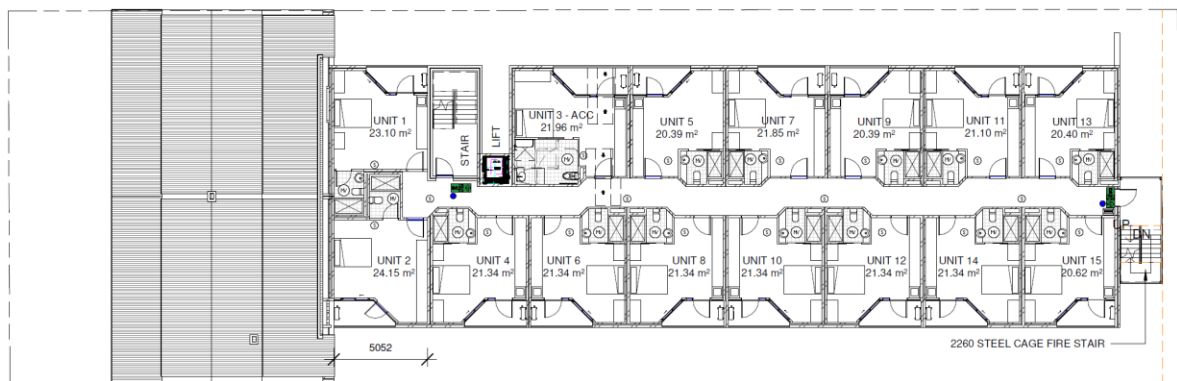
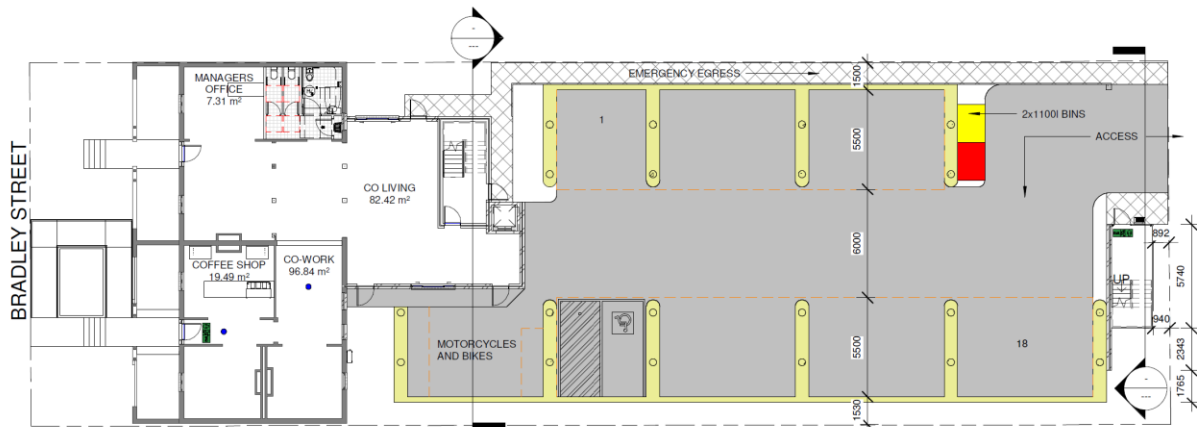


Figure 41 61-63 Bradley St proposed development overall roof plan (Source: TLA)



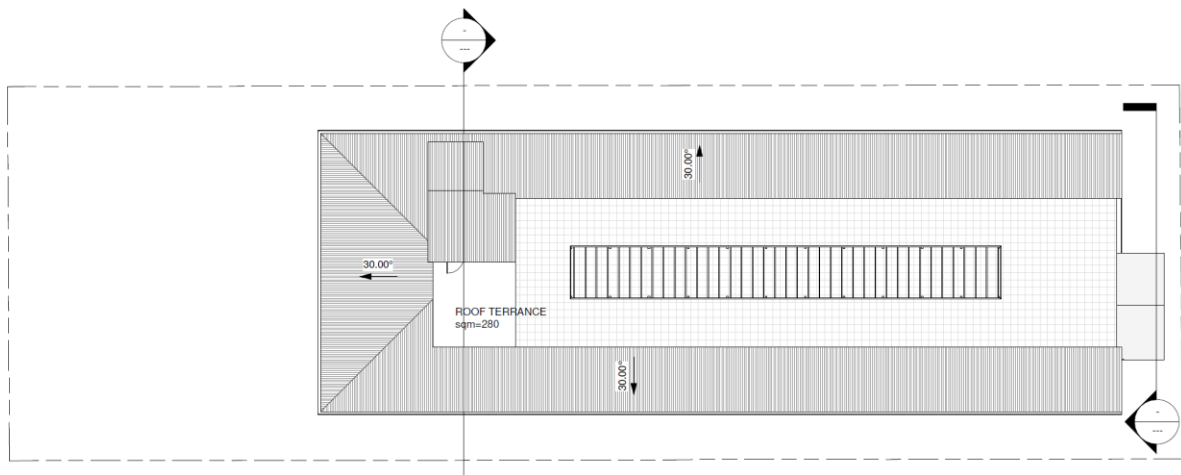


Figure 85 61-63 Bradley St Proposed Roof plan (Source: TLA)



Figure 96 61-63 Bradley St Goulburn Concept render – View from Bradley Street (Source: TLA)



Figure 107 61-63 Bradley St Concept Render viewed from North Street (Source: TLA)



Figure 118 61-63 Bradley St Contextual setting set at 3pm on the Winter Solstice – worst case shadow creation (Source: TLA)

1.2 SITE SUMMARY HISTORY

1.2.1 OVERVIEW

61-63 Bradley St Goulburn (16/1084067) is part the original allotment 16 of section 25 of the City of Goulburn, located between Bourke and Auburn Streets. Two attached dwellings exist on this lot under one title. The original allotment was subdivided by the first owner Samuel Emanuel, a merchant. The second owner, Charles Gardner, an accountant, built the two cottages on the site sometime between 1878 and 1882, with no other evidence found of earlier structures. The cottages were used as dwellings and often rented out.

1.2.2 EVENTS AND OWNERSHIP

The following table outlines key events and ownership by year.

