



1. David Scobie Architects

Under the report sections we comment:

4.1 Proposal:

- Demolition of the original 1887 entry lobby passage walls
- Removal of the original safe and demolition of the associated walls

We note that the door openings will be enlarged to existing door highlight level and will retain nibs at each end to interpret the original walls. It is not intended to remove the strong room, but only make an opening to the hallway for it to be used. This is described under the Proposed Works of the GBA report (p17), and drawing A111 (the demolition drawing is to be updated).

5.1. Assessment of Heritage Impact

- With regard to Interpretation, our understanding was that this was outside of the scope of the current works due to budget requirements, but is nevertheless in the CMP as the management document.
- Reference to no recommendations in relation to the external materials, ignores the policies of the CMP, Section 6.8, the CMP Appendix 1, as well as the 3rd dot point of the SHI:
- During construction works, take the opportunity to inspect the roofing, rainwater goods and cast iron crest, of the original building.
- Reference to Design in Context, Guidelines for Infill Development in the Historic Environment, is primarily concerned with new infill building that addresses a streetscape or public domain. Clearly this is not the case with this project where the addition is behind a significant heritage building on the subject site and is obscured by the neighbouring buildings to both sides. Virtually every urban example provided in the cited document concerns frontage to a street. Although evident from the street down a laneway, the new addition has its main massing at the rear of the site and does not overshadow the 1887 heritage building.
- Reference to the proposal having an impact on the Post Office and Court House: The location of the proposed addition is behind not only the Post Office but the large bulk of the Communications tower next to it. In this instance the impact of the proposal is negligible. In the case of the Courthouse this is related to the time of year – it is more evident in winter with the loss of foliage to the trees in front of the Court House. In winter the State Government (SG) office building is evident from Montague Street, behind the Court House. However the proposed design, which will be in front of the SG building relative to the Court House, will be an improvement by 'shielding' the intrusive government building.

Comments by the Scobie report on Demolition:

- Demolition of the 1936 building: the answer to this query is on page 23 of our report. We have detailed the design process in which our preference was originally to retain the 1936 facade facing the north laneway (similar to the argument of the Scobie report). Reference to drawing A111 indicates the number of egress doorways required and the futility of trying to incorporate into a traditionally detailed brick wall with symmetrical configurations. Together with basement excavation, the attempt to retain this masonry wall would have not only been constructionally problematic but would result in a severely compromised elevation, and therefore regarded as not feasible.
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- Demolition of the 1936 interiors: given the PAC development and its functioning, to retain the interior of this section of the building is not realistic.
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- Part demolition of the 1887 entry: as noted above the proposed openings to the existing entry foyer are more like enlargements rather than complete demolition of the walls, as per drawing Section 1. They will retain a head and nibs at each end to ensure mitigation as an understanding of the original configuration of the space. Although it does involve the removal of original fabric, the purpose is to ensure the functioning of the proposed Bar area as a contemporary use, not only accessible from the street, but readily visible as an open public area.



Otherwise if the walls and doorways are retained, the appeal of the space may limit its attractiveness as a public space in which people can readily observe and congregate. Small confined rooms are not conducive to the atmosphere/operation of a bar/cafe, and may limit its viability. The HIS recommendation refers to careful detailed planning in this area in consultation with the heritage consultant.

- Removal of safe/strong room: it is not intended to remove this and drawing A111 indicates the retention of the room. The SHI (p24) comments on the need to retain the curved ceiling of this room as well as the metal clad walls, and that there is only a new opening to the foyer to allow it to have a use as a Box Office, which will also allow the room interior to be visible to the public. A good example of interpretation.

