



Environmental Planning Committee

Monday 6 March 2023
6.30pm

Agenda



Item No: R2 Recommendation to Council
Subject: **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - HERITAGE LISTING OF FIVE PLACES OF WORSHIP AND STATE HERITAGE NOMINATION OF THE SYDNEY CHEVRA KADISHA**
Authors: Kristy Wellfare, Acting Team Leader Heritage
Anne White, Manager Strategic Planning & Place
Approver: Scott Pedder, Director Planning & Place
File No: 22/248138
Purpose of the Report: To provide Council with the advice of the Woollahra Local Planning Panel.
To obtain Council's approval to proceed with the planning proposal to list five places of worship as local heritage items in Schedule 5 and on the heritage maps of the Woollahra Local Environmental Plan 2014.
To obtain Council's approval to proceed with the State Heritage Register Nomination for Sydney Chevra Kadisha at 172-178 Oxford Street, Woollahra.
Alignment to Delivery Program: Strategy 4.2 Conserving our rich and diverse heritage.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 13 December 2022 regarding the planning proposal to list five places of worship as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
- B. THAT Council endorse the planning proposal as contained at **Attachment 3** of the report to the Environmental Planning Committee to list the following five sites as local heritage items in Schedule 5 and on the Heritage Map of the *Woollahra Local Environmental Plan 2014* and resolve to forward this to the Department of Planning and Environment with a request for a Gateway determination to allow public exhibition:
- i. Paddington Church of Christ complex and setting, including interiors and moveable heritage at 116-122 Paddington Street, Paddington (Lots 20, 21 & 22, Sec 1, DP 180)
 - ii. St Andrews Scots Presbyterian Church complex and setting, including interiors and moveable heritage at 2 Carlisle Street, Rose Bay (Lot 1 DP 724928 & Lot 1 DP 966535)
 - iii. St George Greek Orthodox Church and war memorial complex and setting, including interiors and moveable heritage at 90-92 Newcastle Street, Rose Bay (Lots 15 & 16, Sec D, DP5092)
 - iv. Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra (Lot 1 DP 85862)
 - v. Vaucluse Uniting Church complex and setting - former 1909 Vaucluse Congregational Church building and former 1960 A-frame church building, including interiors and moveable heritage at 3 Russell Street, Vaucluse (Lot 6, Sec 5, DP 4400).
- C. THAT Council request the Minister for Planning and Public Spaces (or delegate) authorise Council as the local plan-making authority in relation to the planning proposal, to make the local environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- D. THAT Council endorse a nomination to the State Heritage Register of Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra (Lot 1 DP 85862)

Executive Summary:

The purpose of this report is to provide Council with the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the outcomes of the Places of Public Worship Heritage Study which was presented to the Woollahra LPP on 13 December 2022.

In summary, we recommend that Council resolves to endorse the planning proposal as contained in **Attachment 3**, and forward this to the Department of Planning and Environment (DPE) with a request for a Gateway determination to allow public exhibition. The planning proposal seeks to list five sites as local heritage items in Schedule 5 and on the Heritage Maps of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

Supported by the advice from the WLPP, staff also recommend nominating Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra to the State Heritage Register.

Discussion:

Background

On 8 April 2019 Woollahra Council resolved (in part):

(Item 11.3)

THAT Council:

- B. Requests staff to commission a report to investigate potential heritage significance of places of worship in the Woollahra Local Government area in order to identify items of heritage significance at either a local or State level, with a view to having those identified items listed as:*
- (a) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or*
 - (b) an item on the State Heritage Register under the Heritage Act 1977.*

And at the same meeting Council also resolved (in part):

(Item 11.2)

THAT Council requests staff to undertake an assessment of heritage significance for the following properties located in Rose Bay, NSW:

- i) St Andrews Scots Presbyterian Church, corner Dover Rd and Carlisle Street, Rose Bay;*

and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as:

- i) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or*
- ii) an item on the State Heritage Register under the Heritage Act 1977.*

