



STATEMENT OF HERITAGE IMPACT

PROPOSED SUBDIVISION OF LAND
TARALGA ROAD PRECINCT, KENMORE

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On behalf of Australia China International Holdings Pty Ltd

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STATEMENT OF HERITAGE IMPACT

This document forms part of the Statement of Environmental Effects (SEE) associated with an application for subdivision of land.

The proposed subdivision is located on land located within Part Lot 5 DP 107 8852 at Taralga Road Kenmore.

The Kenmore Gardens site is listed as State Heritage Register No 01728, Former Kenmore Psychiatric Hospital, Goulburn, New South Wales.

The proposed residential subdivision provides for 9 'lots' on which are located existing dwellings (a number are of heritage significance) and 11 interspersed vacant lots. All lots present to the Taralga Road frontage of the Kenmore Gardens site.

The overall Kenmore site, which was originally established as the Kenmore Psychiatric Hospital at the turn of last century, was purchased by LAJC Energy Pty Ltd in 2010 and subsequently by Australia China International Holdings Pty Ltd in 2016 (which subsequently changed its name to Kenmore Property Development Pty Ltd).

LFA prepared a Masterplan for the site, which was approved by Goulburn Mulwaree Council in 2012. A subdivision application, similar to this proposal and consistent with the framework of the Kenmore Masterplan, was also approved by Council in 2012. The subdivision consent lapsed in 2017.

This application for subdivision is consistent with the Masterplan documentation and reflects the scheme approved by Council.

The relevant land is located within the southern sector of the Kenmore Taralga Road frontage and extends from Wollondilly Avenue in the south to the existing Department of Health hospital site on Taralga Road.

1 RELATIONSHIP OF THE TARALGA ROAD PRECINCT TO THE KENMORE COMPLEX

The Taralga Road precinct is one of the 5 precincts identified in the Kenmore Complex in the Revised Conservation Management Plan Review 2012 (CMP review 2012) and in the Masterplan 2011 prepared by LFA.

In the CMP review 2012, the site was identified as follows:

- *This is a linear precinct fronting Taralga Rd and containing the majority of the residential cottages from the former hospital. It includes the locations of the original private and public entries into the site and the current main entrance which is flanked by the Gatekeepers Residence (Building 55) and by the Gate Pavilion (Building 56). Also in this precinct are four 1960s houses. Towards its southwestern end, the precinct contains a number of water-storage tanks including an early cast metal elevated reservoir on brick base, a later concrete elevated water tank and two swimming pool-like inground storages.*
- *Landscaping varies considerably, with the southwestern corner, essentially the 'gateway' to the site when approaching from Goulburn, dominated by a group of water hydrants. A dense belt of conifers bounds the precinct in the vicinity of the water tanks, then a mix of ornamental species in the grounds of the residential dwellings. Although not formally subdivided into lots, much of the precinct reads as residential allotments due to the spacing of the houses and the size of their gardens.*

- *This precinct would lend itself to formal subdivision without compromising its heritage values. Significant historic cottages should be retained, with sympathetic rear additions/alterations to provide modern facilities. Existing post War World II cottages could be improved by sympathetic alterations and exterior finishes and by better landscaping. Presentation of the precinct to Taralga Road generally would be enhanced by more integrated landscaping and uniform boundary treatment with sympathetic highly transparent fencing possibly supplanted by hedge plantings.*

The revised Taralga Road precinct differs from that in the earlier CMP review in 1999 in that it is more linear, excludes institutional buildings now included in the Central Core, and also excludes a site (and buildings) on Wollondilly Avenue, which has been excised from the Kenmore site.

A further review of the CMP review 2012 was undertaken as an integral part of the Masterplan review process and resulted in the Musecape 2020 CMP.

The 2020 CMP review provides a detailed assessment of the proposed additional development areas within the wider Kenmore Gardens site and is consistent with the conclusions drawn about the potential subdivision of the Taralga Road precinct in the CMP review 2012.

2 ELEMENTS THAT RESPECT OR ENHANCE SIGNIFICANCE

The subdivision proposal respects/enhances the heritage significance of the Kenmore precinct for the following reasons.

Retention of heritage buildings

- Six (6) identified heritage items retained in residential use (refer to the SEE).
- Lot structure respects the existing layout of driveways, trees rows and fences.
- The proposal provides for individual lots that would be subject to relevant covenants and design controls.

