

STATEMENT OF HERITAGE IMPACT

Auditorium Expansion & Accommodation



Katoomba Christian Convention (KCC)

FINAL 05 SEPTEMBER 2017

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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STATEMENT OF HERITAGE IMPACT FOR KCC AUDITORIUM EXPANSION & ACCOMMODATION

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed development at Katoomba Christian Convention (KCC) at 119 Cliff Drive, Katoomba.

The proposal is for the development of the site to provide additional accommodation and amenities. The proposed works will be undertaken as part of the staged master plan which includes upgrading and replacement of existing buildings across the site. The proposal has been designed by **NBR**SArchitecture in consultation with Travers Bushfire & Ecology regarding the surrounding bushland.

1.1 REQUIREMENTS FOR THIS REPORT

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 the Blue Mountains City Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

1.2 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, 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.

1.3 SITE LOCATION

The subject site comprises a large irregular shaped site located at 119 Cliff Drive, Katoomba. It is within close proximity to the Blue Mountains National Park and the Scenic Railway site. Refer to Figure 1 and Figure 2. The subject site is described by NSW Land & Property Information as Lot 5 DP222736.

1.4 HERITAGE LISTINGS

The subject site at 119 Cliff Drive, Katoomba, is not listed as an individual heritage item. It is in the vicinity of a number of heritage items (Item No. K045, K003, and K004). The heritage items are included on Schedule 5 Environmental Heritage of the *Blue Mountains Local Environmental Plan (LEP) 2015*.

1.5 AUTHORSHIP

This report was prepared by Abigail Cohen, Heritage Consultant and reviewed by Samantha Polkinghorne, Associate, using research and a history written by Léonie Masson, Historian, all of **NBR**SARCHITECTURE. All images in this report have been taken by **NBR**SArchitecture, unless otherwise stated.



Figure 1 – Aerial view of the subject site shaded in yellow (Source: NSW Land & Property Information, SIX Maps, August 2017).

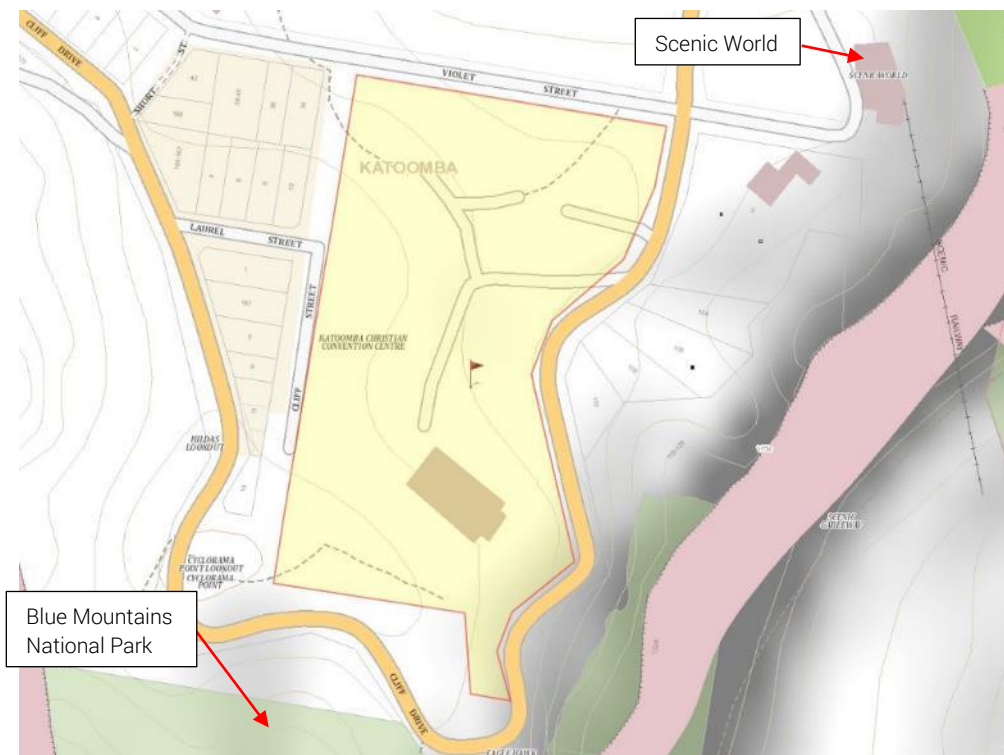


Figure 2 – Location of the subject site shaded in yellow. Scenic World and the Blue Mountains National Park are identified by the red arrows (Source: NSW Land & Property Information, SIX Maps, August 2017).

2.0 DOCUMENTARY EVIDENCE

2.1 KATOOMBA CHRISTIAN CONVENTION

The following history is reproduced in full from Paul Innes, *Katoomba Christian Convention – a short history*, 2016.¹

In the late 19th Century, holidaymakers began to visit the Blue Mountains during Summer, to enjoy the region's cooler temperatures, fresh air, waterfalls and views.

For some families, the attraction of staying in the upper Mountains over Summer lead them to build holiday homes, where they would stay for weeks at a time.

One such family were the Youngs who built a home in the late 1890's at the end of Katoomba Street, which they named Khandala. The two-storey Swiss style home, with its views of Jamison Valley, also became a destination for the friends of Ernest and Margaret Young.

Some of the friends who stayed with Ernest and Margaret were Ministers of Religion, for the Young's were Christian people who wanted to share their home and their faith in Jesus – in fact with any visitor who stayed with them.

Ernest Young developed the habit of, following breakfast, sharing the Scriptures with visitors who stayed at Khandala. This practise became known, and as more and more people visited, the Youngs began to think of hosting a more formal gathering or Convention at their home, each Christmas.

And so, in 1903 the Katoomba Christian Convention (KCC) was born.

At Christmas in 1904, Ernest Young's sister Florence travelled down from Bundaberg in Queensland to join her family in Katoomba. Florence brought eight Solomon Islander Christian men with her, and their inclusion in the 1904 Convention highlighted the motto adopted by the Convention of "All One In Christ Jesus" (Galatians 3:28). This inclusion was also in stark contrast with the 'White Australia Policy' which became the law at the time.

While visiting the 1904 Convention, Florence Young declared she would travel to Malaita Island in the Solomons to visit Solomon Island Christians she had known at Bundaberg. Her decision and subsequent visit is still remembered today in the name Malaita Point – a portion of the cliff top which overlooks the Jamison Valley, just along from Scenic World.

From 1905 onward, ever growing numbers of people to the Conventions determined the need to house the visitors in a large tent, or marquee, erected in Khandala's grounds. By the late 1930's close to 800 people were listening to Guest Speakers, Bible Readings and joining in Hymn Singing in the week just after Christmas.

In that decade, the Convention expanded its program with the opening of a Prayer Tent, Book Tent, Children's Program, Ladies House Party and Children's House Party.