Assessments of heritage significance

There are a total of 27 places of worship in the Woollahra LGA. Eighteen of the 27 places of worship are already locally heritage listed in Schedule 5 of the Woollahra LEP 2014 and one is also listed on the State Heritage Register (SHR). The potential heritage significance of the remaining nine unlisted places of worship was investigated as part of this heritage study. These places being:

1. Chabad Double Bay
2. Double Bay Uniting Church
3. Paddington Church of Christ
4. St Andrews Scots Presbyterian Church (Rose Bay)
5. St George Greek Orthodox Church (Rose Bay)
6. Kehillat Kadimah Synagogue (Rose Bay)
7. Sephardi Synagogue (Woollahra)

8. Sydney Chevra Kadisha (Woollahra)
9. Vaucluse Uniting Church

An assessment of heritage significance for each of the nine sites was carried out by Council's Senior Heritage Officer Shona Lindsay and Heritage Officer Charlotte Simons, in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating Heritage Significance 2021* published by Heritage NSW. The *Heritage Study: Places of Worship, Woollahra LGA* is at **Attachment 1**.

All sites have been assessed against the seven NSW heritage criteria. Each criterion has inclusions and exclusions guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic significance	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
(b)	Historical association significance	<i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
(c)	Aesthetic significance	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
(d)	Social significance	<i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons</i>
(e)	Technical significance/research potential	<i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
(f)	Rarity	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
(g)	Representativeness	<i>An item is important in demonstrating the principal characteristics of a class of NSW's</i> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> • <i>or a class of the local area's</i> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i>

To be assessed for State significance, an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

Having assessed each of the sites against the Heritage NSW guidelines, it was concluded that five of the nine sites meet the threshold for listing as items of local heritage significance. A summary of each Heritage NSW criteria, and how these were met by each of the five sites is summarised below in **Table 2**.

Table 2: NSW Heritage criteria assessment summary (Local significance)

Property	(a) historic	(b) association	(c) aesthetic	(d) social	(e) technical/ research	(f) rarity	(g) representative
Paddington Church of Christ	✓	✓	✓	✓	✗	✓	✓
St Andrews Scots Presbyterian Church	✓	✓	✓	✓	✓	✓	✓
St George Greek Orthodox	✓	✓	✓	✓	✗	✓	✓

Property	(a) historic	(b) association	(c) aesthetic	(d) social	(e) technical/ research	(f) rarity	(g) representative
Church and war memorial							
Sydney Chevra Kadisha	✓	✓	✓	✓	✓	✓	✓
Vaucluse Uniting Church Site	✓	✗	✓	✓	✗	✓	✓

At Sydney Chevra Kadisha it was concluded that based on the comparative analysis and established heritage, the building also meets the heritage criteria at the State level as summarised in **Table 3** below:

Table 3: NSW Heritage criteria assessment summary (State Significance)

Property	(a) historic	(b) association	(c) aesthetic	(d) social	(e) technical/ research	(f) rarity	(g) representative
Sydney Chevra Kadisha	✓ State	✓ State	✓ Local	✓ State	✓ State	✓ State	✓ Local

The sites

The five sites that are the subject of this report are spread across the municipality, and are summarised below.

Paddington Church of Christ

The Paddington Church of Christ (at 116-122 Paddington Street) is located on the northern side of Paddington Street, Paddington. The church was erected in 1901 and designed by architect Walter Sydney Newman in the Romanesque Revival style and is of face brick construction.



Figure 1: Front elevation of the Paddington Church of Christ

The symmetrical two-storey church building is constructed of face brick with a parapeted gable roof that is clad with terracotta tiles, which in turn are capped by terracotta ridge ornaments. The exterior of the church building's design is defined by engaged brick piers and decorative dichromatic brickwork comprising string courses and soldier courses to fenestration. Characteristic of the church's Romanesque Revival style, fenestration is relatively small in relation to the wall area. The windows at street level are of rectangular amber leaded glass design, while fenestration at the lower basement level comprises timber framed double hung sash windows.