(PART OF) ALLOTMENT 16, SECTION 25

Date	Description	Reference
01-Mar-1852	Land grant Allotment 16, Section 25 to Samuel Emanuel	Serial 230 Pg 11
31-Jan-1879	Conveyance (Pt of Allot 16, Sec 25) Trustees of the Will of Samuel Emanuel to Charles Gardner	Bk 187 No 844
18-Sep-1907	Conveyance (Pt of Allot 16, Sec 25) The Trustees of the Savings Bank of NSW to Elizabeth Mary Fenton & John S Lillis	Bk 839 No 345
28-Aug-1913	Conveyance (Pt of Allot 16, Sec 25) Elizabeth Mary Fenton & John S Lillis to James Pargeter Cooper	Bk 1006 No 900
18-Nov-1920	Conveyance (Pt of Allot 16, Sec 25) James Pargeter Cooper to Elizabeth Mary Roche	Bk 1208 No 910
01-Jul-1926	Conveyance (Pt of Allot 16, Sec 25) Elizabeth Mary Roche to Emily Mary Ann McLachlan	Bk 1433 No 648
16-Apr-1945	Conveyance (Pt of Allot 16, Sec 25) Henry Thomas Gendle (Executor of will of Emily Mary Ann McLachlan) to George Mitchell	Bk 1962 No 130
11-Nov-1958	Conveyance (Pt of Allot 16, Sec 25) George Mitchell to John Howard Mitchell	Bk 2464 No 884
04-Apr-1960	Conveyance (Pt of Allot 16, Sec 25) John Howard Mitchell to James Frederick Deegan	Bk 2523 No 507
08-Jun-2005	Conversion action creating Lot 16, DP 1084067	CA93790
30-Mar-2010	Transmission of property 16/1084067 to Kim Charles Deegan and John Michael Deegan	AF401455
July-2024	Conveyance 16/1084067 from Kim Charles Deegan and John Michael Deegan to present owner – not registered at time of search	Foilo not registered at time of search.

1.2.3 DETAIL

All conveyance details can be found in the Events & Ownership tables above. All numbered references can be found in Appendix A.

61-63 Bradley St Goulburn

61-63 Bradley St Goulburn (16/1084067) is part of the original Allotment 16 of Section 25 (see Figure 2) of the City of Goulburn which sat on Bradley St between Bourke and Auburn streets. The allotment was 2 roods in size and was sold to Samuel Emanuel, a merchant, in 1852. Emanuel came to Goulburn in 1845 and set up the Beehive store selling general merchandise (1) before moving to Sydney. He served as the member for Argyle for two to three years before dying in 1868 (2). His numerous Goulburn properties were eventually sold in 1878 including Allotment 16. This was listed along with number 15 and described as having a 'frontage of 66 feet ...to Bradley St; depth, 330 feet' (3).

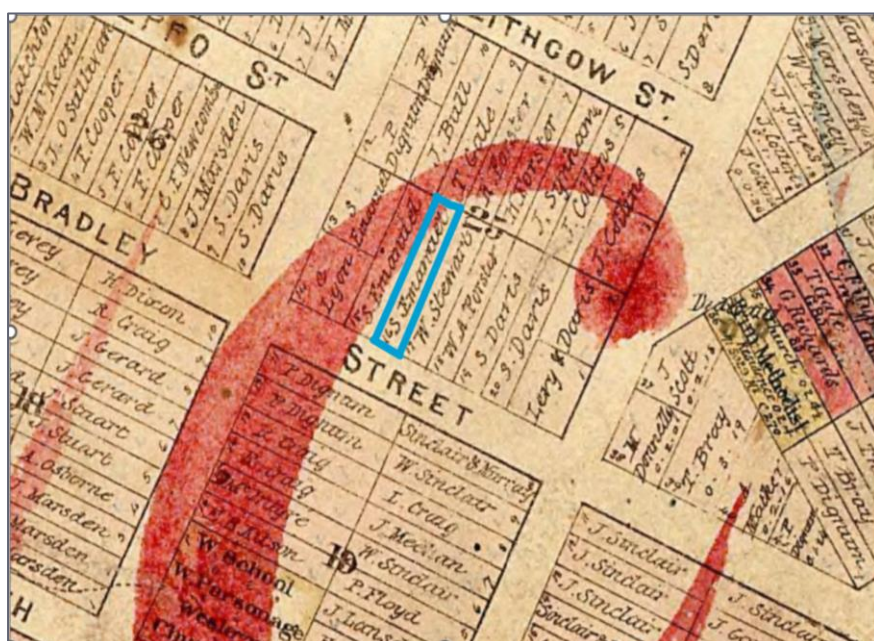


Figure 19: Detail original allotments Goulburn Town Goulburn, Allotments 16, Section 25 (outlined in blue).

The allotment was carved up prior to, or as part of, the sale. The new owner bought only the front part of Allotment 16. This was Charles Gardner who had come to Goulburn from Sydney, and had worked in town as a bookkeeper, a general store owner and finally an accountant (4). The conveyance states that the property was 66 feet wide but now only 200 feet in depth and intersected at the rear by the new 'North St' (included as a right of way) that ran from Bourke St through allotment 13 and across 15 to 16.

A newspaper report of this sale refers to Charles Gardner having bought two lots, each 33 feet in width to Bradley St (5). This indicates that the land, while still officially one title with a width of 66 feet, had also been divided for sale into two parcels of equal width (corresponding with what is now known as numbers 61 and 63 Bradley).

There has been no evidence found for any structures on the site prior to this point. The advertisement of the 1878 sale (3) referred to the property as an 'allotment' with no mention of any buildings, and a rates book of the same year does not mention any house on Lot 16, Section 25 (6). It is likely Gardner who erected the

houses within a few years of the purchase. A rates book from 1882 records a C. Gardner living in Bradley St in a house with 5 rooms and a kitchen (property no 932) next door to 'A. Hairsine' (property number 931) (7).

