



Heritage Statement for a Development Application at 282 Auburn Street Goulburn

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Heritage considerations prepared by Flossiy Rutter DA Angels Phone 0400 480 781

Change of use of the premises at 282 Auburn Street Goulburn

The following Statement is submitted to support the development application for change of use of the commercial premises at 282 Auburn Street Goulburn. Currently the property is a heritage listed building under the Goulburn Mulwaree Local Environmental Plan 2009.(GMLEP 2009) The building is listed as Heritage item 1066 under the Goulburn Mulwaree LEP. It is listed as a two storey building Circa 1930. The submitted plans have been prepared by axo+design studio.

The Proposal

The proposal is for the use as a nail salon with minor internal changes, including changes to the layout according to the plans submitted.

There is no plan to alter the original heritage building nor any part of the front elevation or curtilage.

The site is situated in an E2 Commercial zone, and the building currently situated on the land is local heritage listed building

Environmental Planning Instruments.

The Goulburn Mulwaree Local Environmental Plan 2009 has the following heritage provisions that are relevant to this building....

*5.10 Heritage conservation*

*Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.*

*(1) Objectives The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Goulburn Mulwaree,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

*(2) Requirement for consent Development consent is required for any of the following—*

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—*
  - (i) a heritage item,*
  - (ii) an Aboriginal object,*
  - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*



(c) disturbing or excavating 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, \

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) *When consent not required* However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority 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—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) *Effect of proposed development on heritage significance*

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

(5) *Heritage assessment* The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document 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.

(6) *Heritage conservation management plans* The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.



(7) *Archaeological sites* The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) *Aboriginal places of heritage significance* The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) *Demolition of nominated State heritage items* The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) *Conservation incentives* 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, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

We have searched the NSW Heritage Council and the local listings. There is no description regarding this application for this shop that we can find. The proposal accepts all the existing structure. The front elevation is a shopfront which complies with the existing approvals of the previous renovations and approvals. All work proposed work is of a minor nature and contained within the existing structure. We suggest that it is possible Council can approve the application under Clause 5.10 paragraph 3, as the application is of a minor nature and fulfils the objectives of the GMLEP 2009.

The project will conserve the environmental heritage of Goulburn Mulwaree.



## Goulburn Mulwaree DCP

### Chapter 3

#### *3.2 European (Non-Indigenous) Heritage Conservation*

*3.2.1 Introduction Goulburn Mulwaree Local Government Area (LGA) is rich in built, natural and archaeological heritage. Goulburn City along with towns and villages spread out through the LGA have historic associations going back to first European settlement and the convict construction of the Great South Road. In addition, Goulburn was the colony's first inland city and has significant railway history which is reflected in the settlement patterns. Council has an extensive schedule of statutory heritage items which are a result of detailed heritage studies dating from 1983. Careful management is needed to ensure that the heritage significance and character of the Goulburn Mulwaree LGA is maintained for future generations. This section of the DCP sets out policies to ensure decisions made about heritage items, streetscapes and conservation areas are well informed and properly assessed.*

*3.2.2 Where does this Section Apply? This section of the DCP applies to the following land within the Goulburn Mulwaree LGA:*

*Land upon which a heritage item or draft heritage item as listed under Schedule 5 of Goulburn Mulwaree LEP 2009 is located; (ii) Land that is located within one of the heritage conservation areas or a draft heritage conservation area as contained within Schedule 5 and on the heritage map of Goulburn Mulwaree LEP 2009; (iii) Land that is located adjacent to or within the vicinity of a heritage item or heritage conservation area (or within the visual catchment of a heritage site); or (iv) Land where archaeological remains or relics have been identified Note: A draft heritage item or draft conservation area is one that has been included in a proposed instrument (local environmental plan or environmental planning instrument amendment) that is or has been the subject of public consultation under the Environmental Planning and Assessment Act 1979, unless the Secretary of the Department of Environment and Planning has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.*

*Objectives The general objectives of this section the DCP are: 1. To conserve and enhance the heritage significance and qualities of heritage items conservation areas and archaeological remains and relics. 2. To ensure that alterations, additions and new infill development are sympathetic, well designed and appropriate to the values of the heritage item or streetscape context in which it is located. 3. To preserve and maintain trees and other vegetation that contributes to the significance of heritage items and heritage conservation areas. 4. To ensure a thorough assessment process is applied for any proposed demolition or removal of a heritage item or building located within a heritage conservation area including the archival recording of these buildings where required. 5. To promote public awareness and education on heritage conservation.*

*Development Applications The heritage information required for a development application will depend on the significance of the heritage building or site, the contribution of the existing building or site to the heritage conservation area or heritage streetscape, and the extent of changes proposed. In addition to the general requirements for development applications, heritage items, buildings and sites within heritage conservation areas and heritage streetscapes, Council will require:*

- Measured and scaled drawings of the existing building prior to modifications including elevations, clearly indicating existing walls and building elements to be retained and*



those proposed for demolition or alteration; • Elevations and plans detailing architectural features such as dormer windows, balustrade style, colour, and • Copies of these elevations and plans showing the modifications proposed; and • A heritage impact statement and/or conservation management plan / strategy, and, as necessary, an archaeological assessment. Either should assess the impact of the proposed modifications and detail how these impacts can be either mitigated or contributory in the context of the archaeological or conservation areas' significance and the objectives of the DCP and clause 5:20(1) of the GMC LEP 2009. The heritage impact statement should include appropriate assessments of significance and that more important or significant items will require more detail / assessment. Details are included in Section 3.1.3 about what the documents should include and advice that can be provided by Council and their Heritage Advisor services.