St Andrews Scots Presbyterian Church

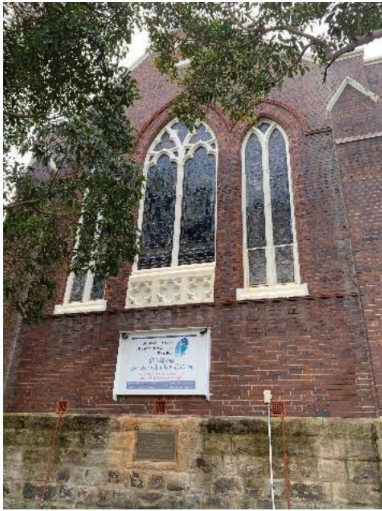


Figure 2: Western elevation of the church



Figure 3: Internal View of the Stained Glass Window

St Andrews Scots Presbyterian Church at 2 Carlisle Street, Rose Bay, was constructed in 1913 in the Federation gothic style by builders Messers. D. McRae and Son. It has a steeply pitched roof and is constructed with sandstone footings, brown face brick walls, timber rafters, hammer beam roof internally and slate roof externally.

The exterior of the Church has sandstone footings, brown face brick walls and a slate roof. The windows are of cast concrete and are of a lancet style with filigree decoration, and the walls have a string course above and below the windows. The doors are made from timber. The roof has exposed rafter eaves. There is a low sandstone fence on the street boundaries.

St George Greek Orthodox Church



Figure 4: Front elevation

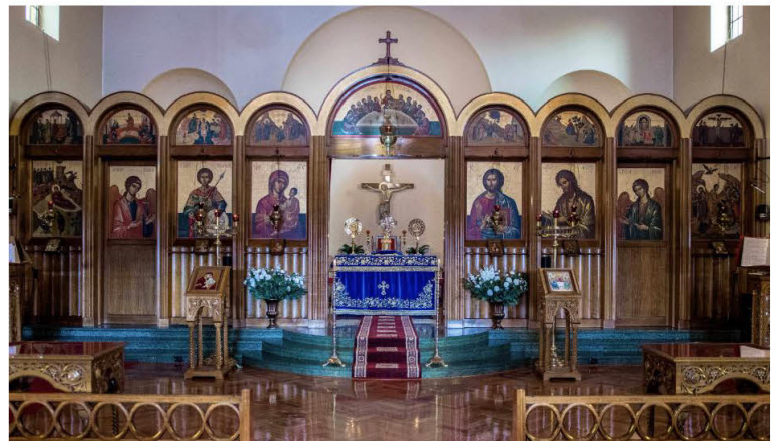


Figure 5 Templon (Source: parish website)

Constructed in 1962, at 90-92 Newcastle Street, Rose Bay, the St George Greek Orthodox Church is an example of a late twentieth century ecclesiastical style church. It was designed by architects Fowell, Mansfield & Maclurcan and built by Cirvan Bros Pty Ltd. Dedicated as a war memorial, the church fronts Newcastle Street as a combination of the classic Greek Orthodox church style merged with elements of the simplified Byzantine style that is typical of Australian war memorial architecture. The building is set back from the street and sides, and is elevated on a tiered podium to the front.

Sydney Chevra Kadisha

Constructed between 1949 and 1952 at 172-178 Oxford Street, Woollahra, the Sydney Chevra Kadisha building is a Post-war Modernist style building designed by prominent architect Samuel Lipson of Lipson and Kaad Architecture as a mortuary chapel for the Sydney Jewish community.

While the building retains characteristics of its style, this Modernist place of worship incorporates shapes, motifs and elements that specifically refer to traditional Orthodox Synagogue design. The building is situated on an unusual wedge shaped site between two roads and is on a north to south gradient. The building's northern elevation contains lower ground levels facing Wallis Street and the southern elevation comprises the main ground level facing Oxford Street.



