

**GOULBURN WORKERS CLUB NEW CARPARK
GOULBURN NSW 2580**

STATEMENT OF HERITAGE IMPACT



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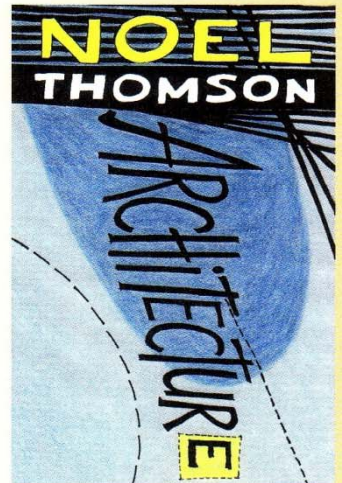
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19 MAY 2017



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1. STATEMENT OF HERITAGE IMPACT FOR:

New multi-level carparking structure at Goulburn Workers Club
Corner of Clifford Street & McKell Place, Goulburn NSW 2580

2. THIS SOHI FORMS PART OF STATEMENT OF ENVIRONMENTAL EFFECTS:

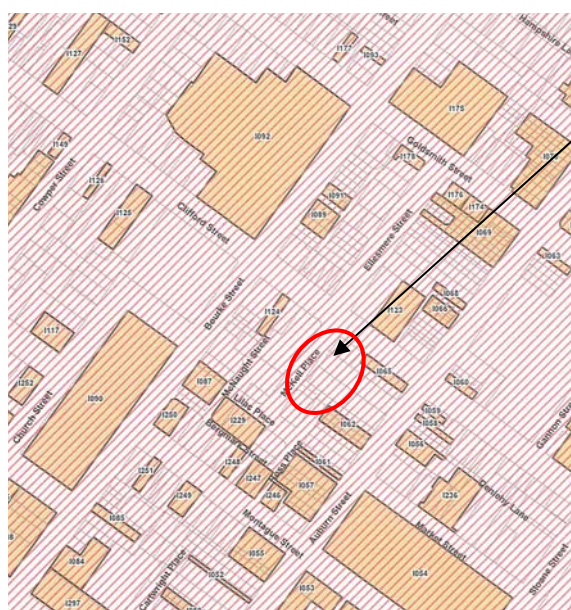
01: Proposed development:

The proposal is for the construction of new multi-level carparking structure to service the club patrons and guests who visit the club and the impact that this development at the Goulburn Workers Club may have on the heritage conservation area.

02: Date:

Report: 19 May 2017

03: Reference:



Goulburn Workers Club carpark within the Goulburn City Conservation Area

The subject site is the carpark area located on corner of Clifford Street & McKell Place, Goulburn that is associated with the Goulburn Workers Club.

The Goulburn Workers Club and the carpark are located within the Goulburn City Conservation Area Schedule 5 Environmental Heritage – Part 2 Heritage conservation areas in the Goulburn Mulwarre LEP 2009.

Fig 1: Goulburn Mulwarre LEP – Heritage Map HER-001DE

04: Addresses and Property Description:



Goulburn Workers Club carpark

Primary Address: Corner Clifford Street & McKell Place, Goulburn

Statutory Addresses: Lots 1 & 2, DP 456806, & Lot R2, DP 397562

Parish: Goulburn

County: Argyle

Local Government Area: Goulburn Mulwarre

Fig 2: NSW LPI - Six Maps (2014)

05: Prepared by:

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06: Statement prepared for:

Goulburn Workers Club
1 McKell Place, Goulburn NSW 2580
Telephone: (02) 4821 3355

07: Background to this Statement:

[A] Introduction

This Statement of Heritage Impact (SOHI) has been prepared for the Goulburn Workers Club. On behalf of the Club, in late December 2016 Andrew Randall (Randall Dutailis Architects) provided to Noel Thomson an invitation to undertake SOHI for the proposed new multi-level carpark for the Goulburn Workers Club over their existing ground level carpark in McKell Place, Goulburn.

Further to email and discussions in late February and early March 2017, Andrew Randall provided to Noel Thomson Architecture the design architectural and structural drawings for the proposed new multi-storey carpark development on the corner of Clifford Street and McKell Place, Goulburn for the Goulburn Workers Club with NTA to provide comment and Statement of Heritage Impact for the proposal.

NTA noted that the property forms part of the 'Goulburn City Conservation Area' - in Goulburn Mulwaree Local Environmental Plan 2009 – Schedule 5 Environmental Heritage - Part 2 Heritage conservation areas and is located nearby to Heritage Item I065 (former Australasian Bank) and opposite Heritage Item I123 (Presbyterian Church).

The background information, architectural / structural drawings and draft Statement of Environmental Effects received from Dutailis Architects notes that the proposed development is looking at a stepped 3-4 storey carpark for the site. The area is zoned B3 Commercial core, is within 100m of the main (Auburn) street and there is a 15m height limit for the site.

Noel Thomson has not visited the site and has relied on information and photographs of the site and surrounding area supplied by Andrew Randall, has undertaken historical research and referenced the CBD Masterplan Report, Goulburn Heritage Study and Local Heritage Listing information.

This Statement of Heritage Impact which assesses the impact of the proposed carpark development will have on the heritage conservation area is intended to form part of the Statement of Environmental Effects prepared by Randall Dutailis Architects for the proposed new multi-level carpark at the Goulburn Workers Club.

This statement is based on the format prescribed in the NSW Office of Environment & Heritage and should be read in conjunction 'Statements of Heritage Impact' booklet. It also relates to the Appendix H (Goulburn Mulwarre DCP 2009) – Heritage Impact Statement Requirements.

