

Attachment 3 – Council Reports

OFFICERS REPORTS**3 ST JOHN'S CATHOLIC CHURCH, 12 BALMORAL AVENUE,
CROYDON PARK - INTERIM HERITAGE ORDER****FILE NO:** 53/12D PT1**Attachments:** Preliminary Heritage Assessment**REPORT BY:** DIRECTOR CITY PLANNING

Summary:

- Council has delegated authority to make Interim Heritage Orders for possible items of local heritage significance which are under threat.
- It has come to our attention that St John's Church building at 12 Balmoral Avenue, Croydon Park, is under threat of demolition.
- The building is identified in the Canterbury Heritage Study Review (2006) as likely to have local heritage significance.
- In light of the above, this report recommends Council make an Interim Heritage Order to allow a further detailed heritage investigation and report to be considered for future formal heritage listing of the building as an item of local significance.

City Plan and Budget Implications:

This report has no implications for the Budget. It supports our City Plan long term goal of sustainable urban development.

Report:

It has come to our attention that St John's Church at 12 Balmoral Avenue, Croydon Park, is under threat of demolition. As the church has no current statutory heritage listing it can be demolished as complying development without a development application being lodged with Council.

The church building was built for the local Presbyterian congregation at the end of the nineteenth century. The church was subsequently purchased by the Catholic Church in 1926 and extended shortly afterwards. The church building is a simple suburban church situated in a residential setting. Its most visible element is its face brick south front with a parapeted gable and symmetrically placed porches on each side. The church is situated on the corner of Balmoral Avenue and Crook Street and straddles two parcels of land. It is however situated at the east end of the property which leaves a large proportion of the site undeveloped.

On 02 December 2010 an enquiry was made at Council concerning the planning matters which would be relevant to demolition of the church and the sale of the property as two vacant parcels of land. When the possible local heritage significance of the church building was raised the person making the enquiry stated that they may seek a Complying Development Certificate to demolish the church.

ST JOHN'S CATHOLIC CHURCH, 12 BALMORAL AVENUE, CROYDON PARK - INTERIM HERITAGE ORDER (CONT.)

Under a Ministerial Order made in 2001, Council has delegation to make Interim Heritage Orders under the provisions of the Heritage Act. The purpose of an Interim Heritage Order (IHO) is to provide short term protection to potential heritage items which are under immediate threat. Council has six months from the date of making an IHO to conduct a detailed assessment and to determine whether to formally list the item.

A number of conditions need to be met before Council resolves to make an IHO. For example, the item must not be the subject of any existing heritage listing, must not be on Crown land, and must not be subject to any existing approval or order which permits the item to be harmed. The key matters to be considered, however, are the following:

- (i) the item is or is likely to be found, on further enquiry and investigation, to be of local heritage significance; and
- (ii) the item is being or is likely to be harmed.

In order to form the conclusion that the item is likely to be of local heritage significance, Council must consider a preliminary heritage assessment. This assessment has been prepared by Council's Heritage Adviser and is included in the Attachments. Our Heritage Adviser is of the opinion that the building is likely to be of local heritage significance. It has previously been recommended for listing as a heritage item in both the Canterbury Heritage Study (1988) and the Canterbury Heritage Study Review (2006). The potential heritage significance of the church building has also been discussed with stakeholders in 2003 and again in June 2010 in the context of a pre-DA enquiry for conversion of the church to a child care centre.

Having regard to the potential for harm to be conducted to the church building, it is clear that the property owners are aware that consent to demolish the building is not required if the building is not listed as a heritage item. Under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, demolition can be undertaken in accordance with a Complying Development Certificate issued by a private certifier. In such a situation the building could be demolished within a very short time frame without any reference to Council. This action was inferred by the person making enquiries to Council last week.

Should Council resolve to make an IHO, the church building would be protected from demolition in the immediate future and it would afford Council time to, firstly, determine whether the building should or should not receive permanent protection by way of a formal heritage listing and, secondly, provide time to discuss alternative options with the property owner.

The church has been vacant for some time and its maintenance has consequently suffered. Reusing the church either for its original purpose or for alternative uses, such as a dwelling, would be conducive to its long term conservation. There are also opportunities to utilise the sizeable undeveloped portion of the site either in association with a new use for the church or subdivided and sold as a separate allotment. Making an IHO will not inhibit the reasonable use of the site or prevent alternative development options being pursued.

Council should always seek to have a consistent approach towards heritage conservation and in particular towards the treatment of items of potential heritage significance which are not yet subject to any formal heritage listing. A recent development application for the demolition of a 1920s bungalow at 16 Nicholas Avenue, Campsie, has generated considerable attention. While there is some similarity between these two situations (an unlisted building which is

ST JOHN'S CATHOLIC CHURCH, 12 BALMORAL AVENUE, CROYDON PARK - INTERIM HERITAGE ORDER (CONT.)

thought to have potential heritage significance) there are also distinct differences. In the case of 16 Nicholas Avenue, Council's Heritage Adviser has formed the view that its local heritage significance is marginal and that consequently it would be very difficult to defend a refusal of the development application, particularly given that the property had not previously been identified as a potential heritage item and the proposed development is likely, with some amendment, to comply with Council's planning controls. In contrast, our Heritage Adviser believes there would be stronger grounds to identify St John's Church as a locally significant heritage item. More importantly, the potential heritage value of the church building has been known for some time (since at least the 1988 Heritage Study).

It is further noted that the Balmoral Avenue site is zoned 2a (Residential) which is a low density residential zone whereas the Nicholas Avenue site is zoned 2C3 (Residential) which is a much higher residential density zone with significantly higher development expectations.

Should Council agree that an Interim Heritage Order is warranted, the process would be as follows:

- Direct a delegated officer of Council (such as the General Manager) to make the Interim Heritage Order.
- Publish the IHO in the Government Gazette at the earliest opportunity. The IHO will take effect from the date on which it is published.
- Notify the Heritage Council and any affected owner or occupier as soon as possible after the IHO is published and place a notice in a local newspaper within 7 days of the IHO being published.
- An affected owner or occupier can appeal to the Court within 28 days of the IHO being published.
- The IHO will lapse after 6 months unless Council resolves to list the item via an LEP amendment. If Council resolves to list the item the IHO will last for a maximum of 12 months. Council can revoke the IHO at any time while it remains in force.

RECOMMENDATION:

THAT the General Manager be delegated to make an Interim Heritage Order to cover St Johns Church at 12 Balmoral Avenue, Croydon Park, as soon as practicable and in accordance with applicable statutory requirements, because it is believed that the Church is likely to be of local heritage significance and is likely to be harmed.

ST JOHN'S CATHOLIC CHURCH, 12 BALMORAL AVENUE, CROYDON PARK - INTERIM HERITAGE ORDER
(CONT.)

COUNCIL**RESOLUTION - 9 DECEMBER 2010**

- 3 **ST JOHN'S CATHOLIC CHURCH, 12 BALMORAL AVENUE, CROYDON PARK - INTERIM HERITAGE ORDER**
FILE NO: 53/12D PT1

Min. No. 360 RESOLVED (Councillors Hawatt/Favorito)

THAT the General Manager be delegated to make an Interim Heritage Order to cover St Johns Church at 12 Balmoral Avenue, Croydon Park, as soon as practicable and in accordance with applicable statutory requirements, because it is believed that the Church is likely to be of local heritage significance and is likely to be harmed.

*DCP - Marcelo Occhivazzi
For information*

*Greg Ritchie
For action*

14.12.2010

Attachment 1

Preliminary Heritage Assessment, St John's Church, 12 Balmoral Avenue, Croydon Park

Background

The church building is not listed as a heritage item (local or State). The Canterbury Heritage Study (1988) recommended it be listed as a heritage item however it was not subsequently listed. The Canterbury Heritage Study Review (commenced in 2002 and completed in 2006) again identified the church building as potential heritage item of local significance.

In early 2003, while the Study Review was underway, I received an enquiry concerning the future use of the property. Upon request, I subsequently wrote to Father Joseph Tong to provide written confirmation of the preliminary findings of the Study Review in relation to the church. My letter indicated that the church was likely to be of historical, social, and aesthetic significance to the local area. Subsequently the church was included in the list of proposed new heritage items submitted with the finalised Study Review in November 2006.

In June this year, a pre-DA submission was lodged which proposed the conversion of the church to a child care centre. The proposal, however, did not proceed.

Historical Summary

The church is situated on two parcels of land which formed part of the 1881 Rosedale subdivision by the Australian Mutual Investment & Building Co. Ltd. The Presbyterian Church purchased the land in 1883 and shortly after constructed a wooden hall on the site. This was followed by the brick church (with later additions) which stands on the site today and which, on physical evidence, appears to have been built around the end of the nineteenth century.

The church in its original form appears to have been a very simple building, comprising only a nave with a gabled roof. It was orientated in a roughly north-south direction, so that the front of the church addressed Cook Street.

The Catholic Church purchased the property in 1926 and not long afterwards made additions to the building. The south front was extended to the Cook Street boundary and porches were added on either side of the new front. Towards the rear of the church, a chapel was added on the western side of the building and a small vestry on the eastern side. Subsequent additions include a small vestibule on the western side of the church and small lean-to amenity blocks at the rear and on the east side of the building.

Further research could clarify the construction date of the church and its subsequent additions. Further research could also provide a better indication of the social significance of the church building in relation to the history of Catholic and Presbyterian congregations in the local area. Further research could also inform an assessment of the

comparative significance of the building relative to other churches of a comparable date and scale in the local area.

