

9.8 Appendix I Goulburn Mulwaree Good Design Statement 2005



Goulburn Mulwaree Good Design Statement



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1 INTRODUCTION

1.1 Vision

The broad vision for the CBD can be encapsulated in the following statement:

The Vision is to maintain and enhance Goulburn's CBD and its historic charm as a visually attractive destination for its people and visitors.

NOTE: "Historic charm" includes reference to "Heritage value or significance".

1.2 Aims and objectives of this plan.

The overall aims and objectives of this plan are:

- To encourage good design outcomes in the City Centre.
- To articulate the desirable design outcomes for the Central Business District.
- To preserve the desirable design elements within the Central Business District.

2. EXPECTED OUTCOMES

2.1 Context

The Goulburn CBD has several unique features that distinguish it from other provincial city's commercial centres. It is dominated by a single retail mainstreet, Auburn Street., with many grand institutional buildings imposing their presence on the streetscape. The features include:

- A range of Heritage or Landmark Buildings such as the Post Office, former AMP Building, Goulburn Post, Town Hall, Elmslea Chambers, former Lilac Time Hall.
- Historic Belmore Park
- Two lane mainstreet with angle parking and separating median

These landmark buildings are located at prominent sites within the CBD often at road intersections. Sites in the vicinity of these "landmarks" provide an opportunity, through redevelopment, to complement these buildings while making their own architectural statement.

Prominent buildings or landmarks are also located off the mainstreet at the periphery of the CBD such as cathedrals and churches, courthouse, police station and civic centre.

The CBD is a place where people will visit not only to purchase goods and services but because of the attractions and appeal of the social and physical environment. The appeal is not only the retail outlets and what they have to offer, but the design of the various buildings that will ensure the CBD is a whole and not a series of unrelated sections.

2.2 Strategies and Policies

- To manage physical change within the city through the promotion, protection, conservation of heritage items and precincts that contribute to the distinctive character, community tradition and special sense of place of the City of Goulburn.
- To create an appreciation and awareness of the extent and diversity of the environmental heritage of the City of Goulburn by identifying buildings, works, items, structures, relics or places which merit conservation by virtue of their particular aesthetic, archaeological, architectural, cultural, ecological, historic, landscape, natural, scientific, emotional, social or traditional significance to the City; and
- To achieve appropriate conservation and enhancement of heritage items and precincts identified in this plan through controls on demolition and alteration and on the form and character of new development in the proximity of such items, and by the discretionary provision of conservation incentives to protect environmental heritage.

While heritage features in the CBD are a dominant theme these are not the only features that contribute to the overall appearance and the design in the City – there is a broader perspective, which is partially implied in the Statement of Strategies and Policies. This broader perspective is reflected in the Vision Statement.

To assist with the “vision” the following broad design ideas have been established:

- Landmarks are identifiable features that serve as reference points or meeting places. These are desirable in Goulburn and may include memorials, fountains, public spaces, corner sites as well as feature buildings.
- The height of buildings should be lower than the Post Office tower to maintain its prominence as the highest building in the CBD.
- The built form (including street surfaces) at street level needs to maintain a human scale particularly in pedestrian locations through building scale and design.
- The buildings should face public spaces for passive surveillance and lighting must be provided to minimise the potential for personal risk.
- There is an emphasis on the retention and reuse of buildings rather than demolition and replacement.
- If existing multi storey buildings are to be replaced the new development should also include multiple storeys to retain the City scale and character.



3. GOOD DESIGN APPROACH

3.1 Landmark and Heritage Sites

Landmark Sites are prominent corner sites and/or notable heritage buildings and must:

- Provide a positive contribution to the City's architectural landscape.
- Preserve where possible any identified significant heritage features.
- Provide reference points for users of the CBD.
- The preferred design approach to dealing with landmark sites and their redevelopment is to:
 - Ensure that the overall height is lower than the Post Office tower.
 - Ensure they "fit in" with the heritage character of the CBD.
 - Have human scale building design at street level and in pedestrian locations.
 - Have weather protection provided at street level.
 - Design buildings to face public spaces for passive surveillance.
 - Improve lighting around the site to reduce risk to personal safety.
 - Ensure that buildings address the rear of the site (e.g. secondary building entrance, integration of private car parking area with public spaces/parking areas).
 - Outdoor advertising must also be reflective of the design approach