Furthermore, while most visitors supported the local tourist economy (as they do today) by staying in Guest Houses and Rented Cottages, a Men's Camp was established in

¹ <http://www.lionelwindsor.net/2017/01/10/katoomba-christian-convention-short-history/>, viewed 17 July 2017

bushland near Khandala for single men, including Uni Students, whose budgets were more limited.

Sadly, Ernest Young died in 1927, and while Margaret continued to host Conventions after his death, it became apparent by the early 1940's that the time had come for her to relinquish her role and the Khandala links with the Conventions.

A new site was found and cleared in Forster Road, near Echo Point. However, for several reasons a bigger site was soon required. In the 1950's, a new (and the current) site was acquired when the Deck family sold their large property known as Culverden to the Katoomba Christian Convention.

The Culverden house and 19 acre property had initially been purchased in 1901 by Ernest Young's sister Emily and her husband John Deck. However, by the 1950's the Deck family only wanted to keep the house.

Gradually, the hill site opposite Culverden, through the work of faithful volunteers, acquired a steel framed Auditorium with a dirt floor, Accommodation Huts, Amenities Blocks, Dining Hall and importantly a Lodge to house Guest Speakers.

In the 1960's, further changes occurred. In 1960, the Church Missionary Society (CMS) began to conduct their January Summer School on the Culverden site. Then in 1962, an Easter Convention began.

After a decline in interest during the late 1960's and 1970's, numbers picked up again during the 1980's. In January 1988, for example, a tent big enough to house 6,000 visitors (!) was erected on site, and during the 1990's Men's and Woman's Conventions and Kyckstart began.

New generations were coming, and now, in the early 21st Century, the Youngs' 1903 vision to share the Scriptures with visitors to Katoomba continues.

2.2 HISTORY OF THE SUBJECT SITE

In June 1956, Catherine Mary Alice Deck conveyed over 16 acres of land to Katoomba Christian Convention.² At this date, the land comprised Sections T², U² W² and X² in DP 2060. This land was originally part of Portions 60 and 6 of the City of Katoomba, Parish of Megalong, County of Cook. The land so conveyed was registered in August 1957 on Certificate of Title Vol 7349 Fol 17 as shown in the plan at Figure 3. It excluded the land coloured yellow and Cliff Drive (coloured pink).

Twenty years earlier, when land was resumed for Cliff Drive, there was a wood and brick cottage called "Waiwero" and a galvanised iron dwelling and garage in the northern quadrant of the estate near Violet Street, the former Ivy Street and Cliff Drive (Figure 4 and Figure 5). It is probable that Waiwero was still in existence in the 1950s when the land was purchased by Katoomba Christian Convention. As to the other residence and garage, given its proximity to Cliff Drive, it seems probable this was demolished when the roadway was formed.

² CT Vol 4033 Fol 162, NSW Land & Property Information

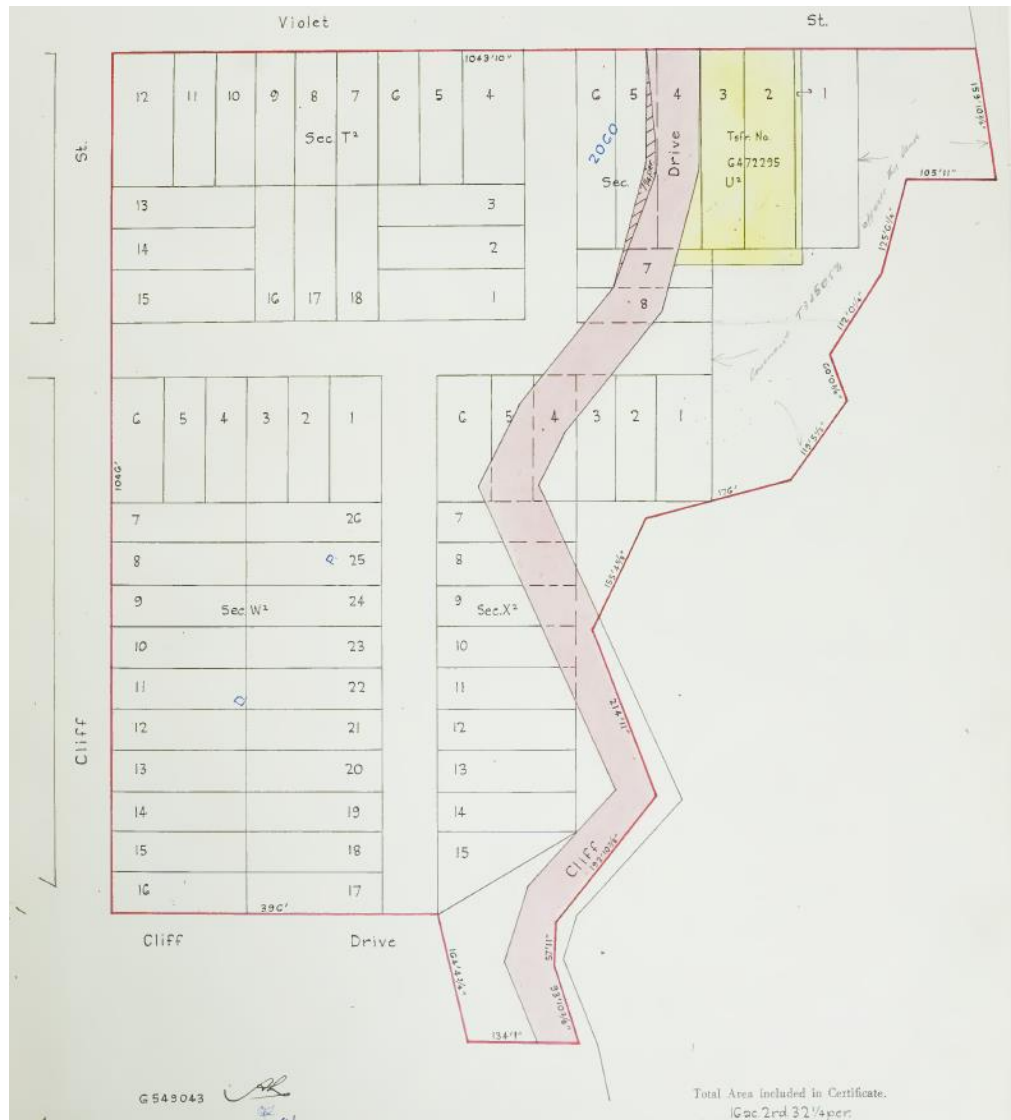


Figure 3 – Block plan accompanying Certificate of Title Vol 7349 Fol 17, August 1957. (Source: NSW Land & Property Information)