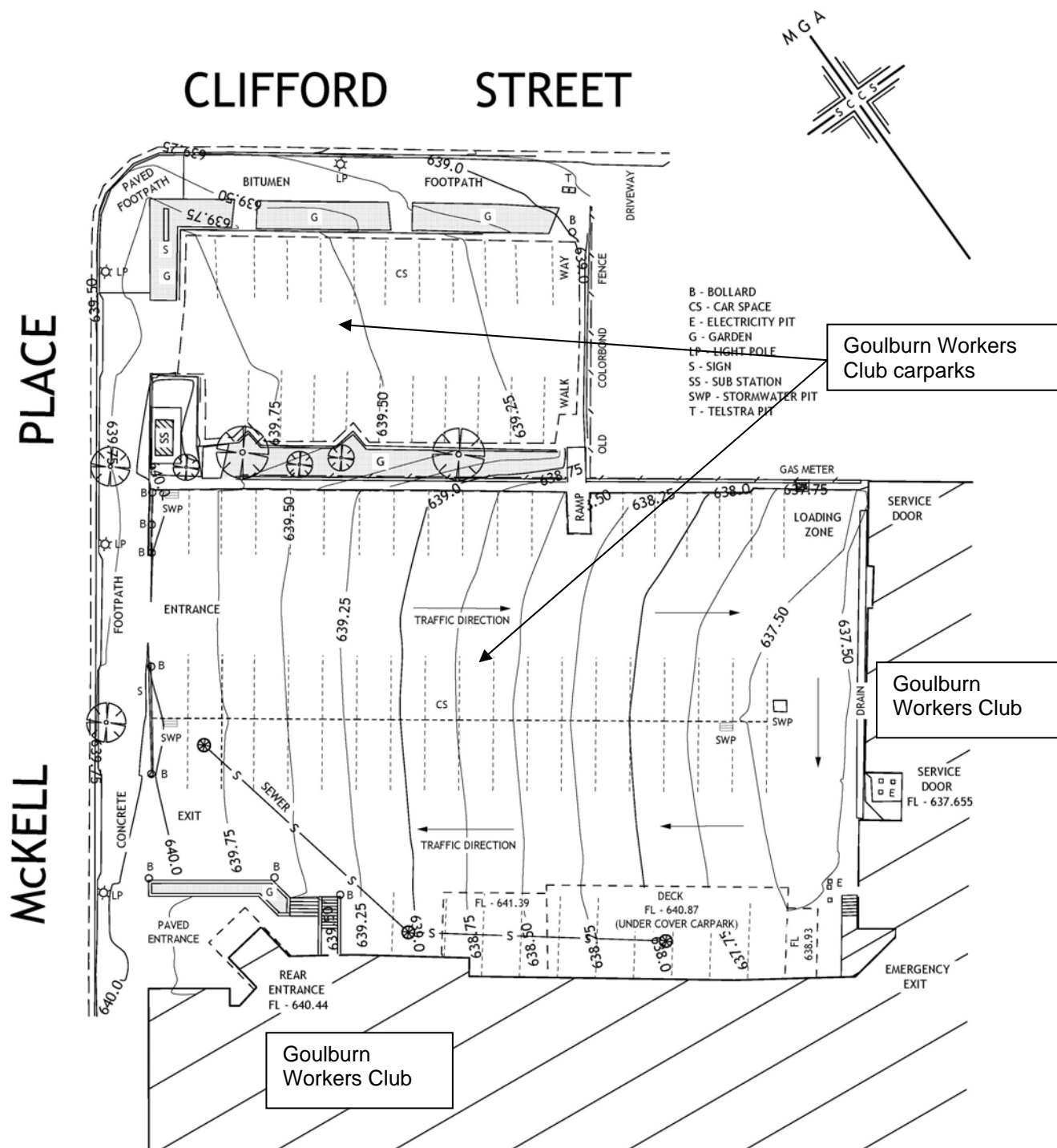


Fig 3: Site survey of carparking at the Goulburn Workers Club – proposal is for multi-level carpark

The Goulburn Workers Club carpark site consists of Lots 1 & 2, DP 456806 & Lot R2, DP 397562. The site is currently used for on ground car parking purposes associated with the Goulburn Workers Club and is the site of the proposed new Multi-level Carpark that has three existing entries to the site from McKell Place.

The site includes asphalt carparking for 88 cars, driveways, lighting, trees & landscape, signage, electrical substation and services. The main carpark in front of the Club has an entrance off McKell Place for one way traffic movement around the carpark and exit closest to the Club entry. There is a considerable fall (2.5m) across the carpark to the east (towards Auburn Street). The carpark located on the corner of McKell Place and Clifford Street has an entry/exit from McKell Place and there is landscaping and trees at its perimeter. There is a slight fall (0.5m) towards the east where a walk way connects to Clifford Street.

Note: For photographs a of the site and surrounding buildings, areas refer Appendix 1

