



STATEMENT OF HERITAGE IMPACT
PROPOSED ALTERATIONS AND ADDITIONS
“KINTARA” 61 VERNER STREET,
GOULBURN NSW 2580

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On behalf of Cartwright Verner Pty Ltd

Property: ‘Kintara’ 61 Verner St, Goulburn NSW 2580

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BACKGROUND & SUMMARY

This Statement of Heritage Impact has been prepared to assess the proposed alterations and additions to the existing building at 61 Verner Street known as “Kintara”.

The dwelling is located on the corner of Bourke and Verner Streets on the edge of the E2 commercial core of the city. The property has undergone several alterations and additions over the years. The original dwelling was a doctor’s residence. The site was purchased by St Patrick’s Technical School next door and heavily modified in the early 1960’s, once the school closed in the early 2000’s the building was converted into office space.

Alterations included; new toilet facilities added in the 1960s as well as additional floor area to achieve the spatial requirements of the then tenant. Modifications to internal walls and door openings by the various occupants. The external elevations to Bourke and Verner Streets have remained relatively intact.

The building has now been unoccupied for 6 years.

INTRODUCTION

Tim Lee Architects has been engaged to prepare the Statement of Heritage Impact (SOHI) on behalf of the present owners of 61 Verner Street – Cartwright Verner Pty Ltd. This document forms part of the Development Application for works to the property.

The site is in an historically significant precinct on the edge of the E2 Commercial Core of Goulburn

The site is known as Lot 2 DP 1242185. ‘Kintara’ – No. 61 Verner Street Goulburn NSW and is listed as Item

Goulburn	Federation dwelling	61 Verner Street	Lot 2, DP 1242185	Local	I539
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ACKNOWLEDGEMENTS

Goulburn Library, St Clair’s Goulburn Historical Archives.

ASSESSMENTS

LOCATION

61 Verner Street, Goulburn, NSW 2580.

Lot 2, DP 1242185

DESCRIPTION

The Federation building sits on the Northeast corner of the Verner and Bourke Streets intersection. The site is part of a highly significant heritage precinct in the Goulburn CBD area.

Opposite the site to the south lies St Peter’s and Paul’s old Cathedral and the adjacent residence. To the west lies the original 1930’s TAFE building now part of the Goulburn Creative Precinct. To the Northwest lies St Saviors Cathedral and to the East, the recently finished adaptive reuse of the St Patrick’s TAFE Hall and the new Abbey Motel.

The original building is a federation single storey residence with timber framed double hung windows and timber doors. The roof is corrugated sheet steel. Infilled gable ends with a mix of hardwood shingles and rendered sheet material. Timber framed eaves, soffits, facias, and bargeboards.

There have been a series of alterations and additions including new masonry ablutions block and storeroom, and a large infill section to the Northeast. The additions have created an awkward roof profile leading to leaking and other movement issues due to the many valleys and shallow roof pitches

HISTORY

OVERVIEW

The Federation styled cottage has a medium level of significance at local level. The Federation style is common to Goulburn and while this building is a good example, on some elevations the unsympathetic additions significantly detract from the overall physical value of the building. The high level of internal alteration has stripped almost all the original material.

The setting and siting of the building however forms part of a significant and relatively unspoiled heritage precinct. The relationship of the building to the Old Cathedral, the TAFE building and the St Patrick's school hall forms the built elements of the intersection and balances the mix of commercial, worship and educational builds that frame the intersection. The visual balance the single storey federation building brings to the adjacent school hall helps to balance to the scale of the old cathedral and Conservatorium making "Kintara" a significant contributory element to this overall streetscape.

The buildings contribution to the built environment is through the overall masonry and the use of period brickwork, decorative gables, elegant chimney details and the steep roof pitch.

The significant contribution therefore lies in the street scape composition of the intersection.

EVENTS & OWNERSHIP

The following table outlines key events and ownership by year. Proper names indicate ownership. Official source and location of information is detailed. The Reference (Ref.) column indicates the item number available in Appendix A.

The original land grant was to a Thos. Brodie in the early 1900's. known as Lot 7 of Block 16 on the 1911 parish map of the township.

Dr Wood built the cottage after his return from the first world war. He ran his medical practice from the building with the surgery accessed from the Bourke Street elevation. The cottage was purchased by the Christian Brothers in the 1960's and used as a monastery by the brothers later becoming part of the St Patrick's Technical buildings. The building was further renovated in the 1980s, converting Kintara into an infant's school. The alterations included the additional large open plan room to the north, additional toilets, and a tuck shop (now laundry). Once the brothers vacated the school in the early 2000's the building became a craft, Gallery. Then the current owners had the building converted for use as office space up until 6 years ago.