Physical Description

The property on which the church is situated comprises two parcels of land orientated to Balmoral Avenue (Lots 10 and 11, Section C, DP 876). Lot 11 has a secondary frontage to Cook Street. The church building is situated at the western end of these lots and fronts Cook Street. As a result, a large portion of the property is undeveloped.

The original section of the church is the central nave and the only external sections which are readily visible are the east and west side elevations. These are divided into two bays separated by brick buttresses and featuring paired windows (narrow, with sash windows and brick arch lintels). The walls of the original section of the church are solid brick (Flemish bond) and have been painted many times (currently painted white). The west elevation is partly obscured by a lean-to vestibule of brick (painted white) and timber windows which appears to have been added probably after around 1950.

The most visible elements of the church are the additions made after its purchase by the Catholic Church in 1926. The building appears to have a high degree of originality. Its presence within a residential context is an interesting juxtaposition, however the scale of the church relates well to the scale of surrounding development. The church building provides a interesting element in a context which features a combination of earlier houses (such as a weatherboard cottage adjoining the church at 5 Cook Street) and more recent residential redevelopment.

Potential Significance

The Canterbury Heritage Study Review (2006) suggested the church was of local heritage significance for the following reasons:

Statement of significance: Of historic and social significance for its relationship to the growth and activity of the local Presbyterian, and from 1926, Catholic communities in the local area.

Assessment criteria: Criterion (a) (historical): Of historic significance for its role in the development of the Presbyterian Church in the local area, and from 1926, the Catholic Church.

Criterion (c) (aesthetic/technical): A simple church, with minimal detailing. However, retains the basic form and character of a simple suburban church building.

Criterion (d) (social): Has social significance in relation to the local Catholic congregation, and by historical association, the Presbyterian community.

At present I see no reason to disagree with these assessments. Further investigation would provide an opportunity to clarify important details, such as the date when the church and its later additions were constructed, its history of use by two different congregations, and

its value to the local community. I believe such investigation would provide further support to the view that the church is of local heritage significance.

Peter Woodley

HERITAGE ADVISER

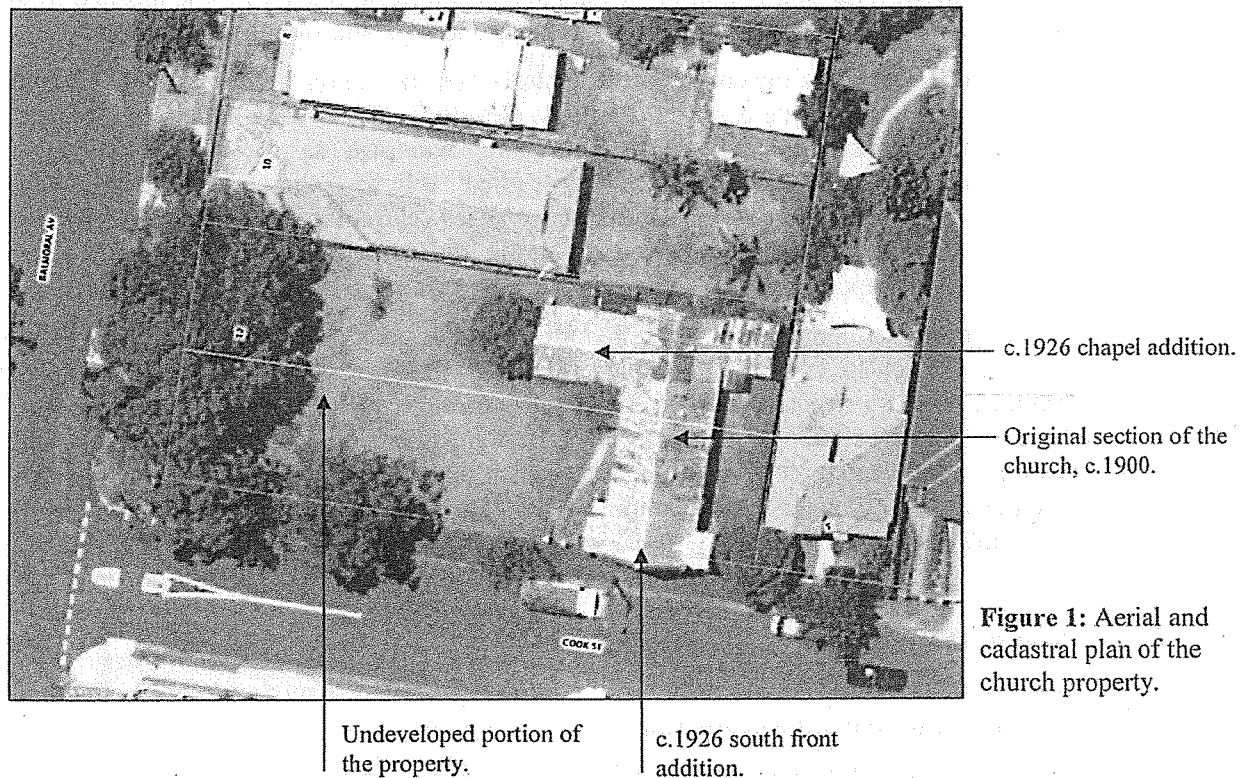


Figure 1: Aerial and cadastral plan of the church property.

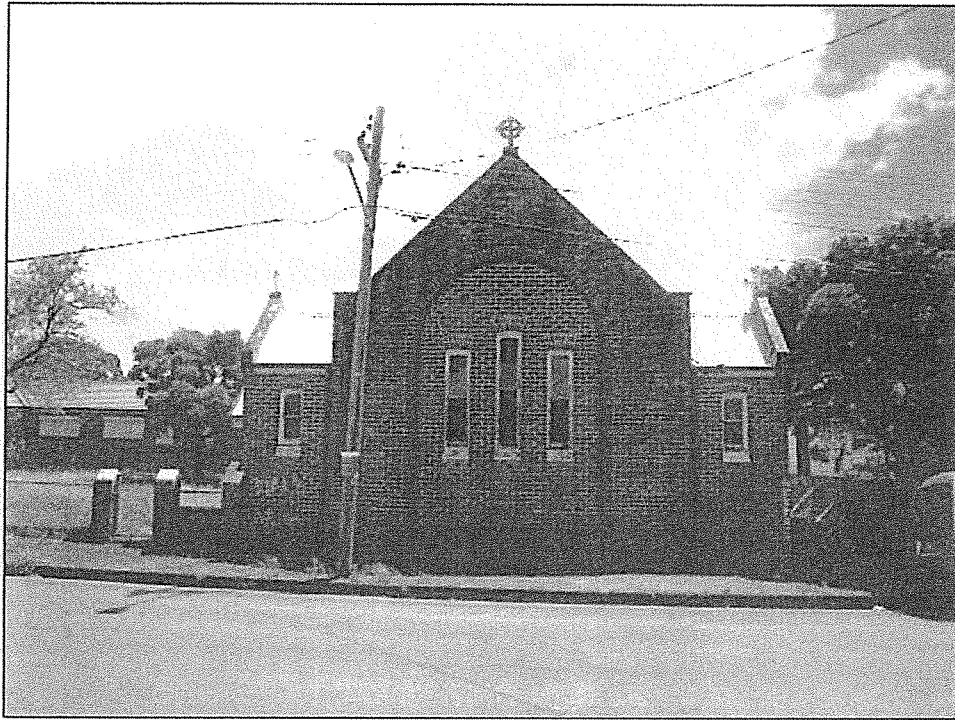


Figure 2: South front of the Church from Cook Street (added c.1926)

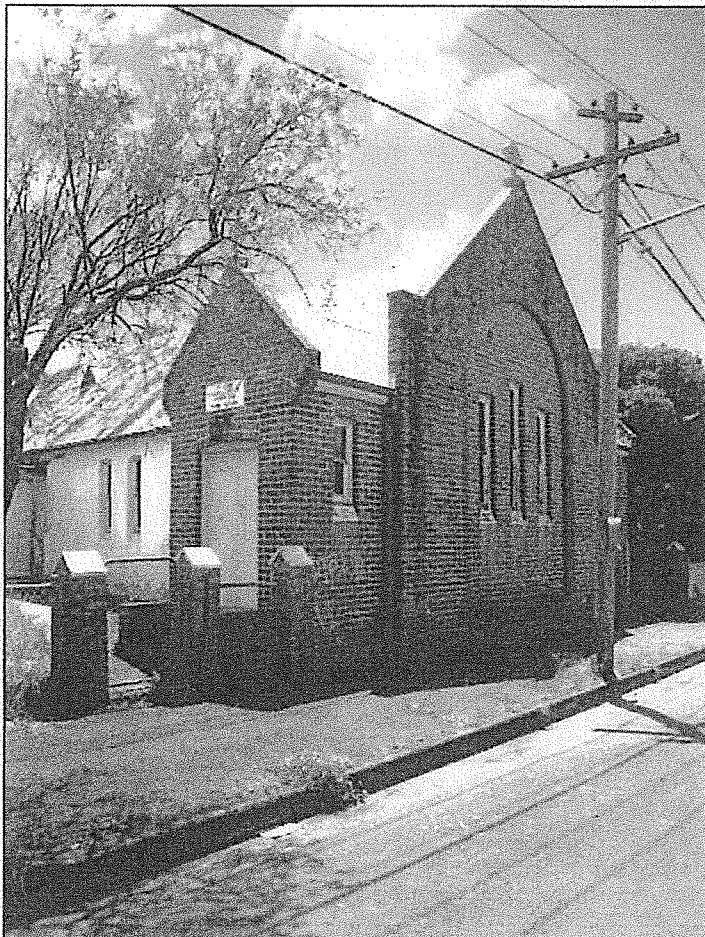


Figure 3: South front and porch on west side. White painted section is the original part of the Church, built around 1900.

