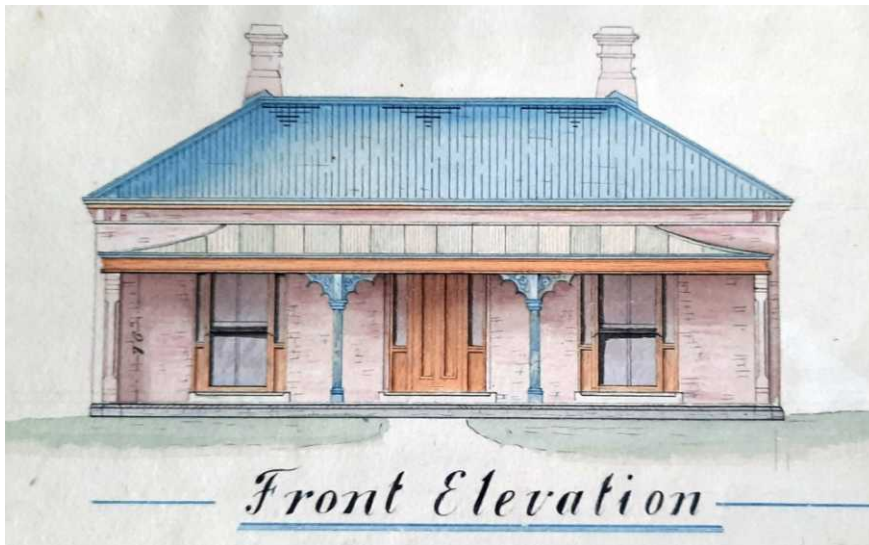




## BLACK MOUNTAIN PROJECTS

HERITAGE CONSULTANTS



1885 Extract of Architect E.C. Manfred's plan



2021 Principal elevation

Heritage Impact Statement

Allfarthing subdivision

2 Brisbane Grove Road, Brisbane Grove, NSW

Lot 60 DP1090981 & Lots 61-64, 71-77 DP976708

Report to Hogan Planning

October 2021

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	06.04.21	PK
B	Revision	16.04.21	PK
C	Revision	28.04.21	PK
D	Revision	27.05.21	PK
E	Revision (inserti draft subdivision layou.)	23.10.21	PK

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Drawings, specifications and building contract for Allfarthing

## **1.0 INTRODUCTION**

### **1.1 REPORT OVERVIEW**

This report has been prepared to accompany the proposed subdivision of Allfarthing, 2 Brisbane Grove Road, Brisbane Grove, NSW.

The proposal is for the land of and around the heritage listed cottage of Allfarthing at 2 Brisbane Grove Rd, Brisbane Grove to be subdivided. The land has been rezoned for rural residential uses by Goulburn Mulwaree Council.

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to repair and stabilize the heritage cottage, re-establish a conifer windbreak along the new lot boundaries of the heritage item (as a landscape buffer between new development and the item), then develop the subdivided lots with an architectural and landscape standard that is sympathetic to the heritage item.

Allfarthing is a heritage listed property that currently enjoys a large visual catchment (curtilage) of extensive views over surrounding rural land. Allfarthing has been zoned by the council for rural residential land use.

The subdivision will result in a listed cottage surrounded by rural residential blocks and houses. Sometimes development puts heritage out of kilter. But in this case the subdivision can be made acceptable by putting in some controls, such as a design standard.

While subdivision of Allfarthing will reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale, mitigation measures outlined in the report will insure that:

- The heritage item will be well-cared for.
- Adequate landscape buffering will be provided for the heritage item.
- Landscaping and colours of the subdivision will provide a harmonious context.

The report concludes that with these measures in place, the proposal will have an acceptable heritage impact.

### **1.2 REPORT OBJECTIVES**

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

### **1.3 METHODOLOGY AND STRUCTURE**

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

The *Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The

terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes standardisation of heritage investigation, assessment and management practices in NSW.

