

31 October 2018

The General Manager  
Georges River Council  
PO Box 205, Hurstville BC NSW 1481  
Australia

Dear Sir/Madam,

**RE: St George Christian School - Main Campus  
Heritage Impact Statement - Proposed Middle & Senior School Development**

This revised concise Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany a development application for new development and alterations proposed as part of the Staged Master Plan for St George Christian School, Allawah.

The revision has been brought about following discussions with council resulting in design changes to the new school blocks. These changes do not adversely impact on the understanding of the heritage item from within the school, or from the public domain.

The site is listed as an individual heritage item on Schedule 5 of the *Kogarah Local Environmental Plan (LEP) 2012*; however, the heritage item listed as the 'Former Woids Avenue Congregational Church – St George Christian School' is a small component of the site located along the Woids Avenue frontage.

The proposed works include partial demolition of existing buildings to the rear of the heritage item to facilitate construction of a new four storey building comprising: classrooms, an admin building and basement parking for improved amenities of the Middle & Senior School campus. Conservation works to the heritage item are proposed to ensure the continued maintenance and appreciation of the former Church.

Alterations to the heritage item are limited to the demolition of a later face brick addition to the rear of the existing Church to be replaced by a contemporary glazed infill. Alterations are proposed to the interior for ongoing use as a Chapel and or meeting room. Conservation works are proposed along the exterior to remove unsympathetic fabric and paint finishes.

The St George Christian school campus at 51-69 Woids Avenue, Allawah, comprises a number of buildings dispersed across the site. Primary access is off Woids Avenue, with secondary access from Bogie Lane to the north and Church Lane to the south. The school has recently expanded its land holdings to the north of the site, including include 47 and 49 Woids Avenue; these sites are outside the existing heritage curtilage of the site. The buildings on these adjacent sites are proposed for demolition, to facilitate amalgamation of these sites with the existing school campus.

## 1.1 METHODOLOGY

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Georges River Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The *Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

All images in this report have been taken by NBRSArchitecture, unless otherwise stated.

## 1.2 LOCATION

The site is identified by the NSW Land Registry Services (LRS) as Lot 1, DP 1172012. The south eastern boundary of the site comprises Woids Avenue, Church Lane and Bellevue Parade. The heritage item addresses Woids Avenue.



Figure 1 – Aerial view of the St George Christian School. The location of the heritage item fronting Woids Avenue is outlined in blue. The later addition is outlined in orange (Source: NSW Land and Property Information, SIX Maps, October 2017).

## **2.0 DOCUMENTARY EVIDENCE**

### **2.1 BACKGROUND HISTORY**

The present day suburb of Allawah formed part of a grant of 1950 acres (809 hectares) made to Captain John Townson by Major George Johnston after he had briefly deposed Governor Bligh in 1808. The land stood south of Hannah Laycock's "King's Grove" farm and became known as Townson's Farm. His brother Robert Townson was granted land adjoining and the brothers considered farming the area.

Later, when Townson complained that 300 acres (121 hectares) of this grant (in what was later to become Bexley, Carlton and Allawah) was 'so bad as to be completely useless', he was granted an additional 250 acres (101 hectares) to the north of his 1950 acres and to the west of Mrs Laycock's farm.

These lands were all re-granted by Governor Lachlan Macquarie in 1810 and, because of Townson's severe illness, were made without the usual restrictions on their alienation. After a brief visit to Van Diemen's Land in the summer of 1811-12, Townson sold his grants at Hurstville and thereafter spent most of his time developing further grants which he had received near Kelso on the River Tamar.

Simeon Lord, a wealthy merchant, purchased Captain John Townson's land in 1812, and it became known as Lord's Forest. He may have leased the land to timber getters and the 1841 Census shows William Trimby, a timbergetter was in residence on the land. Following the death of Simeon Lord in 1840 the land came under the control of John Rose Holden and James Holt of the Bank of NSW.

Purchased by Michael Gannon, a local publican and land speculator in 1850, the area was renamed Gannon's Forest, and the road running through the forest from Lugarno to Tempe was renamed Gannon's Forest Road. Timber felling continued throughout the area.

The land on which the St George Christian School now stands had been purchased, following the opening of the Illawarra Railway and Hurstville Station in 1884, by the Universal Land & Deposit Bank Limited who created a residential subdivision known as The Bellevue Estate Hurstville in the early 1890s

The layout of the Bellevue Estate with linear parallel streets running along an east west axis illustrates how the railway was the focal point and a defining feature of the estate. The Bellevue Estate was first offered for auction sale in 1891. It consisted of seven subdivisions, six of which were within Kogarah Municipality. These were offered for sale at various times in the 1890s. Bellevue Estate was promoted for its progressive sanitary features which made it a healthy, and desirable, location on account of its elevation, wide streets, and perfect drainage. Illustrations of the Bellevue Estate which were part of the marketing campaign emphasised these features. Auctioneer E.C.V. Broughton of Sydney, advertised his office was open until 9pm during the week for the convenience of the Working Classes evidence that the estate was targeted at the middle and lower classes.

Sales were patchy and extended into the early 20<sup>th</sup> century. The sale of Lot 23 in Section 8 to the Congregational Union of NSW was registered on 20<sup>th</sup> November 1901

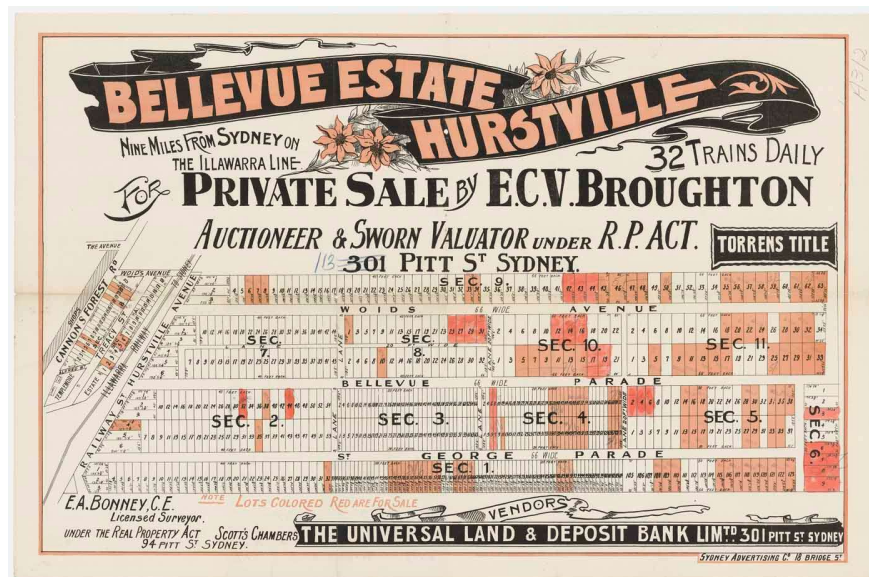


Figure 2 - Subdivision Plan (nd) of Bellevue Estate Hurstville indicating lots that were still for sale coloured red. This plan indicates that a variety of lot sizes had been provided with varying lot widths to allow for different socio economic groups to afford development in the area. The site of the former Congregational Church is identified as Lot 23 in Section 8. (Source: Trove)