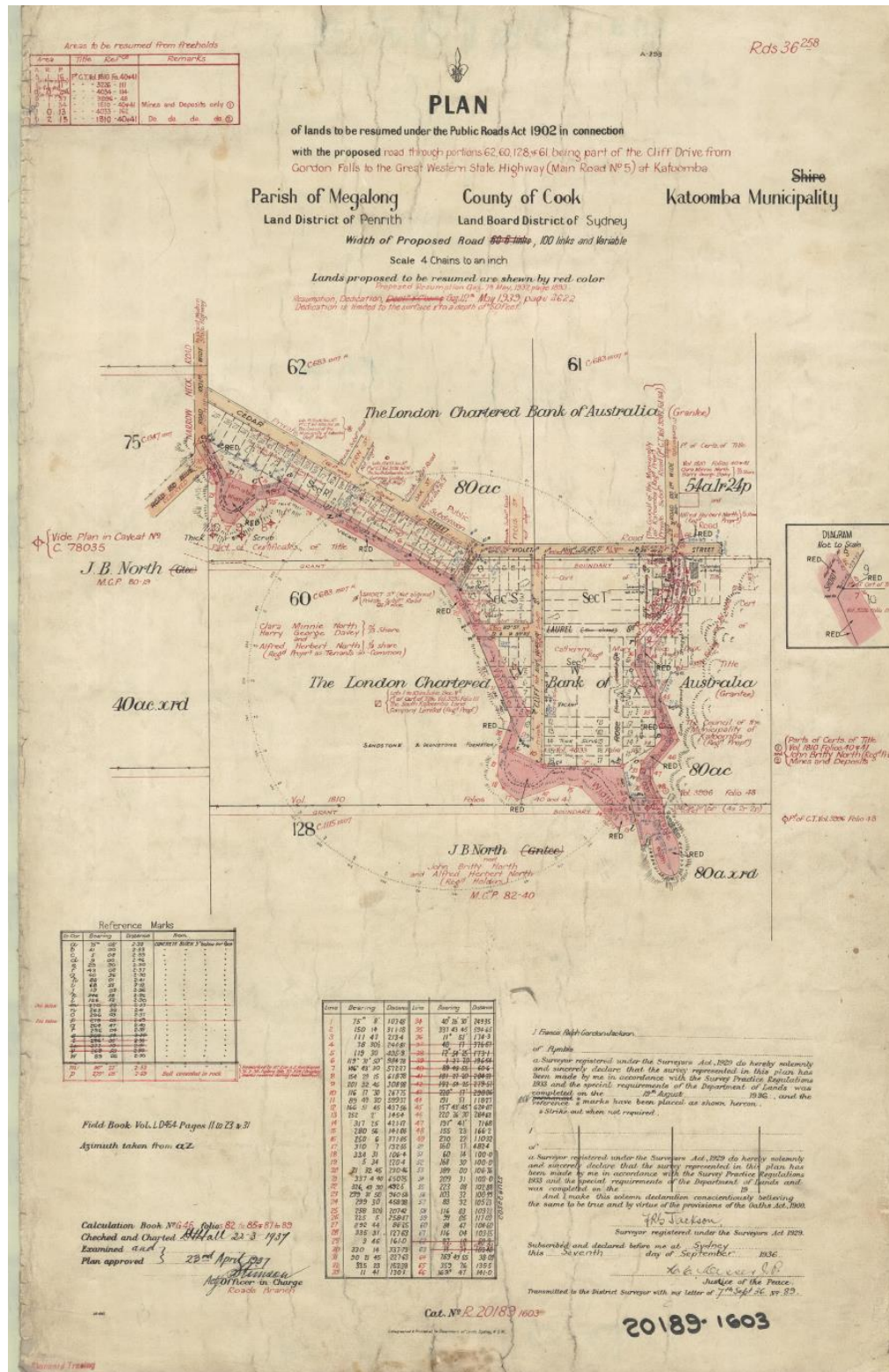


Figure 4 – Plan of lands to be resumed under Public Roads Act 1902 in connection with the proposed road through portions 62, 60, 128 & 61 being part of the Cliff Drive from Gordon Falls to the Great Western Highway (Main Road No. 5) at Katoomba, September 1936. (Source: NSW Land & Property Information, Crown Plan 20189-1603)

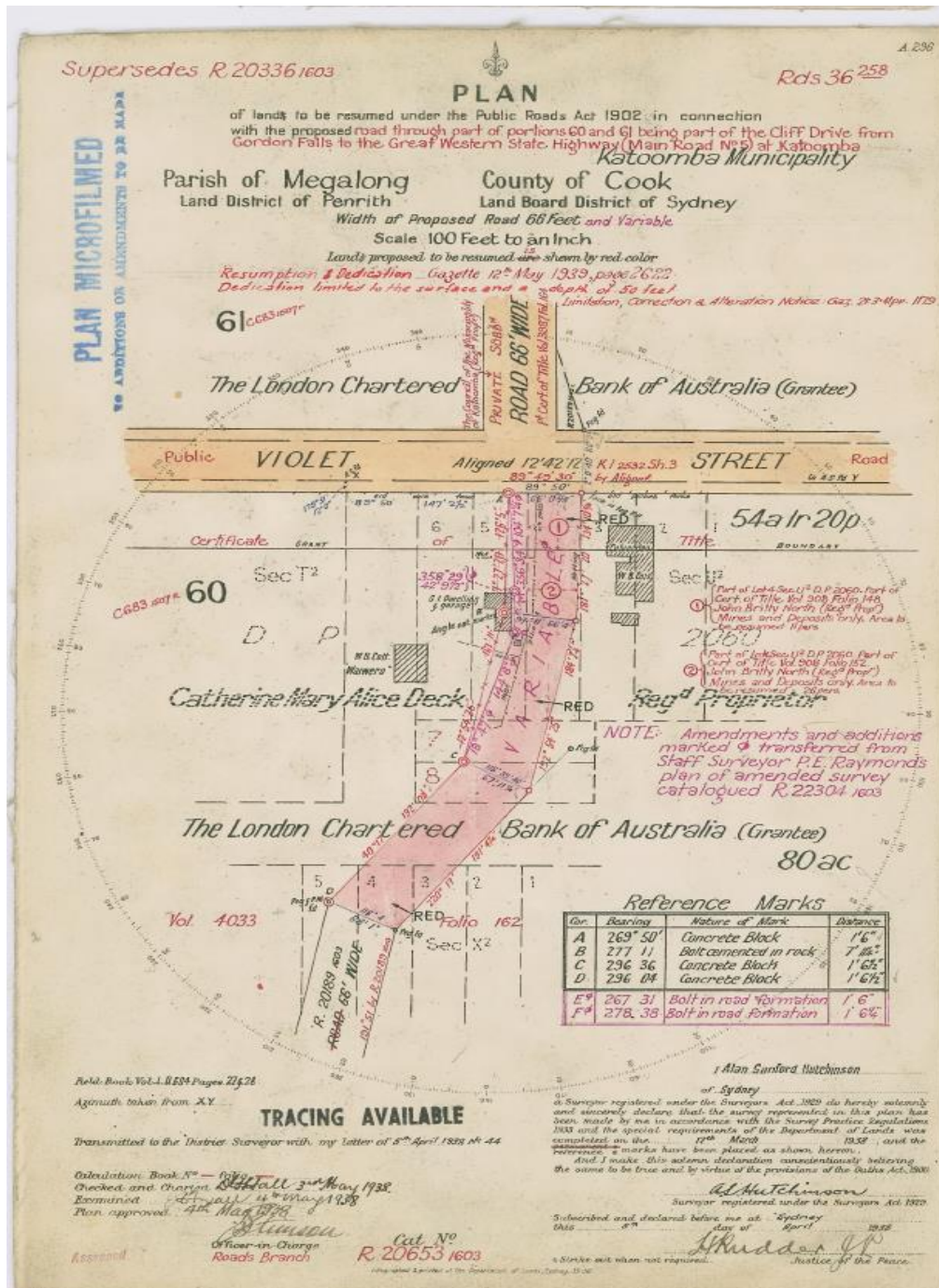


Figure 5 – Plan of lands to be resumed under the Public Roads Act 1902 in connection with the proposed road through part of portions 60 and 61 (being part of the Cliff Drive from Gordon Falls to the Great Western State Highway (Main Road No. 5) at Katoomba, March 1938. (Source: NSW Land & Property Information, Crown Plan 20653-1603)