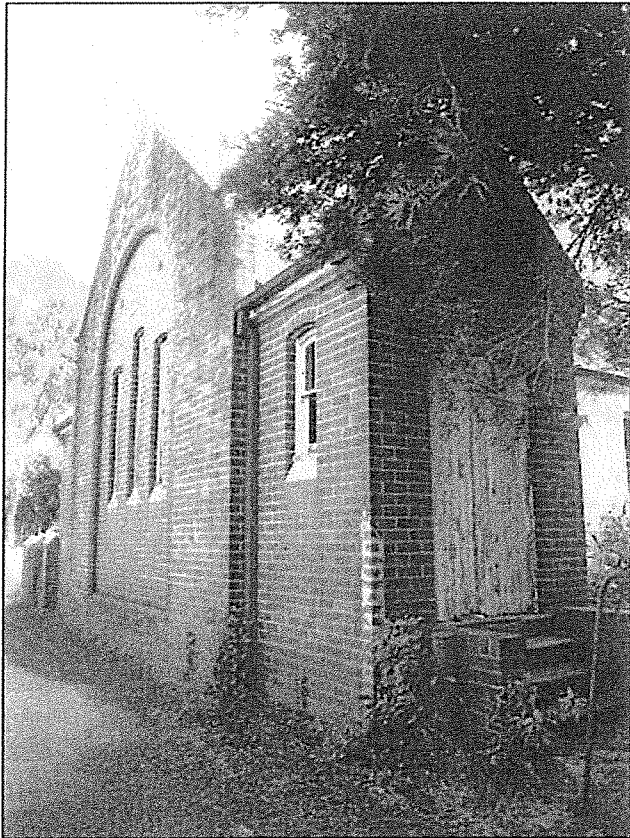


Figure 4: South front and porch on the east side.

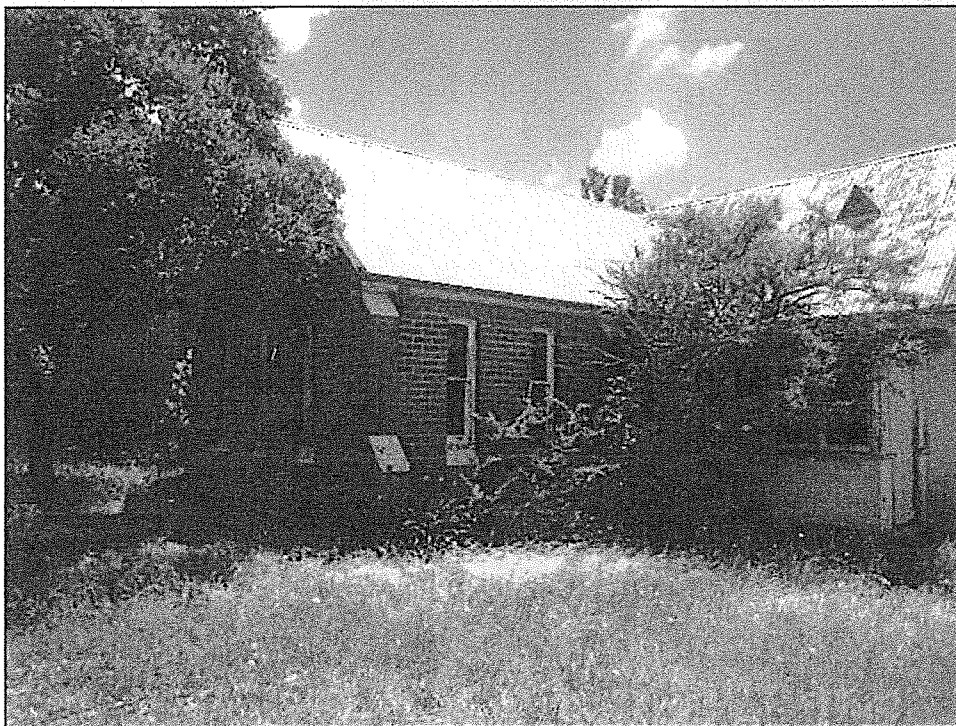


Figure 5: Chapel added to the north west corner of the church (c.1926).



Figure 6: Photo from the Balmoral Avenue frontage showing the large proportion of the site which is undeveloped.

REFERRED COMMITTEE MATTERS**2 12 BALMORAL AVENUE, CROYDON PARK: INTERIM
HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH**

FILE NO: 53/12D
Attachments: Heritage Assessment
REPORT BY: DIRECTOR CITY PLANNING
WARD: EAST

Summary:

- The matter was deferred by the City Development Committee on 12 May 2011 to allow Council officers to discuss the matter with the applicant.
- In December 2010 Council made an Interim Heritage Order to give temporary protection to St John's Church at Croydon Park. St John's Church was found to be of potential local heritage significance and we had cause to believe the building was under threat.
- Under the terms of the Interim Heritage Order, Council must resolve within six months of the date of the Order whether to list the church as a heritage item in an Local Environmental Plan (LEP).
- If Council resolves to list the item, then the Interim Heritage Order will last for twelve months from the date it was made. This additional period of time is to allow for the preparation and adoption of the LEP to list the item.
- If Council does not resolve to list the item, then the Interim Heritage Order will lapse at the end of the six month period (on 17 June 2011).
- This report finds that St John's Church is of local heritage significance and recommends the preparation of an LEP to list the church as a heritage item.

City Plan and Budget Implications:

This report has no implications for the Budget and supports our City Plan long term goal of Sustainable Urban Development.

Report:**Background**

At its meeting of 9 December 2010, Council resolved to make an Interim Heritage Order to protect St Johns Church at Croydon Park because it "believed that the Church is likely to be of local heritage significance and is likely to be harmed." Council has delegated authority from the Minister for Planning to make Interim Heritage Orders under the Heritage Act 1977 in situations where an item of potential local significance is threatened with harm.

The view that the church was likely to be harmed was formed on the basis of an enquiry on 2 December 2010 by a person claiming to be a representative of the trustees of the church. It was indicated that a complying development certificate may be sought for the demolition of the church as a precursor to the sale of the property as two vacant parcels of land. This course of action could have resulted in the church being demolished without a development

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH (CONT.)

application and consequently without any consideration of its potential local heritage significance.

The view that the church was of potential local heritage significance was formed on the basis of recommendations made in the Canterbury Heritage Study (1988) and the Canterbury Heritage Study Review (2006), both of which recommended that it be listed as a locally significant heritage item. A preliminary heritage assessment which referred to these recommendations was prepared by our Heritage Adviser.

The Interim Heritage Order was subsequently gazetted on 17 December 2010. The Enfield Parish (within which the church falls) was notified by letter once the Order had been made and a notice was placed in the Canterbury-Bankstown Express.

Owners have 28 days from the date an Interim Heritage Order is made to make an appeal to the Land and Environment Court. As owner, the Archdiocese of Sydney exercised its appeal rights and lodged a Class 1 application with the Court on 14 January 2011. The solicitors for the Archdiocese also wrote to Council on 13 January 2011 to express the Church's disappointment regarding the Interim Heritage Order and to seek further information. The Archdiocese questioned the potential heritage significance of the church on the grounds that it has played a minor role within the Enfield Parish, and there are more significant Catholic churches within three kilometres of St John's. Subpoenas were also issued on 28 January 2011 to Council and to our Heritage Adviser to produce information relating to the making of the Interim Heritage Order.

Council officers met with a representative of the Archdiocese of Sydney on 23 February 2011. Following this meeting and further negotiations between the parties, the proceedings in the Land and Environment Court were discontinued by the applicant on 2 March 2011.

The purpose of an Interim Heritage Order is to provide temporary protection to an unlisted item which is under threat and to provide a period of time in which the heritage significance of the item can be assessed in greater detail. Interim Heritage Orders made under delegation by a local council lapse after six months unless Council resolves before then to list the item as a heritage item in an LEP. Council has until 17 June 2011 to make such a resolution. If Council resolves to list the item then the Interim Heritage Order will last for twelve months from the date it was made. Council should during this time prepare and adopt an LEP to list the heritage item.

Significance of the St John's Church

Our Heritage Adviser has undertaken a further detailed assessment of the heritage significance of the church which is included in the Attachments. This assessment has clarified the date when the church was constructed (1884) and the date of subsequent major additions (1933). The relationship of the church to, firstly, the Presbyterian Church and then the Catholic Church in the local area has also been clarified. The significance of the church has also been considered in relation to the other church buildings in the local government area and to other early buildings situated on the Rosedale estate at Croydon Park (a subdivision of 1881).

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH (CONT.)

Our Heritage Adviser believes the church building is of local heritage significance and has recommended that it be listed as a heritage item in an LEP. The 1884 section of the church (albeit partly concealed by later additions made in 1933) is one of the earliest church buildings still standing in the City of Canterbury. The only church building which is earlier is St Paul's Church in Canterbury which was built in 1859. The original section of Croydon Park Uniting Church on Georges River Road (like St John's, partly concealed behind later additions) is contemporary with St John's, both being completed weeks apart in 1884. Most of the existing churches in the local area were built in the Federation and Inter-War periods. The 1933 additions to St John's (which included a new front, chapel and vestry) are typical of the latter period.

The 1933 additions to the church were made in a simple Inter-War Romanesque style. This style was popular in the 1920s and 1930s and the architect responsible undertook many commissions for the Roman Catholic Church in the same style. The additions at St John's, befitting its size and its role as a minor station church, were quite humble in comparison to other Catholic churches in the local area such as St Mel's at Campsie, or later St Joseph's at Belmore. The 1933 additions are however largely intact. They have not been subjected to unsympathetic alterations. The ecclesiastical style of St John's stands out from the residential buildings around it, but the scale and situation of the church is in character with the scale of residential development in the vicinity.