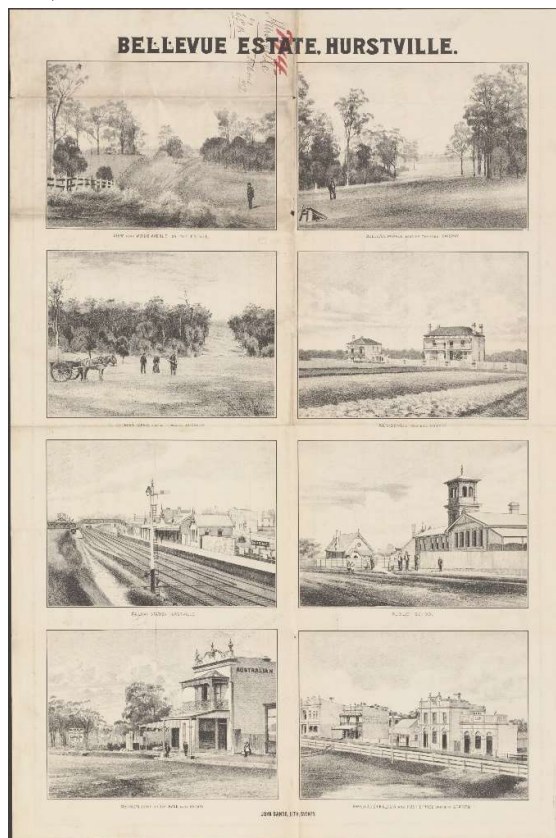


Figure 3 - Illustrations of development at Bellevue Estate in the 1880s included in the advertising for the Bellevue Subdivision sale. (Source: Trove)



The Congregational Church on Woids Avenue, which is now part of St George Christian School, was built in 1901. The foundation stone was laid by Mrs Hunter McPherson. The first minister was Mr Carrick. Prior to the church being built, church services were held in a wooden church in Blakesley Road which burnt down.

Woids Avenue Congregational Church was the second church for the Congregationalists in the St George district. The first Congregational Church was built in Kogarah in 1888.

The Woids Avenue Congregational Church was also known as the "Bellevue Church", attributed to its close proximity to the old Bellevue railway signal box, but an equally plausible explanation is its location within the Bellevue Estate.

The development of religious and community facilities at the turn of the century is indicative of the suburban development of the area in the early twentieth century.

The foundation stone was laid on the 4<sup>th</sup> May 1901 by the Lady Mayoress, Mrs Hunter McPherson who with her husband, the Mayor were members of the Church congregation and the church was in use by 1902. Part of the later development on the site was a brick Church Hall located on the rear lane.

In 1921, the Church purchased two further lots to the north of the Church building which had remained undeveloped.



CONGREGATIONAL CHURCH BELLEVUE HERSTVILLE

Figure 4 - 1902 Photograph of the 'Bellevue Congregational Church, Allawah soon after its construction. The rear wall of the church, the Vestry and the Church Hall behind have subsequently been demolished. Note the Church was originally strongly defined by tall paling fences on either side which separated it from the adjoining land.

(Source: Sydney Mail & NSW Advocate January 18th 1902 p 163)

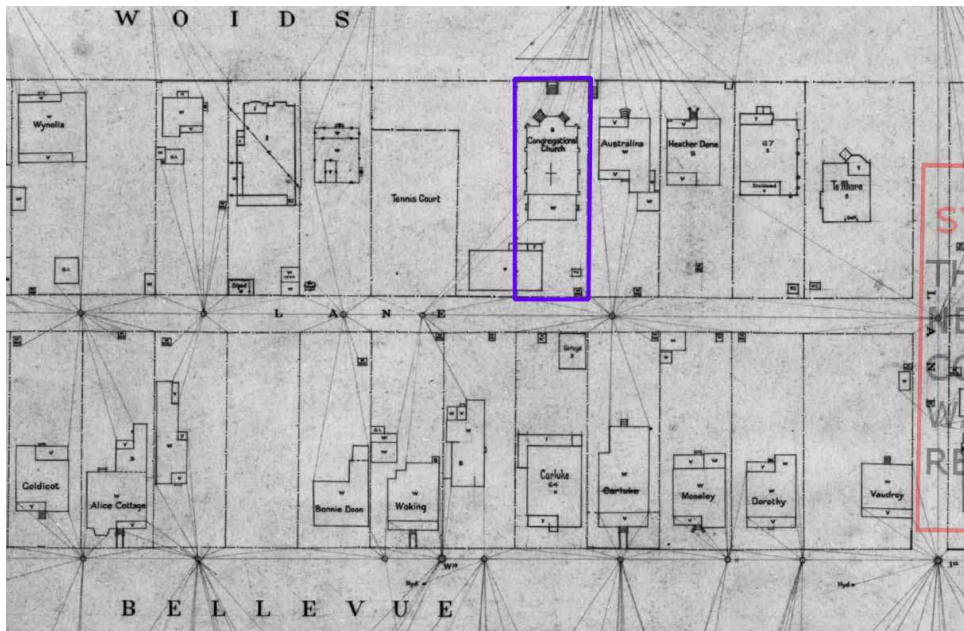


Figure 5 - Sydney Water Plan showing the original Church site and the adjoining two lots subsequently developed with a hall and Tennis Court



Figure 6 - 1943 aerial photograph of the site showing the original Church and the later Church Hall prior to any occupation of the site for the current school use. The Church site was surrounded by small scale residential development and had an open area to the north. (Source; Six Map Viewer 1943 images)

In 1925 a Station was established at Allawah which further stimulated residential growth in an area which for many years had been described as 'Struggletown'. This was because in the early days of development, just before World War I, many of the people buying land there built houses of only one or two rooms. Many were British migrants who came to Australia in large numbers just before the outbreak of the war.

The opening of the railway station sparked a housing boom in the area. Estate agents gave subdivisions enticing names and people flocked to the suburb during this period. Modest California bungalows and single-storey Federation-style houses were built throughout the area.

Allawah's strongest growth period was between the two world wars and by 1976 some of the older residential areas had been re-zoned to allow unit development.

In 1977 the unification of churches including the Congregational, Methodist and some Presbyterian congregations saw the Bellevue Congregational Church being re-established as the Allawah Uniting Church.

## **2.2 ST GEORGE CHRISTIAN SCHOOL**

St George Christian School is an independent co-educational school founded by a group of local families at Sans Souci in 1981 and which established a Primary and Secondary School on the Woids Avenue site in 1984 on the site of the Allawah branch of the Hurstville Uniting Church. At that time, it was leased from the Uniting Church in Australia Property Trust.

In 1986 the former Church hall to the rear of the church was demolished for the construction of a new classroom block and by 1987 the school had completed the acquisition of all of the Uniting Church land and buildings.

The School campus was subsequently expanded to its current size on several occasions into the surrounding residential areas on both Woids Avenue and Bellevue Parade with new buildings being erected to accommodate the increasing size of the school population.

Development of the School continues around the retained church building as the facilities are improved to meet current educational standards to provide excellence for education. Additional sites to the north have been purchased for the proposed expansion of the Middle and Senior School and this application deals with the development of that additional land.

### 2.3 HERITAGE SIGNIFICANCE

The NSW State Heritage Inventory contains the following Statement of Significance and Description for the former Church:

*"65 Woids Avenue, Hurstville, formerly known as the Woids Avenue Congregational Church is significant at a Local level for its historic, aesthetic and social values. Located within the grounds of the St George Christian School, the former church is a good representative example of an early twentieth Federation Gothic style brick and iron church which stylistically is relatively rare within the Kogarah LGA. Although adapted to a school use and its integrity somewhat compromised by unsympathetic alterations, the place is still able to be conserved. The place has been a focus for a recognisable religious community group within the locality, and integral to its historical development as part of the growth of the Kogarah LGA."*

*"A small Federation Gothic Revival style former church building with gable roof (and non-original Colorbond corrugated sheeting) and buttressed red-brown coloured face brickwork. Street facing facade has a large timber-framed, pointed brick arched window with Gothic tracery and coloured glass. The apex of the gable has a rendered finish and three timber louvered ventilation openings. There is an original brick vestibule with flat roof attached to the front elevation. Original pointed brick arched window openings on the side elevations have non-original aluminum window sashes. Existing overgrown vegetation in the front garden obscures the visual appreciation of the place. It is a former church now located within the grounds of a Christian secondary school. Internal spaces adapted for classroom use."*



Figure 7 - Extract from Kogarah LEP 2012 Heritage Map showing the listed site I2 containing the former "Bellevue Congregational Church" (Source: Kogarah LEP 2012\_Her\_006, October 2017).