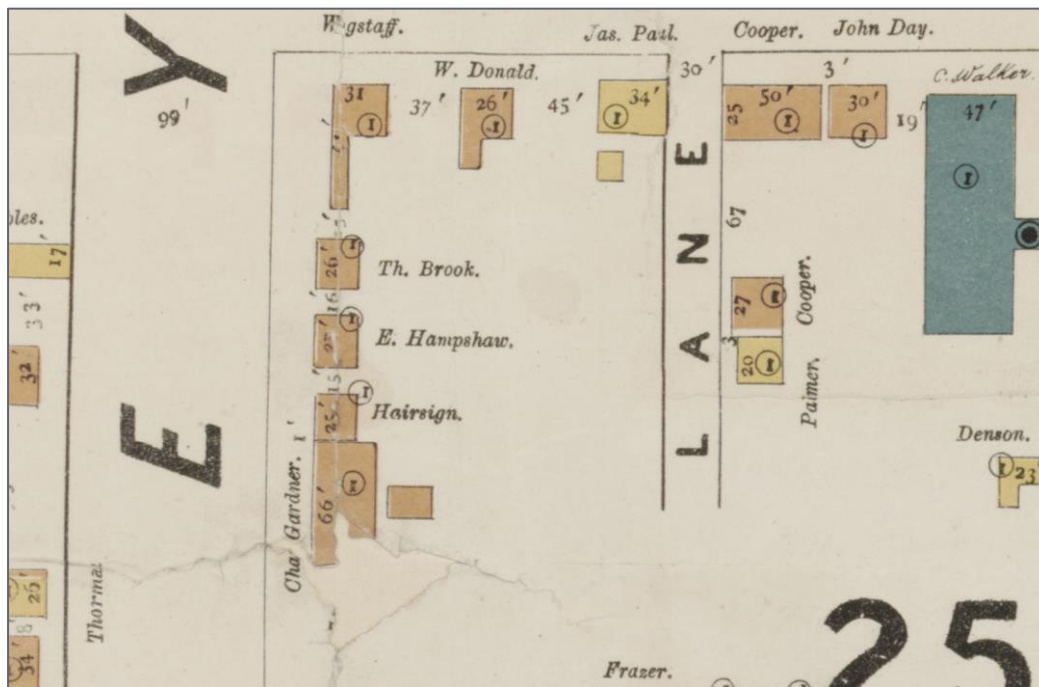


Figure 20: Detail fire insurance map of Goulburn, circa 1886 (8) showing Bradley St near corner of Bourke St

A fire insurance map circa. 1886 (8) confirms this, showing a dwelling 66 feet in width on Bradley St belonging to 'Cha. Gardner' (see Figure 3) next door to the smaller 'Hairsign' property.

The architecture of the houses matches this timeframe. They are Victorian workers' cottages (brick structure, tin roof, separate roof for verandah, symmetric façade, four pane sash windows), with some later modifications to the verandahs giving them a more Federation feel (additional masonry side supports and half walls, double verandah posts with art deco style decoration, rough rendering and pyramid verandah supports (no. 61)).

These modifications may have been made by Gardner, or by the next owner, who acquired the properties in 1907. The properties were sold by the Trustees of the Savings Bank of NSW with whom Gardner had taken out two mortgages. The new owners were Elizabeth Fenton, her son William Fenton and her son-in-law John Lillis. Elizabeth was the widow of Roger Fenton who had been the Inspector of Police at Goulburn and, among other events, had been involved in suppressing the uprising of miners at Stoney Creek in 1861. He died in 1906, a year before Elizabeth bought this property (9). William Fenton was an ironmonger and Lillis a wool merchant. It is not known if any of these owners resided in the cottages.

In 1912 the cottages were again for sale advertised as '6 rooms, kitchen and bath-room in each house...these residences are never untenanted, and good rents are always obtainable' (10) suggesting that at least for some period of their tenure, the houses were let for investment. The description corresponds closely with the floorplan of the houses today (see Figure 4).



Figure 21: Floorplan 61 (bottom) and 63 (top) Bradley St, June 2024. <https://www.realestate.com.au/sold/property-duplex+semi-detached-nsw-goulburn-143670560>

The new owner was James Pargeter Cooper, a grazier, who lived at Norwood, out of Goulburn. In 1920 he sold the properties to Elizabeth Mary Roche, the wife of another grazier, David Joseph Roche also of Norwood. Roche let out at least one of the properties (No 61) as evidenced by several advertisements (11, 12). In 1926 Roche sold the cottages to Emily Mary Ann McLachlan, a widow. While it is unclear whether McLachlan lived in either cottage during her ownership, rooms in number 61 were still being let (13), and number 63 had several tenants (14, 15).

McLachlan died in 1943 (16) and in 1945 the trustees of her estate sold the property to George Mitchell, a draughtsman and architect. He died in 1950 and it eventually passed to his son John Howard Mitchell in 1958. The Mitchells continued to let the properties, with several people living there over these years (17, 18, 19).

In 1960 John Mitchell sold the property to James Frederick Deegan, a storeman. In 2005 the land was converted to Lot 16 of DP108467. Deegan died four years later, and the property was inherited by Kim Charles Deegan and John Michael Deegan. They held the property until 2024 when it was sold to the current owners.

1.3 PHYSICAL ANALYSIS

APPEARANCE, CONSTRUCTION AND CONDITION



Figure 22: 61 Bradley St Goulburn outlined in red (Source: TLA)



Figure 23: 63 Bradley St Goulburn outlined in red (Source: TLA)

The existing dwellings known as 61 and 63 Bradley Street are both significant contributory elements in the Bradley streetscape. The buildings present attached single level masonry elevations to the street, both elevations are symmetrical about the front door elements and maintain horizontal datum references across the whole of the elevation

The timber veranda detailing is similar with 61 Bradley Street adding a rendered asymmetrical trapezoid masonry element beneath the double timber column with lyre form timber infill detail positioned symmetrically about the front door.

Each street veranda has individually detailed masonry dwarf wall “balustrade” with painted highlights.

Gutter and barge detailing provides a string horizontal reference datum across the elevation. Raised end and party walls capped in rounded segmented masonry elements provide another significant elevation feature.

The buildings are in good condition and have been repaired and are both relatively well maintained. There is evidence of some minor age-related damage internally and the rear sections are not considered to significantly contribute to the overall heritage precinct.