Between 1957 and 1963 the north-east quadrant of the property was excised from the land, leaving a residue of a little over 15 acres in the ownership of Katoomba Christian Convention. In 1965, the property was subdivided into five allotments, and Lot 5 in DP 222736 was registered in July 1965 in the name of Katoomba Christian Convention Limited.³

³ CT Vol 10067 Fol 142, NSW Land & Property Information

The following images are sourced from Stuart Braga's "A Century Preaching Christ - Katoomba Christian Convention 1903-2003" June 2003.

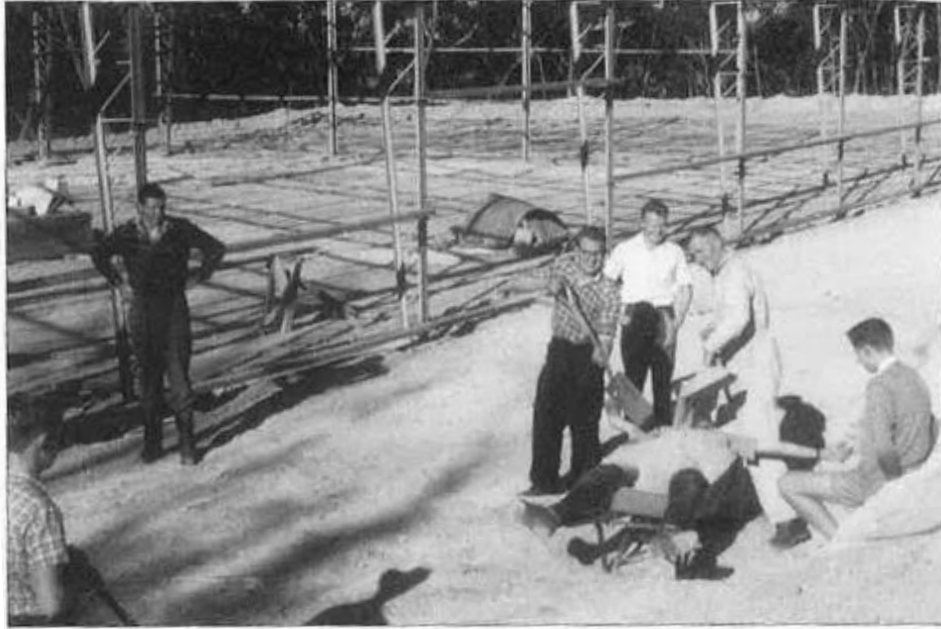


Figure 6 – Construction of the steel frame of the auditorium, 1958.



Figure 7 – Steel frame of the auditorium in 1958.



Figure 8 – The new auditorium in 1958.

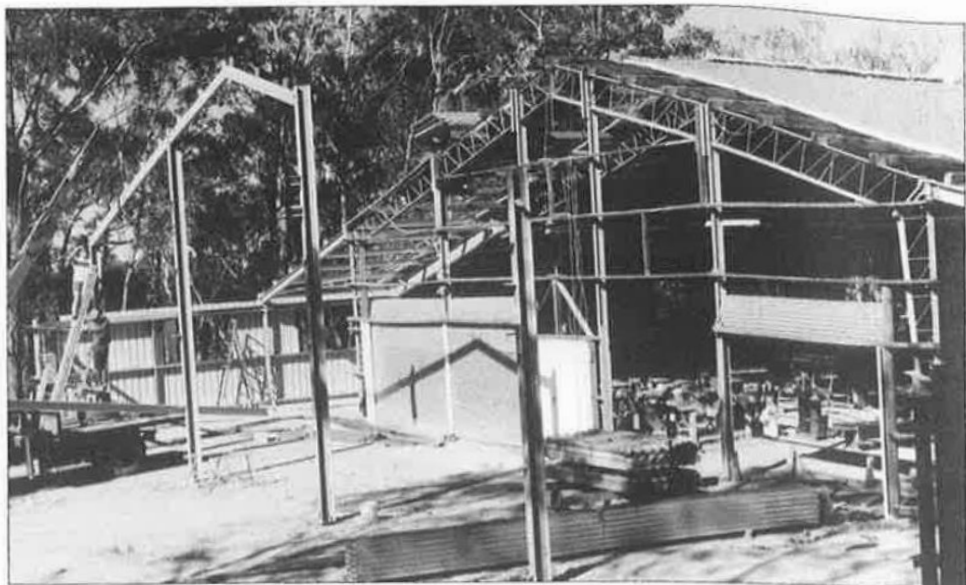


Figure 9 – Extension to the auditorium at the end of the 1980s.

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT AND DESCRIPTION

The Katoomba Christian Convention (KCC) site at 119 Cliff Drive, Katoomba, comprises a large irregular shaped site extending across a large portion of land. The topography of the KCC site is characteristic of the mountainous bushland and its surrounding context. The large site is bound by Cliff Drive which extends along the south and east site boundaries with Cliff Street bounding the site to the west. Violet Street bounds the subject site to the north and separates the larger site into two separate allotments. This report discusses all proposed works relating to the site to the south of Violet Street. Refer to Figure 10 below.

The prominent landscape setting of the surrounding *Jamison Valley Conservation Area* is characterised by its dramatic ridgeline and substantial vegetation which encompasses the site to the east, south and southwest. The Conservation Area includes the Blue Mountains National Park and Scenic World further northeast. Primary access to the KCC site is from Cliff Drive to the east and Violet Street to the north, primarily used as a pedestrian entry point. Secondary entries along Cliff Street provide access to the site for maintenance vehicles. The site boundaries are delineated by a line of trees and bushy vegetation. The site is situated in a private recreation area, with surrounding development comprising private residential development separated from the site boundary by Cliff Street to the west. The residential allotments are bound by Cliff Drive further west and fronted by vegetation, screening views to the development.