### 3.0 PHYSICAL EVIDENCE

#### 3.1 CONTEXT

Allawah is characterised as a residential area, with few commercial or industrial developments. While most houses in Allawah South are California bungalows, the northern part of the suburb, near the railway line, features predominantly multi-unit buildings of later construction. The subject site is bound by Woids Avenue to the north and Bellevue Avenue along the southern site boundary, with Bogie Lane separating the northern portion of the site.

#### 3.2 DESCRIPTION

Buildings across the site are setback from the primary street frontage along Woids Avenue, with the heritage item, located in the middle of the site, setback from the metal fencing along the northeast boundary. Larger scale development to the rear (southwest) includes the Admin building, connected to the heritage item by an unsympathetic later brick addition. The general setting around the former Church features open outdoor play areas to the northwest and southeast. The former Church is configured as a classroom and is used as an After-School Care Facility operated by Keyorris Pty Ltd. The later rear addition of the original building features a larger two storey gabled extension which houses administration facilities.



Figure 8 - Primary view to the heritage item as seen from Woids Avenue looking west. The later higher gabled roofed structure is proposed to be demolished.



Figure 9 - The later extension at the rear of the former Church connecting it to the main school buildings.

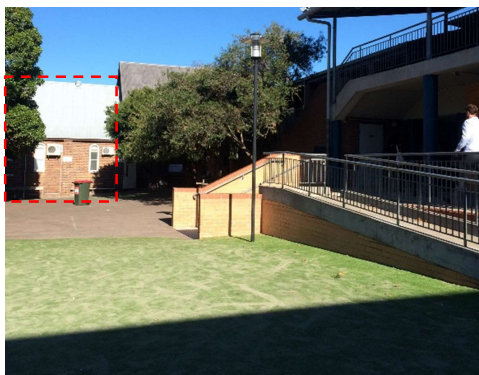


Figure 10 - View looking east towards the heritage item from the proposed location of the new basketball court. The original portion of the heritage item is outlined in red.

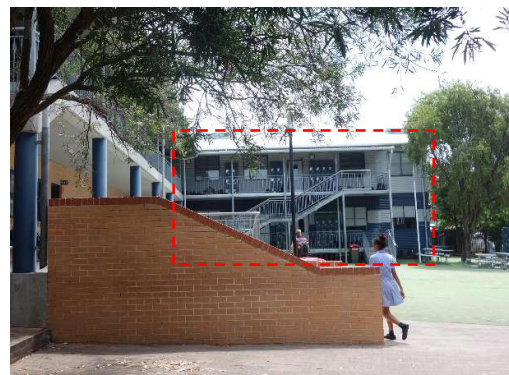


Figure 11 - Existing demountable classrooms outlined in red will be replaced by the new Middle and Senior School facilities.

#### **4.0 THE PROPOSAL**

The proposal is for implementation of a staged Master Plan for St George Christian School to provide additional amenities for the Middle and Senior School. Two residential sites to the north of the existing school have been purchased for proposed amalgamation with the subject site to support the increase in school facilities.

Alterations to the former Church interior will result in removal of later additions to facilitate the ongoing use of the building as a school Chapel/meeting space.

**Proposed demolition includes:**

- Demolition of the later (non-significant) brick extension along the rear (southwest elevation) of the former Church,
- The new rear (southwest) elevation of the Church features glazed infill and awning connected to the covered walkway of the new building;
- Demolition of existing (non-significant) residential dwellings at 47 & 49 Woids Avenue, northwest of the site.

**Landscape works include:**

- Landscaping works to provide additional playground area for students;
- Excavation of the site for basement car park (Partially underground) along the northern portion of the site, with access from Woids Avenue only;
- New basketball court above the basement car park;

**Alterations and additions include:**

- Construction of a three storey classroom block, with a new covered walkway immediately behind the heritage item;
- Construction of a new four storey classroom block to the north western portion of the site;
- New awning connecting the former Church to the new classroom block;
- Internal reconfiguration of existing classroom block (relocation of student services spaces into downstairs science rooms, removal of existing art spaces upstairs to be replaced by new staff admin areas)

**Works to the heritage item include:**

- Removal of unsympathetic aluminum framed windows along the side elevations;
- Removal of unsympathetic white paint from face brickwork to the upper gable of the northeast elevation fronting Woids Avenue.



Figure 12 – Proposed Walkway Section (Source: **NBR**SArchitecture October 2018).



Figure 13 - View of the retained heritage item with the new school buildings behind. (Source: **NBR**SArchitecture, October 2018).

The following architectural drawings prepared by **NBR**SArchitecture have been evaluated in the preparation of this report.

Drawing number	Drawing name	Issue	Date
17072-DA-02	Site Analysis + Site Plan	E	08/ 2018
17072-DA-03	Existing Lower Basement Plan	E	08/ 2018
17072-DA-04	Existing Upper Basement Plan	E	08/ 2018
17072-DA-05	Existing Ground Floor Plan	E	08/ 2018
17072-DA-06	Existing Level 1 Plan	E	08/ 2018
17072-DA-07	Lower Basement Level Plan	E	08/ 2018
17072-DA-08	Upper Basement Level Plan	E	08/ 2018
17072-DA-09	Ground Level Plan	E	08/ 2018
17072-DA-10	Level 1 Plan	E	08/ 2018
17072-DA-11	Level 2 Plan	E	08/ 2018
17072-DA-12	Level 3 Plan	E	08/ 2018
17072-DA-13	Proposed Staging Plan	E	08/ 2018
17072-DA-14	Elevations	E	08/ 2018
17072-DA-15	Sections	E	08/ 2018
17072-DA-20	Materials Schedule	E	08/ 2018



## OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The following overview identifies the proposed works at St George Christian School and assesses the potential heritage impacts (if any) on the significance of the heritage item.

Proposed Works:	Heritage Impact:
<ul style="list-style-type: none"> <li>Demolition of the later brick extension along the rear (southwest elevation) of the Church,</li> <li>New glazed infill and awning to the new rear (southwest) elevation of the Church.</li> <li>Internal alterations to later additions to allow for ongoing use of the former Church as a Chapel or meeting space.</li> <li>Removal of unsympathetic fabric including aluminum framed windows and white paint from brickwork along the northeast facing gable.</li> </ul>	<ul style="list-style-type: none"> <li>Positive heritage impact</li> </ul> <p>Demolition of the later brick addition is a positive heritage impact as it will remove unsympathetic elements. The demolition will improve the visual setting of the heritage item, allowing for the original form of the Church building to be read as a free-standing element from the public domain, as it was originally intended.</p> <p>Additions to the southwest façade include a new glazed infill and awning that will be read as clearly contemporary, separating the former Church from the existing walkway of the main school building.</p> <p>The proposed conservation works will result in a positive heritage impact allowing for continued and improved appreciation of the heritage item from the public domain.</p>
<ul style="list-style-type: none"> <li>Demolition of existing residential dwellings at 47 &amp; 49 Woids Avenue, northwest of the site.</li> <li>Proposed amalgamation of these sites with the existing St George Christian School site;</li> </ul>	<ul style="list-style-type: none"> <li>Neutral heritage impact</li> </ul> <p>The two residential dwellings at 47 &amp; 49 Woids Avenue, are not listed as heritage items. Demolition of the two dwellings will have no impact on the heritage item as they are located adjacent to the subject site along the northwest boundary, well away from the heritage item. The demolition will facilitate construction of required amenities.</p> <p>The proposed amalgamation of these lots with the subject site will not impact on the curtilage of the heritage item as they are located adjacent to the northwest boundary, well away from the heritage item.</p>