Figure 6: 1950s photograph of the Sydney Chevra Kadish

Vaucluse Uniting Church



Figure 7: Vaucluse Uniting Church



Figure 8: Decorative mural paintings to walls within the 1909 church building drawn by Pixie O'Harris in 1961

The site of the Vaucluse Uniting Church, at 3 Russell Street, Vaucluse, comprises two former church buildings. The original 1909 church building is located at the rear southern end of the site. The northern end of the site with street frontage to Russell Street is occupied by the 1960 A-frame church building, which was designed by Booker & Wilson Architects. The original 1909 building located at the rear of the site is not readily visible from the surrounding streetscape and is largely obscured by the 1960 church building. The original church is no longer used as a place of worship and has been used as a childcare facility since the 1960s. The 1960s A-frame church ceased being used as a church in 2020.

Planning Proposal

Consistent with the recommendations of the report *Heritage Study: Places of Worship, Woollahra LGA*, a planning proposal (see **Attachment 3**) has been prepared to list the following five sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014:

- *Paddington Church of Christ, including interiors and moveable heritage at 116-122 Paddington Street, Paddington (Lot 20, 21 & 22, Sec 1, DP 180)*
- *St Andrews Scots Presbyterian Church, including interiors and moveable heritage at 2 Carlisle Street, Rose Bay (Lot 1 DP 724928 & Lot 1 DP 966535)*
- *St George Greek Orthodox Church and war memorial, including interiors and moveable heritage at 90-92 Newcastle Street, Rose Bay (Lots 15 & 16, Sec D, DP5092)*
- *Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra (Lot 1 DP 85862)*
- *Vaucluse Uniting Church site - former 1909 Vaucluse Congregational Church building and former 1960 A-frame church building, including interiors and moveable heritage at 3 Russell Street, Vaucluse (Lot 6, Sec 5, DP 4400)*

The planning proposal has been prepared in accordance with section 3.33 of the *Environment Planning and Assessment Act 1979* (the Act) and the document prepared by the NSW Department of Planning and Environment titled *Local Environmental Plan Making Guideline* (September 2022).

The planning proposal satisfies the requirements of section 3.33 of the EP&A Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

The objective of the planning proposal is to recognise the heritage significance of the above listed sites as local heritage items and provide them with statutory heritage protection. Heritage listing aims to provide the sites with ongoing protection and recognition of the heritage significance of the sites.

Advice of the Woollahra Local Planning Panel

The planning proposal was referred to the Woollahra LPP on 13 December 2022 (see **Attachment 6**). The submissions to the heritage inventory sheets (by or on behalf of the land owners) were submitted for consideration by the members of the Woollahra LPP (see **Attachment 5**), and there were also four pieces of late correspondence which were provided to the members of the Woollahra LPP (see **Attachment 7**). Having considered all of these matters, the Woollahra LPP provided the following unanimous advice to Council:

- A. *THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:*
- Paddington Church of Christ complex and setting, including interiors and moveable heritage at 116-122 Paddington Street, Paddington (Lots 20, 21 & 22, Sec 1, DP 180)*
 - St Andrews Scots Presbyterian Church complex and setting, including interiors and moveable heritage at 2 Carlisle Street, Rose Bay (Lot 1 DP 724928 & Lot 1 DP 966535)*
 - St George Greek Orthodox Church and war memorial complex and setting, including interiors and moveable heritage at 90-92 Newcastle Street, Rose Bay (Lots 15 & 16, Sec D, DP5092)*

- iv. *Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra (Lot 1 DP 85862)*
 - v. *Vaucluse Uniting Church complex and setting - former 1909 Vaucluse Congregational Church building and former 1960 A-frame church building, including interiors and moveable heritage at 3 Russell Street, Vaucluse (Lot 6, Sec 5, DP 4400).*
- B. *THAT the Woollahra Local Planning Panel provides advice to Council to proceed with the nomination to the State Heritage Register of Sydney Chevra Kadisha, including interiors and moveable heritage at 172-178 Oxford Street, Woollahra (Lot 1 DP 85862)*
- C. *THAT as part of a future heritage study, the following three sites be further examined for their heritage qualities:*
- i. *Sephardi Synagogue at 40-44 Fletcher Street, Woollahra*
 - ii. *Kehillat Kadimah Synagogue at 662-666 Old South Head Road, Rose Bay*
 - iii. *Chabad Double Bay at 2 Kiaora Road, Double Bay*