Our comments on the Recommendations of the Scobie report are as follows:

Interiors

1. Refer to our comments above under Demolition 3rd dot point. Our contention is that to retain the walls as is will hinder not only the functioning of the Bar, but its appeal as a space for social gathering. We regard the careful enlargement of openings in this area as a relatively minor impact in the context of the overall ongoing conservation of the building with a feasible public use that requires ready visibility of the space that will attract customers.
2. Safe/strong room is retained, as per our comments above.
3. For clarification, the proposal is to retain an existing 1887 marble fireplace on the northern side of the original council chamber, and reinstate/reconstruct a marble fireplace to the respective location on the southern side of the council chamber. The demolition plan A101 requires updating to align with drawing A111. Reference to the retention of the 1936 fireplaces/chimneys that are in each of the corners of the council chamber is problematic as per Figure 3.11 on page 11 of the SHI. Figure 3.11 indicates the 1936 intrusion through the 1887 chamber ceiling and therefore will require the removal of the chimney, as the priority is to reinstate the chamber ceiling and its space. Retention of the 1936 fireplace with the necessary removal of a chimney will result in a poor visual outcome, not only for the fireplace, but for the chamber/foyer space. The 1936 fireplaces are not marble but have face brickwork and timber, and their moderate significance is not warranted in such a compromised condition with a cut off chimney flue.
4. Original timber floor – Agreed.
5. Agreed.
6. The reinstatement of the original space of the council chamber and its curved ceiling is fundamental to the whole project and is a critical component of conservation of the 1887 building, and its public use.
7. If our understanding of this recommendation is correct, it is suggested that the plasterwork design motifs are copied from the 1936 council chamber (the original could not be transposed) onto what was originally an external wall of the 1887 building. We do not regard this as sound heritage practice, nor even suitable interpretation. It would be confusing to the observer as to what it represents, obscure the meaning of place, and would result in pastiche that the Burra Charter seeks to avoid. Interpretation of the 1936 council chamber is more clearly achieved with high quality photographs.
8. Although the reuse of salvaged doors is a part of heritage practice, any proposed new location has to make 'sense'. There is only one pair of double doors to the 1936 chamber, whereas the proposed foyer space requires two pairs of doors. To only use one pair of doors would not be an appropriate solution.

The successful interface between the new and 'old' foyers is an important element in the functioning of the PAC. There is the movement of people and access requirements between the two spaces (Brewster Hjorth to comment), as well as a visual opening up that allows for the new, narrower foyer space to visually borrow from the larger 'old' space. Although this has been achieved by the large openings between the two spaces with the removal of sections of the original wall, the design is an interpretation of the wall at the opposite end of the council chamber. This is



acceptable in heritage terms of enabling the reuse of the council chamber as a significant public space, and the viable functioning of the PAC.

External Elevations

9. The roof area of the rear elevation of the building is open above and consists of plant room equipment - The cladding to the area is Fibre Cement Cladding as for the side and rear facade to the lower levels - although this area has a perforated panel and would have a different textural appearance compared to the fibre Cement panels below and address the concerns regarding scale.
10. Refer to our comments above under the 1st dot point of demolition. To attempt to reconstruct this masonry wall to accommodate the egress openings as well as other requirements of the PAC would be an almost unrecognisable, compromised elevation and poor result for the project.
11. The Corian Panels fixed to the side of the government offices have been removed from the design and a painted wall has been suggested with the ability to use lighting display for both promotion of up coming events as well as interpretive artwork.
12. Are these comments applicable to the north or south laneways ? Agreed use if applicable to the south entrance to the theatre. These comments could also be applicable to the north, through the laneway between the Post Office
13. The Metal cladding to the fly tower will be clad in a similar grey colour to the 1887 Slate roof to the existing building - the bulk and scale are reduced by the contrast to the Fibre cement clad walls of the auditorium and fly tower below this point.
14. The Landscape works to the front of the site are being undertaken by Goulburn Council to ensure they are consistent with the existing streetscape and in keeping with the 1887 facade.