The church also has local heritage significance in relation to the development of the Rosedale estate at Croydon Park. This 1881 subdivision was one of a number of suburban subdivisions which started to appear in the 1880s. Most of these estates however did not develop until some years later and few buildings erected prior to 1900 survive. Aside from St John's, there are only three buildings from the 1880s on the Rosedale estate which survive without extensive unsympathetic alterations (two pairs of semi-detached cottages in Windsor Avenue and a two storey corner shop on Balmoral Avenue). These three buildings are already listed as heritage items. If St John's were to be listed, then there would be a church, a corner shop and two pairs of cottages to illustrate the first phase of development on the Rosedale estate in the 1880s.

The church is also of local historical significance in relation to the development of religious communities in the local area, specifically the Presbyterian community and subsequently the Roman Catholic community. Elements survive which are associated with both congregations, the 1884 section with the Presbyterian Church and the 1933 additions with the Catholic Church. It is more difficult to quantify the social significance of the building to both communities, as this is dependant on the value which these communities themselves place on the building in contrast to a broader interest in the historical development of the local area.

Recommendation to list and the LEP process

On the basis of our further detailed investigations, it is recommended that St John's Church be listed as a locally significant heritage item under Canterbury LEP 138: Canterbury Precinct. This will require the preparation of a Planning Proposal which will be based on the information contained in this report. This Planning Proposal will be submitted to the Department of Planning for a gateway determination as to whether the building should be listed as a local heritage item. If the gateway determination is favourable then the Planning Proposal will be placed on public exhibition which will provide an opportunity for interested

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH (CONT.)

parties to comment. After exhibition, the matter will be reported to Council to resolve whether to proceed with the proposal. The heritage item listing would take effect from the date when the LEP amendment is gazetted.

Effect of an LEP Listing

The principal effect of an LEP listing is that alterations to church would require development consent. Under Canterbury LEP 138, an alteration to a heritage item means:

- (a) make structural changes to the outside of the heritage item, or
- (b) make non-structural changes to the fabric, finish or appearance of the outside of the heritage item, not including changes that maintain the existing detail, fabric, finish or appearance of the outside of the heritage item.

An LEP listing will not sterilise the site from continued use as a church, or a future change of use. The conservation incentive clause in the LEP can also allow for a use which would not otherwise be permitted. An LEP listing will mean that any change of use, subdivision, or development of the property will need to assess the impact on the significance of the item.

Conclusion

An Interim Heritage Order was placed on the church in response to a threat of possible demolition and because it was believed the church was potentially of local heritage significance. Since the Interim Heritage Order was made the opportunity has been provided to undertake a more detailed assessment of the item. From this research it is considered that the church is of local heritage significance and it is recommended that it be protected by a listing as a locally significant heritage item in Canterbury LEP 138.

RECOMMENDATION:

THAT

1. A Planning Proposal be prepared and submitted to the Department of Planning for the listing of St John's Catholic Church at 12 Balmoral Avenue, Croydon Park, as a heritage item in Local Environmental Plan 138: Canterbury Precinct.
2. The Trustees of the church be advised of the decision.

COUNCIL MEETING

RESOLUTION - 26 MAY 2011

- 2 **12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH**
FILE NO: 53/12D

Min. No. 120 **RESOLVED** (Councillors Hawatt/Favorito)

THAT

1. A Planning Proposal be prepared and submitted to the Department of Planning for the listing of St John's Catholic Church at 12 Balmoral Avenue, Croydon Park, as a heritage item in Local Environmental Plan 138: Canterbury Precinct.
2. The Trustees of the church be advised of the decision.

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH
(CONT.)

FOR	AGAINST
The Mayor, Councillor Furolo	
Deputy Mayor, Councillor Kritharas	
Councillor Adler	
Councillor Eisler	
Councillor Favorito	
Councillor Hawatt	
Councillor Kebbe	
Councillor Nam	
Councillor Robson	

Heritage Assessment, St John's Church, 12 Balmoral Avenue, Croydon Park

1.0 Background

In December 2010 I prepared a preliminary heritage assessment of St John's Church at Croydon Park (Attachment 1 of Item 3, Council Meeting of 09 December 2010). The preliminary heritage assessment was taken into consideration by Council when it resolved to make an Interim Heritage Order giving temporary protection to St John's Church. In the preliminary assessment I summarised the historical information which was immediately available (principally from the Canterbury Heritage Study Review of 2006), I provided a brief description of the church and its context on the basis of an external site inspection conducted in the same week, and I summarised the potential local heritage significance of the church as suggested in the Canterbury Heritage Study Review. I also noted that further investigation would:

“provide an opportunity to clarify important details, such as the date when the church and its later additions were constructed, its history of use by two different congregations, and its value to the local community”.

The following heritage assessment clarifies the abovementioned matters and assesses the heritage significance of the church in greater detail. Its purpose is to assist Council in its consideration of whether to provide permanent protection to the church by listing it as a heritage item in Canterbury LEP No.138.

2.0 Historical Summary

2.1 The *Rosedale Estate*

The church is situated in an area which formed part of Simeon Lord's 800 acre *Brighton Estate* which was granted to him in 1816. Lord's *Brighton Estate* covered an area bounded by Liverpool Road to the north, Cooks River to the south, Coronation Parade to the west and Croydon Avenue to the east. It took in much of the present day suburbs of Croydon Park, Enfield and Croydon. In 1824 Lord sold his *Brighton Estate* to W.H. Moore, a solicitor, who in turn sold the estate in 1834 to Francis Stephen. From 1836 to 1838 Francis Stephen subdivided the *Brighton Estate* into small farm allotments and created Burwood Road. The subject site was situated within lot 59 of the *Brighton Estate* subdivision.

In the late 1870s large parts of the *Brighton Estate* began to be subdivided into suburban allotments. The first Croydon Park subdivision was made in 1878 and comprised the area east of Brighton Avenue. The second Croydon Park subdivision, which stretched from Brighton Avenue to what is now the east end of Cook Street, took place in 1881. The remainder of the *Brighton Estate* was shortly afterwards subdivided as the *Rosedale* estate by Edward Hogben and Henry George in 1881 (Figure 1). In 1883, the bulk of the *Rosedale* estate was sold to the Australian Mutual Investment and Building Company limited which was a major land development company in Sydney. The company designed model worker's cottages for the estate. Several examples have survived in varying states of original integrity. Those at 53-55 and 60-62 Windsor Avenue are listed heritage items.

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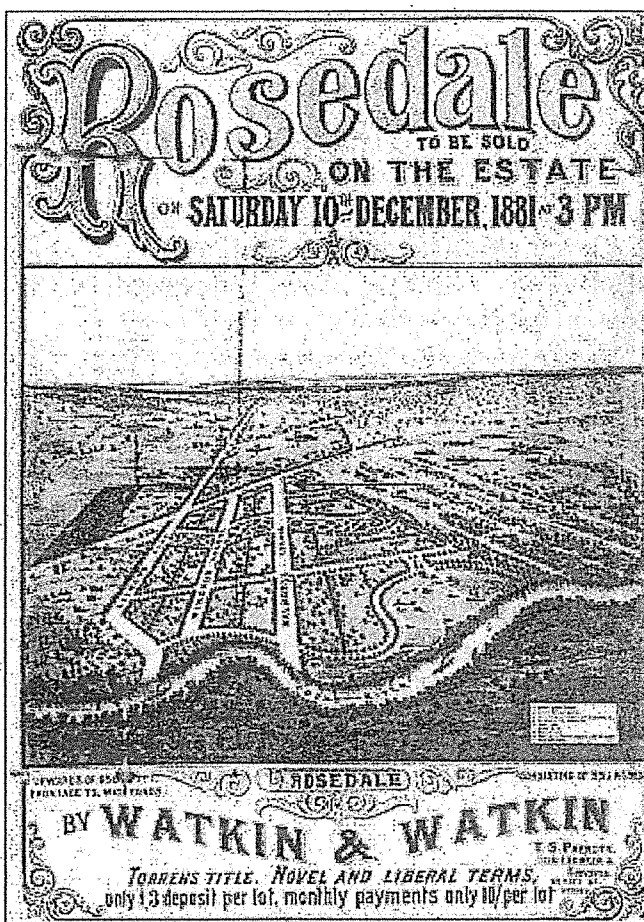


Figure 1: *Rosedale* estate auction advertisement from 1881. Approximate location of the church is indicated (built after this advertisement).

Parcels of land within the *Rosedale* estate were sold in a series of auctions in the early 1880s and the area developed a distinctly working class character. Many of the new residents were tradesmen who worked on the houses which were being built on the estate. The promise of a tramway to the area increased the attractiveness of the estate. After some delay, the tramway was extended along Georges River Road to Enfield in 1891.

2.2 The *Rosedale* Presbyterian Church

As new inhabitants moved into the area the need for places of worship arose. The nearest churches at the time were the Church of England at Croydon and Enfield. In the winter of 1882 a number of residents decided to commence worship in a small weatherboard building erected for general purposes in Balmoral Avenue opposite Cook Street. The church met in this location for over two years and the congregation initially comprised a number of protestant denominations. As the small church grew the Presbyterians became the ascendant group and the other denominations diminished, in some instances establishing churches of their own in the district.

In 1884 it was decided to purchase a site in Cook Street to erect a more suitable building. The chosen site on the corner of Cook Street and Balmoral Avenue comprised two parcels of land, Lots 10 and 11 of Section C of the *Rosedale* estate subdivision (Figure 2). The property was jointly purchased in July 1884 by Robert Walker of Croydon, Stephen Mills of Burwood, a surveyor, Alfred Vaughan of Rosedale, a sheet metal worker, and James Best of Croydon, a clerk.