It is noted that the Woollahra LPP provided the following reasons for its decision:

The Panel considered the submissions received, and considered the Places of Public Worship Heritage Study to be a thorough and comprehensively researched report, with a good comparative analysis and Council should be congratulated. Noting that the Panel has recommended that site descriptions be amended to use the terms “complex” and “setting” where relevant.

Council staff note the comments of congratulations from the Woollahra LPP.

In accordance with this advice, the relevant item names have been updated to reflect the advice of the panel to include reference to the items as a “complex” and including their “setting” where relevant. This has been updated in the relevant documents including the heritage study report (**Attachment 1**), heritage inventory sheets (**Attachment 2**) and the planning proposal (**Attachment 3**).

In response to part C of the advice from the Woollahra LPP, should Council resolve to support a further heritage study into the Sephardi Synagogue, Kehillat Kadimah Synagogue and Chabad Double Bay, this would occur should staff resources become available.

Options:

Subject to Council’s decision, the planning proposal (with updates to make reference to the Council decision) will be referred to the DPE seeking a Gateway determination. This will allow the planning proposal to be placed on public exhibition.

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the Act, the Environmental Planning and Assessment Regulation 2021 and the Gateway determination issued by the Department as delegate for the Minister.

The Gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council’s standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the Wentworth Courier for the duration of the exhibition period (if a hardcopy is being published).
- A notice on Council’s website.
- A notice to land owners, surrounding land owners and community/resident groups.

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request. After public exhibition, the planning proposal and submissions received will be reported to Council.

Any person or organisation can nominate a place or object believed to be of state significance for listing on the State Heritage Register. Nominations are made by completing the SHR nomination form. Council staff recommended that a nomination is made to list the Sydney Chevra Kadisha at 172-178 Oxford Street, Woollahra on the SHR under the *Heritage Act, 1977*.

Alternatively, Council may decide to note the advice of the Woollahra LPP and not progress the planning proposal or the nomination for State Heritage listing.

Community Engagement and / or Internal Consultation:

Following the finalisation of the draft heritage inventory sheets, Council staff engaged with all property owners of the proposed heritage listed properties and a chronology of consultation is included at **Attachment 4**. A copy of the submissions received is attached at **Attachment 5**, and a staff response to these submissions is included in the agenda to the Woollahra LPP at **Attachment 6**.

In response to the release of the agenda for the Woollahra LPP of 13 December 2022, we received four further pieces of correspondence which were submitted to the members of the Woollahra LPP (see **Attachment 7**) for consideration. A staff response to these submissions is included below:

Sally Morrison (Committee Secretary) St Andrews Scots Presbyterian Church

Summary of submission

Concerns regarding a fig tree that is growing close to the church, the roots of which are lifting the path and branches which are close to the walls and stained glass windows of the church. Can the land managers trim the tree?

Concerns raised regarding the potential impact that heritage listing may have on the ability of the church to provide disabled access to the church at a later date. Can the land managers facilitate disabled access?

Thanks to Council for valuing the historical and social significance of the Church.

Response from staff

Applications may be made to Council to trim and/or remove trees on the site in accordance with Council's Tree protection policies and the provisions of the Woollahra LEP 2014. These applications will be considered on a site by site and merit basis.

Heritage listing of the site would not preclude the provision of enhanced disabled access to the site. Minor works of this nature are supported, providing that the heritage values of the site are appropriately considered in any future proposal.

Comments in support of the listing are noted.

Fr Gerasimos Koutsouras Morrison (Parish Priest) St George Greek Orthodox Church

Summary of submission

The Church is on a growth trajectory, and are seeking to develop the church as part of that growth.

