

HERITAGE IMPACT STATEMENT

PROPOSED SECONDARY DWELLING

AT

**31 OTTIWELL STREET
GOULBURN NSW 2580**

FOR

DWELCOM

MARCH 2024

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STATEMENT OF HERITAGE IMPACT

for

DWELCOM

located at

**31 OTTIWELL STREET
GOULBURN NSW 2580**

This statement forms part of the Statement of Environmental Effects

for

PROPOSED SECONDARY DWELLING

FEBRUARY 2024

SITE LOCATED IN THE GOULBURN CONSERVATION PRECINCT

STATEMENT PRODUCED AND PREPARED BY:

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1.0 STATEMENT OF HERITAGE IMPACT

1.1 INTRODUCTION

Randall Dutailis Architects have been engaged by Dwelcom (client) to prepare a Heritage Impact Statement (HIS) as part of a Development Application (DA) for a proposed secondary dwelling at 31 Ottiwell Street Goulburn. This report will provide an analysis of the proposal against the Goulburn Mulwaree LEP, DCP and other relevant legislation.

1.2 EXISTING SITUATION

The site contains an existing brick dwelling possibly constructed sometime in the 1920s. The existing dwelling includes elements of the Federation style in its design. This dwelling has been renovated a number of times in its lifetime, including the enclosure of the existing rear verandah and the construction of a more contemporary timber deck attached to this. There is evidence of an existing brick landing and stairs that were demolished to allow for the construction of the timber deck. There is a short concrete garden wall that edges the driveway and rear lawn that appears to have been constructed around the same time as the timber deck. The floor of the existing front porch has been replaced with hardwood boards. Internally, the dwelling has been modified and refreshed since its construction, including the kitchen and bathroom. 3 existing rooms have the original decorative ceiling.

There is a narrow strip of land on the western boundary with a line of established trees. Beyond this and wrapping around the northern boundary there is a large site containing a large 3-storey apartment complex, possibly constructed in the 1960s. The eastern neighbour is a single dwelling house, possibly constructed around the same time as the subject site.

The site itself includes the existing brick dwelling as well as a metal shed with a metal/fibre cement clad addition on the eastern boundary. The garage and shed appear to have been constructed at different times but have been joined together to create one single internal space. The metal shed to the rear has been constructed with logs in a portal frame configuration and therefore appears to have been constructed before the front portion. The metal/fibre cement clad addition at the front has been constructed with more contemporary sawn timbers and is clad on the western side with fibre cement cladding. A gravel driveway runs along the eastern boundary. There is existing screening vegetation on the northern boundary. There is a remnant brick garden wall just behind the metal shed.

There is a dwelling at the top of the street that is listed on the local heritage register. This property includes a lot of tall, established screening vegetation on its boundaries.

1.3 EXISTING COUNCIL DOCUMENTS

We have not received any documents from Council related to this property.

1.4 PROPOSAL

The proposal is a secondary dwelling located at the rear of the property, behind the existing brick dwelling. No carport or garage is proposed.

The new secondary dwelling has the following functions: living/dining room, kitchen, laundry/bathroom and 2 bedrooms. The built form is simple with hipped metal sheeted roofs and fibre cement cladding to the walls.

1.5 PURPOSE OF PROPOSED WORKS

Dwelling house (secondary dwelling).

1.6 NSW HERITAGE MANUAL GUIDELINES, 1996. 'STATEMENTS OF HERITAGE IMPACT' QUESTIONS

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

PROPOSAL

The new secondary dwelling is a single storey building located in the rear of the site and will not be visible from the street or other heritage items in the area. There is existing vegetation present on and around the site that will assist with screening the new secondary dwelling.

HISTORICAL/AESTHETIC

The proposed secondary dwelling has been designed with a simple built form that does not detract from the existing dwelling. The new secondary dwelling is also located behind the building line of the existing dwelling and is not visible from the street. The proposal is not visible from the heritage item at the top of the street.

TECHNICAL / RESEARCH POTENTIAL

There is no historical information pertaining to this site.

CONSERVATION MANAGEMENT PLAN

There are no Conservation Management Plans for this site.

1.6.2 *"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 the impacts":*

MINIMISATION OF NEGATIVE IMPACTS

In our opinion there are no negative impacts associated with the proposed development.

1.6.3 *“The following sympathetic solutions have been considered and discounted for the following reasons”:*

Other options were considered in the early design phase but were quickly discounted due to the requirements of the client’s brief, the site dimensions and the requirement to maintain access to services for neighbouring properties.