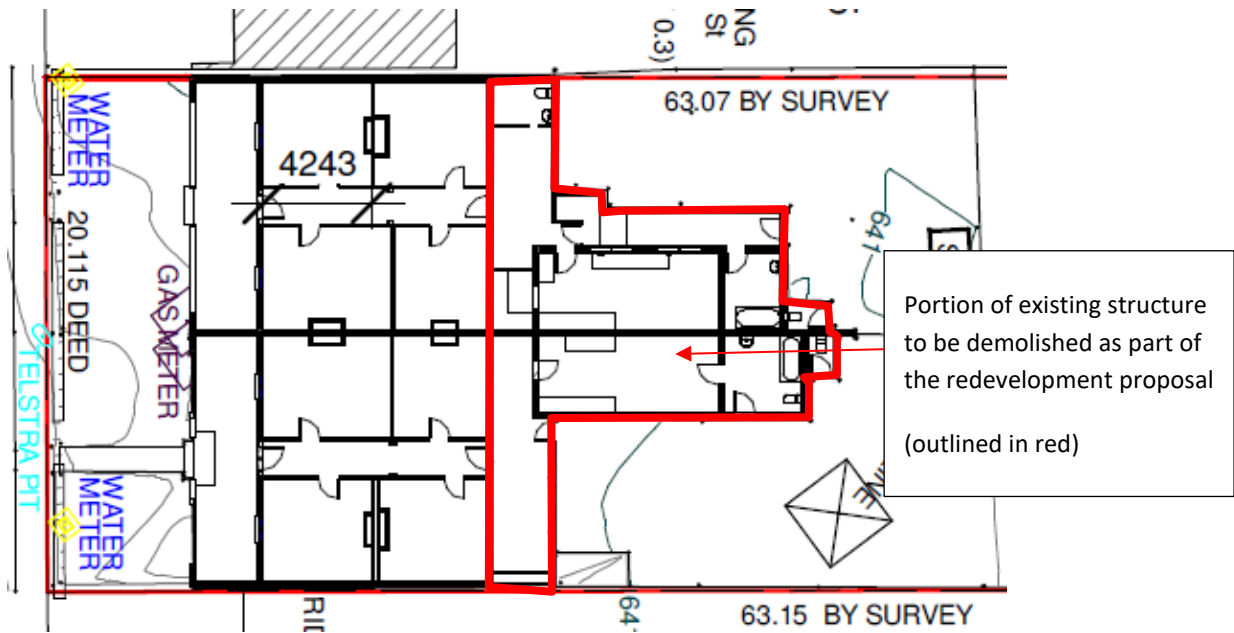


Figure 24: 61-63 Bradley St Goulburn outlined in red (Source: Six Maps NSW Government)

The outlined area is slated for demolition. The rear kitchen/ outhouse elements are typical of period workers cottages in the Goulburn area, this configuration is not unique, and the example associated with the dwellings at 61 and 63 Bradley Street does not hold any unique detail, unique element, unique structural solution or significant contributory elements warranting retention. The rear section of the dwelling is not a contributory element to the overall strength of the existing Bradley Street scape. The rear portions are currently obscured from view from the rear lane by the use of the rear portion of the site by Goulburn Engineering for material storage.

1.3 SITE AND ITS CONTEXT

STREET SCAPE ANALYSIS PLUS DESIRED OUTCOMES FROM THE GOULBURN HERITAGE STUDIES



Figure 25: View looking West along Bradley Street (Source: Google Maps)



Figure 26: View looking East along Bradley street from Bourk Street intersection (Source: Google Maps)



Figure 27: North Eastern View of Bradley street showing the shift from residential to commercial property (Source: Google Maps)



Figure 28: 61-63 Bradley St Goulburn (Source: Google Maps)



Figure 29: 61-63 Bradley St Goulburn outlined in red (Source: Six Maps NSW Government)

Heritage assessment and suggested development considerations. The following extracts are from the Goulburn Mulwaree Development Control Plan and Draft Heritage Study 2008.

4.12 BRADLEY STREET

Bradley Street forms the northern boundary of the original grid town layout extending between Cowper Street on the west and Sloane Street on the east.

- Good streetscape at western end with dominant residential use and roundabout treatment at Bourke Street intersection
- Consistent street facades at Bourke Street intersection extending towards east
- A good example of adaptively reused Victorian residence with no alterations to its external features
- Very good tree lined streetscape at eastern end between Sloane Street and railway line. Mature trees reduce impact of later developments in this section



Figure 62: Bradley Street looking from Bourke Street intersection



Figure 63: Streetscape of Bradley Street along east end towards Railway line

5.2 PRINCIPLES FOR GOULBURN CENTRAL BUSINESS DISTRICT

- *Retain the existing street pattern that reflects the successive original grid subdivision*

pattern of the CBD and its extended curtilage.

The proposed development retains the existing streetscape in full, there is an addition of a compliant access ramp however the treatment of the required handrail element will be consistent with metal work details in the area

- *Keep the distinctive predominantly uniform single and two-storey cohesiveness of the streetscapes including leafy quality and garden settings (where applicable) in accordance to their identified characteristics in section 3.0 of this report.*

The proposed landscaping will provide a continuation of the predominant plantings in the area and provide additional low water usage selections to augment and enhance the existing area.

- *Buildings that are not listed as heritage items but contributory to the streetscape and their context should not be demolished and their contribution to the area is to be maintained or enhanced. It is an aim to improve the streetscape qualities of buildings through the removal or reversal of unsympathetic elements, where applicable.*

The proposed development has been designed to retain all of the significant streetscape elements of the original single level duplex building fronting Bradley Street

- *New contemporary dwellings and commercial developments are allowable but must account for the significance and character of the area and ultimately contribute to the special character of the CBD. New contemporary buildings must strive to enhance the significance of the area by contributing to the quality of the built environment.*

The proposed new multi-level element incorporates setbacks and massing to maintain the significance of the precinct and to maintain the overall visual appeal of the existing streetscape and surrounding curtilage

- *Proposals for alterations and infill dwellings/commercial developments including corporate businesses should be considered on a performance basis with particular regard to the significant patterns of forms, scale and materials in the streetscape (refer to sections 2.4, 2.5 & 3.0) by aiming to retain and enhance those patterns and qualities.*

Noted.