The proposed redevelopment of the site will convert the building into a medical practice with waiting, office/ staff facilities, examination rooms, toilets and a procedures room. The development will all be contained within the existing building footprint with no external fabric changes proposed. Accessibility compliance will necessitate the construction of a new AS1428 compliant ramp accessing the existing front door, the ramp will be constructed so as not to impact the existing Verner Street elevation.

There will be an ambulance parking bay constructed adjacent to the main entry for drop off and emergency's refer to the Traffic assessment for commentary regarding the placement and effect of the parking bay.

DETAIL

SUMMARY HISTORY OF BUILDING FABRIC


KINTARA

Rubble foundation laid directly on ground.

Subfloor timber stumps supporting timber bearers and joists, timber flooring. Large portions of the original floor have been replaced with concrete slabs on fill

Exterior walls brick, English bond with tuck pointed joints around the entry verandah. Detail corbelling and headers are found throughout the whole of the original building.

Profiled timber skirting's, architraves, and trims.



The original ceilings have been removed and replaced in most areas with suspended grid tile ceiling

Timber framed windows and doors

Timber framed roof structure

Timber detail work, barge boards, hardwood shingle infill sections to the gable ends with terylene infill panels in the Gable end apex.

Galvanized roof sheet of varied profile with paint finish. Matching rainwater goods

The toilet block and store addition is a stretcher bond masonry building.

Flat profiled sheet steel roof.

Timber trims and barge boards.

Colorbond rainwater goods.

Concrete slab floor.

The additional office space is in stretcher bond masonry.

Timber framed windows.

Concrete slab floor.

CONDITION OVERVIEW

“KINTARA”

The main house is in fair to good condition.

There have been various unsympathetic modifications over the life of the building including the following.

Infill glazing to the end walls of the front verandah.

Removal of the original timber floors and replacement with infill concrete slab on ground.

Stripping out of all the original kitchen, bathroom, and internal joinery.

Additions to the North of the property constructed in an unsympathetic style.

Stripping of the original ceilings and replacement with a suspended grid/ tile system.

Installation of aluminum framed internal partitioning.

Subdivision of internal rooms without consideration of window placement.

Boarding over fireplaces.

Overall, the structure is in excellent condition.

The external timber elements of the roof and gable end cladding need minor maintenance but are generally in excellent condition.

The external masonry is exhibiting some efflorescence but is generally sound and in good order.

The external timber windows are also in good condition. The double hung elements will need maintenance to overcome the years of paint and neglect.

The building will be adaptable to the Class 5 structure with no external alteration to the existing building fabric. There will be a new accessible ramp. The ramp will be added to the existing Southern elevation. The ramp has been designed to allow removal should a future owner want to restore the dwelling back to the original.

HERITAGE STATUS

COMMONWEALTH GOVERNMENT

The property is not considered significant at a Commonwealth level.

STATE GOVERNMENT

The property is not considered significant at a State level.

8	Offices, "Halsbury House" (1938)	18–26 Montague Street	Lot 1, DP 194122	Local
9	Offices, Two Storey, Federation (c 1910)	35 Montague Street	Lot 1, DP 162566	Local
10	Flat building, "Montague Court"	38 Montague Street	Lot 5, DP 1013994	Local
11	Dwelling, Federation (1891)	44 Montague Street	Lot B, DP 337932	Local
12	Dwelling, Late Victorian and Federation	50 Montague Street	Lot 4, DP 505455	Local
13	Dwelling, Two Storey (1920–30)	60 Montague Street	Lot D, DP 323881; Lot D1, DP 152078	Local
14	Dwellings, "Ingalara", Federation	76 Montague Street	Part Lot 76, DP 1100250	Local
15	Roman Catholic Bishop's Residence, Presbytery, Front Fence (1909)	32 Verner Street	Lot 2, DP 91238	Local*
16	Saint Patrick's School (1914)	57 Verner Street	Lot 1, DP 1060354	Local

SUMMARY OF STATEMENT OF SIGNIFICANCE

The building is a fair example of a Federation bungalow. Construction dates from 1933 and the building can be traced to EC Manfred. The style exhibits a strong connection to the interwar Californian bungalow period.

The primary significance of the building is the streetscape contribution and relationship to the buildings around the Verner/ Bourke Street intersection.