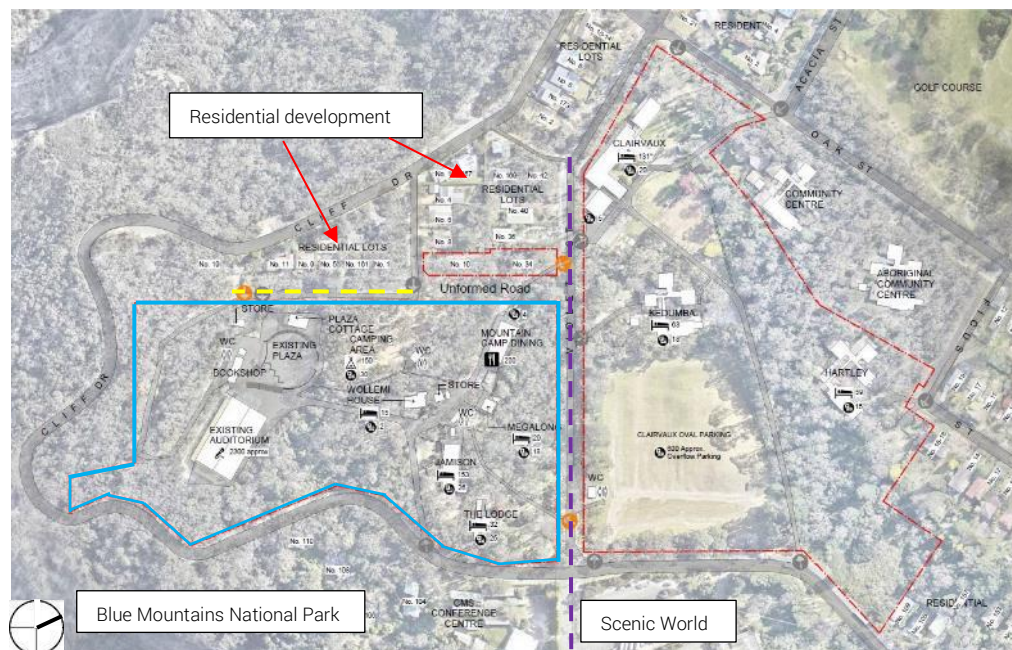


Figure 10 – The site plan indicates the full extent of the site outlined in red and blue. The portion of the site relating to this application is outlined in blue. Violet Street is identified by the purple dashed line and Cliff Street is identified by the yellow dashed line (Source: NBRSArchitecture, Existing conditions, 004, Revision 7, 01.08.2017).

The KCC site features various small-scale buildings across the site which provide accommodation to numerous church groups, community groups, school camps and corporate groups. The following images include the surrounding context and existing buildings across the KCC site.



Figure 11 – View of the Scenic Railway Site further northeast of the KCC site. The Scenic World parking lot fronts Cliff Drive and Violet Street along the south and west boundary. Primary entry to the Scenic Railway buildings are along the eastern end of Violet Street. The KCC site is separated from the Scenic Railway site by Cliff Drive and Violet Street.



Figure 12 – View of the auditorium from the plaza looking east.



Figure 13 – The northern portion of the auditorium is proposed for demolition to facilitate the new addition for required amenities.



Figure 14 – View of the plaza and existing amenities where the new bookshop is proposed.



Figure 15 – View of the plaza cottage looking north.



Figure 16 – Camping area to the north of the plaza cottage.



Figure 17 – Megalong located along the northern portion of the site proposed for demolition as part of the Stage 2 works.

3.2 VIEWS

Primary views to the site are along Cliff Drive with views obscured by the dense vegetation and bushland surrounding the site. Views of the development across the site are further obscured by the change in topography which slopes down towards the east. Secondary views of the site are partially available from Violet Street to the north.



Figure 18 – View along Violet Street looking east towards Cliff Drive (Source: Google Maps, August 2017).



Figure 19 – View of the Mountain Camp Dining as seen from Violet Street looking south (Source: Google Maps, August 2017).



Figure 20 – View of the Scenic Railway parking lot looking east from Cliff Drive. The entry to the Scenic Railway building is set back from Cliff Drive along Violet Street and is identified by the red arrow.



Figure 21 – View from the Scenic Railway parking lot looking southwest towards the KCC site. The KCC site lies beyond the trees marked in red.



Figure 22 – View from Cliff Drive looking southwest towards the subject site. Violet Street is indicated by the red arrow.



Figure 23 – View of the Lodge looking southwest from Cliff Drive. The KCC site is located to the right and the Scenic Railway site is located to the left, further east of the subject site.



Figure 24 – View of the Lodge as seen from Violet Street where the new Eco Chalets are proposed. The site slopes up from street level, with the existing building set well back from the street frontage.



Figure 25 – Entry to the subject site from Cliff Drive along the eastern site boundary is indicated by the red arrow.



Figure 26 – View along Cliff Drive looking south. Residential development is situated to the left with the change in topography sloping up towards the west (Source: Google Maps, August 2017).



Figure 27 – View from Eagle Hawk Lookout Point along Cliff Drive looking northwest towards the subject site (Source: Google Maps, August 2017).



Figure 28 – View from Landslide Lookout looking north along Cliff Drive (Source: Google Maps, August 2017).



Figure 29 – View from Cliff Drive looking southeast towards the subject site (Source: Google Maps, August 2017).



Figure 30 – View from Cliff Drive looking east along Laurel Street towards the subject site. Residential development adjacent to the western site boundary is seen to the left and right of the street (Source: Google Maps, August 2017).

4.0 HERITAGE SIGNIFICANCE

The subject site at 119 Cliff Drive, Katoomba, is not listed as an individual heritage item. It is in the vicinity of a number of heritage items (Item No. K045, K003, and K004) which are included in the *Jamison Valley Heritage Conservation Area (K007)*. The heritage items and the Conservation Area are included on Schedule 5 Environmental Heritage of the *Blue Mountains Local Environmental Plan (LEP) 2015*.

The Conservation Area is included in the heritage inventory database of the NSW Office of Environment and Heritage – Database no: 1170949