Design Development

15. We have provided perspectives from Montague Street
16. The CMP and SHI make numerous references to the use of a heritage consultant.
17. Agreed.
18. The conservation of the attic space is supported, however there are limitations on its use due to Access and compliance requirements. Brewster Hjorth to comment.
19. Agreed – usually a standard condition of consent.
20. Interpretation is Policy 6.16 of the CMP
21. An archival photographic recording is a mitigation measure of the SHI. We note however the NSW Heritage publication How to Prepare Archival Records of Heritage Items, and the minimum requirements for Items of Local Heritage Significance, that base plans are listed but not measured drawings. We query whether measured drawings are warranted for this site and the level of significance of the 1936 addition.
22. This recommendation may be applicable for assessed items from the 1936 building, stored off-site, however any joinery or other items removed from the 1887 building should be stored on site.



Louise Thom Referral Comments

Similar responses to those above are also applicable:

1. Refer to our responses above under Demolition and note 1).

We also note that an important part of the design process involved ensuring there was no direct access and demolition through the external side walls of the council chamber, and that the main entrance to the PAC was a part of the new structure. This approach ensured the integrity of the original council chamber space and its suitable use as a public gathering venue. The enlarged access openings required between the two foyer spaces therefore, avoided external wall demolition and is a preferred outcome in terms of minimising adverse heritage impact.

2. The query on the uses of the 1887 building, including the council chamber as a foyer, do not account for the overall use as a PAC. The PAC will necessarily have ancillary support spaces for its functioning, viability and to attract a particular level of visiting performance companies. The design process was careful to ensure that the council chamber was not only to be reinstated but that its use was an important part of the theatre patron experience. The new entry foyer is essentially an intermediate space where people move from the exterior entrance through to the foyer of the chamber space for pre-performance 'mingling' and drinks, including access to the bar and box office. This also explains why the large pairs of double doors are necessary for the ease of movement between the two foyers, and on to the auditorium.

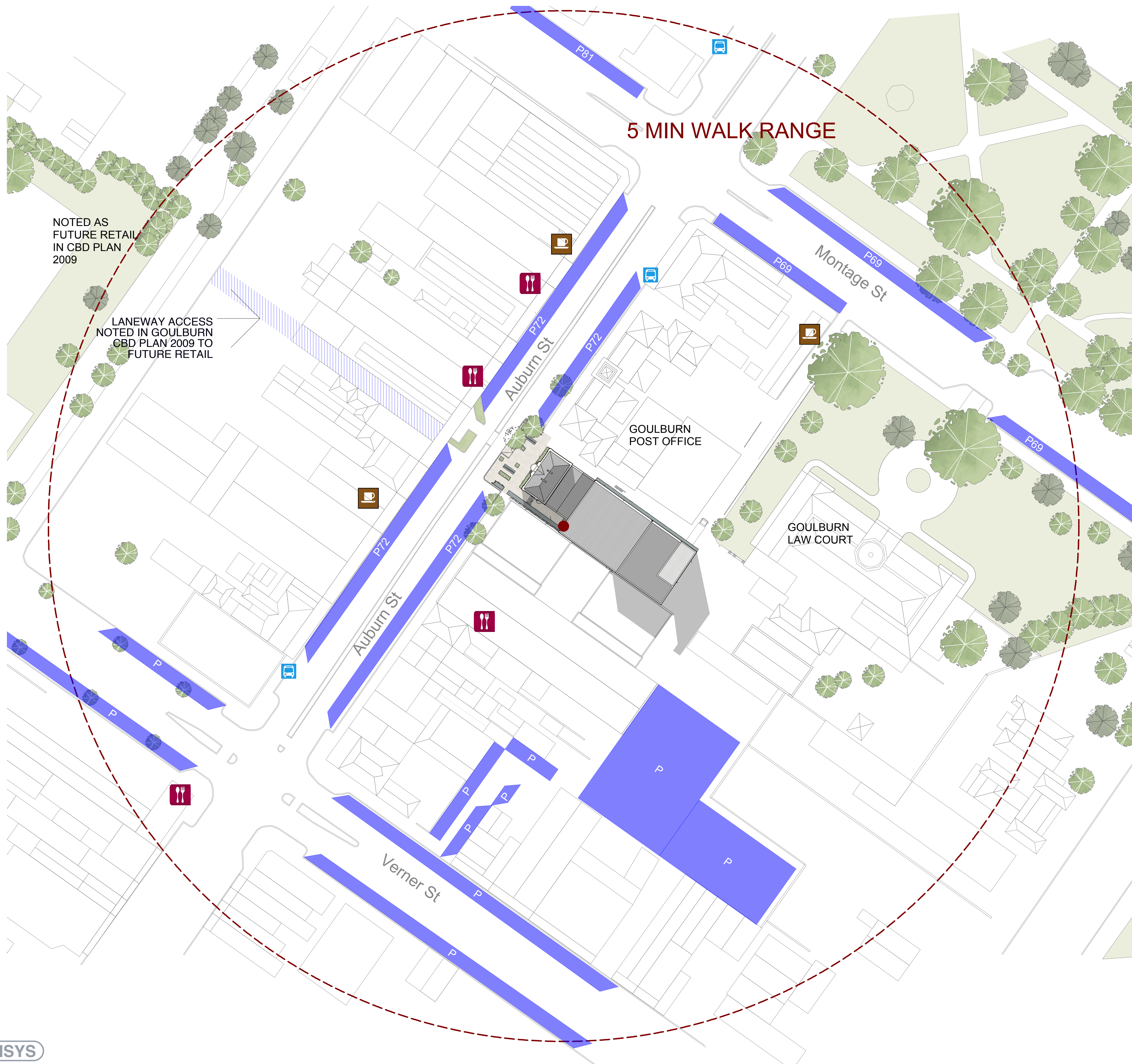
We also note that the new entrance location avoids adverse impacts associated with attempts to achieve Disabled Access through the historic entry to the building.