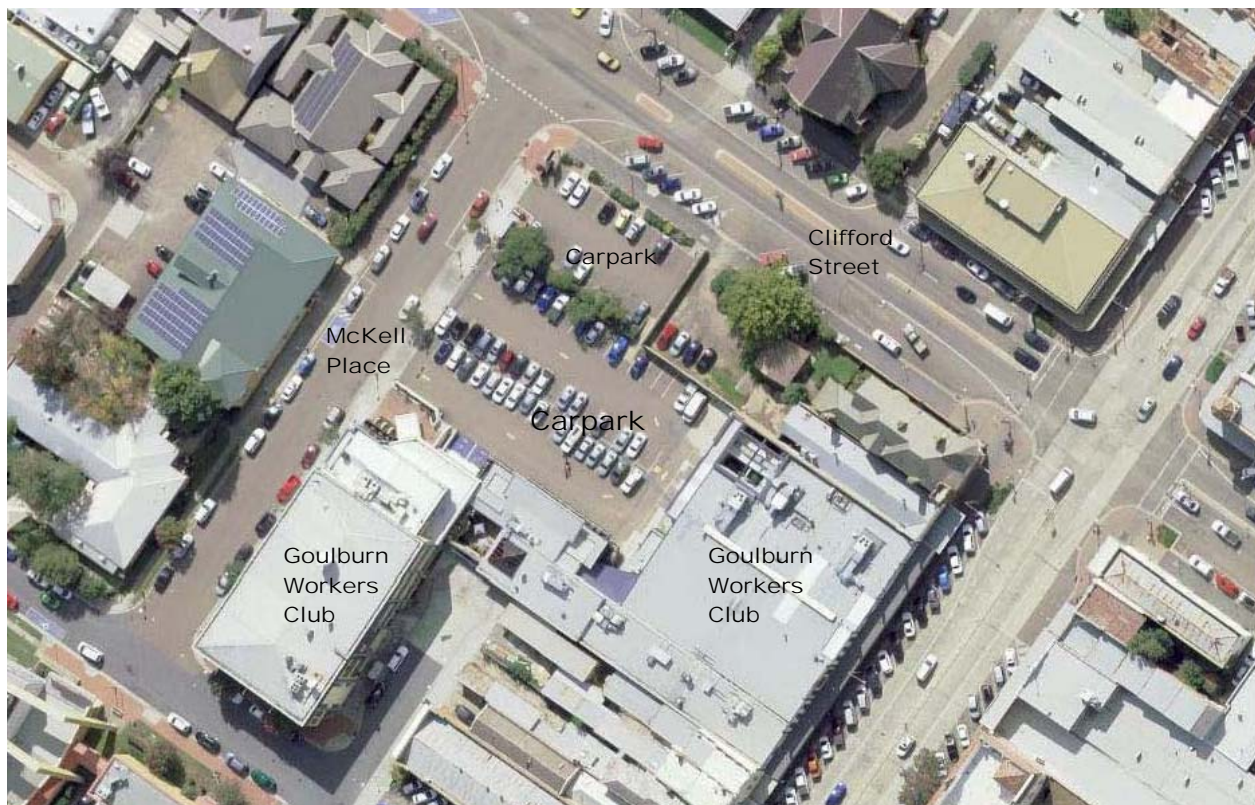


Fig 4: NSW LPI - Six Maps (2014) Goulburn Workers Club & carpark - aerial view of Precinct



Fig 5: Goulburn Workers Club - view to carpark from Clifford Street looking south



Fig 6: Goulburn Workers Club - view of carpark and Club looking south from McKell Place

[D] Background - Goulburn Heritage Study

With reference to the Goulburn Heritage Study (1983) Section 5.2 City Character – states the following;

Objective: *“To conserve and enhance the heritage items and qualities that contribute to the distinctive character of Goulburn”*

With reference to the Goulburn Heritage Study (1983) Section 5.3 Urban Conservation – states the following;

Objective: *“To protect and conserve buildings, structures, sites or areas of historic or visual significance as a vital part of the heritage of Goulburn, New South Wales and Australia”*

“Urban conservation is related to a desire to retain evidence of past buildings and places of cultural significance for the present and future generations”

“Individual buildings, structures, sites or areas of historic or visual significance comprise the essential fabric or ‘building blocks’ of the character of special places, towns and cities. The removal of individual elements within the historic environments represents an irreplaceable loss, whilst unsympathetic additions or physical deterioration of elements gradually erodes the quality of an area.”

“Goulburn is fortunate to have retained a substantial number of important individual buildings from the early Georgian Period, a range of major late 19th Century Victorian Public Buildings, commercial buildings and associated Urban Park, a smaller collection of 20th Century buildings of significance, together with a wide spectrum of residences from each of those periods, many located in fine tree lined, inner city streets”

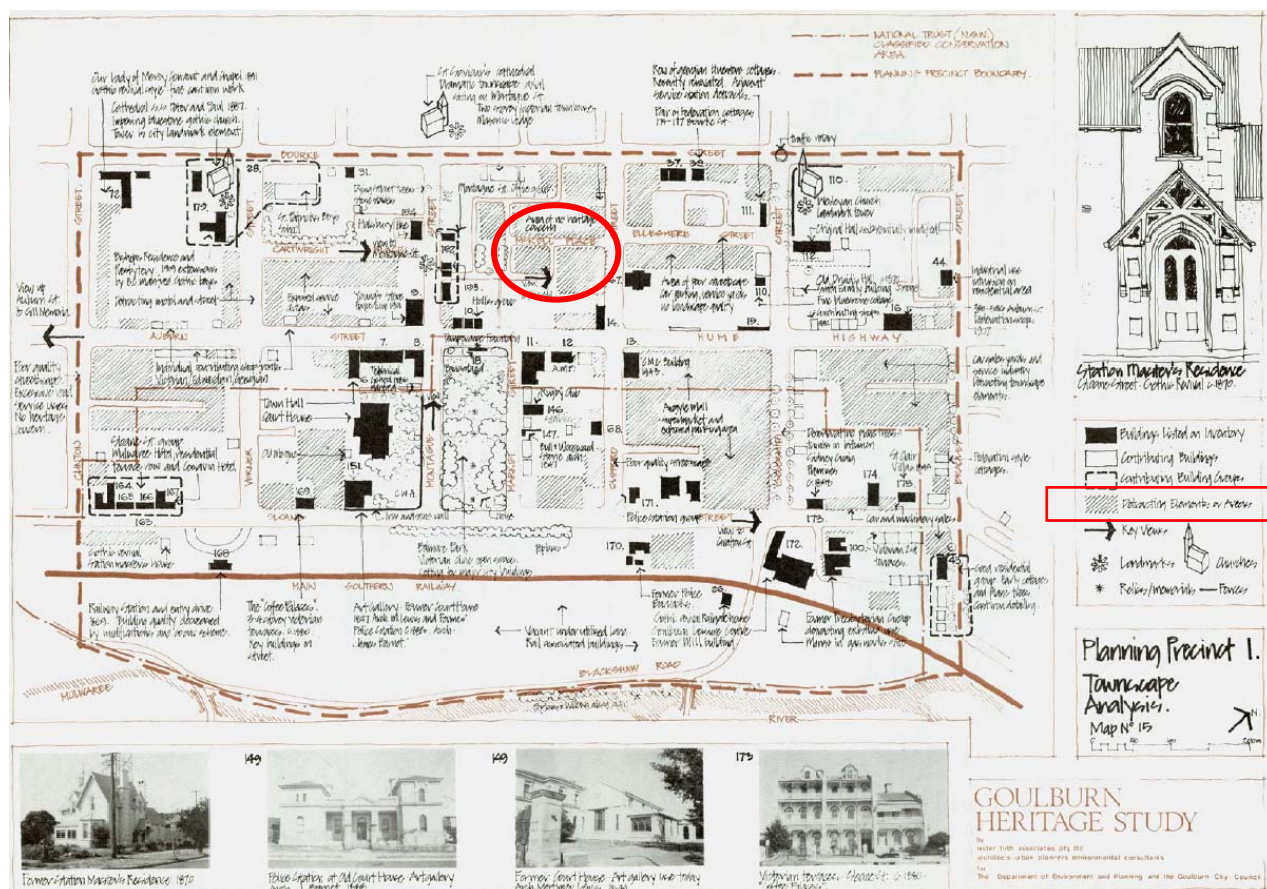


Fig 7: Goulburn Heritage Study extract – Civic & Commercial Townscape Analysis (Map No.15)

With reference to the Goulburn Heritage Study (1983) Section 5.4 New Development – states the following;

Objective: *“To ensure that new development within the city of Goulburn is compatible with the existing visual and historical, built and landscape character where relevant”*