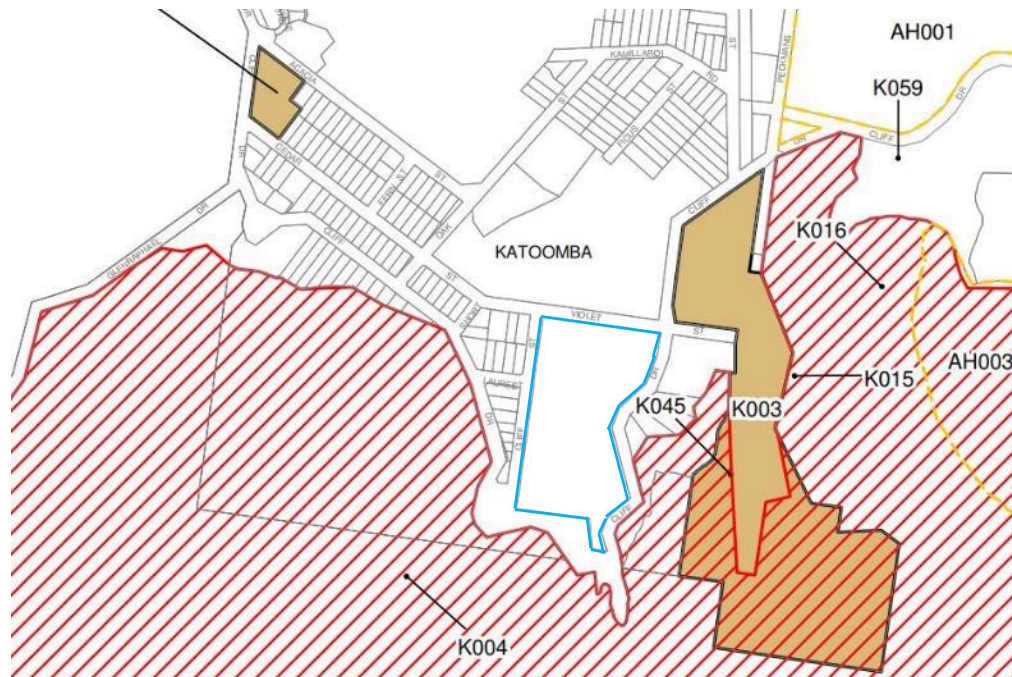


Figure 31 – Excerpt from the Blue Mountains Local Environmental Plan 2015 Heritage Map 003B. Heritage items are coloured brown and the Jamison Valley Conservation Area is hatched in red. The subject site is outlined in blue (Source: Blue Mountains LEP 2015 Her 003B).

4.1 CURTILAGE

The subject site is not listed as an individual heritage item. It is in the vicinity of the Blue Mountains National Park, which retains a composite heritage curtilage. There are no changes proposed to the curtilage of the heritage items in the vicinity as the proposed works are confined to upgrading and replacement of existing development within the existing site boundaries which are set back from the *Jamison Valley Conservation Area*.

4.2 HERITAGE ITEM IN THE VICINITY

The following heritage items are listed on the *Blue Mountains LEP 2015* and include items in the vicinity of the subject site. These items are included in the *Jamison Valley Heritage Conservation Area*.

- | | |
|---------------------------------------|-------------------------------|
| • Item K003 Scenic Railway & Environs | 2 Violet Street, Katoomba |
| • Item K004: The Landslide | Blue Mountains National Park; |
| • Item K015: Orphan Rock | Blue Mountains National Park; |
| • Item K016: Scenic Skyway | Blue Mountains National Park; |
| • Item K045: Katoomba Coal Mine | 2 Violet Street, Katoomba |

There are no Statements of Significance available for the Conservation Area.

The following Statement of Significance for the Scenic Railway and Environs is taken from the Office of Environment and Heritage Inventory Database, reference no: 1170095.

Site associated with the early mining and development of Katoomba during the late nineteenth century. The coal and shale mines in the vicinity were integral to the development of the area. The site is also associated with the early tourist industry. The site retains some important relics and other physical evidence which derive from the former occupations and uses. These include sites (such as mine adits) and items relating to the mining phases, and items modified or installed for the later phase of tourist development of the site. The Scenic Railway utilises the route of the earlier inclined skipway for the mines and is believed to be the only example in Australia of former mining haulage being used for recreational purposes. This usage commenced in the 1930s.

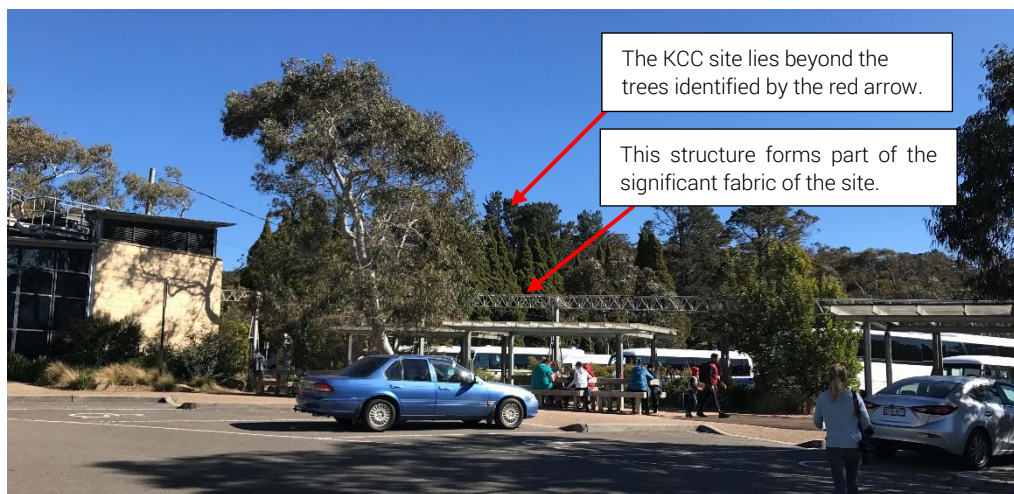


Figure 32 - View from the Scenic Railway parking lot looking southwest towards the KCC site. The KCC site is set well back from the significant fabric associated with the Scenic Railway and lies beyond the trees indicated by the red arrow.



Figure 33 - View of the Skyway wheel house as seen from the parking Lot accessed from Violet Street. The KCC site is located further southwest.

5.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on a review of a design prepared by NBRSArchitecture.

The proposed works will be undertaken as part of the staged master plan which includes replacement and upgrading of the existing buildings across the site to facilitate new accommodation and additional amenities. These works include the following:

Stage 1

- Demolition of the existing auditorium and construction of a new 3,500 seat auditorium to be used as a place of public worship.
- A new bookshop building to replace the existing bookshop building. The building will also include new toilet facilities and seven new break out spaces;
- New gabion wall along the north west portion of the site boundary;
- Construction of new Eco Lodges along the northern portion of the site for additional accommodation;

Stage 2 & Stage 3

- Demolition of the existing accommodation buildings and construction of new accommodation buildings including six ecolodges (with 56 beds per lodge) and three chalets (18 beds each); and
- Demolition of the existing 200 seat dining hall and construction of a new dining hall with 500 seat capacity, kitchen; laundry, storage, reception and administration space;
- Construction of a gabion wall along the northern elevation of the new dining / admin / reception building and pedestrian walkway;
- Construction of three Eco Chalets and a café along the northern site boundary.

Landscape works across the site include additional new internal access roads and car parking facilities.