## **1.4 SITE IDENTIFICATION**

The subject site is Allfarthing, 2 Brisbane Grove Road, Brisbane Grove, NSW.

## **1.5 HERITAGE MANAGEMENT FRAMEWORK**

Allfarthing is a heritage listed item in Goulburn Mulwaree Local Environmental Plan 2009. As such, the property is subject to the heritage provisions of the Goulburn Mulwaree LEP 2009.

## **1.6 AUTHORSHIP**

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

## **1.7 COPYRIGHT**

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

## **1.8 REPORT LIMITATIONS**

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

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

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

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

This report is based on review of drawings provided by Hogan Planning Pty Ltd for DA submission.

## **2.0 SITE DESCRIPTION**

### **2.1 SITE DESCRIPTION & HISTORY**

The outline below of the work of Edmund Manfred is drawn from *E C Manfred - architect and surveyor, Goulburn: an introduction to his work (2013)* by Daphne Penalver, David Penalver and Linda Cooper.

Allfarthing is a cottage designed by Edmund Cooper Manfred (1856-1941). This English born migrant undertook training as an architect with Edmund Blacket. He came to Goulburn to supervise the construction of Blacket's Cathedral Church of St Saviour.

E.C. Manfred was prominent for designing some of the most iconic buildings and parks in Goulburn. E.C. Manfred's work spanned the Federation Period (late 19th and early 20th centuries). Goulburn's busiest and grandest building period was in the wool-boom era at the end of the 1800s - and the most influential architect of this period was Edmund Cooper Manfred.

E.C. Manfred 1879 set up his architectural practice in Goulburn, advertising as an Architect & Surveyor. In November 1885 a building contract was let for construction of Allfarthing cottage for Mr Francis O'Brien for the sum of £559. Allfarthing is therefore likely to have been one of E.C. Manfred's earlier designs in Goulburn.

The drawings, specifications and building contract for Allfarthing are protected in the private collection of Kieran Davies, the current owner. A record of them forms part of this report (Appendix 1).

Allfarthing is one of a group of heritage listed rural properties in the Brisbane Grove locality. Goulburn Mulwaree Council's 2018 *Heritage Study Review* by Sue Rosen Associates lists the others as:

- "Wyoming", 55 Barretts Lane Lot 113, DP 794750126140
- "The Towers" (c 1840), 5477 Braidwood Rd Lot 50, DP 1009468
- "Brigadoon" 54 Brisbane Grove Rd, Lots 57, 58, 66 DP 976708
- "Wyandra" 56 Brisbane Grove Rd, Lot 67, DP 976708
- "Sofala" 137 Brisbane Grove Rd, Lot 20, DP 976708
- "Weston" 242 Brisbane Grove Rd, Lot 2, DP 1055961
- "Corrinyah" 53 & 77 Corrinyah Rd Lots 6 and 7, DP 594115
- "Homeden" 46 Mountain Ash Rd Lot 67, DP 126140
- "Yattalunga" (1860) 83 Johnsons Lane Lot 79 & 80, DP 976708
- "Rosebank" 262 Windellama Road Lot 4, DP 803430

Allfarthing is sited on a hill crest that is ringed by the remnants of a pine windbreak. It is surrounded by fields that have been cultivated. While Allfarthing has views over the hillside and into neighbouring properties, it does not have a line of sight to any of the other locally listed properties in the Brisbane Grove locality.

Planting of a new landscape buffer between Allfarthing cottage and its surrounding new development will therefore not impact on views between the heritage listed buildings of Brisbane Grove.

### **3.0 ESTABLISHED HERITAGE SIGNIFICANCE**

The subject site, Allfarthing, is listed as an item of local heritage significance in *Goulburn Mulwaree Local Environmental Plan 2009*. It therefore has local heritage significance established and recognised by the local community.

