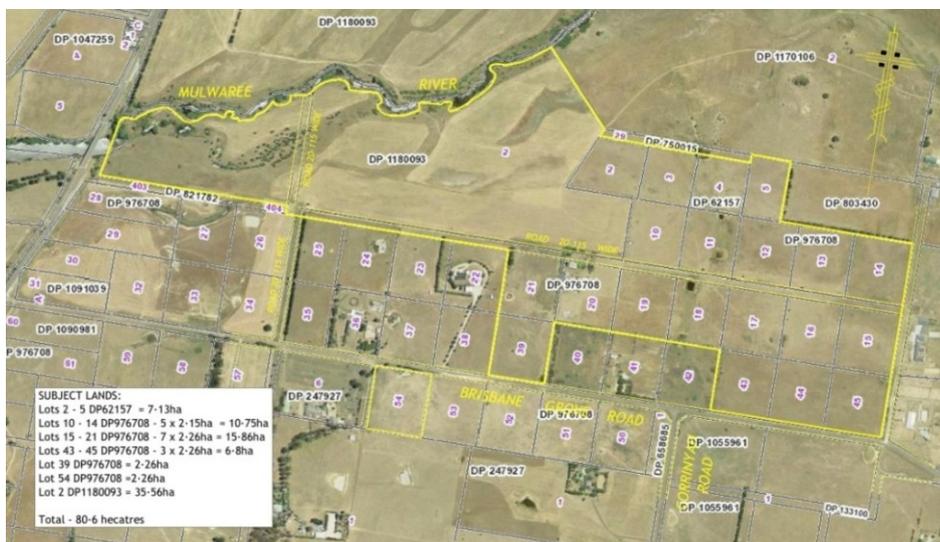


BLACK MOUNTAIN PROJECTS HERITAGE CONSULTANTS



Aerial view of Sofala (source Southern Cross Consulting Surveyors)



Views of Sofala from surrounding lots is screened by an established curtilage of encircling trees

Heritage Impact Statement

Rezoning for Subdivision of Lots 2-5 DP62157, Lots 10-14 DP976708, Lots 15-21 DP976708, Lots 43-45 DP976708, Lot 39 DP976708, Lot 54 DP976708, Lot 2 DP1180093.

In the vicinity of "Sofala", 137 Brisbane Grove Road, Brisbane Grove, NSW

Report to Hogan Planning
May 2021

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	24.05.21	PK

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1.0 INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany the proposed subdivision of lands adjoining and in the vicinity of Sofala, listed in the state heritage inventory as Dwelling Sofala, Lot 20 DP 976708, 137 Brisbane Grove Road, Brisbane Grove (Goulburn) NSW.

Tim Titheradge (0407 722 666) is the owner. The subject lands are: Lots 2 - 5 DP62157, Lots 10 - 14 DP976708, Lots 15 - 21 DP976708, Lots 43 - 45 DP976708, Lot 39 DP976708, Lot 54 DP976708, Lot 2 DP1180093 (the development area).

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to retain the establish curtilage of trees encircling the house (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.

Sofala is a heritage listed property that is partly screened by trees but also currently enjoys a large visual catchment (curtilage) of extensive views over surrounding rural land.

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 a landscape and design standard for the new lots to create harmony between the new development and the listed house.

While subdivision in the vicinity of Sofala will 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 listed in the state heritage inventory as Dwelling Sofala, Lot 20 DP 976708, 137 Brisbane Grove Road, Brisbane Grove (Goulburn) NSW.

Lands adjoining Sofala proposed for subdivision are Lots 2 - 5 DP62157, Lots 10 - 14 DP976708, Lots 15 - 21 DP976708, Lots 43 - 45 DP976708, Lot 39 DP976708, Lot 54 DP976708, Lot 2 DP1180093 (the development area).

1.5 HERITAGE MANAGEMENT FRAMEWORK

Sofalais 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

Description of existing lots and historic structures

The Sofala house has good “bones” of a late Victorian building. Typical features of the period are its building size, ornate chimneys, decorative timber bargeboards and basic original form. There are also many (detracting) alterations from the 1950s and later. These include steel frame windows, sheerline (square profile) gutters, antennas, concreted verandah floor and old solar hot water roof panels.

The homestead’s principal frontage was built to face the road (currently a relic road reserve) that bisects the Sofala property. The road connects between Brisbane Grove Road and the old bridge on Braidwood Road.

The subdivision design intent is to reactivate the road and simply to formalise the existing 5 acre lots and retain the existing 5 acre curtilage around the Sofala house including its encircling trees with and its historic shearing shed and hay shed.