The foyer space of the chamber can also be used as a multi-function space for various activities, not necessarily directly related to the auditorium, when not in use.

3. Agreed as above
4. Refer to above comments on attic access.
5. and 6) As above.
6. 3D images to be provided as above.

The Recommendations 1. to 7. have been addressed in our responses above.

In summary we note that the considerable benefit of the PAC to the city of Goulburn and the sustainable ongoing use of the 1887 building is such that relatively minor removal of sections of walls from the 1887 structure is acceptable in order to enable the viability and functioning of the whole project.



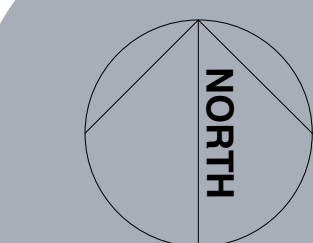
NOTED AS
FUTURE RETAIL
IN CBD PLAN
2009

LANEWAY ACCESS
NOTED IN GOULBURN
CBD PLAN 2009 TO
FUTURE RETAIL

5 MIN WALK RANGE

GOULBURN
POST OFFICE

GOULBURN
LAW COURT



Bus Stop



Cafe



Restaurant



Curbing



Angle Parking



Laneway

B	22/11/16	ISSUED FOR INFORMATION
A	17/11/16	ISSUED FOR INFORMATION
ISSUE	DATE	REVISION

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Goulburn Performing Art Centre