Retention of 1960s brick veneer cottages

- Although the 3 brick veneer cottages are not significant heritage items, their potential retention reflects past residential uses within the Kenmore precinct.

Lot size and subdivision

- The proposed lots are 700m² or greater and comply with Goulburn Mulwaree Council requirements.
- The pattern of subdivision carefully reflects the scale of existing heritage dwellings defined by current fences and landscape and will result in a subdivision that is responsive to and aligned with the existing heritage fabric.

Existing vehicle access

- It is intended that existing access to existing individual residential buildings on defined existing lots is maintained from Taralga Road.
- 'New' intervening lots will be provided with access from Taralga Road subject to safety/authority assessment.

New infrastructure

- To match existing sewer services, any new sewer and storm water will be located behind lots in a new easement carefully located to minimise adverse impacts on significant vegetation.
- New water/power/telecommunications connections will be provided from Taralga Road.

Removal and relocation of services infrastructure

- Original Kenmore hospital service connections (power, water and sewer) to existing residential buildings within the proposed subdivision will be replaced.
- Existing firefighting services will be subject to functional and feasibility review.
- Area firefighting services will be reviewed and relocated if relevant.

Thinning of vegetation and maintenance

- Proposed thinning of tree rows will enhance views into the precinct and allow for the removal of dead/dying trees.
- It will provide enhanced safety and amenity (refer to landscaping and design guidelines in the SEE).

New fencing

- Open fencing is sympathetic to the historic setting.
- There is consistency with the early site fencing design.
- It will complement the heritage significance of the existing dwellings.
- It provides for a unified landscape (refer to fencing guidelines in the SEE).

New building envelopes

- Building envelope locations have been defined with setbacks respecting the siting of heritage buildings.
- This provides for the visual prominence of heritage elements in the streetscape.

Archaeological resources

- There are no known archaeological resources within the precinct.
- An archaeological due diligence assessment (October 2011), carried out by consultants Navin Officer as part of the baseline studies, informed the 2012 Masterplan for the Kenmore Hospital site.

- Consultants identified the entire Kenmore Complex as an area of European heritage archaeological potential and recommended that a Statement of Heritage Impact (SOHI) be prepared for any future development affecting identified historic sites and associated European archaeological deposits.
- A cultural heritage study of the proposed subdivision site was carried out by the Pejar Local Aboriginal Land Council in November 2024. The report concluded that nothing of cultural significance could be located on the surface.
- The proposed subdivision treads lightly on the existing ground. The existing landform is maintained, together with the existing relationship to the Taralga Road frontage. No proposed major earthworks are associated with the proposed subdivision.

Conservation stimulus

- The Taralga Road subdivision will provide financial support for further conservation works within the Kenmore Gardens site (refer to Appendix A).

3 ELEMENTS THAT MAY DETRACT FROM SIGNIFICANCE

There are no impacts related to the proposed subdivision considered to be detrimental to the heritage significance of the Taralga Road precinct.

4 REFERENCES

Statement of Environmental Effects (SEE) Taralga Road precinct subdivision 2025 prepared by LFA Urban

Cultural Heritage Report 2024 prepared by the Pejar Local Aboriginal Land Council for the proposed Taralga Road subdivision

Masterplan variation report 2018/2020 prepared by LFA

Conservation Management Plan review 2020 prepared by Musecape

Statement of Environmental Effects Taralga Road precinct subdivision 2011 prepared by LFA

Former Kenmore Psychiatric Hospital Masterplan report 2011 prepared by LFA

Conservation Management Plan review 2012 prepared by Musecape

Masterplan for Kenmore hospital site Goulburn archaeological due diligence assessment 2011 prepared by Navin Officer

Conservation Management Plan review 1999 prepared by Peter Freeman in association with Donald Elsmore

Draft Masterplan 2003 prepared by Longridge Capital

5 APPENDIX A: SCHEDULE OF POTENTIAL CONSERVATION WORKS

	Cost	Comments
Landscape		
Significant Avenue Trees – replace/augment senescent avenue plantings including preparation of detailed plans	\$ 40,000	
Total	\$ 40,000	
Restoration		
Gate Pavilion (B56) and Entry Gate Walls – restore the Pavilion and jointing repairs to walls	\$ 50,000	
Rossiville Fountain and Pond – restore the pond, surrounds and landscape settings	\$ 25,000	
Total	\$ 75,000	
Proposed conservation works total cost	\$ 115,000	