"Kintara" marks one of the four intersection corners. The other three are marked by The St Peters and Paul old Cathedral, The Hume Conservatorium and creative precinct (formerly the TAFE Campus) and a commercial building constructed in 1990.

The Old Catholic Cathedral is of high local heritage significance and is an important building within the archdiocese as well as a prominent local landmark.

The conservatorium dates from 1937 and is a fine example of interwar free classical construction.

Kintara's position on the corner site addressing Verner and Bourke Streets coupled with the relationship to the adjoining buildings, intact street presentation to Verner and Bourke Streets and connection to the St Patricks School mark the importance of the streetscape contribution.

Overall, the individual building is of low to moderate significance. The contribution to the streetscape shows a moderate to high level of significance.

CRITERIA FOR HERITAGE CONSERVATION IN GOULBURN MULWARREE LEP

The Goulburn Mulwarre Local Environmental Plan 2009, reference to Clause 5.10 Heritage Conservation, the following sub-clauses apply.

(1) Objectives

The objectives of this clause are as follows:

*"(a) to conserve the environmental heritage of Goulburn Mulwarre, and
(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings, and views,"*

(2) Requirement for consent

Development consent is required for any of the following:

"(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance),

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic, or tree within a heritage conservation area.

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged, or destroyed,”

(4) Effect on heritage significance

“The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub clause applies regardless of whether a heritage management document is prepared under sub clause (5), or a heritage conservation management plan is submitted under sub clause (6).”

(5) Heritage impact assessment

The consent authority may, before granting consent to any development:

“(a) on land on which a heritage item is situated, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.”

Tim Lee Architects along has been appointed by the owners to consider the impact that this new development (alterations and additions) has on the heritage item – ‘Dwelling, Claremont Manor’, Goulburn. In accordance with the above clauses, the proposed works meet the conservation objectives; however, there will be an impact on the heritage significance of the heritage item.

IMPACT OF THE PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

The Proposed building works can be summarised as follows:

Demolition

- Stripping out existing internal fit out
- Stripping out the gridded ceiling installation
- Stripping out the existing bathrooms complete
- Removal of all aluminum partitioning.
- Stripping all floor coverings
- Stripping out existing lighting, power and electrical
- Stripping out timber floor sections that remain.

New Building Work

- New internal partition walls as per the architectural plan set.
- New joinery as per the architectural plan set
- New concrete slab infill floors to the parts where timber is removed
- New ceilings
- New fire separation as per the architectural plan set
- New access doors and pathways as per the architectural plan set
- New roof sheeting, flashings, gutters, and down pipes as per the architectural plan set
- New AS1428 compliant ramp access and modification of the front door.
- New joinery

IMPACT OF PROPOSED DEVELOPMENT ON THE HERITAGE SIGNIFICANCE OF THE PLACE

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The building will be restored externally by the developer. Their work on the adjoining St Pats Hall provides an indication of the level of care and attention to detail that is followed. The existing facades will be retained, repaired, and restored. The non original glazing that has been applied to the verandah will be removed.

The landscaping will be improved to tie in with the main motel.

The fencing of the property will be extended to match the main motel building.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Retention of the non-original additions to the building could be seen as detrimental to the overall building program. However, the proposed adaptive reuse will not incorporate this portion of the building.

There will be minor adjustments to the external appearance better unifying the additions into the main original structure.

The reasons for retention of the existing additions are:

- Minimal disturbance of the original foundation and external walls
- Need to retain the existing floor space allocation
- The ability to house additional room areas in the building without significant and potentially damaging work to the building
- In retaining the external building fabric introduction of large machinery in direct proximity to the existing school hall will minimize potential damage from heavy machinery and the like.

The following sympathetic solutions have been considered and discounted for the following reasons:

The Client's brief was to provide the level of amenity required of the proposed Medical Centre while retaining the significant elements of the building

Initial design studies explored the following alternatives

Demolition of all non-sympathetic additions

- This proposal did not meet the client's requirement for number and type of examination rooms.

Addition of a second storey and expansion of the existing building footprint

- This option would provide up to 10 consultation rooms.
- The additional parking can easily be catered for within the existing public parking provision

However

- The proposal would significantly alter the existing building over and above the works that have already removed a great deal of the original fabric.
- Retention of much of the existing external façade elements would not have been possible
- The composition of the existing streetscape would have been lost
- The additional structural requirements and lift addition were not considered viable elements compatible with the overall adaptive reuse briefing from the client.