Goulburn Mulwaree Council

Site Analysis 2

A011 rev B

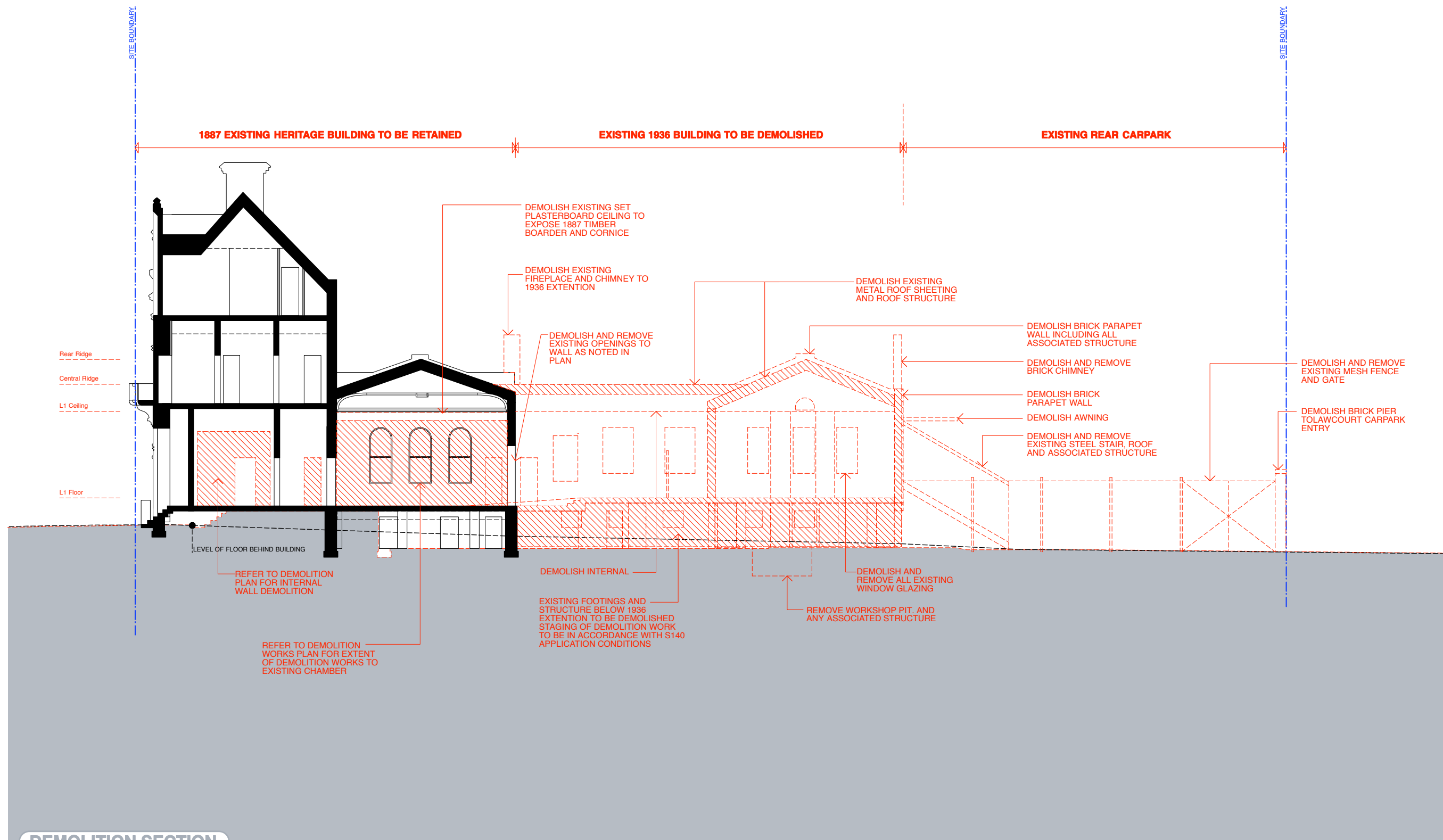
project : 21616 print date :28/3/17
drawn : checked:
scale : 1:500 @ A1 + 1:1000 @ A3

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DEMOLITION SECTION

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Goulburn Performing Art Centre

Goulburn Mulwaree Council

Demolition Section

A212 rev A

project : 21616 print date : 4/6/17
drawn : checked :
scale : 1:100 @ A1 + 1:200 @ A3



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