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Item

137 Brisbane Grove Rd, Brisbane Grove

Heritage Status

- *Sofala* - listed on Goulburn Mulwaree LEP 2009, Heritage Schedule.

Matter

The land is currently proposed to be rezoned for rural residential uses through a Planning Proposal which seeks to subdivide the land into 2ha lots with 600m² building envelopes for the primary dwelling, located away from flood zones. The original house, outbuildings and mature landscaped area is retained within an identified curtilage. The new lots are accessed via a new road which loops off Brisbane Grove Rd and runs to the west of Sofala.

The Planning Proposal is accompanied by a Statement of Heritage Impact (SOHI).

Advice

In my opinion the SOHI is well written and sound.

I generally support the proposal including the mitigation measures and design guidelines proposed in the SOHI with the following additional recommendations:

- I would like to see some control of site coverage to limit the extent of huge outbuildings and also request generous setbacks of structures from block boundaries.
- Outbuildings should not be larger or taller than the main building on each lot.
- An appropriate maximum site coverage should be determined.
- New dwellings should be in traditional Australian rural homestead style with double pitched roofs (i.e not mono pitched or skillions) and typical attached verandahs etc.
- In my experience conifer windbreaks are planted at closer intervals than 10m (perhaps 3-6m?) Perhaps Jack Miller could comment on this or Council could request that the applicant provide further arborist's advice on plantings for the new boundary for the heritage item.

I understand that such measures could be incorporated into a future DCP for this precinct. I am happy to provide further input as this is developed.

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David Hobbes
Heritage Advisor to Goulburn Mulwaree Council
14.2.22