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Item

Planning Proposal Lockyer St, Goulburn

Heritage Status

Not listed on Goulburn Mulwaree Heritage Schedule 5

Adjacent to two listed places:

- Goulburn Workers Club Sports Facilities, Item 406
- South Hill Homestead, Item 331

Matter

Review of potential heritage impact on adjacent heritage places. Council is preparing a Planning Proposal to re-zone parts of the Lots which are currently RU2 Rural Landscape to E4 General Industrial.

The locality is already home to various light industrial and warehouse facilities. The Proposal seeks to extend the area of land available for these activities.

David Hobbes reviewed the proposed site plan and viewed the site and adjacent heritage places on 5.12.24.

Advice

The visual impact of the proposal will be to change existing rural grassland to fairly intensively developed light industrial lots with presumably up to 2 storey warehouse type buildings, similar to those already constructed along Lockyer St.

Impact on Workers Club

In my opinion this will have no impact on the heritage significance of the Workers Club sporting facilities as these are discretely located across the other side of Lockyer St and there is no deliberate visual relationship of the Club facilities across the affected land. Light industrial development already exists along much of the east side of Lockyer St and on the west side between Lockyer St and Sports Way. The Workers Club site has discrete boundaries, some of which is landscape screened and is generally inward looking.

Impact on South Hill Homestead

The Homestead complex is located off Garroorigang Rd which runs parallel to the Hume Highway to its east. The proposed industrial sites are located to the west across the Hume Highway. The existing appearance of open grasslands will change to light industrial warehouse type buildings.

The two storey homestead building is orientated towards the north east, away from the subject site and there is a fair degree of mature landscaping around the Homestead, screening views of the subject site. A predominantly rural outlook is retained from the main frontage of the Homestead and on the eastern side. The tree lined driveway does face the subject site but approaches the side/rear of the Homestead and is not a major view corridor in or out of the Homestead site.

In my opinion the impact of the potential light industrial development on the setting of South Hill is likely to be minor and could be largely mitigated by judicious screen planting along the eastern boundary of the industrial site, particularly opposite the South Hill driveway.

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David Hobbes
Heritage Advisor to Goulburn Mulwaree Council
11.12.24