<ul style="list-style-type: none"> <li>Construction of a 4 storey classroom block, with a new covered walkway;</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable heritage impact</li> </ul> <p>The new three storey classroom and covered walkway is sympathetic to the heritage item.</p> <p>The new building will be set back from the heritage item, and will be constructed using contemporary materials, allowing for the original building form and character of the former Church to be clearly interpreted.</p> <p>The new glazed infill and awning connecting the new building and the heritage item ensure that the new building will not dominate the character of the former Church, ensuring an adequate visual setting around the heritage item is maintained.</p>
<ul style="list-style-type: none"> <li>Landscaping works with additional playground area for students;</li> <li>Excavation of the site for basement car park (Partially underground) along the northern portion of the site fronting Woids Avenue;</li> <li>New basketball court and play area above the basement car park;</li> </ul>	<ul style="list-style-type: none"> <li>Neutral heritage impact</li> </ul> <p>The proposed landscape works are proposed to the northwest and southeast of the heritage item to extend the external play areas. The new external play area will retain a large open space around the heritage item, ensuring continued appreciation of the former Church within the school grounds.</p> <p>Excavation of the site for the carpark is located well away from the heritage item and is partially below ground; therefore, will not impact on the visual setting of the heritage item.</p> <p>The basketball court is located along the northern portion of the site above the carpark, adjacent to the new building and is located further away from the heritage item.</p>

**EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION**

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

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

- The general visual setting of the former Church from the public domain will be retained, with the new development proposed along the northern portion of the site extending along the site boundary away from the heritage item;
- Primary views to and from the heritage item will be retained due to the setbacks and location of the new building, with the landscaping design and external play areas allowing for an appropriate visual setting around the heritage item.
- The selected materials and finishes of the new building and covered walkway will be clearly contemporary, ensuring the existing character of the heritage item is maintained and read as a separate free-standing element from the public domain;
- The removal of unsympathetic paint work along the northeast facing gable of the heritage item and the removal of aluminium framed windows will have a positive heritage impact on the character of the building. Conservation works to the exterior allow for original elements to be restored, improving the character of the heritage item within its setting;
- Demolition of the later unsympathetic addition to the rear of the heritage item, will enhance the character and visual setting of the original Church, as it will be read as a free-standing element on the site, separate from the large four storey building to the rear;
- The conservation works and internal alterations of the heritage item will ensure ongoing use of the building as a school Chapel, reinforcing its identified social significance.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- Construction of the new building and amenities will be read as clearly contemporary in form, detailing and setbacks from the heritage item, enhancing the visual setting of the former Church as seen from the public domain.

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

- The proposed works will include conservation works to the heritage item, and removal of unsympathetic fabric. No other options are considered acceptable for this particular facility.

**NEW DEVELOPMENTV NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM**

*How is the impact of the new development of the heritage significance of the item to be minimised?*

- The new development proposal will result in the demolition of the unsympathetic rear addition of the former Church, which connects the heritage item to the existing Admin building.
- The new development is setback from the heritage item, and will be separated from the former Church by the new glazed infill and awning of the southwest facade.
- The visual setting around the heritage item will generally be maintained, with the exception of a new COLA above the basketball court (The new COLA has been approved as part of a separate DA).
- The treatment of the southwest façade and its simple connection to the new building enhances the visual setting of the heritage item, allowing for it to be read as a free-standing element.

*Why is the new development required to be adjacent to heritage item?*

- New development is required to be adjacent to the heritage item as it will replace the existing Admin building, which is located southwest of the heritage item.
- The heritage item is located in front of the existing Admin building, connected by the later unsympathetic addition at the rear. The new development will be setback from the heritage item due to the proposed changes, enhancing the visual setting of the heritage item.
- Improved amenities are required to facilitate a more suitable layout of the Middle and Senior School facilities and provide an appropriate separation from other sections of the school.

*How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

- The visual setting of the heritage item will be retained as the form and setbacks of the new development will ensure a continued appreciation of the original building from the public domain.
- The open landscape design and setting will be in keeping with the existing landscape design and external play areas that surround the heritage item, ensuring that the visual curtilage of the heritage item is retained.

*How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

- Principal views to the item are available from Woids Avenue, partially screened by existing vegetation and boundary fencing; these will be retained.
- The new development is setback from the heritage item and is separated by the glazed infill and awning along the southwest (rear) façade of the heritage item, which will be read as a free-standing element on the site.



- The proposed demolition of later unsympathetic rear additions of the heritage item for the heritage item to be read as a free-standing element from the Woids Avenue frontage.
- The heritage item is located to the front of the new building, ensuring existing views from the site will be retained.

*Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

- Yes, the design of the new building is contemporary in character and is set back from the heritage item. This approach is acceptable given the isolation of the item in its context.
- The re-design of the covered walkway to the rear of the former Church will be connected to the southwest elevation of the heritage item through the glazed infill and awning. The use of contemporary materials will ensure that the new development is read as a separate element to the heritage item.
- The proposed treatment of the southwest facade of the heritage item provides opportunities for a contemporary interpretation of the former Church that is appropriate to its use as a school Chapel.
- Removal of the later unsympathetic addition will allow the former Church to be appreciated as a free-standing element within the context of the site.

*Will the additions visually dominate the heritage item? How has this been minimised?*

- No, the new additions will not visually dominate the heritage item as it is setback from the former Church, separated by the covered walkway and awning which connects to the new glazed infill of the southwest elevation.
- Primary views from Woids Avenue will be retained as the heritage item will be read as a separate element from the new development.

*Will the public, and users of the item, still be able to view and appreciate its significance?*

- Yes, public appreciation of the former Church will be retained as it will be read as a free-standing element within the school grounds.
- The new development will be identified as clearly contemporary due to the selected materials, finishes and form.

#### **HERITAGE OBJECTIVES OF THE KOGARAH LEP 2012**

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Demolition of the later rear brick extension and conservation work of the heritage item will remove intrusive fabric to ensure that the former Church is read as a free-standing element on the site.
- The new contemporary glazed detailing of the southwest (rear) façade and the awing connecting the Church to the new covered walkway of the main building will be partially concealed due to its location.

The proposal is, therefore considered to be consistent with the relevant heritage objectives of the *Kogarah LEP 2012*, which are:

**5.10 Heritage conservation**

*(1) Objectives*

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Kogarah,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

**HERITAGE OBJECTIVES OF THE KOGARAH DCP 2013**

The *Kogarah DCP 2013*, supports the *Kogarah LEP 2012* by providing additional objectives and development standards for heritage items and properties within the vicinity of heritage items and is acceptable for the following reasons:

- The new development adjacent to the heritage item, respects the architectural character of the former Church and enhances its setting.
- The amalgamation of the two adjacent lots will facilitate the development of the new amenities required for the school site, and are located well away from the heritage item, ensuring continued appreciation of the former Church as a free-standing element across the site.

The proposed development is generally consistent with the guidelines of the *Kogarah DCP 2013* set out in the following sections;

- Chapter B1: Heritage and Conservation Areas;
- Chapter B1.1: Heritage Items

**CONCLUSION**

Based on the analysis contained in this report, the proposed development of the site at 51-69 Woids Avenue, will have a positive heritage impact on the identified heritage significance of the former Church building through the removal of later additions, and will enhance its prominence on the school site when viewed from the Woids Avenue frontage. The works are confined to the rear and northern portion of the site and will ensure a continued understanding of the former Church as a free-standing element across the site.