The significance statement in the NSW State Heritage Inventory reads:

*The heritage significance of "Allfarthing" is in its landscape relationship to other extant historical rural residential properties on the Gundry Plain. It forms a group with other rural residential properties in the Brisbane Grove locality. Brick and iron roof dwelling situated on an elevated corner site with substantial evidence of large gardens. House and garden need maintenance and restoration.*

#### **4.0 DESCRIPTION OF THE PROPOSAL**

The proposal is for the land of and around the heritage listed cottage of Allfarthing at 2 Brisbane Grove Rd, Brisbane Grove to be subdivided. The land has been rezoned for rural residential uses by Goulburn Mulwaree Council.

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to repair and stabilise the heritage cottage, re-establish a conifer windbreak along the new lot boundaries of the heritage item (as a landscape buffer between new development and the item), then develop the subdivided lots with an architectural and landscape standard that is sympathetic to the heritage item.

The developer's aim should be to work within the parameters set by the land rezoning of Allfarthing to create a landscape that is easy to market because it is harmonious (albeit altered) and references both the historic cottage on the hill as well as referencing the earlier field system around the cottage.

Lot 73 DP 976708 known as Allfarthing at 2 Brisbane Grove Road, Brisbane Grove (Goulburn) NSW is a small hill further than 200m from waters. A cottage and yard is constructed on the crest of the hill. This is ringed by a remains of a wind break of large, mostly radiata pine, trees. Refer aerial image below.

Encircling the cottage are the hill slopes of lots 60 DP1090981 and lots 61-64, 71-77 DP976708 which have been in past agricultural use for cultivation and grazing. Refer site detail and contour plan by Southern Cross Consulting Surveyors below.

Rezoning and subdivision will preserve Allfarthing Cottage on a separate block large enough to re-establish a curtilage of gardens and conifer landscape buffer.





Aerial view of Allfarthing (source Google Earth Pro)





Allfarthing draft subdivision plan (source: Paul Johnson, Sowdes consultants, Goulburn)

## 5.0 ASSESSMENT OF HERITAGE IMPACT

### 5.1 INTRODUCTION

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

The subdivision will result in a listed cottage which will be surrounded by rural residential blocks with houses. Sometimes development puts heritage out of kilter. But in this case the subdivision can be made acceptable by putting in some controls, such as a design standard.

Previous owners have constructed additions and made alterations. But this locally heritage listed property, designed by a renowned local architect, still contains many features of the late colonial period. Features include:

- Brickwork laid in a colonial period bond (header courses reinforce walls).
- Steep pitched galvanized roof.
- Polished stone fireplace surrounds.
- Original 19<sup>th</sup> century flooring and joinery including architraves, doors, window framing, timber verandah posts.
- Brick lined underground water tank.

### 5.2 ASSESSMENT

Allfarthing cottage is the centre piece of the proposed subdivision and as such, it is important that it is well preserved and attractive. This proposal insures that the detracting hay shed is removed, the roof of the cottage renewed and its building condition inspected in detail. These measures will insure the cottage is retained for future generations.

Historic documents relating to Allfarthing that are in the owner's collection will be preserved by donation to a local archival collection (e.g. Council or local history group).

Adequate landscape buffering will be provided for Allfarthing by establishing a new line of conifer trees as a wind break along the new lot boundaries. This will be based on the historical precedent of the pine tree windbreak around the cottage (which has mostly been removed due to condition of the trees and threat to the heritage building).

Landscaping, development form and colours of the subdivision are designed to provide a harmonious context for the heritage item. Each new rural residential lot will be bordered by a line of large shrubs or trees, referencing the previous field system land use pattern. Fencing, entrance features, roof pitches and a colour palette have all been carefully considered in a design standard for a covenant over the subdivision.

Heritage impact is minimised by high quality of subdivision design, good landscaping and sympathetic design controls.

### 5.3 RECOMMENDED MITIGATION MEASURES

Roof and roof drainage are generally in poor condition. These pose the main threat to protecting the fabric of the heritage item. Subdivision would reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale.