- *No new intrusive changes or elements should be permitted in the residential portions of the study area including high, visually impenetrable front fences, the painting and rendering of face brick façades, the removal of original detailing, or unsympathetic alterations and additions such as first floor additions over the original front section of a dwelling and the enclosure of verandas/balconies. First floor additions must not*
 - o impact upon the contribution of a building to the streetscape,*
 - o should be restricted to the rear of a dwelling,*
 - o must minimise impact upon the original roof form when viewed from the public domain,*
 - o should be recessive and not dominate the original form and character of the dwelling, and*
 - o first floor additions, which interrupt the front roof plane of a heritage item or contributory building, should not be permitted.*

NOTE the proposed development adheres to the above recommended treatment for new and infill development. The proposed residential elements to the rear of the site is located behind the original existing street elements and maintains the integrity and prominence in the overall streetscape. The masonry elements of the southern façade of the infill elements have been detailed to compliment the existing low scale residential elements and maintain the horizontality of the building composition.

- *Established character of the main streetscapes should be reflected in the form, design, materials and signs of the infill and corporate developments. New developments should be compatible with the dominant streetscape and town centre character.*

The proposed development will use a material pallet and detailing consistent with the overall form and palette of the existing streetscape.

2.0 SIGNIFICANCE

2.1 SUMMARY OF STATEMENT OF SIGNIFICANCE



Figure 30: Extract from GMC LEP Heritage conservation area. (GMC LEP)

The site is not individually listed and is not located in close proximity to any individually listed heritage items.

The following building elements are considered to positively contribute to the streetscape

- Roof forms
- Front veranda and partially enclosing masonry elements
- Symmetrical façade treatment window elements either side of the central front door
- Cohesive building massing and forms along the street frontage and encompassing the adjoining dwellings
- Masonry construction, sheet steel roofing elements and timber window treatment
- Horizontal façade composition

The overall building materiality and façade composition contributes to the homogeneity of the single level residential streetscape prevalent in this area of Bradley Street

3.0 PROPOSED WORKS

3.1 PROPOSED DEVELOPMENT

THE EXTENT AND AREA OF DEMOLITION

Refer to the Attached Architectural Drawing set – Appendix C

- LOCATION AND EXTENT OF ANY EXCAVATION (IF PROPOSED) AND IF THERE HAS BEEN PREVIOUS GROUND DISTURBANCE

Nil

- PROPOSED WORKS TO THE EXISTING BUILDING/S OR NEW DEVELOPMENTS

Refer to the Attached Architectural Drawing set – Appendix C

- PROPOSED CHANGE OF USE

The existing Dwellings have been used for the purpose of Dwelling since their construction in the early 1900's. the rear portion of the site has been sublet by Goulburn Engineering a well-established local steel fabrication business for over 50 years.

The proposed Co living development will maintain the residential nature of the site. The adaptive reuse of the existing dwellings to house a managers office, coffee shop and shared work spaces will add a commercial element to the property. the use is allowable under the Zoning and the required fire compartmentalization and separation is achieved without altering the external integrity of the built form.

3.2 BACKGROUND

3.2.1 PRELODGMET CONSULTATION

Initial contact was made with the Goulburn Mulwaree Council Heritage Advisor. Together with the Architect The heritage advisor walked the site and made comments regarding the preferred design direction. Discussion related specifically to the contribution of the existing dwellings to the streetscape and looking at adjoining building condition overall streetscape composition.

Further to this intimal meeting additional assessment and discussions were held with the council heritage advisor to determine areas of concern and to seek clarity on specific detailing elements.

THE minutes form the meeting are included as part of the SOEE.

3.2.2 CONSIDERATION OF ALTERNATIVES

There was an initial massing and development options study and site analysis undertaken. The analysis addressed issues in two specific groups

The first group of considerations related directly to the visual impact of a proposed structure and the potential impact on the street scape.

The second group of considerations looked specifically at compliance with building code, access codes and applicable planning policies relating directly to setbacks, heights etc.

Three options presented the most appropriate potential solutions.

The first has been developed and is forms the basis of the Development application.

The second option had the following characteristics:

1. Cut a new vehicle access through 61 Bradley Street to allow a through one way parking access
2. Retain the remainder of the two dwellings intact from the main ridge line forward to Bradley Street (i.e demolish from the high point of the main ridge.)
3. Excavate a new basement level for parking
4. Construct new 3 level 45 room co living development maximizing the Plot ratio and building volume

Reasons for not pursuing this option

1. the proposal would require extensive stormwater detention and pumping systems to ensure the basement remained dry
2. the excavations would also require extensive treatment of potentially contaminated soil form the portion of the site used by the adjoining metal fabrication workshop.
3. The adjoining structures would require protection during excavation and the level of shoring would have been extensive.
4. the inclusion of a Bradly Street vehicle access would break the street scape where no rear yard access is available directly from Bradley street
5. The overall building form would be too large and would dominate the street.

The third option was also discarded and included:

1. Complete demolition and clearing of the site
2. Development of a contemporary 3 level building volume in the street
3. Through access from Bradley Street to North Street
4. Inclusion of a basement and roof terrace.

Reasons for not pursuing this option

1. in addition to the reasons associated with the second option the demolition of the two contributory elements was considered in appropriate by the heritage advisor
2. Councils planning department and strategic planning department would not support full demolition.

4.0 STATEMENT OF IMPACT

4.1 MATTERS FOR CONSIDERATION

4.1.1 FABRIC AND SPATIAL ANALYSIS

The existing buildings are constructed from:

- Masonry sub floor
- Timber framed floor – bearers and joists on isolated stumps
- Masonry internal walls
- Lath and plaster ceiling
- Timber framed cut roof
- Sheet steel roofing
- Full masonry external walls with a mixture of applied finishes including a stucco render and paint
- Timber windows and doors and all associated

4.1.2 SETTING, VIEWS AND VISTAS

4.1.3 LANDSCAPE

The Bradley Streetscape is not heavily vegetated. Existing dwellings present small cottage style gardens separated from the main public area with low masonry and wrought iron fencing. There are no large established Trees in this area. The council verges are are grassed with ornamental cherry street trees. The trees are generally in poor condition and are not placed outside each lot as is typical of other areas of the city.