We recommend the heritage aspects of this application be approved.

Yours Faithfully,

**NBRSARCHITECTURE.**



**Samantha Polkinghorne**  
Director

31 October 2018

The General Manager  
Georges River Council  
PO Box 205, Hurstville BC NSW 1481  
Australia

Dear Sir/Madam,

**RE: St George Christian School - Main Campus  
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The proposed works include partial demolition of existing buildings to the rear of the heritage item to facilitate construction of a new four storey building comprising: classrooms, an admin building and basement parking for improved amenities of the Middle & Senior School campus. Conservation works to the heritage item are proposed to ensure the continued maintenance and appreciation of the former Church.

Alterations to the heritage item are limited to the demolition of a later face brick addition to the rear of the existing Church to be replaced by a contemporary glazed infill. Alterations are proposed to the interior for ongoing use as a Chapel and or meeting room. Conservation works are proposed along the exterior to remove unsympathetic fabric and paint finishes.

The St George Christian school campus at 51-69 Woids Avenue, Allawah, comprises a number of buildings dispersed across the site. Primary access is off Woids Avenue, with secondary access from Bogie Lane to the north and Church Lane to the south. The school has recently expanded its land holdings to the north of the site, including include 47 and 49 Woids Avenue; these sites are outside the existing heritage curtilage of the site. The buildings on these adjacent sites are proposed for demolition, to facilitate amalgamation of these sites with the existing school campus.

## 1.1 METHODOLOGY

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Georges River Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The *Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

All images in this report have been taken by NBRSArchitecture, unless otherwise stated.

## 1.2 LOCATION

The site is identified by the NSW Land Registry Services (LRS) as Lot 1, DP 1172012. The south eastern boundary of the site comprises Woids Avenue, Church Lane and Bellevue Parade. The heritage item addresses Woids Avenue.



Figure 1 – Aerial view of the St George Christian School. The location of the heritage item fronting Woids Avenue is outlined in blue. The later addition is outlined in orange (Source: NSW Land and Property Information, SIX Maps, October 2017).



## **2.0 DOCUMENTARY EVIDENCE**

### **2.1 BACKGROUND HISTORY**

The present day suburb of Allawah formed part of a grant of 1950 acres (809 hectares) made to Captain John Townson by Major George Johnston after he had briefly deposed Governor Bligh in 1808. The land stood south of Hannah Laycock's "King's Grove" farm and became known as Townson's Farm. His brother Robert Townson was granted land adjoining and the brothers considered farming the area.

Later, when Townson complained that 300 acres (121 hectares) of this grant (in what was later to become Bexley, Carlton and Allawah) was 'so bad as to be completely useless', he was granted an additional 250 acres (101 hectares) to the north of his 1950 acres and to the west of Mrs Laycock's farm.

These lands were all re-granted by Governor Lachlan Macquarie in 1810 and, because of Townson's severe illness, were made without the usual restrictions on their alienation. After a brief visit to Van Diemen's Land in the summer of 1811-12, Townson sold his grants at Hurstville and thereafter spent most of his time developing further grants which he had received near Kelso on the River Tamar.

Simeon Lord, a wealthy merchant, purchased Captain John Townson's land in 1812, and it became known as Lord's Forest. He may have leased the land to timber getters and the 1841 Census shows William Trimby, a timbergetter was in residence on the land. Following the death of Simeon Lord in 1840 the land came under the control of John Rose Holden and James Holt of the Bank of NSW.

Purchased by Michael Gannon, a local publican and land speculator in 1850, the area was renamed Gannon's Forest, and the road running through the forest from Lugarno to Tempe was renamed Gannon's Forest Road. Timber felling continued throughout the area.

The land on which the St George Christian School now stands had been purchased, following the opening of the Illawarra Railway and Hurstville Station in 1884, by the Universal Land & Deposit Bank Limited who created a residential subdivision known as The Bellevue Estate Hurstville in the early 1890s

The layout of the Bellevue Estate with linear parallel streets running along an east west axis illustrates how the railway was the focal point and a defining feature of the estate. The Bellevue Estate was first offered for auction sale in 1891. It consisted of seven subdivisions, six of which were within Kogarah Municipality. These were offered for sale at various times in the 1890s. Bellevue Estate was promoted for its progressive sanitary features which made it a healthy, and desirable, location on account of its elevation, wide streets, and perfect drainage. Illustrations of the Bellevue Estate which were part of the marketing campaign emphasised these features. Auctioneer E.C.V. Broughton of Sydney, advertised his office was open until 9pm during the week for the convenience of the Working Classes evidence that the estate was targeted at the middle and lower classes.

Sales were patchy and extended into the early 20<sup>th</sup> century. The sale of Lot 23 in Section 8 to the Congregational Union of NSW was registered on 20<sup>th</sup> November 1901

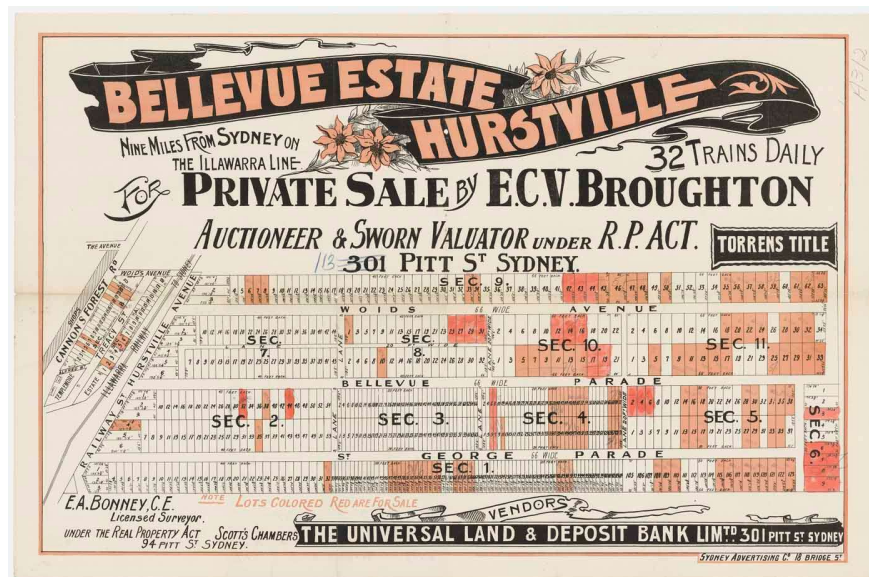


Figure 2 - Subdivision Plan (nd) of Bellevue Estate Hurstville indicating lots that were still for sale coloured red. This plan indicates that a variety of lot sizes had been provided with varying lot widths to allow for different socio economic groups to afford development in the area. The site of the former Congregational Church is identified as Lot 23 in Section 8. (Source: Trove)

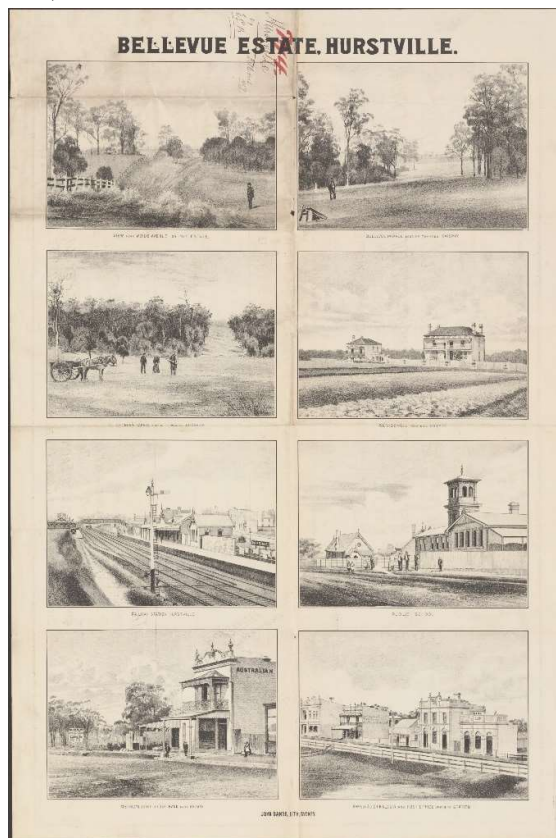


Figure 3 - Illustrations of development at Bellevue Estate in the 1880s included in the advertising for the Bellevue Subdivision sale. (Source: Trove)

The Congregational Church on Woids Avenue, which is now part of St George Christian School, was built in 1901. The foundation stone was laid by Mrs Hunter McPherson. The first minister was Mr Carrick. Prior to the church being built, church services were held in a wooden church in Blakesley Road which burnt down.

