



103 CLIFFORD STREET, GOULBURN NSW 2580

Lot 2-/DP515869

HERITAGE IMPACT STATEMENT

PERPARED BY NOFF HAUS STUDIOS



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INTRODUCTION

1.1 REQUIREMENTS FOR THIS REPORT

This Heritage Impact Statement assess the proposal presented by Noff Haus Studios, which seeks approval for the change of use of the subject site. This report will assess the impact of the proposal on the surrounding area, particularly its relationship with the Goulburn Central Business HCA.

This report relates directly to the Development Application plans submitted by Noff Haus Studios. Ltd. to Goulburn Mulwaree Council at February 2023.

1.2 AUTHORSHIP

James Oulianoff, the principal and lead designer/consultant of Noff Haus Studios, has experience in heritage consultation, architectural building design and planning principles in the Eastern Suburbs of Sydney, the Greater Sydney area as well as the Southern highlands and Norfolk Island. James has a Bachelor and Master Degree in architecture, as well as a Master of Heritage Conservation from the University of Sydney, he also has practical experience working on state-level listed items with the Taronga Conservation Society, as well as locally listed items and in local conservation areas.

James is fee paying member of The Royal Australian Institute of Architects, Australia ICOMOS and DOCOMOMO International as well as the Historic Houses Association of Australia and the New South Wales Law Society. James also undertook the ICOMOS Mentorship Program in 2017 and has a deeply established, working knowledge of European heritage in Australia.

1.3 BACKGROUND

The author of this Heritage Impact Statement has been engaged by the owner of the property, 103 Clifford St, Goulburn, to make an assessment of the proposed works through a heritage lens.

The proposed works at the above property are limited to the proposed change of use from a residence to a Community Facility providing Day Options, Respite and Peer Support services to people with a disability who range from 18 to 70 years of age.

This change of use is provided for under the current B4 Mixed Use zoning and is permitted with consent under the Goulburn Mulwaree LEP 2009.

There are no architectural changes proposed to the property under this application.

1.4 METHODOLOGY

This report uses the methodology of the NSW Heritage Office Manual and the Australia ICOMOS Burra Charter.



1.5 SITE DESCRIPTION

The property is identified 103 Clifford St, Goulburn - Lot 2, Plan DP 515869. The property is located on the north side of Clifford Street in the Goulburn Central Business HCA. The property lies within the Goulburn Central Business Heritage Conservation Area as a contributory building and is not identified in the Goulburn Mulwaree LEP 2009 as an individually listed heritage item.

HERITAGE ASSESSMENT

2.1 CONTEXT

The property was constructed as part of a regular pattern of development which is reflected in the neighbouring lots as well as the greater Clifford St Federation streetscape. The property is a contributory element to the HCA and presents a primarily original façade to the street. The interior has been modified but retains some original detailing.

Various features are typical of Federation cottage including: -

- cottage primary form
- sweeping low-pitched roof (flattened a-frame roofs)
- prominent front verandah
- single storey
- high quality detail and finishes in front rooms

The building comprises a single-storey face-brick and stucco render cottage with a corrugated steel roof. The dwelling contains four bedrooms, one bathroom, two living rooms as well as a kitchen, dining and a laundry. The house bears a strong formal relationship with other similar cottages on Clifford Street which all share a uniform pattern of development.

2.2 FABRIC

The original floors and internal features of the cottage are substantially altered with the majority of the building's contributory value held in its external elevations and internal ceilings. The internal cornice detailing has been retained although there have been previous, interior alterations resulting in the removal of internal walls and original fireplaces. Other original fabric inside the residence has been primarily altered including substantial detailing such as fireplaces.







101 Clifford Street



105 Clifford Street



2.3 DESCRIPTION OF PROPOSED WORKS

The proposed works, as per the SEE prepared by Noff Haus Studios:

Change of Use:

“There are no architectural changes under this proposal, only the proposed change of use from a residential dwelling to a community facility as permitted under the current zoning classification (B4 Mixed Use. The use of the property by Interchange Australia constitutes a Community Facility in that the services provided (Day Options, Respite and Peer Support) comply with both a) and b) of the definition of Community Facility provided in the Goulburn Mulwaree LEP 2009 These services are further detailed in accompanying documentation as part of the development application.”

2.4 STATEMENT OF SIGNIFICANCE

The assessment of significance is based on the NSW Heritage Office Assessment of Significance criteria.

CRITERION A

An item is important in the course, pattern, of NSW’s cultural or natural history (or the cultural or natural history of a local area).

No. 103 Clifford St and its site are associated with the subdivision of the original land grants and the subsequent building of cottages, terrace houses, manor houses and workers accommodation for the middle and working classes in the mid 19th to early 20th Century.