Recommendations are made to retain heritage significance of the item and provide a suitable context for it. Heritage recommendations are:

- Work to the heritage item, to be completed prior to issue of the subdivision certificate for the block containing the heritage item, and
- 88 B instrument with an architectural and landscape standard to accompany the subdivision certificate application.

Work to the heritage item, to be completed prior to issue of the subdivision certificate for the block containing the heritage item, is:

- Donate Allfarthing's historic documents in the owner's collection to a local archival collection, e.g. Council or local history group.
- Remove ageing radiata pine trees from within 12m of the Allfarthing buildings.
- Retain the established oak tree.
- Plant a new conifer windbreak further from Allfarthing buildings as a tree row along the whole of the proposed perimeter of the new lot to the heritage item, except where there is planting already established along the lot boundary. The windbreak may be *Cupressus leylandii* planted at 10m centres.
- Demolish the agricultural shed that visually detracts from the heritage cottage.
- Re-roof the historic brick building in corrugated galvanized sheeting with galvanized finish roof drainage in traditional profiles (round downpipes, roll capped ridge and hips, quad or half-round or ogee gutters).
- Provide open rural style fences along lot boundaries.
- Provide a rural style timber gate to the driveway entry (refer attached examples).

To retain heritage significance of the item and provide a suitable context for it, the heritage recommendation is for a covenant (88B Instrument) to accompany the subdivision certificate application.

The covenant provides a design standard that will create a real estate marketing opportunity for the new lots. It also creates a quality development with a harmonious palette of building colours and a unified landscape.

Heritage recommendations for the covenant are:

- Open rural style fences along the lot boundaries.
- Rural style timber gate to each new driveway entry (refer examples below).
- Plant and maintain a continuous tree row or hedge along all lot boundaries. Acceptable examples include *Cupressus leylandii* or *Cupressus torulosa* planted at 10m centres, *Murraya paniculata* or *Photinia robusta* at 1.5m centres.
- Single storey and one and half storey (i.e. upper level contained within a sloping roof line) are preferred.
- Roofs (except verandah roofs) to have a minimum 30 degree pitch.
- To provide a unified roofscape, roofs to be corrugated or standing seam profiles in a harmonious colour palette in one of the following acceptable colours: galvanised, natural zinc, CB Shale Grey, CB Dune.



- To provide a unified building colour palette, walls to rendered or weatherboard paint finished using the paint colour palette below or clay bricks from the brick palette below.

## RURAL STYLE TIMBER ENTRANCE GATE



## PAINT COLOUR PALETTE



BRICK PALETTE



## **6.0 CONCLUSION & RECOMMENDATION**

### **6.1 CONCLUSION**

While subdivision of Allfarthing will reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale, the above mitigation measures outlined in this report will insure that:

- The heritage item will be well-cared for.
- Adequate landscape buffering will be provided for the heritage item.
- Landscaping and colours of the subdivision will provide a harmonious context.

The report therefore concludes that with these measures in place, the proposal will have an acceptable heritage impact and will be consistent with the heritage requirements and guidelines of *Goulburn Mulwaree Local Environmental Plan 2009*, *Goulburn Mulwaree Development Control Plan 2009*, and the NSW Heritage Council guideline *Statements of Heritage Impact*.

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

### **6.2 RECOMMENDATION**

**The DA will have an acceptable heritage impact provided the recommendations in this report are incorporated into conditions of consent.**

### 6.3 ASSESSMENT STATEMENT

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

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

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

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



## 7.0 REFERENCES

*Allfarthing drawings, specifications & building contract.* Kieran Davies private collection.

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

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

*Goulburn Mulwaree Development Control Plan 2009*

*Goulburn Mulwaree Local Environmental Plan 2009.*

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

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

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

NSW State Heritage Inventory

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

Daphne Penalver, David Penalver and Linda Cooper, *E C Manfred - architect and surveyor, Goulburn: an introduction to his work (2013).*

## SITE INSPECTION PHOTOGRAPHS

