**3.3.3 Adaptation of Heritage Buildings or Sites** Adaptation of heritage buildings or sites (or also known as adaptive reuse) can provide the necessary viability for the continued use and maintenance of heritage buildings or sites. Accommodating a new use should involve minimal change to significant fabric in order to protect heritage significance. Elements or artefacts from the original use (where present) may be required to be retained to assist interpretation. The Heritage Council of NSW has a publication *New Uses for Heritage Places – Guidelines for the Adaptation of Historic Buildings and Sites* that will be of assistance when considering adaptive reuse of heritage buildings.

**Objectives** 1. To encourage heritage items to be used for new purposes that will retain their heritage significance. 2. To encourage alternative uses where the heritage significance of the item is not compromised. 3. To avoid only retaining the façade.

**Controls** A. The adaptive reuse of a heritage item should minimise alterations or interference with significant fabric. The changes are to enable the continued interpretation of the original use. B. Ensure that new services are sympathetically installed especially where upgrading is required to satisfy fire or BCA requirements. C. Adaptive reuse for public/commercial purposes should consider opening up the interior of the building to promote multiple viewpoints for interpretation.

This building has been renovated and has been approved for the commercial purposes that this application proposes. It complies with the DCP objectives as adaptive reuse of the building. The alterations are sympathetic to the existing fabric of the building, and the streetscape is unaltered.

#### **3.3.4 Change of Use**

**Objectives** 1. To recognise that the form and character of Heritage Conservation Areas are influenced and affected by the use of individual sites within the Heritage Conservation Area. 2. To preserve the form, character and function of Heritage Conservation Areas. 3. To ensure that changes of use in Heritage Conservation Areas do not create incompatibility or conflicts with their heritage character or values.

**Controls** A. Proposals seeking consent for change of use within a Heritage Conservation Area must demonstrate that the proposed change is not likely to create incompatibility or discordance over time with the heritage character or heritage values of the Heritage Conservation Area, or with individual heritage items. B. The applicant's assessment of compatibility of the proposed development with the Heritage Conservation Area must include details of all proposed physical changes to the site and to existing development resulting from the proposed change of use, including but not limited to changes in vegetation, signage, colours, materials and the like.





A separate application has been submitted for the change of use of this commercial premises. The proposed building works are compatible with the heritage nature of the premises.

## 6 Signage

*6.4 Advertising and signage Objectives The aims of advertising and signage requirements are to: Control the size and number of advertising structures or signs displayed on premises to improve the streetscape and amenity of the locality. Provide information and guidance to building owners and occupiers and Council to enable appropriate design and placement of advertising. Ensure desired urban or rural character of surrounding land uses is not compromised. Encourage innovation in the design and construction of signs, within the parameters of this plan. Encourage a co-ordinated and cooperative approach to advertising signs. Reduction in the number of signs. Encourage the use of simple, clear and uncluttered signs. Discourage the use of neon signs for heritage buildings.*

*Ensure that any sign fits the streetscape and architecture of the building or location in terms of colour, illumination, wording and visual interest. Eliminate all signs above awning level except where the architecture of the building provides for such signs.*

*6.4.1 Amenity Materials, colours and placement of signs to be compatible with the existing building and streetscape –*

*6.4.2 Design a) Bulk, scale, shape and size Signs in commercial zones should aim to attract pedestrians (across the road or into an arcade) by the use of below awning level signs. In assessing a development application for an advertising sign, it is necessary that the proposal: ♣ conforms to the desired future character of the area and does not dominate the streetscape or view ♣ complements the character, architectural design and period of construction of the building and surrounding buildings. For example signs should either be placed on windows, near entrance doors to the retail facility on panels defined using the grid analysis or on an appropriate architectural element such as a podium, pier or pole ♣ signs shall not extend beyond the dimensions of the building (or features they are mounted on in terms of width or length, e.g. awning fascia) ♣ be simple, clear and efficient and to a professional standard to inspire confidence in the business or product advertised ♣ not be visually spoiled by the method of providing electrical services to the sign b) Number of signs Fewer signs are encouraged in the interests of reducing clutter, improving amenity and improving sign efficiency – as with too many signs the message is lost in the clutter. c) Colour, lettering and illumination for heritage buildings*

*Colour of signs Sign colour shall be compatible with and complementary to the colour of the period of the construction of the building or locality. Subdued colours rather than vivid are preferred in the Heritage Conservation Area. Fluorescent and iridescent colours are not acceptable in the Heritage Conservation Area, and a white background is also not acceptable. Illumination shall be continuous only. Flashing or chasing lights are not acceptable. Neon signs are not appropriate on buildings identified as heritage significant in a Heritage Study or in a Heritage Conservation Area under the LEP,*

Drawings of signage are submitted, showing the restrained business identification signs in the front elevation of the shop, and one overhead sign at the entrance, as has been approved in the original development consent of the building. There are no flashing signs, and no neon signs

The development complies with the above controls.



Site location Map and Zoning plus heritage listing map.



There is no change to the building or its facades. All changes will be internal, with the exception of one restrained building identification sign as shown in the plans attached.

### Conclusion

In conclusion the above proposal will have minimal impact on the surrounding area and will be consistent with the area and the design criteria of the local council.

There is minimal impact on the heritage building which has previously been restored for adaptive reuse for commercial purposes.

The minor internal additions and alterations will not change the amenity of the existing streetscape, the building nor the adjoining properties.

We request approval of the project as submitted.

Floss Rutter,  
Bachelor of Housing Construction, UWS  
Master of Urban Management and Planning, UWS