1.7 HERITAGE CONSERVATION (Section 5.10.1)

(Extract from the Goulburn Mulwaree Local Environmental Plan 2009)

Note. Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Goulburn Mulwaree,

Response:

The proposal does not include any changes or demolition to any existing structures on the site. Despite this statement, in our opinion, the existing sheds do not contribute to the heritage significance of the conservation area or the existing dwelling. If these sheds were demolished to allow for a more considered approach to vehicular parking their demolition will not impact the heritage significance of the conservation area, in our opinion.

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

Response:

The proposal does not include any changes or demolition to any existing structures on the site. Despite this statement, in our opinion, the existing sheds do not contribute to the heritage significance of the conservation area or the existing dwelling. If these sheds were demolished to allow for a more considered approach to vehicular parking their demolition will not impact the heritage significance of the conservation area, in our opinion.

(c) to conserve archaeological sites,

Response:

The site is not an archaeological site.

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Response:

The site is not a site of Aboriginal heritage significance, and in our educated opinion does not contain any Aboriginal objects.

1.8 HERITAGE LISTING

31 Ottiwell Street Goulburn NSW 2580 is located within the Goulburn Heritage Conservation Area and is not identified on any of the following Heritage Listings and Registers.

Goulburn Mulwaree Local Environment Plan:
Schedule 5 Items of Heritage Significance:

Yes/No

Goulburn Heritage Conservation Area:

Yes/No

1.9 ALLOWABLE DEVELOPMENT

(Extract from the Goulburn Mulwaree Local Environmental Plan 2009)

The site is zoned R1 General Residential.

The following is an extract from the LEP regarding zoning:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.

2 Permitted without consent

Home occupations; Roads

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; **Any other development not specified in item 2 or 4**

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

1.10 DEVELOPMENT OPTIONS

Site area: 1,086 m²
Zoning: R1 General Residential
Lot N^o: 1
DP : 1295784

The proposal is a new secondary dwelling.

1.11 DETRIMENTAL IMPACTS

In our opinion there are no detrimental impacts caused by the proposed works. The new secondary dwelling is screened from the neighbouring apartments and the heritage item at the top of the street by existing vegetation.

1.12 POSITIVE BENEFITS

In our opinion the proposal will have a neutral impact on the heritage value of the area due to it being screened from the streetscape by the existing dwelling. There are no heritage items neighbouring this property. The new secondary dwelling is screened from the neighbouring apartments and the heritage item at the top of the street by existing vegetation.

1.13 CONCLUSION

The proposed development is a simple secondary dwelling located behind the building line of the existing dwelling. In our opinion the proposal will not impact the heritage significance of the Goulburn Conservation Area. Based on this statement and the above analysis there is no reason not to proceed with the proposal.

2.0 APPENDICES

- 2.1 ARCHITECTURAL PLANS – AS PREPARED BY DWELCOM
- 2.2 PHOTOGRAPHIC RECORDS

APPENDIX 2.1
ARCHITECTURAL PLANS – AS PREPARED BY DWELCOM

230625-01	Site Plan
230625-02	Floor Plan
230625-03	Roof Plan
230625-04	Elevations
230625-05	Section and BASIX Certificate
230625-06	Landscape Calculations Plan

APPENDIX 2.2 PHOTOGRAPHIC RECORD

2.2.1 EXTERNAL PHOTOGRAPHS

2.2.2 INTERNAL PHOTOGRAPHS

**APPENDIX 2.2.1
External Photographs**



Photo 1 – View of heritage item from the proposed site. Note the heritage item is not visible at all from this location.



Photo 2 – View of apartment complex from proposed site looking north.



Photo 3 – Front view of existing dwelling.



Photo 4 – Rear view of existing dwelling.



Photo 5 – View of existing shed.



Photo 6 – View of inside of metal sheds.



Photo 7 – View of proposed site looking at rear of existing dwelling.



Photo 8 – View of eastern neighbour's backyard.



Photo 9 – View of eastern neighbour’s backyard.



Photo 10 – Remnant garden bed in rear yard.



Photo 11 – Timber deck on the rear of the existing dwelling.



Photo 12 – Enclosed lean-to with brick chimney that houses the laundry.



Photo 13 – Timber deck on the rear of the existing dwelling.



Photo 14 – Typical condition of external brickwork. Note the common bond with full headers every 4th course.



Photo 15 – Typical condition of porch wall capping.

**APPENDIX 2.2.2
Internal Photographs**



Photo 1 – Original decorative ceiling in front bedroom.