The heritage study references the Church of St Ioannis at Parramatta which has been demolished to make way for a growing population.

Response from staff

Council staff do not agree. This property has been identified as meeting the following six heritage criteria:

- Criterion (a): Historical significance
- Criterion (b): Associative significance
- Criterion (c): Aesthetic/technical significance
- Criterion (d): Social significance
- Criterion (f): Rarity

Summary of submission

Heritage Listing would prevent the growth of the Church community.

Heritage officers did not inspect the Church internals, had they done so they could have seen the many changes that have taken place

Response from staff

- Criterion (g): Representative

The St George Greek Orthodox Church and war memorial has local historical significance for its ability to reflect the rapid pattern of development of Rose Bay in the post-World War I era and the growing presence of migrant communities that settled in the area during this time.

The St George Greek Orthodox Church has significance for its associations with Australia's defence history. The church is dedicated as a war memorial that provides a place of commemoration for Australian soldiers of Greek heritage who lost their lives in World War I and World War II, and also Australian soldiers who lost their lives in Greece during World War II. The church is listed on the NSW War Memorials Register.

The St George Greek Orthodox Church is the only example of its type in the Municipality. While there are numerous Greek Orthodox churches in Sydney and NSW, the St George Greek Orthodox Church has rarity as one of a very small number of churches of its type – being a Greek Orthodox war memorial church. There is only one other known Greek Orthodox war memorial church remaining in Sydney, the St Spyridon Greek Orthodox War Memorial Church, which is listed as a local heritage item on the Randwick Local Environmental Plan 2012. The only other being the St Ioannis Greek Orthodox War Memorial Church dating to 1965 has since been demolished. The loss of this comparable building type increases the rarity of the St George Greek Orthodox Church.

Heritage listing of the site does not preclude future development on the site, rather, it would ensure that the heritage values of the site are appropriately considered in any future proposal for the site.

Consistent with the other sites in this study, correspondence was sent to the Church requesting access and seeking engagement (see **Attachment 4**). However, no responses was received until September 2022 when Council staff circulated copies of the draft heritage inventory sheets.

Council staff welcome the opportunity to undertake a site inspection to more fully assess the interiors of the site. Council staff recommend that a further site inspection is undertaken concurrently with the progression of the planning proposal, and do not support delaying the progression of this important heritage study. There are multiple opportunities during the progression of the planning proposal to update the study and the heritage inventory sheets.

Patrick Wilson (Touring the Past) Vaocluse Uniting Church

Summary of submission

Concur with the assessment that the A-frame Church should be heritage listed, but differ on the views of the interior and moveable elements. Also disagree that the Church should be considered aesthetically and socially significant.

Response from staff

Council staff do not agree. Including all interiors allows the protection of the entire interior of the church which is deemed to be significant as per Council's heritage study. This is an appropriate and robust approach to heritage conservation in accordance with the Burra Charter.

The Heritage Study used the Heritage Manual criteria and found that the church meets both the aesthetic and social significance criteria as summarised below:

Aesthetic significance:

The A-frame church building is a restrained late twentieth century ecclesiastical building. The building has been subject to few alterations and additions since its construction. A-frame churches were designed and built for their striking spatial qualities, and the building is considered to be aesthetically distinctive.

Social significance:

Although social significance was not formally studied for this assessment, it is noted Vaucluse Uniting Church likely has social significance as a centre of worship for the local community for more than a century. The Vaucluse Uniting Church is a place of community memory. The A-frame church building on the site contains memorials and plaques to commemorate individuals associated with the church over time.

Main contention point is the inclusion of the Federation-period church building (1909) at the rear – which does not warrant heritage listing.

If possible from a mapping perspective, the rear of the site should be excluded from heritage listing and the old church should be excluded from the heritage inventory sheet.

If not removed, the sheets should be updated to better reflect what fabric and/or attributes of the building are significant.

Council staff do not agree. Contrary to the submission, the heritage study found that the old church has significance as part of the overall site and was found to reach the threshold for heritage significance as per the Heritage Study. The heritage inventory sheet reflects this.