In addition to the above, if the site is a:

Heritage Sites

- The primary objective is building retention.
- All features of significance (identified in a Heritage Study) should be conserved or reinstated. Any inappropriate alteration should be identified for future removal or removed and the original features reconstructed as well as possible. For buildings on the State Heritage Register or Register of the National Estate reference should be made to the Statement of Significance to ensure that the important elements and features are retained.
- Whenever there is a choice, do whatever will improve the appearance and unity of the street. Particular consideration should be given to:
 - Pitch and form of roof
 - Style, size, portion and position of the openings for windows and doors
 - Compatibility of material with other existing buildings in the locality

Landmark Sites (not listed as a heritage site)

- New development should be compatible with the existing visual, historical, built and landscape character of the CBD utilising design cues from the surrounding to help create linkages and unity in the streetscape. Important design cues to consider are:
 - Fabric (external materials)
 - Height
 - Common horizontal lines (ridges, gutters, awnings, window heads, etc)
 - Strong vertical lines to exaggerate the building height.
 - Overall size, shape and proportion of neighbouring buildings
 - Architectural features/decoration (including awnings, parapets, cornices, mouldings, openings, recesses, articulation of walls)
 - Pitch and form of roof
 - Style, size, portion and position of the openings for windows and doors
 - Compatibility of material with other existing buildings in the locality
- A building design should make its own architectural statement and not mimic other buildings.
- A building proposal should avoid monotonous facades with little relief or detail
- Landmark Sites require special/additional attention with regard to street presentation. Incorporation of a landmark “feature” is appropriate to create interest and provide the building with a “recognisable” identity. For corner sites this should include or retain a “tower” element.
- Outdoor advertising must also be reflective of the design approach

Landmark and Heritage Sites are identified in the Appendix.



3.2 Non Landmark or Non Heritage Sites

Design at these sites must:

- Not dominate adjoining or nearby heritage buildings in the scale and massing of the new development.
- Provide a positive contribution to the City's architectural landscape.
- Be clearly modern buildings but complement the design of nearby buildings.

The preferred design approach to dealing with the redevelopment of sites not identified as landmarks or heritage sites is to:

- Utilise design cues from the surrounding to help create linkages and unity in the streetscape. Important design cues to consider are:
 - Fabric (external materials)
 - Height
 - Common horizontal lines (ridges, gutters, awnings, window heads, etc)
 - Strong vertical lines to exaggerate the building height.
 - Overall size, shape and proportion of neighbouring buildings
 - Architectural features/decoration (including awnings, parapets, cornices, mouldings, openings, recesses, articulation of walls)
 - Pitch and form of roof
 - Style, size, portion and position of the openings for windows and doors
 - Compatibility of material with other existing buildings in the locality

- Make its own contemporary architectural statement and does not mimic other buildings.
- Avoid monotonous facades with little relief or detail
- Design buildings to face public spaces for passive surveillance.
- Provide weather protection at street level. Reinstatement of verandah and balcony forms is encouraged.
- Improve lighting around the site to reduce risk to personal safety.
- Ensure buildings address the rear of the site (eg secondary building entrance, integration of private car parking area with public spaces/parking areas)
- Retain buildings that, while not heritage listed, contribute to the heritage significance and character of the CBD. “Contributory” buildings from the “Goulburn Heritage Study” (1983), “Goulburn Main Street Study” (1992) and those identified by the Goulburn Heritage Group are included in Appendix.
- Outdoor advertising must also be reflective of the design approach

Guidelines for Infill Development prepared by the NSW Heritage Office are also a useful document to assist with developing design solutions.

3.3 Belmore Park

This park will continue to be maintained and developed as a historic park and as a central meeting place. It also has a role to play as a venue for community events. Maintenance, management and development within the park will be undertaken in accordance with adopted Plans of Management and Landscape Master Plan.