The Goulburn Heritage Study (1983) on page 175 notes that the “Associated upgrading of carparking areas of McKell Place is desirable”

3. STATEMENT OF SIGNIFICANCE

01: “Goulburn City Conservation Area” Significance

The Goulburn Heritage Study (1983) refers to the National Trust (NSW) ‘Goulburn Conservation Area’ which consists of four overlapping areas ie; the Grafton St Precinct, the Railway Precinct, the Cathedral and Commercial Precinct and a residential Area and is defined and classified as;

“All the precincts possess high quality individual townscapes, and when considered as a whole they combine to make Goulburn one of the best of the state’s towns. This coherent townscape and large number of public and semi-public buildings reflect the late 19th and early 20th Century town, and clearly show how a series of booms has developed the present city”

02: Statement of Significance

The Goulburn Mulwarre Council - Goulburn CBD Master Plan Heritage Report & Conservation 2008, notes that:

3.3 STATEMENT OF SIGNIFICANCE

Defined by the original rectangular grid road system and incorporating the Australia’s earliest inland town settlement, the Study Area – Goulburn Central Business District, is highly significant as an outstanding example of historic townscape and cultural continuity since the early 1800s. It provides a considerable large number of physical evidence of various building types dating from the Victorian and Federation periods reflecting the setting and character of Goulburn as an important administrative regional centre of the time. Despite changes to the historic buildings and loss of some significant aspects, particularly verandas/balconies supported on timber posts over the footpaths, the area maintains its overall cohesive historic town character. The area’s rich and exceptional historical importance is evident by the large\ number of heritage items within the CBD boundaries.

The area demonstrates a good diversity of building types and styles as development ranged from the Georgian style workers cottages of the early 1850s to the Inter-War commercial buildings and Victorian civic and ecclesiastical buildings. The significant historic character of the CBD has been diminished slightly due to the intrusive, yet reversible, introduction of single-storey and uncharacteristic infill buildings within a consistent two to three-storey continuous streetscape and the removal of traditional verandas/balconies. The recent developments including service stations, industrial buildings, corporate establishments and block car parking with no reference to the traditional main street character and architectural styles have resulted in breaks in the cohesiveness of the streetscapes and urban setting.

The topography of the land within the CBD (as well as in Goulburn City) is defined by a number of ridges and hills that create distinctive views and vistas in the study area and this allows the whole city to be experienced when approached from the north. Tree lined streets in some areas enhance the historical character of the CBD.

The existence of such important heritage fabric and setting warrants revitalisation and enhancement of the historic traditional town character of Goulburn Central Business District.

4. CRITERIA FOR HERITAGE CONSERVATION IN GOULBURN MULWARRE LEP & DCP

01: Goulburn Mulwarre Council LEP:

With reference to Goulburn Mulwarre LEP 2009 Part 5.10 – Heritage Conservation;

Clause 1 Objectives

“The objectives of this clause controls are:

- (a) to conserve the environmental heritage of Goulburn Mulwarre, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,”*

Clause 2 Requirement for Consent;

“Development consent is required for any of the following:

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric finish or appearance of its exterior,*
- (c) altering a heritage item that is a building by making structural changes to its interior,”*

Clause 4 Effect on heritage significance;

“The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).”

Clause 5 Heritage Impact Assessment;

“The consent authority may, before granting consent to any development on land:

- (a) on which a heritage item is situated, or*
- (b) within a heritage conservation area, or*
- (c) within the vicinity of land referred to in paragraph (a) or (b),*
require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.”

Response: This Statement of Heritage Impact for the proposed new multi-level carpark at the Goulburn Workers Club will satisfy the conditions of the Goulburn Mulwarre LEP 2009 and will aim to assess the impact the proposed new carpark development will have on the heritage conservation area.

02: Goulburn Mulwarre Council DCP:

The Goulburn Mulwarre Development Control Plan 2009, Section 3.1 contains the controls for European (non-indigenous) heritage conservation. The following sub-clauses apply;

3.1.2.1 General Principles

Maintain the general scale, height and bulk and proportions of traditional buildings in the streetscape.

Do not overwhelm the original building with an extension. Consider creating two separate buildings with a linkage. This helps retain the integrity of the original.

Do not significantly alter original front facades of buildings in the CBD conservation area. Additions are best sited to the side or rear.

Keep floor levels similar to adjoining buildings.

Keep it simple – do not use a mixture of features from different eras or add pseudo-historic features to new buildings.

3.1.3 Heritage development controls

Each development proposal, whether affecting a heritage item or a contributory item within a heritage conservation area, will have its own unique considerations and issues depending on whether the proposal is for renovations and extensions to an existing building, or a new building within a conservation area or adjacent to a heritage item. Proposals for infill development should have regard to the Royal Australian Institute of Architects and NSW Heritage Office Guidelines for infill development in the historic environment (2005) and Heritage Office and Department of Urban Affairs and Planning (1996) Heritage Curtilages.

Reference: LEP 2009 Clause 5.10.

3.1.3.11 Infill development

New development in heritage conservation areas and heritage streetscapes should be designed to respect neighbouring buildings and the character of the area or streetscape. The character of

an area or streetscape can be uniform or have a mix of architectural styles. An appropriate reference point is usually the style of adjoining buildings.

Infill development should not be a copy or replicate neighbouring heritage buildings. It should be in keeping with the character and appearance of neighbouring buildings and the wider heritage conservation area or heritage streetscape. Infill developments should be simpler in design than adjoining buildings. Modern materials can be used successfully.

Consistent setback patterns are important to maintain visual uniformity. The massing of a building refers to its form, bulk and arrangement of elements. The new building should not be excessively bulky in relation to adjoining structures. Roof shape and silhouette are important determinants of form.

Infill development in heritage conservation areas and heritage streetscapes should:

- respond positively to the character of adjoining and nearby buildings and demonstrate sympathetic bulk, mass and scale.*
- achieve appropriate orientation, setbacks, materials and details.*

Response: This Statement of Heritage Impact for the proposed new multi-level carpark at the Goulburn Workers Club aims to satisfy the above guidelines of the Goulburn Mulwarre DCP 2009 for new infill development within the heritage conservation area. The new carpark structure by its nature of construction does not try to replicate a heritage 'style', has looked at the building orientation and placement, mass & bulking when viewed from across Clifford Street and its use of modern materials has all been done to minimise the impact of the development on heritage conservation area.