Woids Avenue Congregational Church was the second church for the Congregationalists in the St George district. The first Congregational Church was built in Kogarah in 1888.

The Woids Avenue Congregational Church was also known as the "Bellevue Church", attributed to its close proximity to the old Bellevue railway signal box, but an equally plausible explanation is its location within the Bellevue Estate.

The development of religious and community facilities at the turn of the century is indicative of the suburban development of the area in the early twentieth century.

The foundation stone was laid on the 4<sup>th</sup> May 1901 by the Lady Mayoress, Mrs Hunter McPherson who with her husband, the Mayor were members of the Church congregation and the church was in use by 1902. Part of the later development on the site was a brick Church Hall located on the rear lane.

In 1921, the Church purchased two further lots to the north of the Church building which had remained undeveloped.



CONGREGATIONAL CHURCH BELLEVUE HERSTVILLE

Figure 4 - 1902 Photograph of the 'Bellevue Congregational Church, Allawah soon after its construction. The rear wall of the church, the Vestry and the Church Hall behind have subsequently been demolished. Note the Church was originally strongly defined by tall paling fences on either side which separated it from the adjoining land.

(Source: Sydney Mail & NSW Advocate January 18th 1902 p 163)

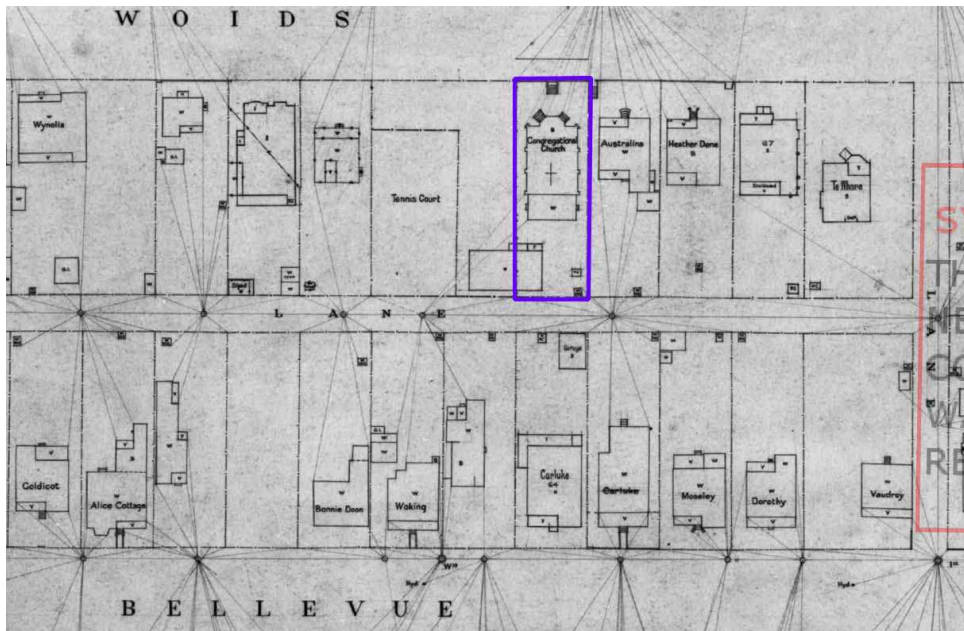


Figure 5 - Sydney Water Plan showing the original Church site and the adjoining two lots subsequently developed with a hall and Tennis Court



Figure 6 - 1943 aerial photograph of the site showing the original Church and the later Church Hall prior to any occupation of the site for the current school use. The Church site was surrounded by small scale residential development and had an open area to the north. (Source; Six Map Viewer 1943 images)



In 1925 a Station was established at Allawah which further stimulated residential growth in an area which for many years had been described as 'Struggletown'. This was because in the early days of development, just before World War I, many of the people buying land there built houses of only one or two rooms. Many were British migrants who came to Australia in large numbers just before the outbreak of the war.

The opening of the railway station sparked a housing boom in the area. Estate agents gave subdivisions enticing names and people flocked to the suburb during this period. Modest California bungalows and single-storey Federation-style houses were built throughout the area.

Allawah's strongest growth period was between the two world wars and by 1976 some of the older residential areas had been re-zoned to allow unit development.

In 1977 the unification of churches including the Congregational, Methodist and some Presbyterian congregations saw the Bellevue Congregational Church being re-established as the Allawah Uniting Church.

## **2.2 ST GEORGE CHRISTIAN SCHOOL**

St George Christian School is an independent co-educational school founded by a group of local families at Sans Souci in 1981 and which established a Primary and Secondary School on the Woids Avenue site in 1984 on the site of the Allawah branch of the Hurstville Uniting Church. At that time, it was leased from the Uniting Church in Australia Property Trust.

In 1986 the former Church hall to the rear of the church was demolished for the construction of a new classroom block and by 1987 the school had completed the acquisition of all of the Uniting Church land and buildings.

The School campus was subsequently expanded to its current size on several occasions into the surrounding residential areas on both Woids Avenue and Bellevue Parade with new buildings being erected to accommodate the increasing size of the school population.

Development of the School continues around the retained church building as the facilities are improved to meet current educational standards to provide excellence for education. Additional sites to the north have been purchased for the proposed expansion of the Middle and Senior School and this application deals with the development of that additional land.

### 2.3 HERITAGE SIGNIFICANCE

The NSW State Heritage Inventory contains the following Statement of Significance and Description for the former Church:

*"65 Woids Avenue, Hurstville, formerly known as the Woids Avenue Congregational Church is significant at a Local level for its historic, aesthetic and social values. Located within the grounds of the St George Christian School, the former church is a good representative example of an early twentieth Federation Gothic style brick and iron church which stylistically is relatively rare within the Kogarah LGA. Although adapted to a school use and its integrity somewhat compromised by unsympathetic alterations, the place is still able to be conserved. The place has been a focus for a recognisable religious community group within the locality, and integral to its historical development as part of the growth of the Kogarah LGA."*

*"A small Federation Gothic Revival style former church building with gable roof (and non-original Colorbond corrugated sheeting) and buttressed red-brown coloured face brickwork. Street facing facade has a large timber-framed, pointed brick arched window with Gothic tracery and coloured glass. The apex of the gable has a rendered finish and three timber louvered ventilation openings. There is an original brick vestibule with flat roof attached to the front elevation. Original pointed brick arched window openings on the side elevations have non-original aluminum window sashes. Existing overgrown vegetation in the front garden obscures the visual appreciation of the place. It is a former church now located within the grounds of a Christian secondary school. Internal spaces adapted for classroom use."*



Figure 7 - Extract from Kogarah LEP 2012 Heritage Map showing the listed site I2 containing the former "Bellevue Congregational Church" (Source: Kogarah LEP 2012\_Her\_006, October 2017).