PARTIAL DEMOLITION OF A BUILDING OR STRUCTURE

Have all options for retention and adaptive re-use been explored?

Potential adaptive reuse scenarios included:

Restoration of the building to a dwelling

- This option while possible, is not considered viable. Provision of garaging and useable private open space is not possible.

Continued use as a commercial property

- The building could be returned to a commercial office. The building can be modified to meet the current building access premises codes. In this instance the option remains but will not be pursued.

Preferred option

- The building be returned to a commercial medical practice. The building can be modified to meet the current building access premises codes. The location and access is a suitable use and provides much needed additional medical services for the city.

Can all the significant elements of the heritage item be kept, and any new development be located elsewhere on the site?

The significant elevational composition, and materiality will be repaired and retained. The building form and streetscape will all be maintained intact and restored

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

There is minor external demolition addressing foot paths.

The proposed works are essential to the overall conversion of the structure. The proposed minor demolition is essential to the adaptive reuse requirement and will occur concurrently with the building program.

Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

The advice and recommendations of Mr. Noel Thompson, Heritage Advisor have been sought in relation to this proposal.

Noel Thomson is an Architect and Heritage Consultant experienced in providing heritage advice – Noel advises several Riverina Councils on heritage matters. He has provided input into the design solution.

CONCLUSION

The concern that has been highlighted by this Statement of Heritage Impact for the proposed alterations and additions to the existing dwelling is the impact this development may have on the historical significance of the listed heritage item – “Kintara” (refer Schedule 5 Environmental Heritage of Goulburn Mulwarre LEP 2009.)

After deliberation and review of the historical information, and site inspection of the current conditions at “Kintara” 61 Verner Street, Goulburn, this SOHI has addressed the issues that the proposed redevelopment will have on the significance of the existing residential property. The proposed additions are an appropriate resolution of the client’s brief achieving a unity of purpose to the existing heritage elements of the site.

Prior to the works commencing on site the following requirements / conditions of consent should be considered.

- The new building shall have materials, finishes and colours as per the references on the Drawings / Images prepared by Tim Lee Architects and be in accordance with the heritage considerations and recommendations of this report.

In summary, the proposed new development has been designed to be sympathetic to the heritage item. The aim is to enhance the group of buildings in the precinct with the adaptive and restoration work tying into the completed restoration of the adjacent St Patrick’s Hall.

As the proposed development highlighted in this SOHI, being the adaptive reuse of the existing Federation Home. The impact has been assessed as minimal (and reversible) to the existing heritage listed “Kintara” and in this instance the new works are appropriate, and recommendation is for Development Approval by Goulburn Mulwarre Council.

Yours sincerely,



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Principal
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Nominated Architect
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APPENDIX A: PHOTOGRAPHIC RECORD

INTERNAL PHOTOGRAPHS



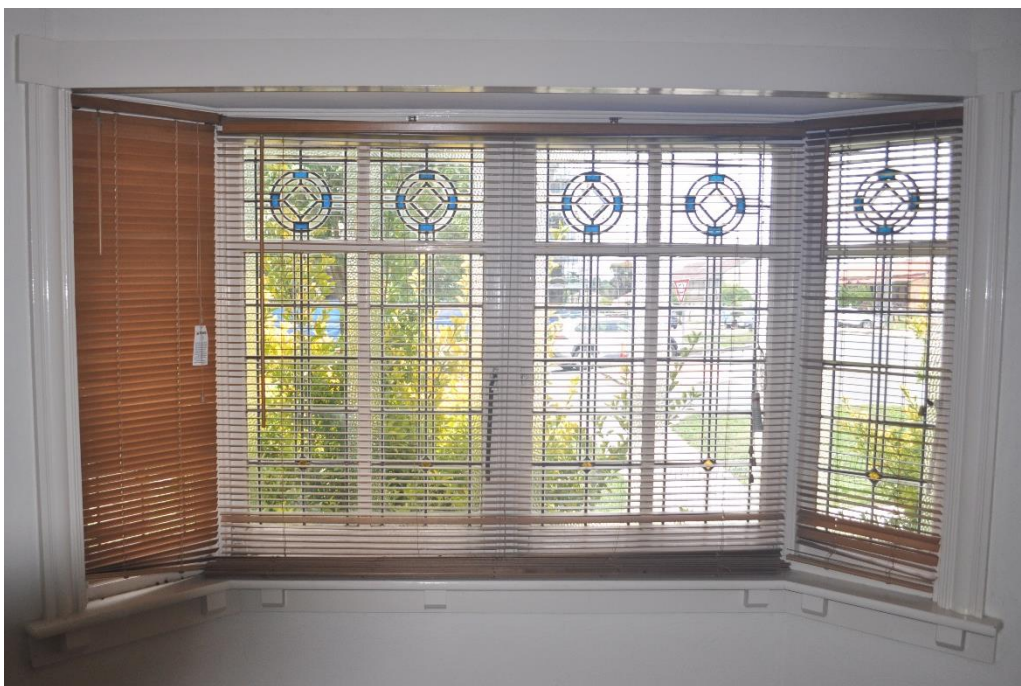
Internal view of the verandah, the windows will be removed, and the internal lining returned to the original face brick