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH

These were active members of the Presbyterian community in the local area. Mr Walker in particular was regarded as the founder of the Presbyterian Church at Rosedale and regularly led services, as did Stephen Mills and James Best.

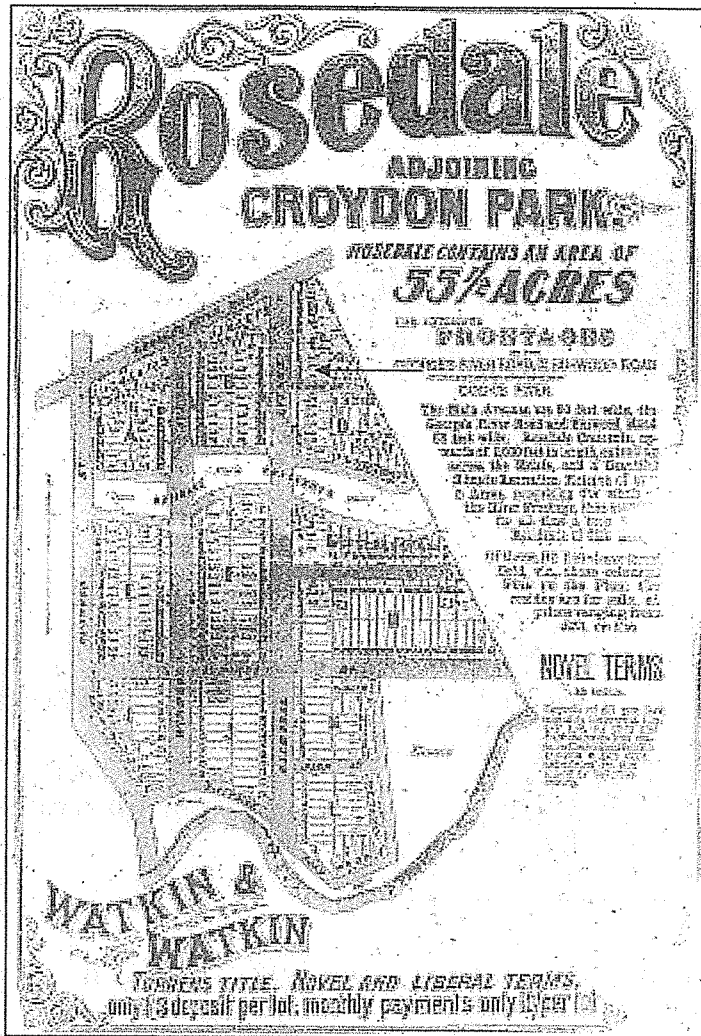


Figure 2: *Rosedale* estate auction advertisement from 1880s after many lots had been sold. The church was built on the site indicated.

The building was opened on 30 November 1884. It was a simple church (Figures 3 and 4) comprising a brick nave broken into three bays by buttresses on the side elevations. It had a gabled roof (corrugated iron) with small gabled roof ventilators near the ridgeline, and a timber bellcote at its south (Cook Street). A small porch (later replaced) was situated at the front of the building and entered from Cook Street.

12 BALMORAL AVENUE, CROYDON PARK: INTERIM HERITAGE ORDER FOR ST JOHN'S CATHOLIC CHURCH

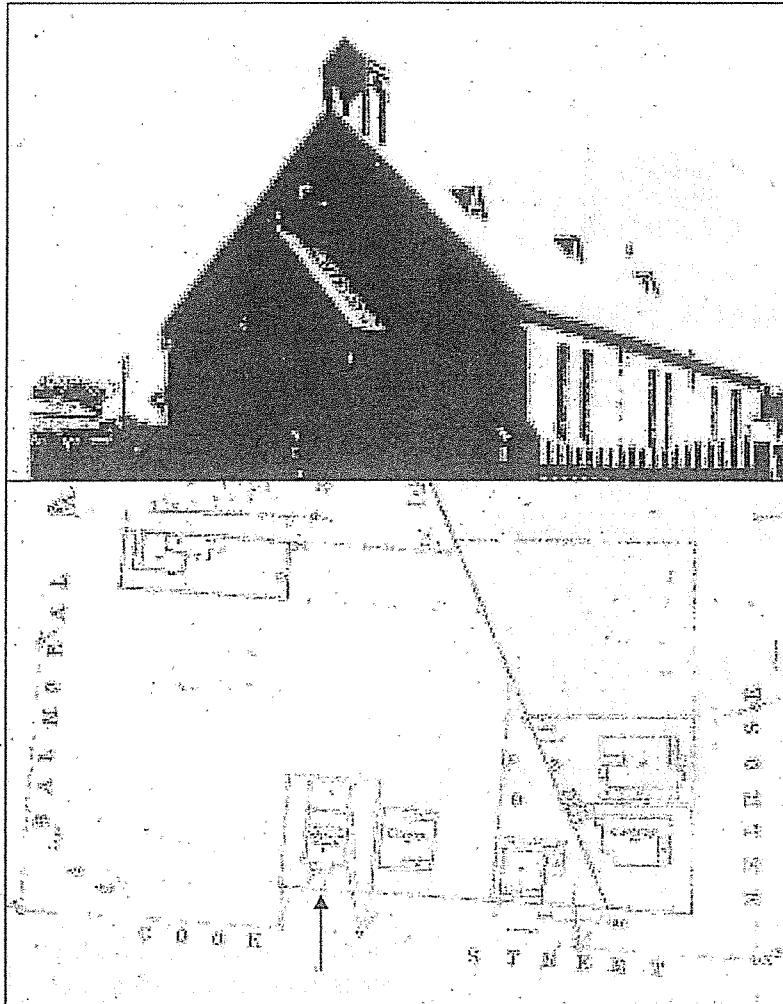


Figure 3: Rosedale Presbyterian Church in its original state before additions in 1933.

Figure 4: 1912 Water Board plan showing the Rosedale Presbyterian Church and surrounding development at the time.

A listing for the church first appears in the *Sydney Sands Directory* in 1885 however it was referred to (possibly incorrectly) as a Methodist church. From 1886 until 1924 the church was listed as a Presbyterian church and for much of that time was known as the *Rosedale Presbyterian Church*. The *Sands Directory* also lists two of the ministers associated with the church, Rev. Alexander Osbourne (recorded 1889-1892) and Rev. W. McKenzie (recorded 1893 and 1896).

In addition to services, the church was also used for Sunday school and for community meetings. For example, a large and crowded meeting of residents was held in May 1888 to discuss and pass a resolution to campaign for the long awaited tramway connection to Ashfield. The following year a "Free-trade Meeting" was held in the church to argue the case against protectionism to local trade unionists.

In 1921 the congregation of the church purchased a property on the corner of Boyle and Violet Street in Enfield, about a kilometre to the north, for the purpose of building a new church. The foundation stone for the new church in Enfield was laid on 30 July 1921. The *Sands Directory* continued to list the Presbyterian Church in Cook Street until in 1925 it is referred to as *Balmoral Hall*. The following year the property was sold to the Catholic Church.

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2.3 St John's Catholic Church

In a short space of time in August and September 1926 the property was registered in the name of the Presbyterian Church of Australia (NSW), then Peter Hurley of Enfield, then Michael Kelly, Archbishop of Sydney, Michael Sheehan, Co-adjutor Archbishop of Sydney, and the priests Patrick Lewis Coonan, Thomas, Phelan and John Patrick Considine. Rather than the property being sold directly from the Presbyterian Church to the Catholic Church, it first passed through a third party, Peter Hurley. Whether this arrangement was due to sectarian concerns is not clear.

Between 1925 and 1928 the building was not listed as a church in the *Sands Directory* but as *Balmoral Hall*. This period overlaps with the sale of the church to the Catholic Church (1926). Further research would be necessary to establish the function of the building in this period. It may have operated as a community hall before its new use as a Catholic church was established.

The church, which was now known as St John's or St John the Baptist Catholic Church, fell within the Enfield parish. It served as a station church secondary to the principle parish church of St Joseph's at Enfield. It appears that the majority of sacraments were held at St Joseph's and that for many years St John's was used for a Sunday mass once a week. St John's certainly figures less frequently in newspaper articles and notices than did the preceding Presbyterian Church.