### 3.0 PHYSICAL EVIDENCE

#### 3.1 CONTEXT

Allawah is characterised as a residential area, with few commercial or industrial developments. While most houses in Allawah South are California bungalows, the northern part of the suburb, near the railway line, features predominantly multi-unit buildings of later construction. The subject site is bound by Woids Avenue to the north and Bellevue Avenue along the southern site boundary, with Bogie Lane separating the northern portion of the site.

#### 3.2 DESCRIPTION

Buildings across the site are setback from the primary street frontage along Woids Avenue, with the heritage item, located in the middle of the site, setback from the metal fencing along the northeast boundary. Larger scale development to the rear (southwest) includes the Admin building, connected to the heritage item by an unsympathetic later brick addition. The general setting around the former Church features open outdoor play areas to the northwest and southeast. The former Church is configured as a classroom and is used as an After-School Care Facility operated by Keyorris Pty Ltd. The later rear addition of the original building features a larger two storey gabled extension which houses administration facilities.



Figure 8 - Primary view to the heritage item as seen from Woids Avenue looking west. The later higher gabled roofed structure is proposed to be demolished.



Figure 9 - The later extension at the rear of the former Church connecting it to the main school buildings.

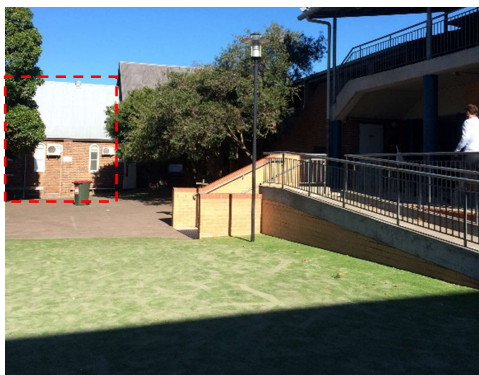


Figure 10 - View looking east towards the heritage item from the proposed location of the new basketball court. The original portion of the heritage item is outlined in red.

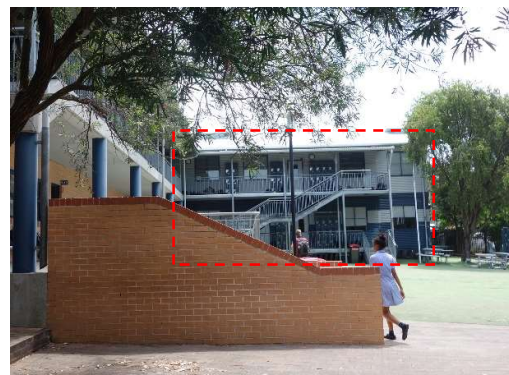


Figure 11 - Existing demountable classrooms outlined in red will be replaced by the new Middle and Senior School facilities.

#### **4.0 THE PROPOSAL**

The proposal is for implementation of a staged Master Plan for St George Christian School to provide additional amenities for the Middle and Senior School. Two residential sites to the north of the existing school have been purchased for proposed amalgamation with the subject site to support the increase in school facilities.

Alterations to the former Church interior will result in removal of later additions to facilitate the ongoing use of the building as a school Chapel/meeting space.

**Proposed demolition includes:**

- Demolition of the later (non-significant) brick extension along the rear (southwest elevation) of the former Church,
- The new rear (southwest) elevation of the Church features glazed infill and awning connected to the covered walkway of the new building;
- Demolition of existing (non-significant) residential dwellings at 47 & 49 Woids Avenue, northwest of the site.

**Landscape works include:**

- Landscaping works to provide additional playground area for students;
- Excavation of the site for basement car park (Partially underground) along the northern portion of the site, with access from Woids Avenue only;
- New basketball court above the basement car park;

**Alterations and additions include:**

- Construction of a three storey classroom block, with a new covered walkway immediately behind the heritage item;
- Construction of a new four storey classroom block to the north western portion of the site;
- New awning connecting the former Church to the new classroom block;
- Internal reconfiguration of existing classroom block (relocation of student services spaces into downstairs science rooms, removal of existing art spaces upstairs to be replaced by new staff admin areas)

**Works to the heritage item include:**

- Removal of unsympathetic aluminum framed windows along the side elevations;
- Removal of unsympathetic white paint from face brickwork to the upper gable of the northeast elevation fronting Woids Avenue.



Figure 12 – Proposed Walkway Section (Source: **NBR**SArchitecture October 2018).



Figure 13 - View of the retained heritage item with the new school buildings behind. (Source: **NBR**SArchitecture, October 2018).



The following architectural drawings prepared by **NBR**SArchitecture have been evaluated in the preparation of this report.

Drawing number	Drawing name	Issue	Date
17072-DA-02	Site Analysis + Site Plan	E	08/ 2018
17072-DA-03	Existing Lower Basement Plan	E	08/ 2018
17072-DA-04	Existing Upper Basement Plan	E	08/ 2018
17072-DA-05	Existing Ground Floor Plan	E	08/ 2018
17072-DA-06	Existing Level 1 Plan	E	08/ 2018
17072-DA-07	Lower Basement Level Plan	E	08/ 2018
17072-DA-08	Upper Basement Level Plan	E	08/ 2018
17072-DA-09	Ground Level Plan	E	08/ 2018
17072-DA-10	Level 1 Plan	E	08/ 2018
17072-DA-11	Level 2 Plan	E	08/ 2018
17072-DA-12	Level 3 Plan	E	08/ 2018
17072-DA-13	Proposed Staging Plan	E	08/ 2018
17072-DA-14	Elevations	E	08/ 2018
17072-DA-15	Sections	E	08/ 2018
17072-DA-20	Materials Schedule	E	08/ 2018

## OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The following overview identifies the proposed works at St George Christian School and assesses the potential heritage impacts (if any) on the significance of the heritage item.

Proposed Works:	Heritage Impact:
<ul style="list-style-type: none"> <li>Demolition of the later brick extension along the rear (southwest elevation) of the Church,</li> <li>New glazed infill and awning to the new rear (southwest) elevation of the Church.</li> <li>Internal alterations to later additions to allow for ongoing use of the former Church as a Chapel or meeting space.</li> <li>Removal of unsympathetic fabric including aluminum framed windows and white paint from brickwork along the northeast facing gable.</li> </ul>	<ul style="list-style-type: none"> <li>Positive heritage impact</li> </ul> <p>Demolition of the later brick addition is a positive heritage impact as it will remove unsympathetic elements. The demolition will improve the visual setting of the heritage item, allowing for the original form of the Church building to be read as a free-standing element from the public domain, as it was originally intended.</p> <p>Additions to the southwest façade include a new glazed infill and awning that will be read as clearly contemporary, separating the former Church from the existing walkway of the main school building.</p> <p>The proposed conservation works will result in a positive heritage impact allowing for continued and improved appreciation of the heritage item from the public domain.</p>
<ul style="list-style-type: none"> <li>Demolition of existing residential dwellings at 47 &amp; 49 Woids Avenue, northwest of the site.</li> <li>Proposed amalgamation of these sites with the existing St George Christian School site;</li> </ul>	<ul style="list-style-type: none"> <li>Neutral heritage impact</li> </ul> <p>The two residential dwellings at 47 &amp; 49 Woids Avenue, are not listed as heritage items. Demolition of the two dwellings will have no impact on the heritage item as they are located adjacent to the subject site along the northwest boundary, well away from the heritage item. The demolition will facilitate construction of required amenities.</p> <p>The proposed amalgamation of these lots with the subject site will not impact on the curtilage of the heritage item as they are located adjacent to the northwest boundary, well away from the heritage item.</p>