Internal view of the verandah looking toward the entry. The entry door will be moved and widened to meet code.



Internal view of the main front room. The original window remains intact and will be refurbished. The partition to the right of frame will be removed. Note also the non-original ceiling. This will be replaced



Detail view of the window, the blinds will be replaced.



View of the same room detailing the glazed section of the partition to be removed. The veranda is visible beyond. The doorway will be bricked up as part of the proposed renovation. The door was not original.



View of the entry hall. The door to the right is a cupboard and access to rooms is from the left and straight ahead. There will be some modifications to the partitioning (not original)



View of partitioned front room. This partition will be removed. Skirtings are original. The ceiling will be replaced.



View back to the entry from the main corridor. This will become the main waiting area.



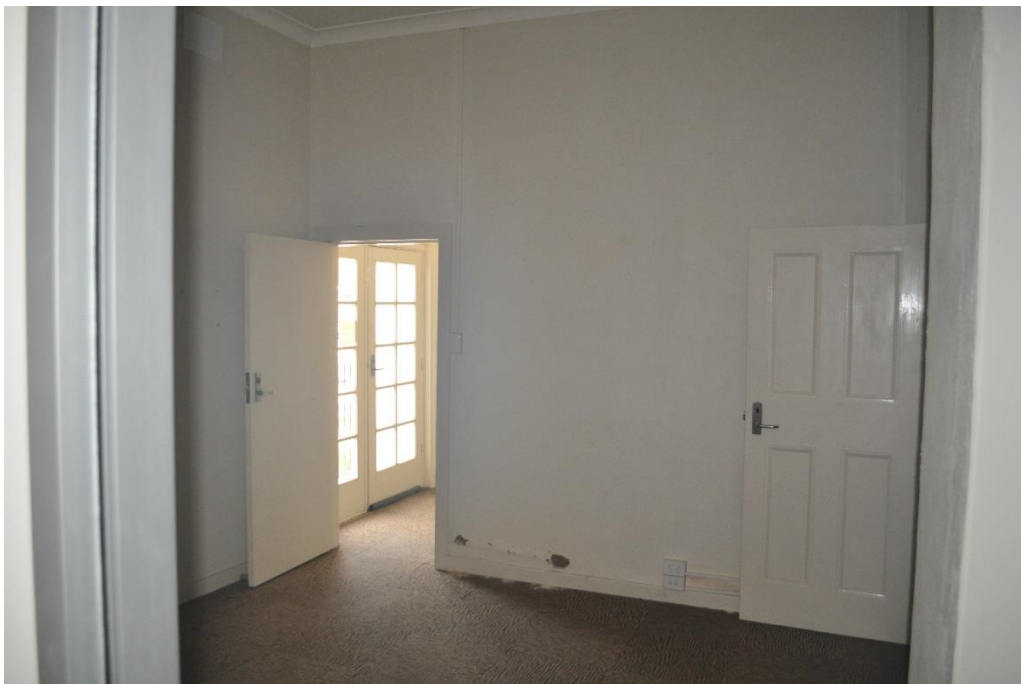
View of the entry to the South West front room (closest to the roundabout), this non original partition will be removed



Existing original window – to be refurbished and retained



Original window facing Bourke Street (southwest front room)



General view of the rear partitioned half of the South West front room. The room in the preceeding shots and this room will become consultation rooms.



View back to the access form the main corridor.



View into the current store room that will become secure file storage.



General view of the openplan office area. The existing partitioning will be removed as will the suspended ceiling system.



View of the same room looking back to bourke street



View into the Eastern front room looking throught to the St Patricks Hall building.



View of the North Eastern corner room of the original dwelling. Ceiling will be raised and the partition will be moved as per the new suite layout.