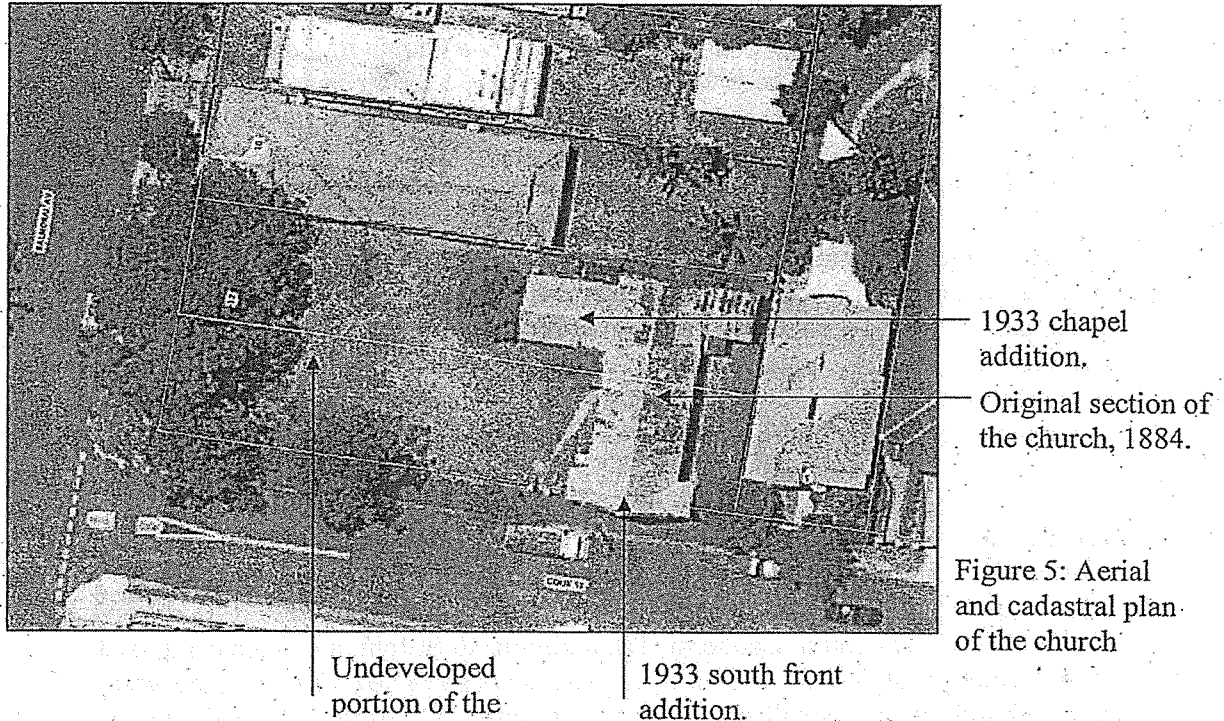
In September 1933, tenders were called by architect G. Clancy for additions to the Catholic Church at Croydon Park. Glancy's firm specialised in Catholic churches and schools, usually designed in the Inter-War Romanesque style. Examples include the Catholic churches at Taralga and Bangalow, additions at St Vincent's Potts Point, and St Christopher's Cathedral in Canberra. The additions to St John's Church comprised a new Romanesque style front and side porches, as well as a new chapel on the west side of the building and a small vestry on the east side, both towards the rear. The additions at the front of the church removed the original porch of the Presbyterian Church. Further small additions, a toilet on the east side attached to the vestry, and a porch on the west side attached to the chapel, were made some time later, possibly in the 1940s or 1950s.

In the 1990s the church was used by the Catholic Melkite community. It was rented from the Archdiocese of Sydney on the condition that local Roman Catholics could continue using the building for Sunday mass. The Melkite congregation unsuccessfully sought to purchase the property to establish an inner west parish.

The church has progressively fallen into disuse and no services have been held there for a number of years. In 2003, tentative enquiries were made concerning the possible sale of the church and conversion to residential use. More recently, pre-DA consultation was undertaken in relation to a proposal to convert the church to a child care centre.

3.0 Physical Description

The church is situated on a corner site which comprises two parcels of land (Lots 10 and 11, Section C, DP 876). The property is addressed as 12 Balmoral Avenue, but the church is situated at the west end (or rear) of the property and addresses Cook Street. The church therefore only occupies only part of the property and a large portion is undeveloped.



The original section of the church was built in 1884. It comprises the central brick nave, the external walls of which are divided into bays separated by brick buttresses and featuring paired windows (narrow, with sash windows and brick arch lintels).

Three bays were originally visible but two (one on each side towards the rear) have been obscured by additions. The walls of the original 1884 section can be clearly discerned as they have been painted white. They are constructed of brick laid in a Flemish bond. The form of the roof is original as are the six small gabled roof ventilators with timber louvers (three on each side).

The most prominent element of the church is the new front built in 1933. The original nave was extended to the Cook Street boundary to create the new front and porches were added on either side. The walls of the 1933 front are a dark dry pressed face brick laid in stretcher bond. The roofing is corrugated metal sheet, continuing the original roof of the 1884 church. The design of the new front is a very simplified Romanesque style, the key feature of the façade being a recessed bay with a round arch. The porches on each side have brick gables with corbelled ends. Window and door openings are very simple, featuring arched lintels with two header brick rows.

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The chapel on the west side towards the rear of the church appears to have also been added as part of the 1933 additions. It is a simple gable roofed extension in brick, divided into bays by external buttresses and featuring narrow sash windows with arched lintels. A small vestry was also added on the east side of the building at the rear in a similar style.

Further minor additions (date unknown) have been added, including a brick and timber framed porch on the west side giving access to the side chapel, and a toilet in front of the vestry on the east side. These appear to have been added perhaps in the 1940s or 1950s.

On the whole the church building (both the 1884 section and the later additions) is very simple. Ornamental elements include simplified celtic crosses on the porch and façade gables, and a gothic style lantern over the entry to the west porch. On the Cook Street frontage there is also a brick fence on each side of the façade featuring brick piers with rendered coping. One pier (on the east side of the façade) is missing.

An internal inspection could not be arranged for the purposes of this assessment. The structural condition of the church appears to be fair, however disuse and lack of maintenance has caused deterioration to a number of elements, particularly guttering and roofing. A window on the west side of the nave has been broken.

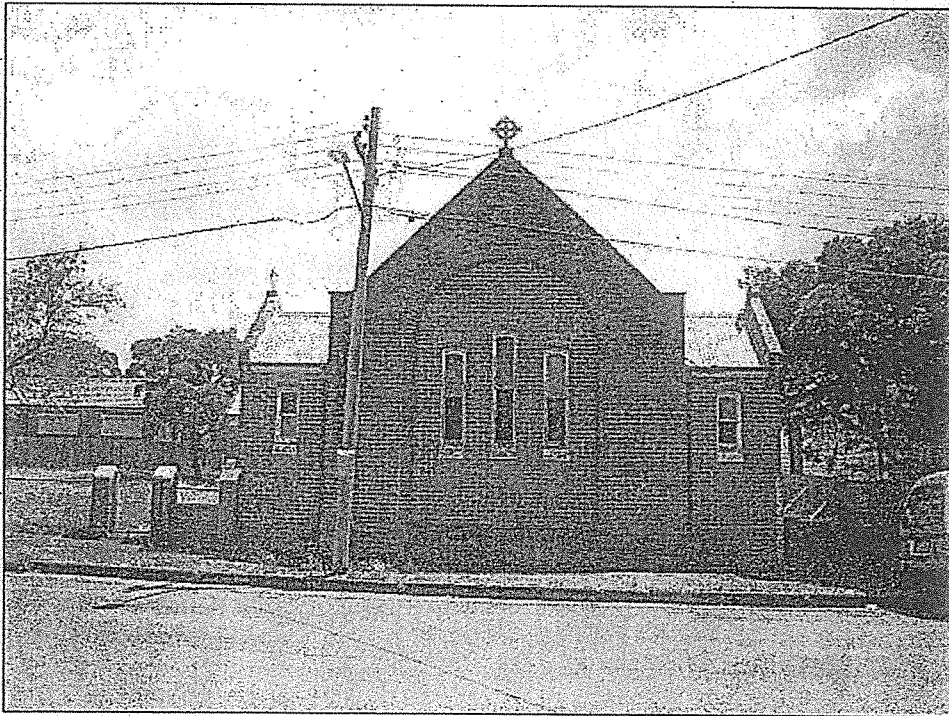


Figure 6: South front of the Church from Cook Street (added 1933)

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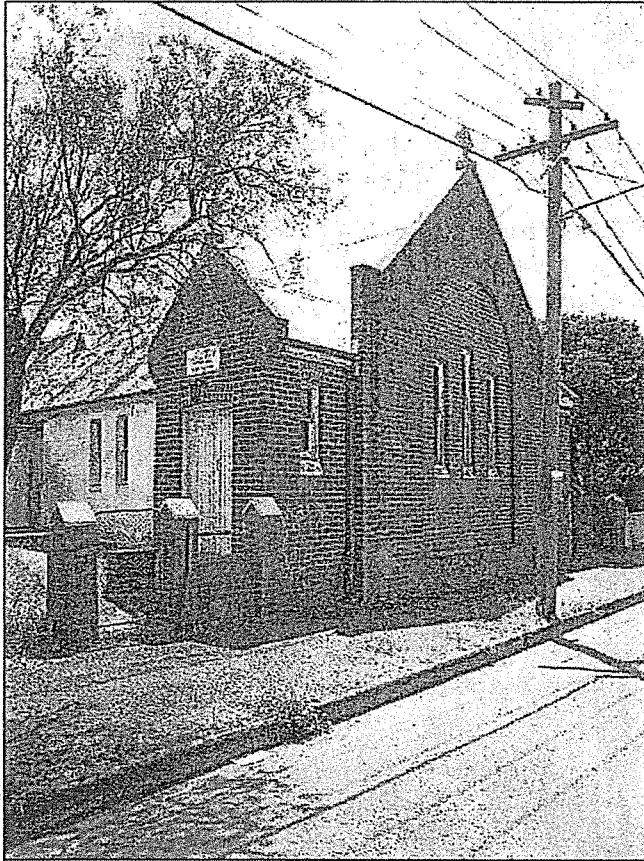


Figure 7: South front and porch (1933) on west side. White painted section is the original part of the Church built in 1884.