The proposed co-living space will include landscaping to the front yard areas. The landscaping will consist of low water use native shrubs and a mix of perennial flowering bulbs. Low maintenance will be key to ensure the garden remains well kept and healthy.

4.1.4 USE

The current site use is residential. There is a small rear section of the site currently used as material storage by the steel fabrication workshop in Taylor Street. This portion of the site will be returned to the main an become part of the redevelopment proposal.

The proposed development will be a 30 room co living residential/ commercial development. The development will also include a small coffee shop and co workspace areas.

4.1.5 DEMOLITION

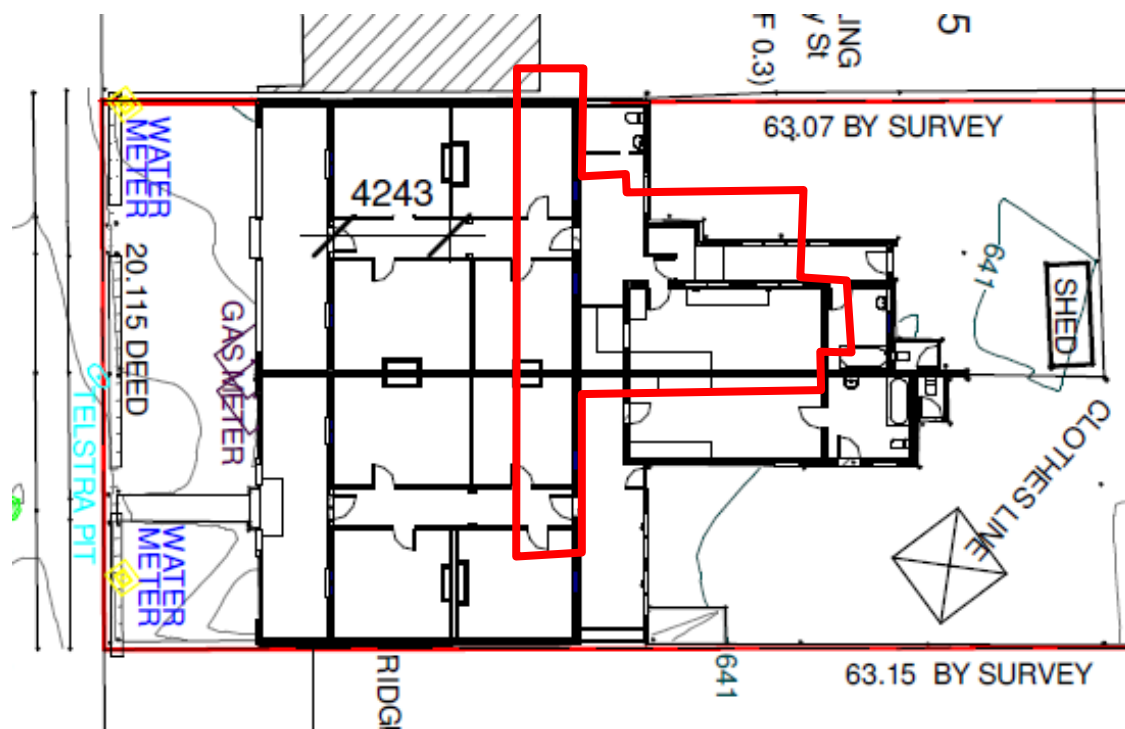


Figure 31: 61-63 Bradley Street – existing buildings proposed areas of demolition highlighted in red. (Source: TLA)