View along the main hall toward the main access to the building.



View of the North west room of the original Manfred dwelling. The room has been converted to a staff conference room. Note the projector mounting point from the ceiling.



Small kitchenette conversion off the main hallway. The room will be stripped out complete and the full window reinstated



Open plan office area addition. There will be no work in this area.



View to the North of the same area note the roof structure



View to the North from the open plan office area. The Northern boundry treeline separating the site form the adjoining building is visible through the window.



View into the female toilet section. To be stripped out complete.



View to the refurbished male toilet with accessible facility (non compliant)



View of the existing accessible access

Note the existing toilets will remain. The proposed medical facility will have new facilities constructed within the original building.

EXTERNAL PHOTOS



View of the Eastern elevation abutting the new ablutions wing of the restored St Patricks Hall building. Note the open plan office addition to the North, unsympathetic A/C condensor location and mismatched brickwork. The concrete ramp is non compliant and will be demolished.



Detail of the eastern façade, note the damage from the downpipe leaking,



Three quarter view of the Southern elevation.

The Ramp, verandah windows and existing access door are all to be removed, the firehose reel will be relocated.

The building will be fully reroofed. The Garden will be re landscaped.



View of the north elevation

There is a great deal of change and modification evident across the façade. There are framed and sheeted infill sections, infilled masonry and mismatched brickwork.



Three quarter view of the western elevation. The galvanised fence will be replaced. The overgrown shrubs will be removed and the garden rebuilt. The detail of the gable ends will be restored as will the missing chimney pot.



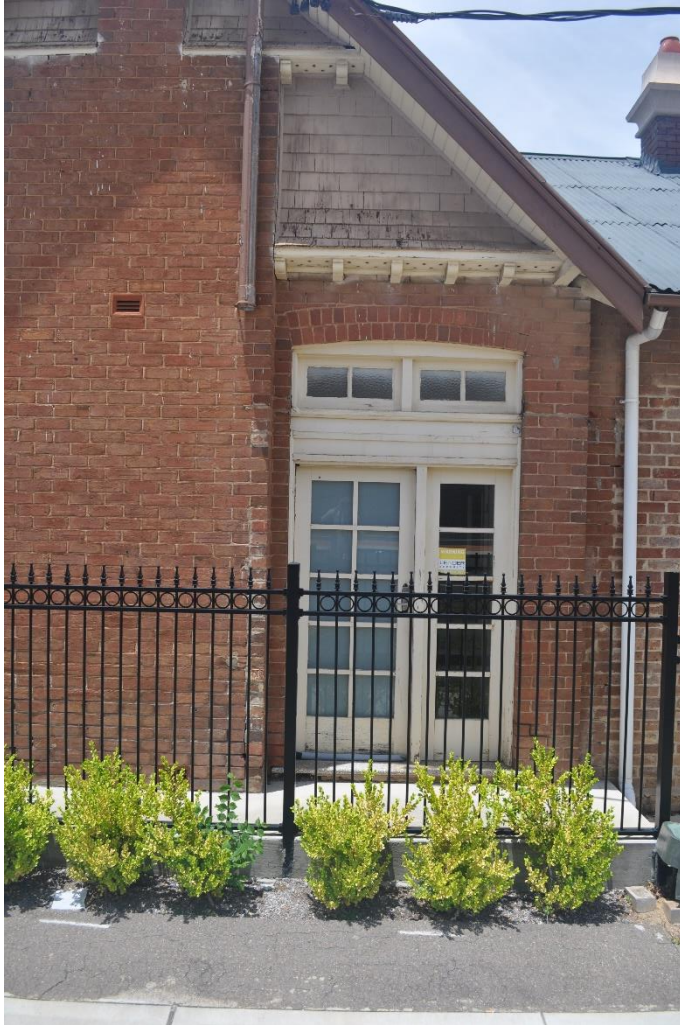
View of the Southern elevation. Note the St Saviors bell tower in the back left of frame



Western elevation from the steps to the TAFE Building.



Detail of the Western chimney and gable end. The timber work will all be restored.



Detail of the original access door. This is a non-compliant access and will be permanently closed.



Partial northwest elevation. Note the access door. The proposed new work will remove the door and replace with a window into the proposed new accessible suite. The added ablution block is to the left of frame.



Detail of the existing front Gate.

The original iron fence will be replaced to match the new motel fencing and brick columns. The original gate will be retained, refinished and re installed.