No. 103 Clifford St satisfies this criterion.

CRITERION B

An item has strong and special association with the life and work of a person, or groups of persons of importance to NSW’s cultural or natural history (or the cultural or natural history of a local area).

No. 103 Clifford St does not satisfy this criterion

CRITERION C

An item is important in demonstrating aesthetic characteristics and or/ a high degree of creative or technical achievement in NSW (or a local area).

The fabric demonstrating the original Federation dwelling includes the forward externals including the, original, façade as visible from Clifford St. The building’s relationship to its neighbouring properties demonstrates early 20th Century aesthetic and technical attributes on a level to partly satisfy this criterion.

No. 103 Clifford St partly satisfies this criterion.

CRITERION D

An item has strong or special associations with a particular community or cultural group in NSW (or local area).



No. 103 Clifford St does not satisfy this criterion.

CRITERION E

An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of a local area).

No. 103 Clifford St does not satisfy this criterion.

CRITERION F

An item processes uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of a local area).

The dwelling and its setting forms part of the greater Goulburn Central Business area and demonstrates the early pattern of development resulting from land grants and subdivisions. The contribution of the property to the greater area means that the subject site partly satisfied this criterion.

No. 103 Clifford St partly satisfies this criterion.

CRITERION G

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

No. 103 Clifford St does not satisfy this criterion

2.5 POLICY

From the Goulburn Mulwaree Council DCP 2009 – Objectives Goulburn Central Business HCA:

- To ensure the HCA supports a local business centre that can balance development with heritage conservation elements and adaptive reuse of existing contributing buildings.
- To maintain, protect and enhance the city's built and natural heritage;
- To provide standards and guidelines to improve the image, attractiveness and function of the centre;
- To promote adaptive reuse of buildings that may otherwise be demolished or left in state of disrepair; and
- To attract new development to the centre through tourism and new business options.

In accordance with the above, the proposed change of use will result in no adverse impact to the immediate, local and greater areas. No physical works will be undertaken as part of this application and the social impact of a local community facility will foster deep community connection.

2.6 HERITAGE IMPACT STATEMENT

There will be no impact on the existing streetscape of Clifford St or any view from the public domain. The proposed change of use falls within the guideline objectives of the LEP and DCP with the proposed community use maintaining a cohesive relationship between the existing dwelling and the greater Goulburn Central Business HCA.



SUMMARY

3.1 SUMMARY

The cultural significance of this building derives from its contribution to the local area's Victorian and Federation detailing as well as its associated placement as a contributory element of the Goulburn Central Business HCA. The physical evidence of a detailed, c1910's, Federation cottage is evident, and the proposal will allow for the contemporary ongoing use of the existing building with increased amenity for the surround community. The fact that the building forms part of such a unique and protected area provides an opportunity to provide a viable ongoing use as advocated in the Goulburn Mulwaree DCP 2009.

There is no impact from this proposal on the traditional association of the house to its streetscape. It is possible that further research into documentary evidence may reveal that the building is more significant than assessed at present. If so, the above conclusions would need to be reconsidered however, due to the preservation of the original fabric of the dwelling and the minimal nature of the proposal, it is unlikely that there would be a different outcome.

This report sets out how the proposal responds positively to the character of the area and is respectful of the established heritage value. The proposal has been assessed against the relevant controls in the Goulburn Mulwaree DCP 2009 and LEP 2009, and complies with the controls for heritage conservation in this area.

The proposed works have also been assessed using the 'Statements of Heritage Impact' prepared by the NSW Heritage Office. The statements have determined there are acceptable heritage impacts on the Goulburn Central Business Heritage Conservation Area and the streetscape of Clifford St, the proposal has merit.

Yours faithfully,

James Oulianoff Associate RAlA
BA. Arch | M. Arch | M. HeritCons



HERITAGE IMPACT STATEMENT – Minor Works

Please complete the following Heritage Impact Statement form if your development affects a property that is a heritage item or is in a heritage conservation area (HCA). The form is intended for use for minor impact works. For substantial impact, a report prepared by a suitably qualified heritage consultant will be required.

Property Address:

103 Clifford Street, Goulburn NSW 2580

HERITAGE LISTING

Is the site a heritage item?

Yes No

Is the site located within a heritage conservation area (HCA)?