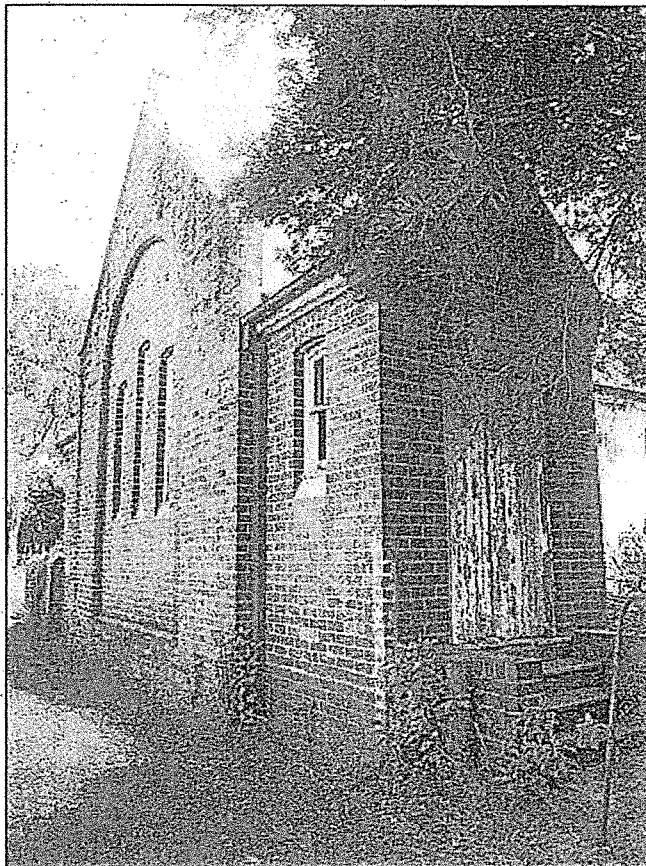


Figure 8: South front and porch on the east side.

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Figure 9: Brick chapel added to the north west corner of the church in 1933. Porch (painted white) added later.

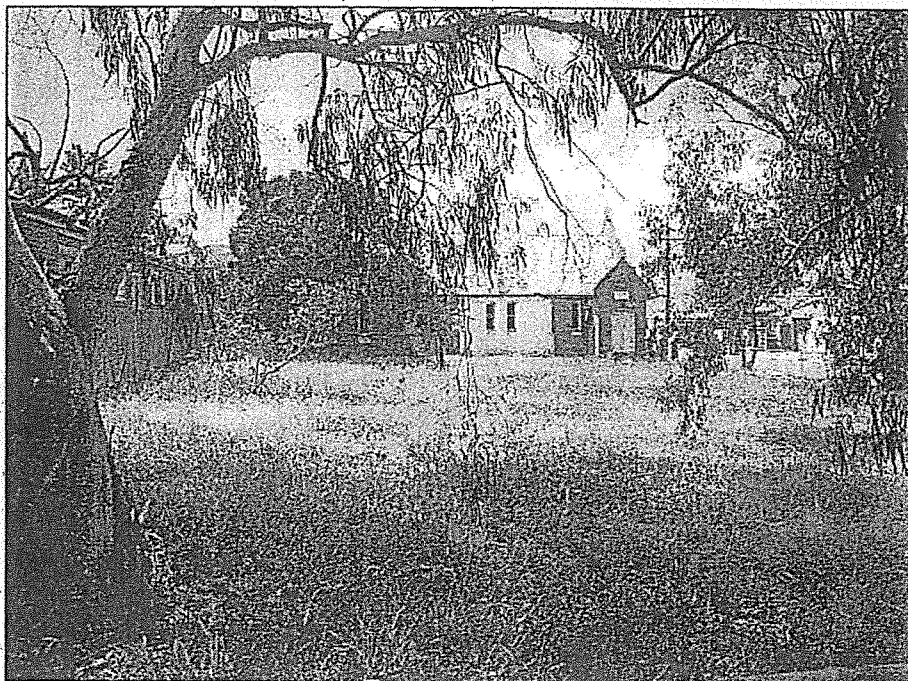


Figure 10: Photo from the Balmoral Avenue frontage showing the large proportion of the

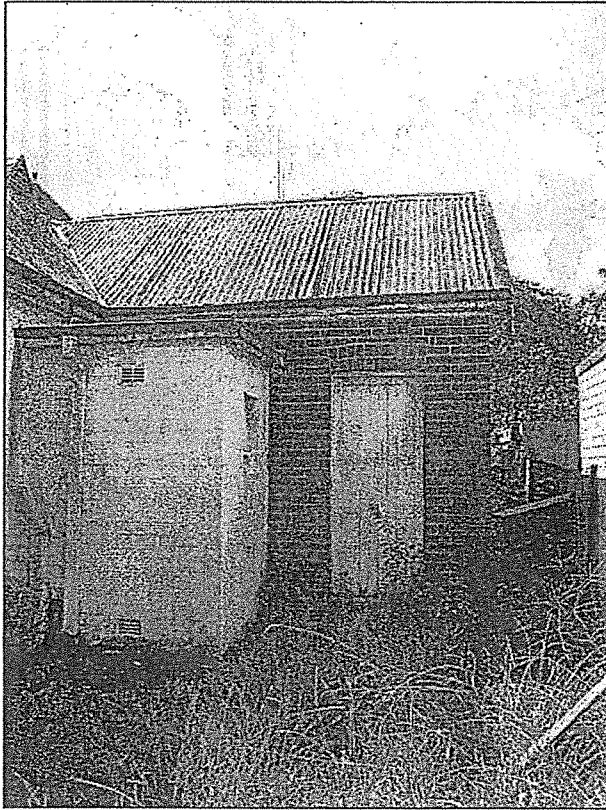


Figure 11: Brick vestry added on the north east corner of the church in 1933. The toilet block (painted white) was added later.

4.0 Comparative Survey

In order to better understand whether a place is of local heritage significance a survey should be made of comparable places. For this assessment I have conducted a comparative survey along the following lines:

- (a) comparison with other churches in the local area (Canterbury LGA); and
- (b) comparison with other early buildings on the *Rosedale* estate.

I have selected these points of comparison as I believe them to be the most relevant ones for determining whether the church has local heritage significance.

4.1 Comparison with other Church buildings

In Table 1 below I have selected church buildings in the local area built before 1950 for comparison. The comparison is based on churches identified in the Canterbury Heritage Study Review (2006) as well as others not identified in the study but with which I am familiar. These generally date from before 1950, though some have had additions after this date.

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Table 1: Comparative Examples – Churches in Canterbury LGA

Church	Street	Suburb	Date(s)	Description
St Paul's Anglican Church	17-33 Church Street	Canterbury	1859	Small sandstone Gothic Revival style church designed by Edmund Blackett.
St Johns Catholic Church	12 Balmoral Avenue	Croydon Park	1884 1933	1884 section, brick nave with buttresses and corrugated iron roof. Romanesque brick front plus chapel and vestry added in 1933.
Croydon Park Uniting Church (former main Church building now administration building)	9-11 Brighton Avenue	Croydon Park	1884 1928	1884 section, brick nave with buttresses, lancet windows, and slate roof. Brick front in Romanesque style added in 1928.
St Stephenos' Greek Orthodox Church (former main church building now hall)	650-668 New Canterbury Road	Hurlstone Park	Circa 1890s	Late Victorian/Federation Carpenter Gothic church, substantially altered. Current church building details are outlined below.
St Andrew's Anglican Church (former main church building)	154-158 Lakemba Street	Lakemba	Circa 1900	Federation Carpenter Gothic church hall. Substantially altered.
Fijian Parish Uniting Church (former main church building now hall)	301-301A Canterbury Road	Canterbury	1902	Simple sandstone church building with corrugated iron roof. Replaced by adjoining 1927 church.
St Stephanos' Greek Orthodox Church	650-668 New Canterbury Road	Hurlstone Park	Circa 1910 1924	Federation brick church with Inter-War additions (1924). Former Anglican church (St Stephen's).
St John's Anglican Church	26-26C Anglo Road	Campsie	1911	Federation Gothic brick church.
Lakemba Uniting Church	69-75 Haldon Street	Lakemba	1911 1935	Simple Federation Gothic style church with later additions (1935).
Uniting Church	8 Melford Street	Hurlstone Park	1912 1923	Federation Gothic style (1912) and Inter-War Romanesque style (1923) church in brick.
St Saviour's Anglican Church	1353 Canterbury Road	Punchbowl	1917	Late Federation brick church.
Croydon Park Uniting Church	9-11 Brighton Avenue	Croydon Park	1918	Late Federation Romanesque style church in brick.

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Church	Street	Suburb	Date(s)	Description
Kingsgrove Gospel Church Hall	98 Moorefields Road	Kingsgrove	1920s	Inter-War brick hall (altered) at the rear of the existing church built in 1967.
St George's Anglican Church (former church now hall)	2A St George's Road	Earlwood	1920 1940	Earliest section of church hall, barely visible, built in 1920. Extended in 1940 and existing church built in 1955.
Earlwood Uniting Church	12 William St	Earlwood	1922 1950s	Inter-War brick church with later front added in the 1950s.
St Phillips Uniting Church	36-38 Evaline Street	Campsie	1923	Inter-War Gothic brick church.
Salvation Army (former main church building now hall)	286 Burwood Road	Belmore	1923	Inter-War Anglo-Dutch style building.
St Saviour's Anglican Church Hall	1353 Canterbury Road	Punchbowl	1925	Inter-War brick church hall constructed after the 1919 church.
St Mathews Anglican Church (former main church building now hall)	2-4 Leith Street	Ashbury	1925	Inter-War brick church, replaced by the adjoining church built in 1956.
St Mel's Catholic Church	7 Evaline Street	Campsie	1927	Large Inter-War Romanesque style church in red brick with a slate roof.
Fijian Parish Uniting Church	303-305 Canterbury Road	Canterbury	1927	Inter-War Gothic style church in brick.
Earlwood Presbyterian Church	40 Collingwood Avenue	Earlwood	1927	Simple Inter-War brick church.
St Andrew's Anglican Church	154-158 Lakemba Street	Lakemba	1928	Inter-War Gothic style church in red brick with a slate roof.
Our Lady of Lourdes Catholic Church	280-310 Homer Street	Earlwood	1929 1950	Large Inter-War Mediterranean style building in rendered masonry and terracotta tile roofing.
Earlwood Baptist Church	283 Homer Street	Earlwood	1934	Inter-War Gothic brick church.
Campsie Christadelphian Church	406 Beamish Street	Campsie	1935	Inter-War brick church. Simplified ecclesiastical style.
Punchbowl Uniting Church	11-15 Broadway	Punchbowl	1937	Late Inter-War Gothic style church in red brick.
Clemton Park Community Church (Uniting)	2-6 Dunkirk Avenue	Clemton Park	1948 1956	Early Post-War brick church (1948) and hall (1956)

Among the 28 churches identified only one, St Paul's Church at Canterbury (completed in 1859), is earlier than the original 1884 section of St John's at Croydon Park. The original section of the Croydon Park Uniting Church is contemporary with St John's. These two churches, were opened only a week apart in 1884. Both these churches also had new fronts added to them at a later date which have largely concealed the original 1884 church buildings from the street on both sites (St John's in 1933 and Croydon Park Uniting Church in 1928).