03: Goulburn Mulwarre Council CBD Plan:

[A] The Goulburn Mulwarre Council - Goulburn CBD Plan 2009, Part 2 Masterplan contains the 'Design Principles' for the CBD and notes that;

"Proposals for alterations and infill dwellings / commercial developments including businesses should be considered on a performance basis with particular regard to the significant patterns of forms, scale and materials in the streetscape by aiming to retain and enhance those patterns and qualities." and

"Similarly, no new intrusive changes, infill developments or elements should be permitted in the commercial streetscapes of the CBD including:

- single or oversized buildings that are uncomplimentary to the heritage context,*
- the removal of original detailing,*
- unsympathetic alterations and additions such as large signs,*
- horizontal facades or inappropriate colour schemes, design elements with no consideration to the traditional main street character,*
- removal of any original verandas/balconies.*

[B] The Goulburn Mulwarre Council - Goulburn CBD Master Plan Heritage Report & Conservation 2008, contains statements for heritage conservation and the following sub-clauses apply;

3.4 SIGNIFICANT CHARACTERISTICS

The following characteristics contribute to the significance of the Goulburn CBD and should be preserved and enhanced:

- The original grid form subdivision pattern dating from the establishment of Goulburn including nightsoil lanes, various rectangular allotment sizes addressing the street, and parks/open spaces.*
- Predominantly single-storey and uniform streetscapes with mostly intact Victorian and Federation housing stock.*
- Relatively intact consistent main street commercial streetscape with two to three storey continuous historic character.*
- Common residential architectural features such as street facing prominent gables, hipped or pitched corrugated iron or tile roofs, timber framed windows, front verandas, asymmetrical facades, face brick finishes, and low fencing in keeping with the styles of the period.*
- Common commercial architectural features including vertically proportioned above awning facades, decorative parapets with advertising panels, order of classical architecture evident*

in public and administrative buildings, two-storey continuous streetscape, verandas supported on posts over footpaths, dominant tower elements or splayed façades at the corner allotments, traditional shop windows and uncluttered above awning facades.

- *Streetscapes that are dominated by mature trees creating a dense leafy setting generally concealing the houses in street-long views and frame views to houses close to the viewer.*
- *Maintained garden settings with generally low or no fencing to the street along residential zones of the CBD.*
- *Topography that is typified by a number of small hills and ridges allowing the city to be experienced as a whole when approached from the north whilst creating distinctive view corridors and vistas towards north, south and particularly east from the ridge of the CBD (along Montague Street) in and out as well as within the study area.*
- *Well established public domain including roads with kerbed footpaths and grassed verges, traffic management devices throughout, street trees and parks.*

3.4.1 INTRUSIVE ELEMENTS

- *Uncoordinated and unregulated advertising and business signs along consistent streetscape creating unpleasant presentation*
- *Unsympathetic single-storey or oversized infill development within a consistent two to three storey streetscape*
- *Corporate buildings with their respective designs, corporate colours and signs*
- *Contemporary buildings with no regard to the established heritage streetscape*
- *Vacant allotments, service stations, car parking or car repair workshops/car sales yards*
- *Overhead wires and antennas in some residential areas*

Response: This Statement of Heritage Impact for the proposed new multi-level carpark at the Goulburn Workers Club notes the above statements in regards to intrusive elements, characteristics and streetscape qualities of Goulburn CBD and aims to respond to these for new infill development within the heritage conservation area.

5. PROPOSED WORKS TO THE HERITAGE CONSERVATION AREA

01: Proposed works undertaken within the Heritage Conservation Area

The proposal is for a new multi-level carpark at the Goulburn Workers Club to be constructed on the corner of McKell Place and Clifford Street over the location of the existing ground level carpark including;

- Multi-level steel car parking structure with concrete decks and 'perforated' metal facades
- One lift connecting the ground, first, second and roof parking
- Stair access and egress from all levels
- Connections to the existing entry of the Workers Club in McKell Place
- Two entries to the carpark off McKell Place and associated landscaping

Note: For Architectural Drawings and 3D Images refer Appendix 2

02: Heritage items within the vicinity of the development

With reference to Goulburn Mulwarre LEP 2009 – Heritage Map HER-001DE heritage items within the vicinity of the development include;

Heritage Item 1062 – Mainstreet - Two storey buildings, 228-232 Auburn Street

The two storey group of mainstreet buildings consist of 228 Auburn built c1900, 230 Auburn built c1890 and 232 Auburn built c1866. All upper brick rendered and painted facades remain intact with original details with later upgraded ground floor shopfronts below cantilevered and posted awnings.

Heritage Item 1065 – Building - Two storey Bank of Australasia, 256 Auburn Street.

Built c1910 for the Union Bank, It is constructed of red brick with polychrome brickwork to arches with a very prominent, steeply pitched slate roof. The pyramidal roof to the corner balcony is a major feature of the building along with prominent chimneys.

Heritage Item 1123 – Presbyterian Church, 25 Clifford Street

Built 1923, St Andrew's church is a large single storey brick building with prominent buttresses and tri-partied gothic style arched window facing the street. Steep slate roof to main church and side entry and bays.

Heritage Item 1124 – Building - Two storey free standing terrace, 62 Clifford Street

Built c1900, a two storey brick terrace with verandah and cast iron lattice work. Elegant front entry door and sidelights with tri-partied windows to ground floor. Gable iron roof with two prominent chimneys.

03: In the case of New Development (Applicable)

[A] Will the new development/major addition visually dominate the heritage item or area?

It is noted that there is no discernible streetscape, built or heritage context for the surrounding areas in Clifford Street which is demonstrated in Map No. 15 – Townscape Analysis in the 1983 Heritage Study (refer Fig 7) where apart from the corner former bank building and the Presbyterian Church all other areas were detracting elements within the proposed City Heritage Conservation Area. The Heritage Study also noted that the "Associated upgrading of carparking areas of McKell Place is desirable"

It is acknowledged that if/when the current on ground car parking sites are developed and with this proposal for a multi-level carpark of 3-4 levels and at 10m high, the development will visually dominate the corner site and impact on the streetscape. However the design proposal for the new carpark structure using steel frames with concrete decks and framed metal screens and perforated panels has been done to reduce the impact on the heritage conservation area.

[B] How is the impact of the new development/major addition on the heritage significance of the item or area to be minimised?