Yes No

Property Type

Residential	<input checked="" type="checkbox"/>	Rural Property	<input type="checkbox"/>	Community building	<input type="checkbox"/>
Garden/landscape	<input type="checkbox"/>	Tree	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Church	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Other	<input type="checkbox"/>
Other (describe)					

Existing Building Construction *(this refers to the building before you make any changes)*

Walls	Stone	<input type="checkbox"/>	Weatherboard	<input type="checkbox"/>
	Brick	<input checked="" type="checkbox"/>	Rendered and painted	<input checked="" type="checkbox"/>
	Fibro	<input type="checkbox"/>	Iron/steel	<input type="checkbox"/>
	Other <i>(please describe)</i>		<input type="checkbox"/>	
Roof	Tiled	<input type="checkbox"/>	Corrugated iron/steel	<input checked="" type="checkbox"/>
	Metal deck	<input type="checkbox"/>	Glass	<input type="checkbox"/>
	Other <i>(please describe)</i>		<input type="checkbox"/>	
Floor	Timber	<input checked="" type="checkbox"/>	Concrete	<input type="checkbox"/>
	Other <i>(please describe)</i>		<input type="checkbox"/>	
Windows	Timber	<input checked="" type="checkbox"/>	Metal	<input type="checkbox"/>
	Other <i>(please describe)</i>		<input type="checkbox"/>	

PROPOSED NEW WORK (What are you asking Council for permission to do?)

More than one box can be ticked.

Changes to the existing building, garden, landscape etc	<input type="checkbox"/>
Adding to the existing building, garden, landscape etc	<input type="checkbox"/>
Demolition of whole building or part of building or removal of garden/landscape	<input type="checkbox"/>
New garage, car parking structure, car parking area, driveway, or fence	<input type="checkbox"/>
Removal of tree	<input type="checkbox"/>
Change of use	<input checked="" type="checkbox"/>
Repainting	<input type="checkbox"/>
New services	<input type="checkbox"/>
New signage	<input type="checkbox"/>
<input type="checkbox"/> Other (please describe)	

Describe the new work (eg. Single storey additions to a house, with a new garage and a reconstructed front fence; removal of two trees and a new swimming pool)

Change of use to 'Community Facility' as approvable under B4 Mixed Use Zone

HERITAGE IMPACT

What are the important heritage features of the property? (eg. The Federation style house, the original barn, the character of the street)

Federation dwelling with original facades and some internal details including formal room ceilings, cornices and windows.

General

Can all of the important heritage elements of the heritage item and/or HCA be kept? Yes No

Are the changes to the building/garden/landscape required as a result of a change of use? Yes No NA

Does the existing use contribute to the significance of the heritage item? Yes No

Are the form, proportions, design, materials, colours, architectural details of the proposed new work sympathetic to the heritage item and/or HCA? Yes No NA

Will the new work (eg new structures or additions) visually dominate the heritage item and/or HCA? Yes No NA

Will the proposed work affect views to, and from, the heritage item and or HCA? Yes No NA

Demolition

Is the demolition essential for the heritage item to function? Yes No NA

Are important or particular features of the heritage item or HCA affected by the demolition? Yes No NA

If the partial demolition is a result of the condition of the building, is it certain that it cannot be repaired? Yes No NA

Repainting

Has the original colour scheme been investigated? Yes No NA

Reroofing or re-cladding

Have the original design, details and materials been investigated? Yes No NA

If no, why is a different design or material being proposed? _____

New services

Has the impact of the new services on the heritage fabric of the item been minimised? Yes No NA

Will they be visible externally? Yes No NA

Solar

If your development includes solar panels or solar hot water will they be visible from the public domain? E.g. the street, lane, park Yes No NA

Removal of a tree or landscaping

Does the tree or landscaping contribute to the heritage values of the item or landscape? Yes No NA

Work in the vicinity of a heritage item

Is the work visible from another heritage item? Yes No NA

Is the proposed work compatible with the character of the setting of the other heritage item? Yes No NA

Signage

Has the impact of the new signage on the heritage item and /or HCA been minimised? Yes No NA

Will the signage visually dominate the heritage item, heritage conservation area or heritage streetscape? Yes No NA

Did you consider other options for the proposed work and why they were not chosen?

How will the proposed development affect the heritage significance of the heritage item or HCA?

If it is a positive impact describe why; if it is negative impact show how it was the chosen alternative and describe steps taken to minimise the impact.

There will be no change to the significance of the contributory item.

HAVE YOU CONSULTED COUNCIL’S HERITAGE ADVISOR?

No Yes Appointment Date:

PHOTOGRAPHS

The following photographs of the existing property must be attached.

- 1. Front of property from the street.
- 2. Back of the property.
- 3. Sides of the building
- 4. Details of the area affected by the development NA
- 5. Pictures of all buildings to be demolished. NA
- 6. Front of each property on either side.

Details describing the photos should also be included. More photographs may be included to provide a better understanding of the property and/or the proposed development.

DETAILS OF PERSON COMPLETING THE FORM

Name:	James Oulianoff
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Date:	18/02/2023

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