Photo 2 – Crack in wall in living room.



Photo 3 – Modified original fireplace in living room.



Photo 4 – Original decorative ceiling in living room.



Photo 5 – Dining room looking toward rear of dwelling.



Photo 6 – Modified original fireplace in dining room.



Photo 7 – Dining room looking toward kitchen and bathroom.



Photo 8 – Kitchen.



Photo 9 – Existing rear verandah enclosed. Laundry sink and joinery installed.

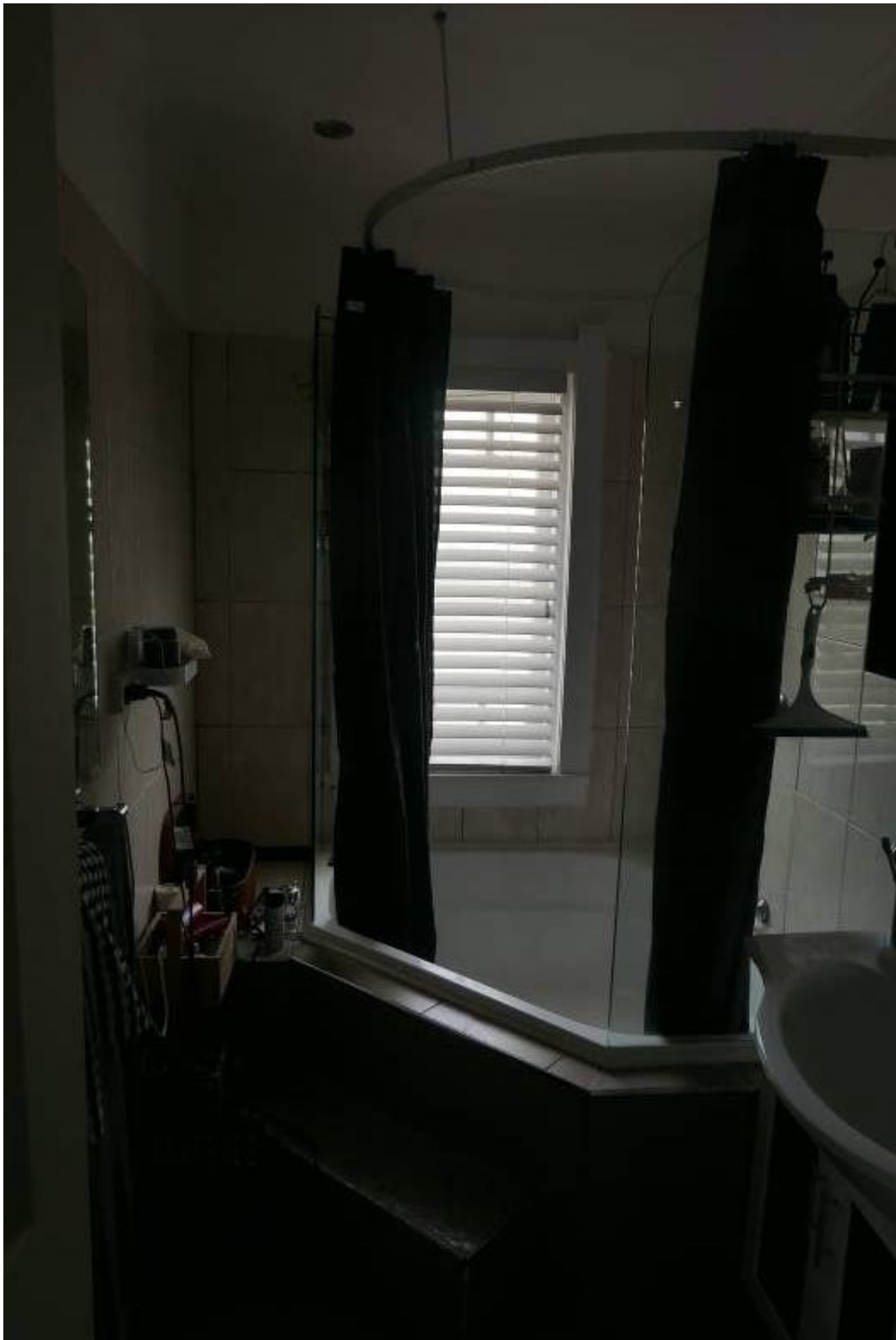


Photo 10 – Bathroom.



Photo 11 – Original decorative ceiling in entry foyer.



Photo 12 – Front door from entry foyer.

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