<ul style="list-style-type: none"> <li>Construction of a 4 storey classroom block, with a new covered walkway;</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable heritage impact</li> </ul> <p>The new three storey classroom and covered walkway is sympathetic to the heritage item.</p> <p>The new building will be set back from the heritage item, and will be constructed using contemporary materials, allowing for the original building form and character of the former Church to be clearly interpreted.</p> <p>The new glazed infill and awning connecting the new building and the heritage item ensure that the new building will not dominate the character of the former Church, ensuring an adequate visual setting around the heritage item is maintained.</p>
<ul style="list-style-type: none"> <li>Landscaping works with additional playground area for students;</li> <li>Excavation of the site for basement car park (Partially underground) along the northern portion of the site fronting Woids Avenue;</li> <li>New basketball court and play area above the basement car park;</li> </ul>	<ul style="list-style-type: none"> <li>Neutral heritage impact</li> </ul> <p>The proposed landscape works are proposed to the northwest and southeast of the heritage item to extend the external play areas. The new external play area will retain a large open space around the heritage item, ensuring continued appreciation of the former Church within the school grounds.</p> <p>Excavation of the site for the carpark is located well away from the heritage item and is partially below ground; therefore, will not impact on the visual setting of the heritage item.</p> <p>The basketball court is located along the northern portion of the site above the carpark, adjacent to the new building and is located further away from the heritage item.</p>

**EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION**

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

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

- The general visual setting of the former Church from the public domain will be retained, with the new development proposed along the northern portion of the site extending along the site boundary away from the heritage item;
- Primary views to and from the heritage item will be retained due to the setbacks and location of the new building, with the landscaping design and external play areas allowing for an appropriate visual setting around the heritage item.
- The selected materials and finishes of the new building and covered walkway will be clearly contemporary, ensuring the existing character of the heritage item is maintained and read as a separate free-standing element from the public domain;
- The removal of unsympathetic paint work along the northeast facing gable of the heritage item and the removal of aluminium framed windows will have a positive heritage impact on the character of the building. Conservation works to the exterior allow for original elements to be restored, improving the character of the heritage item within its setting;
- Demolition of the later unsympathetic addition to the rear of the heritage item, will enhance the character and visual setting of the original Church, as it will be read as a free-standing element on the site, separate from the large four storey building to the rear;
- The conservation works and internal alterations of the heritage item will ensure ongoing use of the building as a school Chapel, reinforcing its identified social significance.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- Construction of the new building and amenities will be read as clearly contemporary in form, detailing and setbacks from the heritage item, enhancing the visual setting of the former Church as seen from the public domain.

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

- The proposed works will include conservation works to the heritage item, and removal of unsympathetic fabric. No other options are considered acceptable for this particular facility.

**NEW DEVELOPMENTV NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM**

*How is the impact of the new development of the heritage significance of the item to be minimised?*

- The new development proposal will result in the demolition of the unsympathetic rear addition of the former Church, which connects the heritage item to the existing Admin building.
- The new development is setback from the heritage item, and will be separated from the former Church by the new glazed infill and awning of the southwest facade.
- The visual setting around the heritage item will generally be maintained, with the exception of a new COLA above the basketball court (The new COLA has been approved as part of a separate DA).
- The treatment of the southwest façade and its simple connection to the new building enhances the visual setting of the heritage item, allowing for it to be read as a free-standing element.

*Why is the new development required to be adjacent to heritage item?*

- New development is required to be adjacent to the heritage item as it will replace the existing Admin building, which is located southwest of the heritage item.
- The heritage item is located in front of the existing Admin building, connected by the later unsympathetic addition at the rear. The new development will be setback from the heritage item due to the proposed changes, enhancing the visual setting of the heritage item.
- Improved amenities are required to facilitate a more suitable layout of the Middle and Senior School facilities and provide an appropriate separation from other sections of the school.

*How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

- The visual setting of the heritage item will be retained as the form and setbacks of the new development will ensure a continued appreciation of the original building from the public domain.
- The open landscape design and setting will be in keeping with the existing landscape design and external play areas that surround the heritage item, ensuring that the visual curtilage of the heritage item is retained.

*How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

- Principal views to the item are available from Woids Avenue, partially screened by existing vegetation and boundary fencing; these will be retained.
- The new development is setback from the heritage item and is separated by the glazed infill and awning along the southwest (rear) façade of the heritage item, which will be read as a free-standing element on the site.



- The proposed demolition of later unsympathetic rear additions of the heritage item for the heritage item to be read as a free-standing element from the Woids Avenue frontage.
- The heritage item is located to the front of the new building, ensuring existing views from the site will be retained.

*Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

- Yes, the design of the new building is contemporary in character and is set back from the heritage item. This approach is acceptable given the isolation of the item in its context.
- The re-design of the covered walkway to the rear of the former Church will be connected to the southwest elevation of the heritage item through the glazed infill and awning. The use of contemporary materials will ensure that the new development is read as a separate element to the heritage item.
- The proposed treatment of the southwest facade of the heritage item provides opportunities for a contemporary interpretation of the former Church that is appropriate to its use as a school Chapel.
- Removal of the later unsympathetic addition will allow the former Church to be appreciated as a free-standing element within the context of the site.

*Will the additions visually dominate the heritage item? How has this been minimised?*

- No, the new additions will not visually dominate the heritage item as it is setback from the former Church, separated by the covered walkway and awning which connects to the new glazed infill of the southwest elevation.
- Primary views from Woids Avenue will be retained as the heritage item will be read as a separate element from the new development.

*Will the public, and users of the item, still be able to view and appreciate its significance?*

- Yes, public appreciation of the former Church will be retained as it will be read as a free-standing element within the school grounds.
- The new development will be identified as clearly contemporary due to the selected materials, finishes and form.

#### **HERITAGE OBJECTIVES OF THE KOGARAH LEP 2012**

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Demolition of the later rear brick extension and conservation work of the heritage item will remove intrusive fabric to ensure that the former Church is read as a free-standing element on the site.
- The new contemporary glazed detailing of the southwest (rear) façade and the awning connecting the Church to the new covered walkway of the main building will be partially concealed due to its location.

The proposal is, therefore considered to be consistent with the relevant heritage objectives of the *Kogarah LEP 2012*, which are:

**5.10 Heritage conservation**

*(1) Objectives*

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Kogarah,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

**HERITAGE OBJECTIVES OF THE KOGARAH DCP 2013**

The *Kogarah DCP 2013*, supports the *Kogarah LEP 2012* by providing additional objectives and development standards for heritage items and properties within the vicinity of heritage items and is acceptable for the following reasons:

- The new development adjacent to the heritage item, respects the architectural character of the former Church and enhances its setting.
- The amalgamation of the two adjacent lots will facilitate the development of the new amenities required for the school site, and are located well away from the heritage item, ensuring continued appreciation of the former Church as a free-standing element across the site.

The proposed development is generally consistent with the guidelines of the *Kogarah DCP 2013* set out in the following sections;

- Chapter B1: Heritage and Conservation Areas;
- Chapter B1.1: Heritage Items

**CONCLUSION**

Based on the analysis contained in this report, the proposed development of the site at 51-69 Woids Avenue, will have a positive heritage impact on the identified heritage significance of the former Church building through the removal of later additions, and will enhance its prominence on the school site when viewed from the Woids Avenue frontage. The works are confined to the rear and northern portion of the site and will ensure a continued understanding of the former Church as a free-standing element across the site.

We recommend the heritage aspects of this application be approved.

Yours Faithfully,

**NBRSARCHITECTURE.**



**Samantha Polkinghorne**  
Director