The Sofala house block is 5 acres. It contains the old house, trees encircling the house, a small 19th century shearing shed, remains of a small orchard and a c1950s timber framed hay shed. These all form part of the curtilage of Sofala and are of local heritage significance. The Sofala block also contains two non-heritage structures, a 1970s garage and chicken pen. A field some hundreds of metres from the house also contains a non-heritage significant farmer-built 1960s shed. The lots surrounding Sofala are currently a landscape of 5 acre paper lots used as farm fields.

Sofala’s significance is its historical link to the adjoining Hume family property Garroorigang. The house is part of a suite of features (shearing shed, orchard, hay shed) that are all contained within an established landscape buffer of trees.

Garroorigang is on land granted to John Archer Broughton sometime prior to 1857. In that year a 50 acre block from the grant was bought by Charles Thomas who built the homestead. Thomas ran the building as an inn, known as the Mulwaree or Black Swan Inn, until 1868. The property was then sold to S Barborne Belcher, the former head of Goulburn Grammar School, the school having by this time been taken over as a public school. Belcher converted Thomas’ inn into the Garroorigang Grammar School which operated until 1883.

Later, the building became the home of the Hume family, descendants of explorer Hamilton Hume. A memorial to explorers Hume and Hovell is located at the front of the homestead. (NSW State Heritage Inventory <https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>)

Historical land uses and land disturbance

Historically the lots around the Sofala property have been treated as farmland. The soil is sandy loam. Under past farming practices this soil type was regarded as arable. The naturally occurring raw stone is quartz gravel and decomposed shale which were unsuitable for Aboriginal stone tool making. During inspection, no imported stone material was found.

Prior to the current owners, the Humes used the Garroorigang part of the property (the river flats in the 100 year flood line) as dairy grazing. The river flats therefore were ploughed and cropped by the Hume family for over 100 years.

Prior to the current owners, the Sofala part of the property was owned by Wendy Taylor. The Taylors ran Sofala as a family farming operation and ploughed it all many times and sowed paster crops for grazing and cereal crops for making hay for the winter.

During the late 20th century there was a shift in farm practices from field ploughing to direct drilling. The current owners no longer ploughed Sofala but sprayed for noxious weeds and then resowed with rye grass. They also sprayed land near the river (part of the Hume family's property Garroorigang) and direct drilled with lucerne. The lucerne crop has been harvested for hay and then grazed for the last 15 years.

The summary of past land use is:

- Clearing of original old growth trees.
- Farming by plough, as this land was considered "arable".
- Sewing pasture crops.
- Construction of stock dams.
- Construction of small sheds.
- Sheep and cattle grazing.

View corridors

Sofala 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:

- "Allfarthing", 2 Brisbane Grove Rd, Lot 73 DP 976708
- "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

Sofala is surrounded by fields that have been cultivated. While Sofala has views over the adjoining gently sloping grazing land, it does not have a line of sight to any of the other locally listed properties in the Brisbane Grove locality.

Retaining the existing trees around the Sofala house and establishing any additional landscape buffers between subdivided lots will therefore not impact on views between the heritage listed buildings of Brisbane Grove.

Heritage Impact of proposed boundary adjustment

The Sofala house and block is a locally heritage listed property that has an established landscape buffer of scattered trees and a torulosa cypress tree row (likely planted in the last 50 years) that encircle the house.

These trees provide essential partial screening of the heritage listed house from the elements and also frame views of the house from the surrounding fields. They form part of its heritage curtilage.

Other tree plantings are scattered around the homestead block, some on the opposite side of the road reserve. These are proposed to be preserved by retaining within a subdivision, protected by a covenant (88B instrument attached to the subdivision).

The current boundary adjustment proposal will include three items within the approx. 5 acre Sofala house block:

- Row of torulosa trees
- Existing c1960s rockery
- Sofala's small (4m x 9m) historic pole framed 19th century shearing shed.

The proposed boundary adjustment will enhance the heritage protection of Sofala by preserving the important heritage elements of the tree row and the shearing shed within the boundaries of the Sofala block.

To summarize, this boundary adjustment proposal will therefore not have any detrimental impacts on the heritage significance of the Sofala heritage item.

3.0 ESTABLISHED HERITAGE SIGNIFICANCE

The subject site, Sofala, 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:

"Sofala" was built for Cribbs Clark c.1890. The residence is of local heritage significance because of the relative intactness of its late nineteenth century Queen Anne style architecture and importantly, because of its association with other historical rural residential properties in the area including the Broughton / Hume property, Garroorigang.

4.0 DESCRIPTION OF THE PROPOSAL

The proposal is for the land in vicinity of the heritage listed cottage of Sofala to be subdivided.