It is acknowledged that the objective of the 1983 Goulburn Heritage Study were "*To ensure that new development within the city of Goulburn is compatible with the existing visual and historical, built and landscape character where relevant*". In this instance the design of the facades and the use of 'clearly' modern materials will differentiate it from other buildings in the area so that the aim being to minimise any impact on the heritage significance of the conservation area.

[C] Is the new development/additions sympathetic to the heritage item or area? In what way (e.g. form, proportions, design)?

The new development being a multi-level carpark is not sympathetic to the heritage conservation area, however as is most of the recent completed developments surrounding the site. As noted above there has been an attempt by the architects in the design of the structure using form, 'lightweight' and 'see-through' elements on the facade to reduce the impact on the heritage conservation area.

[D] How does the new development affect views to, and from, the heritage item/area? What has been done to minimise negative effects?

When viewing the site from the northern side of Clifford Street, say on the opposing corner (refer Fig 5) there is no redeeming feature in the surrounding area that typifies a heritage conservation area. When viewing away from the site, there are modern buildings such as Civic Plaza with its sloping/tilted facade and the medical centre opposite. The carpark structure has been located on the site with setback to Clifford Street for landscaping and the street facade of the carpark has been consciously made to be a living 'green' wall to minimise the negative effect of the multi-level carpark structure.

04: The following aspects of the Proposal could detrimentally impact Heritage Significance

The proposal for the new multi-level carpark structure could detrimentally impact on the heritage significance of the conservation area. However in this instance due to there being NO streetscape identity and the design for the streetscape facade to be a living 'green' wall, the aim is to reduce the impact on the heritage conservation area.

05: The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons

The design aspects of the new multi-level carpark proposal respect the heritage significance of the conservation area by referencing the objectives of the Goulburn Mulwarre DCP and CBD Masterplan and adopting these guidelines where possible as follows;

- *Maintain the general scale, height and bulk and proportions of traditional buildings in the streetscape...* in this instance there are none
- *Keep it simple – do not use a mixture of features from different eras or add pseudo-historic features to new buildings...* adopted this approach.
- *New development in heritage conservation areas and heritage streetscapes should be designed to respect neighbouring buildings and the character of the area or streetscape. The character of an area or streetscape can be uniform or have a mix of architectural styles. An appropriate reference point is usually the style of adjoining buildings...* this has been the approach and in this CBD location there are NO reference points in adjoining buildings or streetscape character.
- *Infill development should not be a copy or replicate neighbouring heritage buildings. It should be in keeping with the character and appearance of neighbouring buildings and the wider heritage conservation area or heritage streetscape. Infill developments should be simpler in design than adjoining buildings. Modern materials can be used successfully...* this approach has been adopted with the building of simple design and use of modern materials.

06: The following sympathetic solutions have been considered and discounted for the following reasons

The impact of the new multi-level carpark development has been discussed with the client and some alternative solutions have been considered where the impact on the heritage conservation area could be reduced, but have been discounted as follows;

- The proposal for some retail shops facing Clifford Street was deemed inappropriate, as there would be disconnect to other club functions and would be of no benefit to the Club. The development proposal is to utilise the whole site for carparking.
- The proposal to only construct a new multi-level carpark on the current sloping carpark site (Lots 1 & 2 DP 456806) was also reviewed and deemed unsatisfactory in meeting the Club's future carparking needs.

6. CONCLUSION:

This Statement of Heritage Impact has been prepared for the proposed new multi-level carpark construction on the corner of McKell Place & Clifford Street for the Goulburn Workers Club where located in the Goulburn City Conservation Area as per the Goulburn Mulwarre LEP 2009.

After deliberation and review of the Architectural Drawings (refer Appendix 2) for the proposed new multi-level carpark for the Goulburn Workers Club, this SOHI addresses the issues of the impact that this development will have on the heritage conservation area, with the proposed construction being acceptable subject to the following considerations:

- With reference to the Drawings, the proposal for the new multi-level carpark facade is to be designed with contemporary materials and details that clearly identify as new construction, so that it does not try to compete with the heritage significance of the conservation area. This is to be clearly detailed in the proposal prior to Development Approval.
- With reference to the Drawings, the proposal for the construction of egress stairs and lift structures in the building is to be designed in materials and details so as to minimise the visual impact. This is to be clearly detailed in the proposal prior to Development Approval.
- With reference to the Drawings, any proposal for the installation of new mechanical plant and associated structures are to be designed so as to reduce the impact on the heritage conservation area. This is to be clearly detailed in the proposal prior to Development Approval.

- Prior to any excavation taking place for the new construction works, a competent archaeological assessment should be undertaken. Once construction works are to commence then an archaeologist should be engaged to be on site to undertake an archaeological survey when excavation are made to a depth of say 500mm, as much historical information should be gathered as possible. This should include photographic and written evidence of site conditions and artefacts (if found). An archaeological survey would add to the understanding of how early businesses operated in Goulburn during the mid 19th Century.

In Summary, the proposed new multi-level carpark development will have an impact on the heritage significance of the conservation area, however in this instance the designers have followed the objectives/guidelines of the DCP when providing an infill building as outlined in this report. My recommendation is for Goulburn Mulwarre Council to approve the Development Application for the proposed new carpark development for the Goulburn Workers Club with subsequent conditions as indicated above.

7. ATTACHMENTS:

Appendix 1 – Site & Surrounding Building Photographs

Appendix 2 – DA Documentation Drawings & 3D Images

8. REFERENCES:

Goulburn Mulwarre Council Local Environmental Plan 2009 - Part 5.10 Heritage Conservation

Goulburn Mulwarre Council Development Control Plan 2009 - Heritage Conservation

Office of Environment & Heritage website - Heritage Inventory /Listings

Goulburn CBD Plan - Part 2 Masterplan: EDAW/EECOM for Goulburn Mulwarre Council (Dec 2009)

Goulburn CBD Masterplan Heritage Report & Conservation Principles / Guidelines: City Plan Heritage - for Goulburn City Council (July 2008)

Goulburn Heritage Study: Lester Firth & Associates Pty Ltd - for Goulburn City Council (Oct 1983)



NOEL THOMSON RAIA
Architect & Heritage Consultant
Noel Thomson Architecture Pty Ltd