Drawing name	Drawing number	Issue	Date
Locality Plan	001	7	01.08.2017
Site Analysis	002	7	01.08.2017
Environmental Constraints LEP 2015	003	7	01.08.2017
Existing Conditions	004	7	01.08.2017
Existing Condition Photos	005	7	01.08.2017
Master Plan	006	7	01.08.2017
Master Plan – Staging Plan	007	7	01.08.2017
Zones 1,2 & 3 Plan	008	7	01.08.2017
Zone 1 – Auditorium + Plaza Ground Plan	009	7	01.08.2017
Zone 1 – Auditorium + Plaza Level 1 Plan	010	7	01.08.2017
Zone 1 – Auditorium + Plaza Roof Plan	011	5	01.08.2017
Auditorium Elevations, Sections + 3D	012	7	01.08.2017
Zone 2 – Eco Lodge 4,5 & 6 Lower Ground	013	4	01.08.2017
Zone 2 – Eco Lodge 4,5 & 6 Ground Plan	014	4	01.08.2017
Zone 2 – Eco Lodge 1,2 & 3 Ground Plan	015	4	01.08.2017
Zone 3 – Admin + Café Ground Plan	016	4	01.08.2017
Zone 3 - Dining Floor Plan	017	4	01.08.2017
Zone 3 – Eco Chalet 1,2 & 3 Ground Plan	018	4	01.08.2017
Zone 3 – Eco Chalet 1, 2 & 3 Roof Plan	019	1	01.08.2017
Admin & Dining Elevation, Sections + 3D	020	7	01.08.2017
Site Section + Elevation	021	7	01.08.2017

Material Schedule	022	2	01.08.2017
Eco Chalet Plans & Elevations	C100	7	01.08.2017
Eco Lodge Plans + Elevations	E100	7	01.08.2017

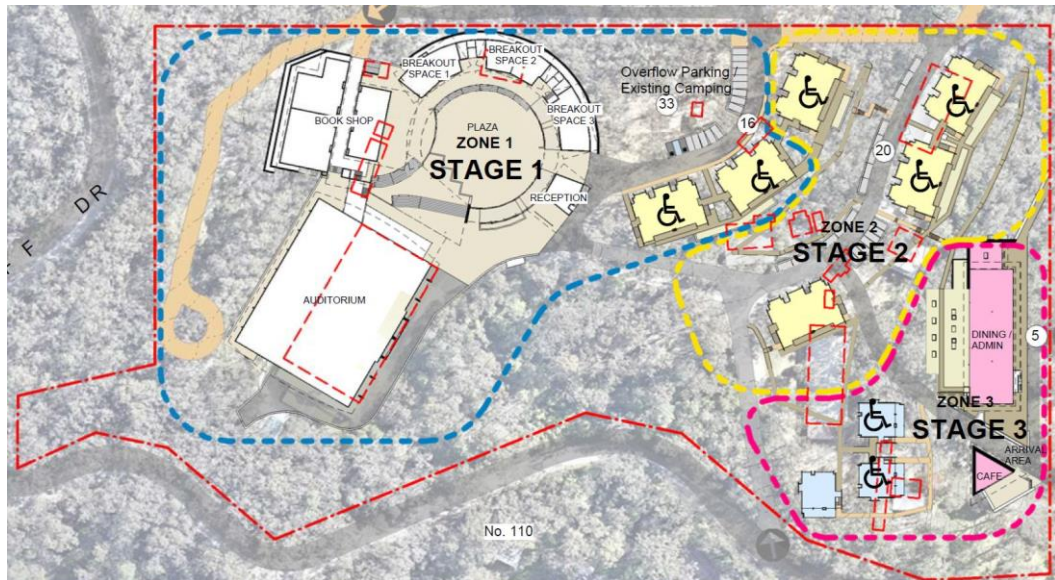


Figure 34 – Staged Master Plan indicating the existing structures proposed for demolition identified by the red dashed line. The outer red line indicates the KCC site boundary (Source: **NBR**SArchitecture, Master Plan – Staging Plan, 14289 – 007, Revision 7, 01.08.17).

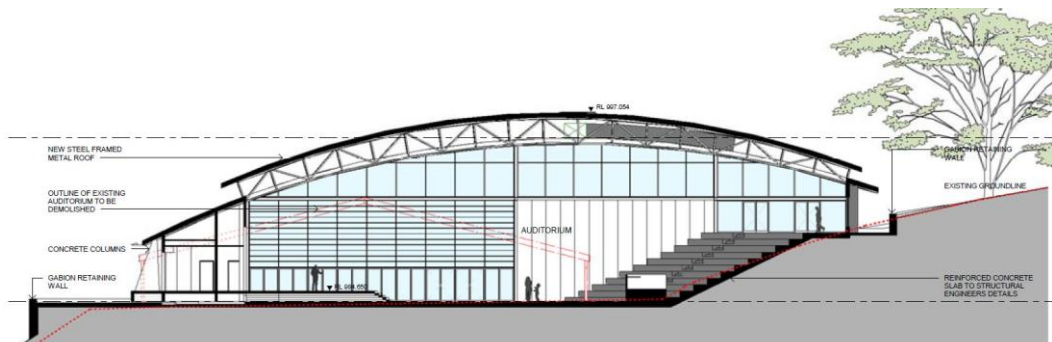


Figure 35 – Section of the proposed auditorium The red dashed line indicating the northern portion of the auditorium proposed for demolition (Source: **NBR**SArchitecture, Auditorium and elevations, sections + 3D, 14289 – 012, Revision 7, 01.08.17).



Figure 36 – Northern elevation of the proposed auditorium (Source: **NBR**SArchitecture, Auditorium and elevations, sections + 3D, 14289 – 012, Revision 7, 01.08.17).



Figure 37 – Northern elevation of the proposed dining / admin / reception building. The building responds to the topography of the site. Source: NBRSArchitecture, Dining – North Elevation, Admin & Dining Elevation Sections 3D, 14289 – 020, Revision 7, 01.08.17).

5.1 PROJECT DESIGN INTENT STATEMENT

The following intent statement has been provided by DFP Planning Consultants.

Redevelopment of KCC facilities – 119 Cliff Drive, Katoomba

KCC is proposing to redevelop the existing facilities on the site. The proposed works will include:

- *Demolition of the existing auditorium and construction of a new 3,500 seat auditorium to be used as a place of public worship.*
- *A new bookshop building to replace the existing bookshop building. The building will also include new toilet facilities.*
- *Seven new breakout spaces/meeting rooms.*
- *A new reception building with store rooms.*
- *Demolition of the existing 200 seat dining hall and construction of a new dining hall with 500 seat capacity, kitchen; laundry, storage, reception and administration space;*
- *A new café fronting Violet Street.*
- *Demolition of the existing accommodation buildings and construction of new accommodation buildings including six ecolodges (with 56 beds each lodge) and three chalets (18 beds each); and*
- *New internal access roads and car parking area.*

The new auditorium, bookshop, breakout rooms and reception will be constructed around the existing plaza. The proposed development is seeking to provide modern facilities for the Bible preaching events and worship activities held on the site. The principal use of the new auditorium will remain as a place of public worship. The bookshop will operate during KCC worship events and other Bible study and worship events.

The auditorium will be capable of accommodating 3,500 people (an increase of 1,200 people compared the existing facility).

The new accommodation will provide a total of 390 beds, a net increase of 170 beds.

The dining hall will operate during KCC activities and may be used by guests or groups staying in the accommodation facilities.

The café adjacent to the dining hall is proposed to operate on a daily basis.

The existing camping area will be retained, however during peak activities, the area will be used for overflow car parking.