4.1.6 CURTILAGE

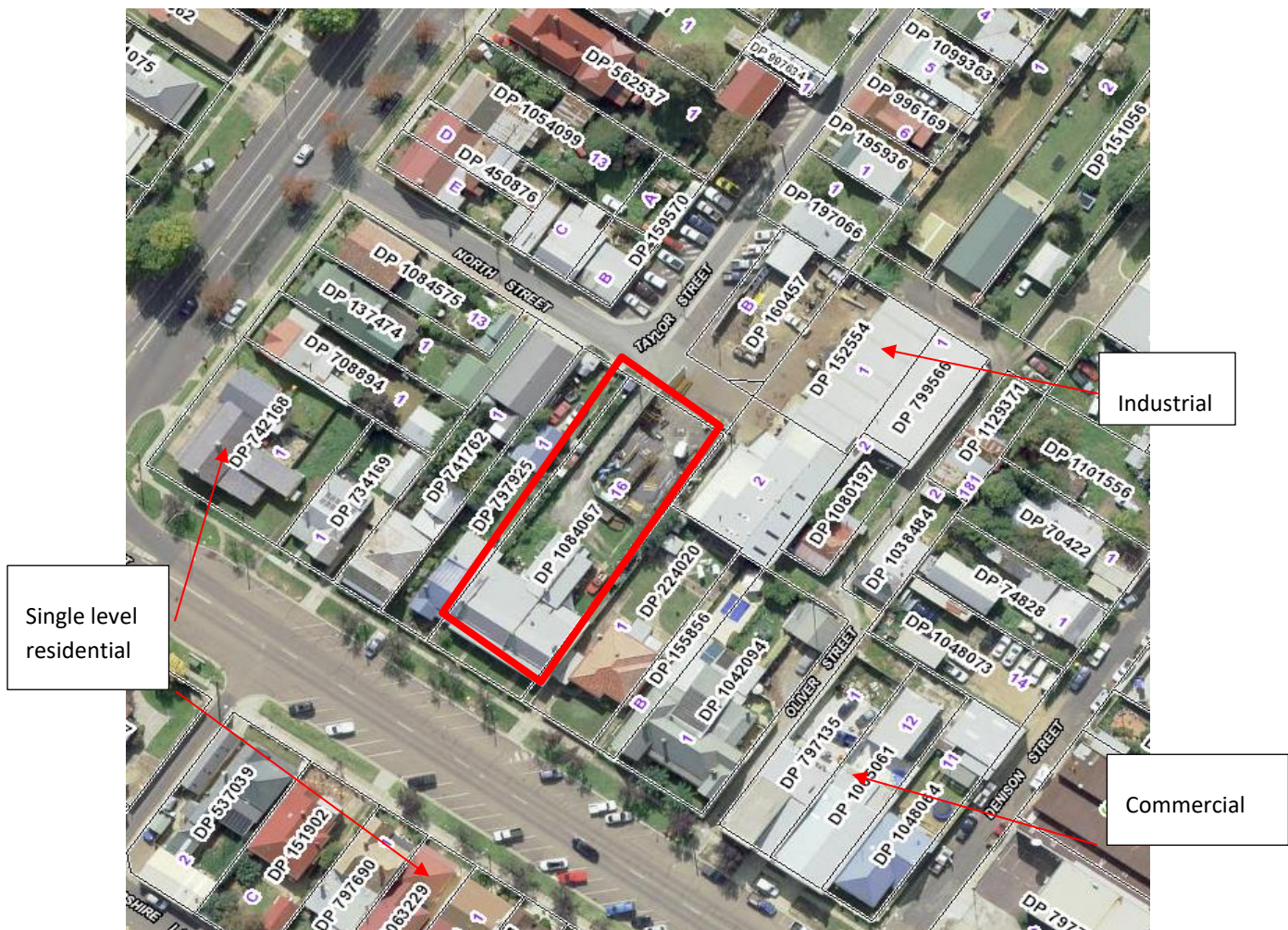


Figure 32: 61-63 Bradley Street – existing buildings proposed areas of demolition highlighted in red. (Source: Six Maps)

The existing dwellings are constructed to the East and West boundaries, the rear yards are compromised by the area utilized by the steel fabrication shop but do provide useable outdoor living. Access to the yard of 61 Bradley Street passes through the yard of 63 Bradley Street so there is a large portion of the curtilage given over to vehicle access.

There is no available area outside the confines of the lot boundaries that is affected by the proposed development. The curtilage to the street address will be maintained in the proposed development.

4.1.7 MOVEABLE HERITAGE

Not Applicable

4.1.8 ABORIGINAL CULTURAL HERITAGE

Not Applicable to this site

4.1.9 HISTORICAL ARCHAEOLOGY

Not Applicable to this Site

4.1.10 NATURAL HERITAGE

Nor Applicable to this Site

4.1.11 CONSERVATION AREAS

The site is located in the main Goulburn Conservation area. The buildings as previously noted are considered contributory elements within the greater precinct and do not warrant individual listing.

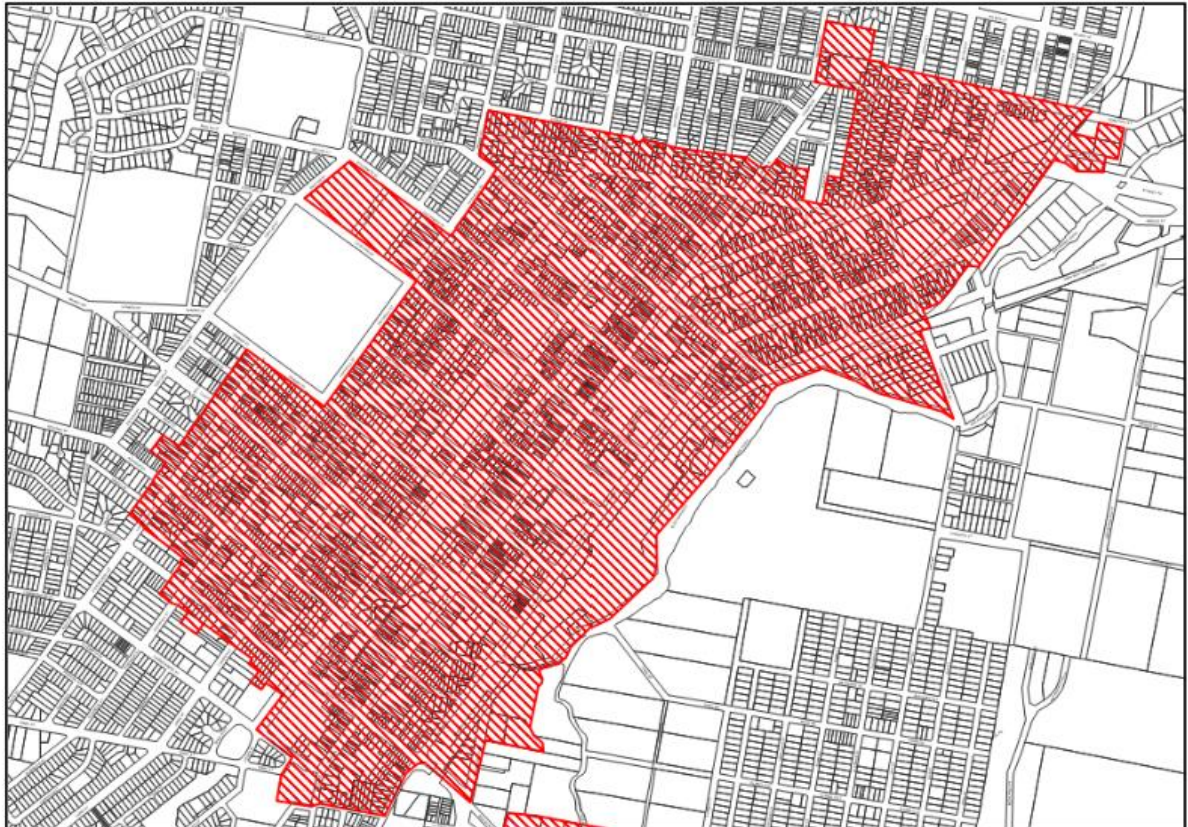


Figure 33: 61-63 Bradley Street – existing buildings proposed areas of demolition highlighted in red. (Source: Goulburn Heritage Review 2018)

4.1.12 CUMULATIVE IMPACTS

Not Applicable to this Application

4.1.13 THE CONSERVATION MANAGEMENT PLAN

Not Required as the buildings are not significant and the retention of the majority of the structures will allow the buildings to be included in the new structure's maintenance plan.