There are two timber framed church halls (at St Stephanos's, Hurlstone Park, and Saint Andrew's, Lakemba) which are likely to have been the original churches on these sites before the later brick churches adjoining them were built. Both, however, have been considerably altered. The original internal structure would be later than the original 1884 section of St John's Church. Many churches in the local area were preceded by timber churches (including St John's), however it would appear that all but the above two examples have since been demolished.

The next church with a definite date of construction is the sandstone former Methodist Church at 301-301A Canterbury Road (now the Fijian Parish Uniting Church hall), built in 1902. Most churches in the local area were not built until the late Federation and Inter-War periods, especially the latter. The 1933 additions to St John's Church are typical of the latter period.

Only three of the twenty eight church buildings mentioned are listed under an LEP as heritage items: St Paul's at Canterbury, St Mel's at Campsie, and the former Methodist Church on Canterbury Road, Canterbury. Of the remaining 25 churches, 12 (including St John's) were recommended for listing by the Canterbury Heritage Study Review (2006). The preceding Canterbury Heritage Study of 1988 also recommended the listing of St John's.

4.2 Comparison with other early buildings on the *Rosedale* estate

The *Rosedale* estate was one of the earliest suburban subdivisions in the local area (1881) and in conjunction with other subdivisions such as the Croydon Park 1st and 2nd subdivisions (1878 and 1881), the Harcourt Model Suburb at Campsie (1889) and the Campsie Park Estate (1885), helped establish the pattern for the suburban development of the local area from the end of the nineteenth century onwards.

Unlike other areas (particularly the Harcourt Model Suburb and the Campsie Park Estate) there was not a long gap in time between subdivision and the first major phase of development on the *Rosedale* estate. Sources such as the *Sydney Sands Directory* record quite a number of residents, mostly working class, living on the estate in the 1880s and 1890s. There are however very few buildings which survive from these years and none from prior to the 1881 subdivision. The following table provides an overview of existing buildings which appear to have been built prior to 1900 on the *Rosedale* estate.

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Table 2: Early Buildings on the *Rosedale* estate

Address	Date(s)	Description	Intactness	LEP Listing
12 Balmoral Avenue	1884 (+1933)	Victorian brick church (1884 nave) with later additions (1933)	Moderate (1884) High (1933)	Proposed
52 Balmoral Avenue	Pre 1900	Single storey weatherboard cottage	Low	No
63 Balmoral Avenue	c.1885	Two storey former shop and residence	Moderate	Yes
172 Burwood Road	Pre 1900?	Single storey late Victorian Rustic Gothic cottage	Low	No
53-55 Windsor Avenue	c.1885	Pair of late Victorian Rustic Gothic semi-detached cottages.	High	Yes
60-62 Windsor Avenue	c.1885	Pair of Victorian Italianate semi-detached cottages.	High	Yes
67-69 Windsor Avenue	c.1885	Pair of semi-detached cottages.	Low	No

Not counting the church, the buildings mentioned above which have a high or moderate level of intactness have already been listed as heritage items under LEP No.138 (53-55 Windsor Avenue, 60-62 Windsor Avenue and 63 Balmoral Avenue). The three buildings with a low level of intactness have been considerably altered and are barely distinguishable as early buildings. In addition to the buildings identified above there are a number of houses, mostly of weatherboard construction, which appear to be early but which have been so altered that it is impossible to determine their construction date without a detailed inspection. In any event, such buildings would not warrant protection as heritage items. There are a greater number of buildings which date from the Federation and Inter-War periods (not included in the above table), but few of these display a high degree of original integrity.

The early section of St John's Church and the three buildings already listed as heritage items would appear to be the only 1880s buildings on the *Rosedale* estate which have not been substantially altered in an unsympathetic manner. It is noted that the church was proposed for listing, along with the three listed items, by the Canterbury Heritage Study in 1988.

5.0 Assessment of Significance

The following assessment of significance has been prepared in accordance with *Assessing Heritage Significance: a NSW Heritage Manual update*, the key guideline document for assessing heritage significance in NSW.

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There are seven assessment criteria which cover the historical significance of a place, its aesthetic value, its association with important people or events, its scientific or research potential, and whether it is a rare or representative of a particular type of place. There are two levels of heritage significance in NSW, State and local. I have restricted the following assessment to a consideration of local significance only as I believe it is highly unlikely that the church would be of State significance. An item should meet one of more of the following the criteria.

Criterion (a): An item is important in the course, or pattern, of the local area's cultural or natural history

The 1884 section of St John's Church is one of the earliest church buildings still standing in the local government area. The only surviving church building of earlier construction is St Paul's at Canterbury (1859). The 1884 section of St John's Church is also one of only a handful of buildings still standing which were erected in the first phase of the development on the *Rosedale* estate at Croydon Park (subdivided 1881). St John's is therefore of local historical significance as it comprises (albeit with later additions) one of the local area's earliest surviving churches and one of Croydon Park's earliest surviving buildings.

The church building is also of historical significance in relation to the development of, firstly, the Presbyterian community and then the Roman Catholic Church (from 1926 onwards) in the local area. The 1933 additions to St John's reflect the latter association. The humble nature of the church reflects its historical origin serving a small but growing Presbyterian community in the local area, and then its role as a minor station church within the Enfield Parish of the Roman Catholic Church.

Criterion (b): An item has strong or special associations with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area

Like any church, an association can be drawn between the building and prominent individuals in the congregations who have worshipped there. A direct and continuing association is however difficult to quantify owing to, firstly, the period of time which has elapsed since the Presbyterian congregation moved in 1921, and secondly, given the diminishing role of the church within the Catholic Parish of Enfield in more recent times.

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

The 1933 additions in a simplified Romanesque style are largely intact. They are typical of the preferred Romanesque style for Roman Catholic churches in the Inter-War period, albeit executed in a manner appropriate to both the minor role of the church at this time and the small scale of the building. The ecclesiastical nature of the building distinguishes it from the surrounding residential development but it maintains a complementary scale.

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The 1884 section of the church is partly concealed by the 1933 additions. It was a simple brick church, typical of small suburban and rural protestant churches of the time. Original elements which are still visible include the buttressed bays on the walls of the nave and the original triangular ventilators on the roof.

Criterion (d): An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons

As noted under criterion (b), a direct and continuing association is difficult to quantify owing to the period of time which has elapsed since the Presbyterian congregation moved in 1921, and secondly, the diminishing role of the church within the Catholic Parish of Enfield in more recent times.

Criterion (e): An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history

This criterion is usually applied to assess the potential archaeological value of an item, or the research potential inherent in the construction techniques and materials of a building. An archaeological assessment has not been conducted however there does not appear to have been any previous occupation of the site prior to the erection of the church in 1884 and archaeological potential is likely to be low.

While the 1884 section of the church is one of the earliest surviving church buildings in the local area, the techniques and materials employed in its construction are not rare and are therefore of limited research potential.

Criterion (f): An item possess uncommon, rare or endangered aspects of the area's cultural or natural history

The 1884 section of St John's Church is rare in the local area. Firstly, it is one of three masonry churches built prior to 1900 which is still standing, and secondly, it is one of only four early buildings erected on the *Rosedale* estate in the 1880s which have survived without substantial unsympathetic alterations.

Criterion (g): An item is important in demonstrating the principal characteristics of a class of the areas:

- cultural or natural places; or
- cultural or natural environments

The 1933 components of St John's are typical of small suburban churches in the local area in the Inter-War period of which there are a number of examples. The Romanesque style was particularly favoured by the Roman Catholic church at this time, though other churches such as St Mel's at Campsie are more exceptional examples of this style.

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6.0 Statement of Significance and Recommendation

Having regard to the above assessment under the NSW Heritage Assessment criteria, I provide the following Statement of Significance:

St John's Church at 12 Balmoral Avenue, Croydon Park, is of local historical significance. The 1884 section of the church is one of the earliest church buildings still standing in the local area. Only St Paul's at Canterbury is earlier. The 1884 section of the church is also of local historical significance as one of only a handful of buildings erected on the *Rosedale* estate in the 1880s which have survived without substantial unsympathetic alterations. The historical significance of the church relates to the development of the Presbyterian congregation at Croydon Park in the late nineteenth century, and later, the Roman Catholic from 1926 onwards. During the latter period, the church played a minor role as a station church. The aesthetic value of the church is not exceptional compared to major churches in the local area. It is however appropriate to the historical role of the church and its suburban context.

Given the local historical significance of the church and the rarity of the 1884 section of the building, I recommend that the church be listed as a heritage item under an LEP.

Peter Woodley

HERITAGE ADVISER