3.4 Urban Landscape Design

The urban landscape design approach for the CBD is based on:

- Formal exotic street tree planting.
- Formal planting areas at mid block crossing points.
- Pavement reconstruction at corners and mid block crossing points in Auburn Street.
- Public art works incorporated into streetscapes.
- Streetscape furniture and detailing to reflect historic streetscapes.



APPENDIX – List of Landmark and Heritage Sites within the CBD

Note: This list was compiled in 2005. For the up to date list of Heritage Items refer to Schedule 5 of the LEP 2009.

Abbreviations

RoNE Indicative Register of National Estate (Indicative Listing)

RoNE Registered Register of National Estate (Registered Listing)

AHC Australian Heritage Commission

SHR State Heritage Register

HC NSW Heritage Council

NT Classified National Trust Classified

NT Recorded National Trust Recorded

IAS Industrial Archaeological Site

RAIA Royal Australian Architects Institute

Notes on Heritage Lists

There are several lists of Heritage Lists of items and places:

Register of National Estate

The Register of National Estate is a list of places and items of National heritage significance. This register is compiled by the Federal Government body the Australian Heritage Commission (AHC). The register began in 1976 and has different legal status for listed places. The categories that affect Goulburn are Indicative and Registered.

An indicative status means that:

“Data provided to or obtained by the Commission has been entered in to the database and the place is at some stage in the assessment process. The Commission has not made a decision on whether the place should be entered in the Register.”

A Registered listing means:

“The place is in the Register of the National Estate. Although some places may be legally registered because they are within a larger registered area they may not necessarily possess intrinsic significance.”

Legal/Statutory Implications of Register

The Commonwealth Government is the only body whose actions are constrained as a result of listings in the Register of the National Estate.

Under Section 30 of the Australian Heritage Commission Act 1975, the Commonwealth Government is prohibited from taking any action, which would adversely affect a place in the Register, unless there are no feasible and prudent alternatives to the action.

State Heritage Register

The State Heritage Register is a list of places and items of State heritage significance endorsed by the NSW Heritage Council and the Minister, which came into effect on 2 April 1999.

The Register, established under the Heritage Amendment Act 1998, replaces the old system of Permanent Conservation Orders as a means of protecting items of State significance, although the process of listing and of monitoring their conservation and protection are essentially the same

Legal/Statutory Implications of Register

An item or place listed on the SHR is legally protected under the NSW Heritage Act and requires approval from the Heritage Council of NSW and/or Local Council for certain kinds of work. Listing also makes the item or places eligible for financial incentives.

National Trust Register

The National Trust Register maintained by the National Trust of Australia, which is one of the most comprehensive of the non-statutory registers. It was first established nearly 50 years ago and is a reference for the compilation of statutory registers, particularly local government heritage studies. It has no legal/statutory implications.

There are two (2) categories of listing; classified and recorded.

There are five (5) organisations that register heritage items.

Royal Australian Institute of Architects' Register of 20th Century Buildings

This register is an important resource in assessing the heritage of our own time. It has no legal/statutory implications.

Art Deco Society Register

This register lists important buildings from the interwar (1918-39) period. It has no legal/statutory implications.

Geological Society Register

This register lists important geological sites.

Australian Institution of Engineers

AIE has a list of sites or objects of engineering significance. It has no legal/statutory implications.

Professional Historians Association (NSW) Register of Historic Places and Objects

This register lists sites and objects of historical significance. It has no legal/statutory implications.

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Tattersalls Hotel	76 Auburn Street (corner Clinton Street)	Yes	No	No	
Astor Hotel/Motel	Corner Auburn/Clinton Streets	Yes	No	No	
	90-100 Auburn Street	No	No	Yes	
	105-121 Auburn Street	No	No	Yes	
	110-116 Auburn Street	No	No	Yes	
	126-132 Auburn Street	No	No	Yes	
	127-131 Auburn Street	No	No	Yes	
	137 Auburn Street	No	No	Yes	
	139-153 Auburn Street	No	No	Yes	
	146-150 Auburn Street	No	No	Yes	
Goulburn Town Hall	163 Auburn Street	Yes	Yes	No	RoNE Registered/NT Classified
	164-166 Auburn Street	No	No	Yes	
Post Office	165 Auburn Street	Yes	Yes	No	RoNE Registered/NT Classified