4.1.14 OTHER HERITAGE ITEMS IN THE VICINITY



Figure 34: 61-63 Bradley Street Locally listed buildings near the site. (Source: Goulburn Heritage Review 2018)

4.1.15 COMMONWEALTH/ WORLD HERITAGE SIGNIFICANCE

Not applicable to this site.

WORKS ADJACENT TO A HERITAGE ITEM OR WITHIN THE HERITAGE CONSERVATION AREA (LISTED ON AN LEP)

• WILL THE PROPOSED WORKS AFFECT THE HERITAGE SIGNIFICANCE OF THE ADJACENT HERITAGE ITEM OR THE HERITAGE CONSERVATION AREA?

The proposed development will retain the existing dwellings and maintain the existing streetscape and the structures status as a contributory element in the existing Street scape.

• WILL THE PROPOSED WORKS AFFECT VIEWS TO, AND FROM, THE HERITAGE ITEM? IF YES, HOW WILL THE IMPACT BE MITIGATED?

The proposed development will be adding a large building volume to the rear of the existing lot. The building will be visible from the street and will constitute a considerable change to the overall existing street scape, However, the retention of the existing dwellings to the front of the lot and the maintenance of the existing street elevation and street scale will significantly reduce the impact of the large residential portion of the development.

Measures to mitigate impact on the street scape can be summarized as follows:

- Retention of the existing dwellings
- Maintenance of the existing roof form, gutter and floor level datums within the existing street scape
- Setting the new building bulk well behind the existing dwelling
- Use of hipped roof form to reduce the overall visual impact of the main structure.

• WILL THE PROPOSED WORKS IMPACT ON THE INTEGRITY OR THE
STREETSCAPE OF THE HERITAGE CONSERVATION AREA?

The proposed Co-living development represents the start of intensification of residential accommodation in and around the existing CBD. The long-term goals of the development of regional centers will rely on increasing residential population within existing city limits within development that maintains the regional identity of the city while allowing infill development that is complimentary to the existing streetscape.

The proposed Co-living development will maintain the existing streetscape scale, massing and form through retention of the existing buildings. THE siting of the new development will be set back from the street, use similar materials to the existing street and be of a colour scheme that is compatible with the existing buildings. The proposed development is seen as a positive infill development that maintains the character of the street and introduces a form of accommodation currently not available in the City.

5.0 CONCLUSION

5.1 SUMMARY

The proposed redevelopment of 61 and 63 Bradley Street, consisting of partial demolition to the rear of the existing dwellings, removal of the steel fabrication shops storage area and construction of a new 30 room Co-Living development will positively redevelop the existing site and provide Goulburn with a currently unavailable housing typology.

The concerns raised in this statement bring the size and form of the proposed three level accommodation block can be seen to negatively impact the value of the conservation area, however, the measures taken to mitigate the impact of the overall building development through the retention and redevelopment of the existing dwellings, increased street setback of the new building , use of a similar material pallet and hipped roof forms will significantly mediate the impact of the development on the streetscape. In the opinion of the author the proposed development will retain the integrity of the conservation area.

5.2 RECOMENDATIONS

The recommendation of this assessment is that the proposed redevelopment of the existing dwellings and the construction of the new 30 room Co living development be submitted to Goulburn Mulwaree council for approval.

That conditions be added to the approval requiring the development to be built in strict accordance with the provided architectural documentation plan set and that the materials and colors be complimentary to the existing street scape.

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APPENDIX A: REFERENCES

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APPENDIX B: PHOTOGRAPHIC IMAGES



61 BRADLEY STREET, GOULBURN

EXTERIOR AND INTERIOR





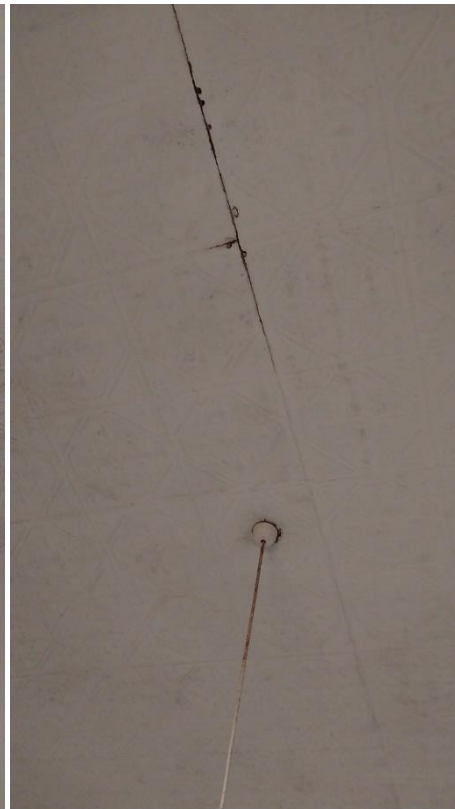






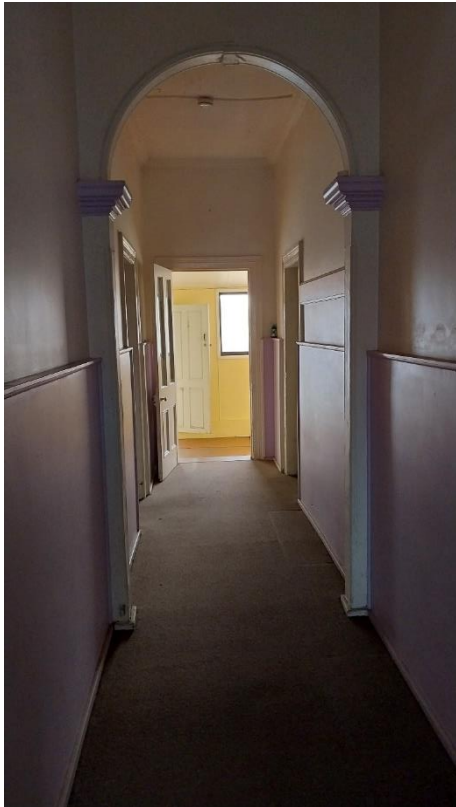
















63 BRADLEY STREET, GOULBURN

INTERIOR AND EXTERIOR