This position was supported by the Woollahra LPP who further requested the additional of the term “complex and setting” in the item description.

Council staff support refining the heritage inventory sheet by working with the owners and their representatives as part of the public engagement process should the planning proposal progress to public exhibition.

Matt Young Manager Properties & Projects – Paddington Church of Christ

Summary of submission

Generally agree with the significance assessment of the site.

The moveable heritage items indicate the original use of the Church building but are not intrinsic to the significance of the subject site and are representative of Church items associated with religious services.

Response from staff

Council staff note the agreement with the significance assessment.

Council staff do not agree. Including all interiors allows the protection of the entire interior of the church which is deemed to be significant as per Council’s heritage study. This is an appropriate and robust approach to heritage conservation in accordance with the Burra Charter.

The study found that the moveable heritage items are of significance to the Church. Council staff support the preparation of a moveable heritage strategy which would further inform the management of these items. For a building of this scale and function, it is appropriate to recognise the importance of the moveable items to its significance and operation.

Much work is required to remediate the building, and the alterations and additions would need to be assessed in a Conservation Management Plan. This plan should also assess the significance of the moveable heritage items, and a cost sharing arrangement is suggested.

The planning proposal should not be finalised until the moveable heritage study is completed and agree on.

Council staff concur that significance mapping as part of a Conservation Management Plan and a moveable heritage schedule are appropriate management tools for the proposed heritage item.

It is noted that Council is not in a position to financially support private landowners to progress conservation management plans.

The matter of the moveable heritage may be further considered concurrently with the progression of the planning proposal, noting that there are multiple opportunities to refine the heritage inventory sheet as the planning proposal progress through public exhibition. Council staff do not support delaying the progression of the planning proposal.

In summary, no changes to the planning proposal are recommended, and Council staff recommend progressing the heritage listing of the five places of worship.

It is noted that some of the submissions recommend minor alterations and/or additions to the heritage inventory sheets. In response, staff note that should Council resolve to submit the planning proposal to the DPE for a Gateway determination there are further opportunities for Council staff and land owners to review the content of the heritage inventory sheets.

It is noted that the issues raised in this submission was considered by the Woollahra LPP and the Panel advised that the proposed listing of the sites should proceed as recommended, with the inclusion of the term “complex” and “setting” where relevant in the item title.

Policy Implications:

Should Council resolve to progress a planning proposal (having considered the advice of the Woollahra LPP), and should the planning proposal progress to finalisation, there will be policy implications by listing five sites as local heritage items in the Woollahra LEP 2014.

Financial Implications:

NIL

Resourcing Implications:







Staff resources will be associated with progressing a planning proposal which will include managing the public exhibition and preparing a post exhibition report to a meeting of Council. Staff resource implications will also be associated with progressing a nomination to the SHR.

Conclusion:

A planning proposal to list five sites as local heritage items in Schedule 5 and on the Heritage Maps of the Woollahra LEP 2014 was considered by the Woollahra LPP on 13 December 2022. Council staff note the support from the Woollahra LPP to progress the local and State Heritage listing of the above sites and to proceed with the planning proposal and SHR nomination.

Given the Woollahra LPP endorsement, Council staff recommend that Council endorses the planning proposal at **Attachment 3** and the progression of an SHR nomination for the Sydney Chevra Kadisha at 172-178 Oxford Street, Woollahra.

Attachments

1. Places of Worship, Woollahra LGA - Heritage Significance Assessment - updated January 2023 [↓](#) 
2. Combined Heritage Inventory Sheets - January 2023 [↓](#) 
3. Planning Proposal - Places of Worship in Woollahra - updated January 2023 [↓](#) 
4. Chronology of communications with owners [↓](#) 
5. Submissions – Late 2022 - redacted [↓](#) 
6. Woollahra LPP agenda 13 December 2022 (attachments removed) [↓](#) 
7. Late Corro to the Woollahra LPP meeting of 13 December 2022 - redacted [↓](#) 