19 May 2017

APPENDIX 1 – SITE & SURROUNDING BUILDING PHOTOGRAPHS



Photo 1: Goulburn Workers Club - Entrance Driveway (looking south) to the CLUB



Photo 2: Goulburn Workers Club - view looking south to overall Club



Photo 3: McKell PI - Club and carpark entry



Photo 4: McKell PI - Club facade



Photo 5: McKell PI - Club facade



Photo 6: McKell PI south end - view to Cinema Complex



Photo 7: McKell PI south end - view to Cinema Complex in Lilac Place



Photo 8: McKell PI - view looking north showing Club facade



Photo 9: McKell PI - view looking northwest to Medical Clinic



Photo 10: McKell PI - view looking west to Children's Centre



Photo 11: McKell PI - view looking west to Medical Centre



Photo 12: McKell PI - view looking south to Club facade and carpark



Photo 13: Clifford St & McKell Pl corner - view looking south to carpark and Club



Photo 14: : Clifford St - view looking south down McKell St



Photo 15: Clifford St - view looking south to Ellesmere Medical Centre



Photo 16: Clifford St - view looking south to Office & Terrace – Heritage Item (I124)



Photo 17: Clifford St - view looking north to Civic Plaza



Photo 18: Clifford St - view looking north to Paint & Hardware store



Photo 19: Clifford St - view looking northwest to Presbyterian Church – Heritage Item (I123)



Photo 20: Clifford St - view looking west



Photo 21: Clifford St - view looking southwest to Club & former Bank – Heritage Item (1065)



Photo 22: Clifford St - view looking south to former Bank – Heritage Item (1065)



Photo 23: Clifford St & Auburn St corner - view looking south

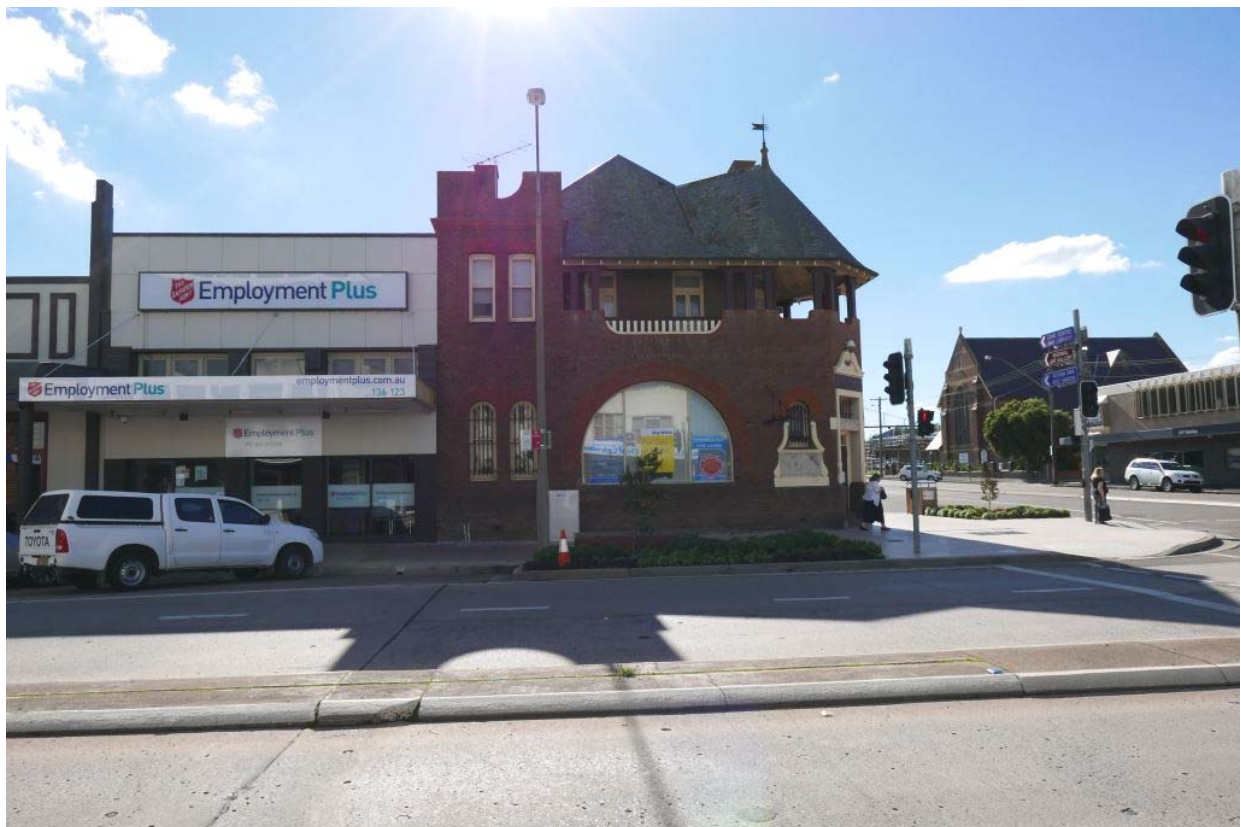


Photo 24: Auburn St - view looking west to Shop/Office & former Bank – Heritage Item (1065)



Photo 25: Auburn St - view looking northwest to Shop/Office & former Bank – Heritage Item (I065)



Photo 26: Auburn St - view looking west to Goulburn Workers Club



Photo 27: Clifford St - view looking east to Presbyterian Church – Heritage Item (I123)