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Former Mechanics Institute Building	167-173 Auburn Street	Yes	Yes	No	NT Classified
	174-178 Auburn Street			Yes	
Belmore Park	Auburn Street	Yes	Yes	No	RoNE Registered/ NT Classified
Site of former Knowlman's Store	Corner Auburn/Market Streets	Yes	No	No	
Former Young's Department Store	180-186 Auburn Street	Yes	Yes	No	NT Classified/R AIA
Former AMP Building	191 Auburn Street	Yes	Yes	No	RoNE Indicative/R AIA

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Hollis Group (commercial buildings)	194-204 Auburn Street	Yes	Yes	No	NT Classified
	197-203 Auburn Street	No	No	Yes	
Former CML Building	207 Auburn Street (Corner	Yes	Yes	No	NT Classified/H C

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
	Clifford Street)				
	212-214 Auburn Street	No	No	Yes	
	228-232 Auburn Street	No	No	Yes	
	245-247 Auburn Street	No	No	Yes	
	253-257 Auburn Street	No	No	Yes	
Former Goulburn Permanent Building Society	256 Auburn Street (corner Clifford Street)	Yes	Yes	No	RoNE Registered/ NT Classified/R AIA
	264-294 Auburn Street	No	No	Yes	
	312 Auburn Street	No	No	Yes	
Commercial Buildings	314-324 Auburn Street	No	Yes	No	NT Recorded
	330-362 Auburn Street	No	No	Yes	
	376 Auburn Street	No	No	Yes	

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Commercial Buildings	380-386 Auburn Street	No	Yes	No	NT Recorded
	396-408 Auburn Street	No	No	Yes	

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Railway Gate House	Blackshaw Road	No	Yes	No	NT Recorded
Dwellings	101 Bourke Street	No	Yes	No	NT Recorded
Dwellings	167-171 Bourke Street	No	Yes	No	NT Recorded
Dwellings	175-177 Bourke Street	No	Yes	No	NT Recorded
Dwelling	60 Bradley Street	No	Yes	No	NT Recorded
Uniting Church	Clifford Street	Yes	Yes	No	NT Recorded
Our Lady of Mercy Convent and Chapel	Clinton Street	Yes	Yes	No	NT Classified
Dwelling	110 Goldsmith Street	No	Yes	No	NT Recorded

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Dwellings	62-66 Goldsmith Street	No	Yes	No	NT Recorded
Methodist Church	Goldsmith Street	Yes	Yes	No	NT Recorded
Goulburn Club	Market Street	Yes	Yes	No	NT Classified
Bull and Woodward Archway	Market Street	Yes	Yes	No	RoNE Registered/ NT Classified
Business Group	5-19 Montague Street (excluding 13 & 15)	No	Yes	No	NT Classified
Existing Court House	Montague Street	Yes	Yes	No	RoNE Registered/S HR/NT Classified
Mulwaree Private Hotel	158-160 Sloane Street	Yes	Yes	No	RoNE Registered/ NT Classified
Terraces	168-174 Sloane Street	No	Yes	No	RoNE Registered

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Terraces and former shop	176-186 Sloane Street	No	Yes	No	RoNE Registered/ NT Classified

Building	Site Address	Landmark Site	Heritage Site	Complementary Building	Comments
Coolavin Hotel	188-190 Sloane Street	Yes	Yes	No	RoNE Registered/NT Classified
Coffee House Palaces	244-248 Sloane Street	No	Yes	No	SHR/NT Recorded
Railway Station and Station Master's House	Sloane Street	Yes	Yes	No	RoNE Registered/S HR/NT Recorded
Old Court House	Sloane Street	Yes	Yes	No	RoNE Registered/NT Classified
Police Station (at old Court House)	Sloane Street	Yes	Yes	No	RoNE Registered/NT Classified
Railway Barracks	Sloane Street	No	Yes	No	NT Recorded
Existing Police Station	Sloane Street	Yes	Yes	No	AHC/NT Recorded
Connolly's Old Mill and Swimming Baths	Sloane Street	Yes	Yes	No	HC/NT Recorded/IAS
RJ Sidney Craig Funeral Directors	Sloane Street	No	Yes	No	NT Recorded