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to retain the established landscape buffer between new development and the listed house, 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 around Sofala to create a landscape that is easy to market because it is harmonious (albeit altered) and references the listed house.



Aerial view of Sofala (source Southern Cross Consulting Surveyors)



Bush Fire Study site plan showing subdivision with 600 sq m building envelopes (source: Sowdes Bush Fire Study)



Scattered trees and a torulosa tree row encircle much of the house, bedding it into the landscape and providing a future landscape buffer between the heritage house and any surrounding development. Additional trees could be planted by future owners.

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 the Sofala listed house and its heritage significant shearing shed, hay shed and orchard to be surrounded by rural residential blocks with houses. Fortunately much of the property is screened by established trees.

Sometimes development puts heritage out of kilter. But in this case the subdivision can be made acceptable by putting in some landscape and design controls for the new lots.

5.2 ASSESSMENT

Sofala is the centre piece of the proposed subdivision and as such, it is important that it is well preserved and attractive. This proposal ensures that the tree buffer is retained.

While there is likely to be adequate landscape buffering for Sofala, additional landscaping on the new residential lots and 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

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.
- Existing established trees to be retained and protected.
- 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.

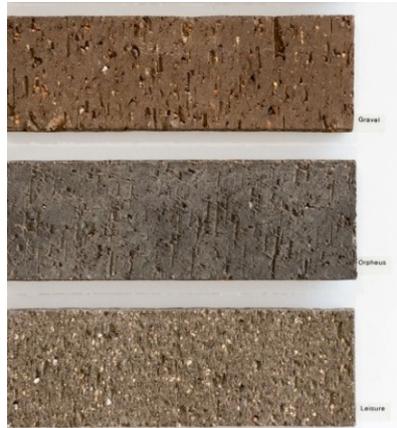
RURAL STYLE TIMBER ENTRANCE GATE



PAINT COLOUR PALETTE



BRICK PALETTE



6.0 CONCLUSION & RECOMMENDATION

6.1 CONCLUSION

While subdivision around Sofala will 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.



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

7.0 REFERENCES

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

NSW State Heritage Inventory

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

**INSPECTION PHOTOGRAPHS
HISTORIC STRUCTURES AND LANDSCAPE**

SOFALA HOUSE BLOCK



Established trees of the Sofala house block with road reserve at the centre.



Sofala principal elevation.



Views of Sofala from surrounding lots is screened by an established curtilage of encircling trees



Torulosa tree row that will be included in the house block through a boundary adjustment.

SOFALA HOUSE ELEVATIONS



The substantially intact principal elevation fronted the old road, now a road reserve..



1960s and later flat roofed additions.



Rear shows 1960s and later flat roofed additions.



This side elevation is substantially intact.

DETRACTING RENOVATIONS & STRUCTURES



Original door and skirtings. But fireplace and interiors have been renovated without regard to authenticity.



Timber windows were replaced with steel and aluminium framed ones in the 1950s and 1960s.



Square profile gutters/ downpipes, and concrete patio greatly detract from the authenticity of the building.



Left: 1970s garage next to the house. Right: temporary shed in a field, made from recycled materials. Both structures are non-heritage significant and could be demolished by future owners.

HERITAGE SIGNIFICANT POLE FRAMED SHEARING SHED



The small (4m x 9m) pole framed shearing shed is a highly intact example of an early vernacular building.



Interior photos showing heritage significant interior details, including roof pole framing, pole posts, slatted floor, galvanised cladding and stalls.



HERITAGE SIGNIFICANT HAY SHED AND ORCHARD



The hay shed appears to be mid 20th century but is significant as part of the suite of Sofala structures



The hay shed main pole frames supports sawn timbers..



Relics of the orchard are between the shearing shed and hay shed. Future owners have an opportunity to restore the orchard with heritage fruit tree varieties.

APPENDIX1: HERITAGE ENHANCEMENT BY BOUNDARY ADJUSTMENT

BlackMountain Projects Heritage-Architecture-Archaeology

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20.05.21

Atten: Tim Titheradge

Heritage Impact of proposed boundary adjustment “Sofala”, lot 20 DP976708

The Sofala house and block is a locally heritage listed property that has an established landscape buffer of scattered trees and a torulosa cypress tree row (likely planted in the last 50 years) that encircle the house.

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The current boundary adjustment proposal will include three items within the approx. 5 acre Sofala house block:

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The proposed boundary adjustment will enhance the heritage protection of Sofala by preserving the important heritage elements of the tree row and the shearing shed within the boundaries of the Sofala block.

To summarize, this boundary adjustment proposal will therefore not have any detrimental impacts on the heritage significance of the Sofala heritage item.



Dr Peter Kabaila
Heritage Consultant