Photo 28: McKell PI - view looking east to carpark



Photo 29: McKell PI - view looking east to carpark



Photo 30: McKell PI - view looking east to carpark and Club



Photo 31: Club carpark - view looking southeast to carpark and Club



Photo 32: Club carpark - view looking south to carpark and Club

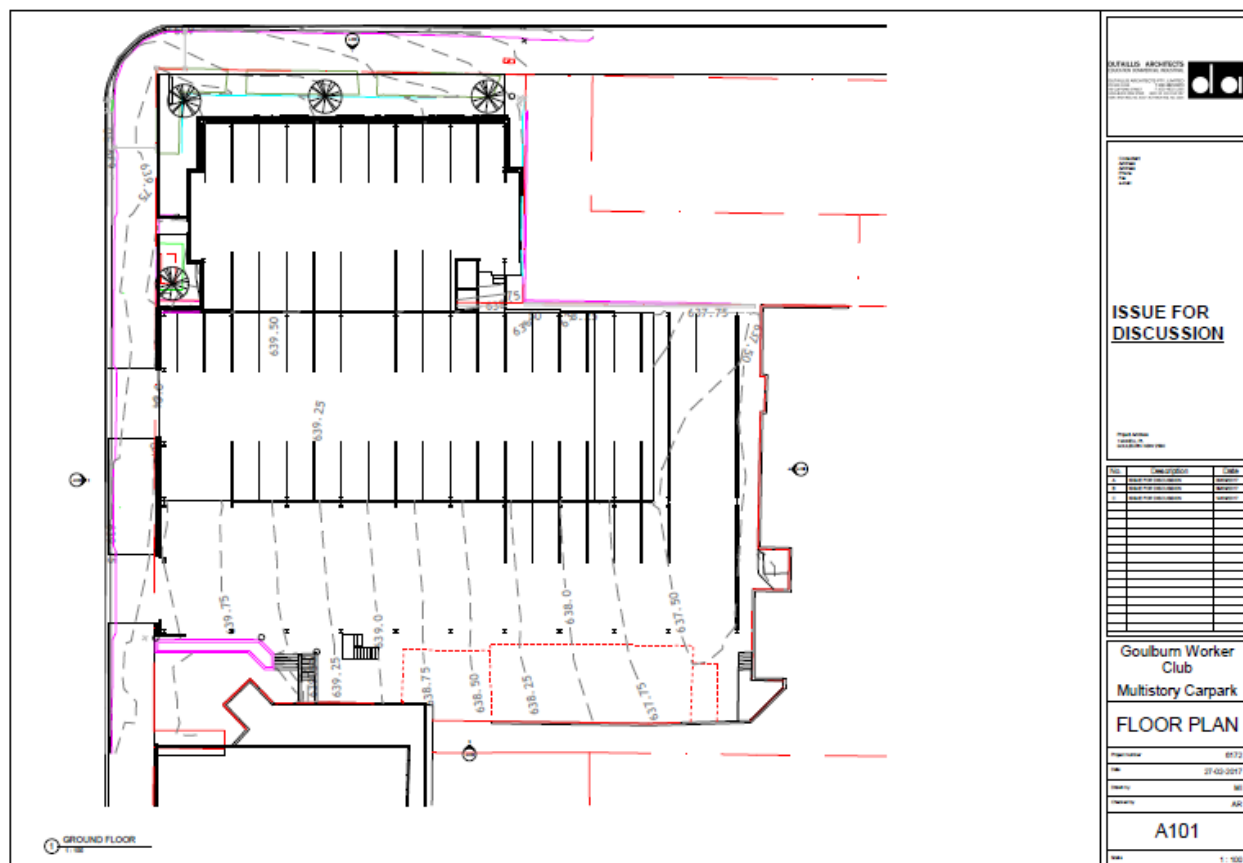


Photo 33: Club carpark - view looking north at ramp to carpark and Presbyterian Church

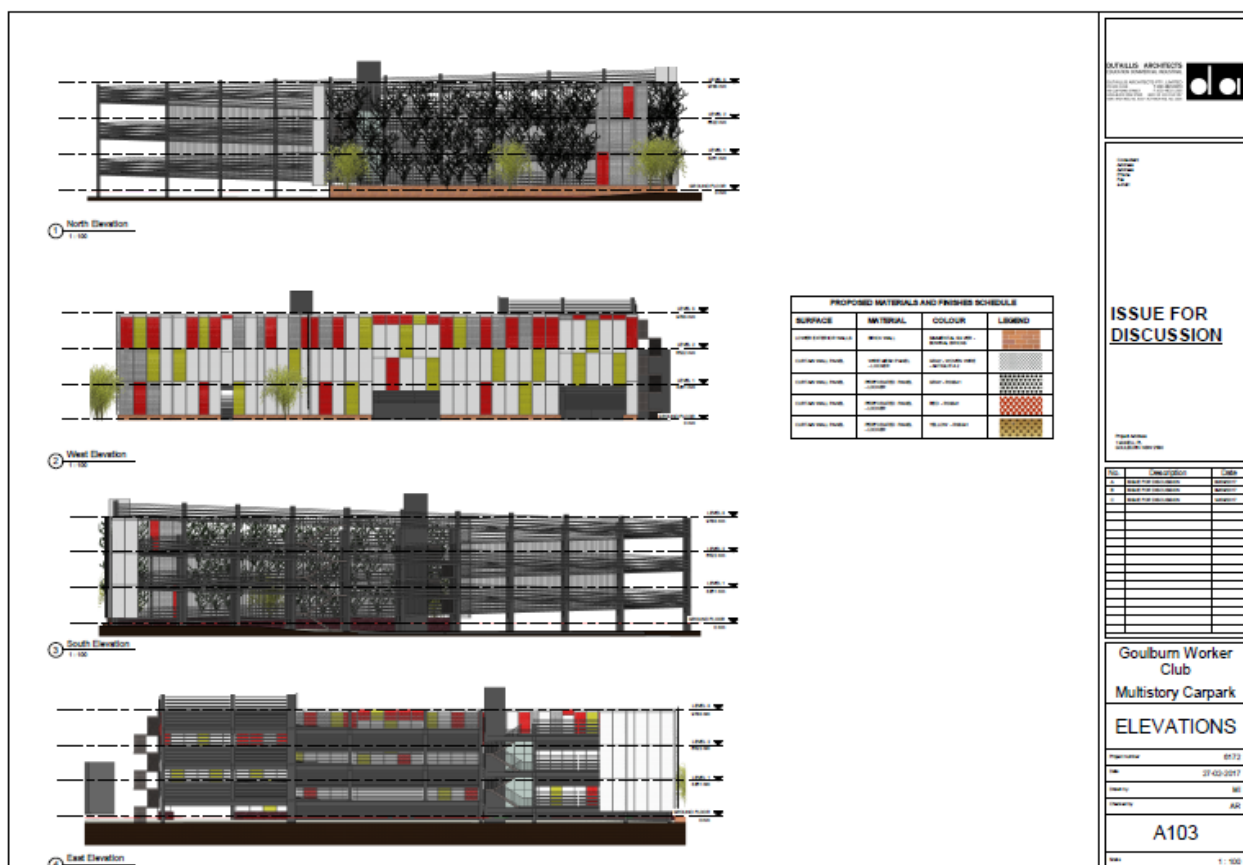


Photo 34: Club carpark - view looking west of carpark and to McKell PI

APPENDIX 2 – DA DOCUMENTATION / PLANS



Site Plan – Ground Floor Plan



Elevations



Perspective view



Perspective view - night