The proposed works will be constructed in stages.

No changes to the existing facilities on KCC land at 1-19 Cedar Street (known as the Clairvaux Oval site) are proposed. The land at 1-19 Cedar Street includes Clairvaux Oval (used for car parking), three dormitory style accommodation buildings known as Kedumba, Clairvaux and Hartley House, and recreational facilities including a playground and a basketball court. The restaurant and cafe only operate when the site is being used by KCC (and others) during worship conventions and will not as an independent restaurant and cafe on a daily basis.

KCC currently hold seven worship events per year, some of which are held over concurrent weekends. The largest events are the Easter Convention which includes activities and events on the KCC site as well as events off-site at other facilities in the Blue Mountains and the KYCK youth events.

It is envisaged that the Easter Convention will be able to cater for up to 3,500 event attendees in the auditorium. During these worship events, all the facilities on-site (i.e. accommodation, breakout spaces and seminar rooms) will be used by KCC, as currently occurs.

The new facilities will provide KCC the opportunity of holding all activities on-site, rather than using both on-site and off-site facilities as currently occurs, for example some children's activities such as Bible study, craft and games. KCC is anticipating being able to hold all activities on-site concurrently with worship and other activities in the auditorium. The ability to hold all activities on site will reduce vehicular movements from the site to the off-site facilities.

The site is also used by other Christian organisation for worship and Bible study retreats including:

- *Church Missionary Society (CMS);*
- *Scripture Union Family Missions;*
- *Wesley International Congregation;*
- *Moore Theological College; and*
- *Various Christian church groups.*

The use of the facilities by these and similar groups will continue.

CMS hold one large event in January each year and utilise all facilities on the site. Other uses are typically smaller groups. Outside of KCC events and activities, the accommodation on the site will continue to be available to schools and other not-for-profit groups for activities such as bush camps and adventure camps for short term stays, as currently occurs. Other minor ancillary uses of the site such as use by Ultra Trail and Scout groups will also continue.

As a religious organisation, KCC has strict policies regarding the use of its facilities. The use of the auditorium and accommodation facilities is targeted to religious, not-for-profit and school groups. KCC has the right to refuse bookings of religious grounds. KCC also has a strict no alcohol policy and does not allow the consumption of alcohol on the site.

6.0 HERITAGE IMPACT ASSESSMENT

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Blue Mountains Local Environmental Plan (LEP) 2015*, the *Blue Mountains Development Control Plan (DCP) 2015* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

6.1 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

The following overview identifies the proposed works to the subject site at 119 Cliff Drive, Katoomba, and assesses the potential heritage impacts on the significance of the heritage items in the vicinity which are included in the *Jamison Valley Heritage Conservation Area*.

Proposed Works	Heritage Impact
Construction of new buildings: - It is proposed to demolish and construct several small-scale buildings across the site to provide additional accommodation and amenities as part of the new staged master plan. Proposed works include: - Construction of six new Eco Lodges along the northwest portion of the site; - Construction of three new Eco Chalets along the northeast portion of the site; - Construction of a dining/admin/reception building and a café along the northeast portion of the site. Demolition of existing buildings: - Demolition work includes the following: - Demolition of the auditorium to facilitate additional amenities; - Demolition of existing buildings of the terrace and plaza along the western portion of the site to facilitate the new breakout space and bookshop; - Demolition of the Lodge to facilitate the new Eco Chalets, Dining/Admin/Reception and Café.	Acceptable heritage impact The site is heavily vegetated, with the sloping topography screening views from the site to the heritage items in the vicinity, which are included in the Conservation Area. The subject site is not recognised as falling within the curtilage of the Conservation Area, and as such development on the site is acceptable. The proposed buildings are located well away from the site boundaries. The building forms have been kept low, with the auditorium extension responding to the sloping topography protecting views to and from the ridgeline of the Conservation Area southeast of the site. The construction of the Eco Chalets along the northeast portion of the site are acceptable as the bulk and scale of the new buildings as seen from Violet Street are reduced due to the floating roof forms and the sloping topography. Trees will be retained along the site boundary, retaining a visual barrier to the site. Views to the new dining / admin / reception building and café will be partially screened from Violet Street due to the change in topography and setbacks from the site boundary. The use of natural materials are complementary to the character of the surrounding environment. Views to the new development will be obscured by trees along the site boundary, retaining the visual setting of the Conservation Area to the east. There are no built features of heritage significance contained on the subject site which need to be considered during the

	demolition and construction of the new facilities. The new development will allow for continued use of the KCC site, improving amenities for the users of the place, including continued appreciation of the Blue Mountains National Park further east including the Scenic Railway northeast of Cliff Drive.
Landscaping • In ground works include a new gabion wall along the north east portion of the site boundary where the auditorium is proposed; • New gabion wall along the northern elevation of the dining / admin / reception building, including a pedestrian walkway.	• Acceptable heritage impact The proposed landscape works are located in areas where the ground has already been disturbed. The new gabion wall is necessary to facilitate the development and will not impact on an understating of the Conservation Area from the public domain. Nor will it impact on the open character of the Blue Mountains National Park as the works are contained within the KCC site boundaries. The gabion wall along the northern elevation may be partially visible from Violet Street to the north. This is acceptable as it follows the topography of the site with the use of materials complementary to the natural landscape character of the site. The visual barrier along the site boundary will also obscure views to the new building and gabion wall.

6.2 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 Division of the Office of Environment & 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 or conservation area for the following reasons:

- The subject site is not listed as an individual heritage item; however, it is in the vicinity of a number of heritage items included in the *Jamison Valley Conservation Area*;
- Prominent views of the bushland setting of the site and its surrounds will be retained and conserved in accordance with the Asset Protection Zones due to dense vegetation along the site boundaries and low building forms set within the topography of the KCC site;
- Vegetation screening along Cliff Drive will ensure that there are no changes to the surrounding bushland setting from the Scenic Railway site;
- All new development is set back from the site boundaries, ensuring the open character and ridgeline of the Conservation Area and views to and from the heritage items are retained.
- There will be no change to how the *Jamison Valley Conservation Area* is interpreted or appreciated from the public domain;

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:

- The new dining / admin / reception and café buildings proposed along the northern portion of the KCC site will be partially visible from Violet Street; however, this will not impact on views to or from the Scenic Railway site further east as the new building forms are characterised by floating roof forms and respond to the sloping topography of the site. This is further mitigated by vegetation screening along Cliff Drive and setbacks. The Scenic Railway and Environs site is set well back from the KCC site with the Scenic Railway parking lot fronting Cliff Drive.
- The height of the new auditorium could impact on the views of the bushland setting of the Conservation Area. This is mitigated by the low set building form, which responds to the sloping topography. This is further mitigated as most of the vegetation to the east and south of the auditorium will be retained. This ensures that views of the dense bushland character of the KCC site will continue to contribute to the surrounding context.
- New buildings are set back from the site boundaries with views screened by dense vegetation. Views to the heritage items within the vicinity will not be impacted by the development across the site, as the scale of the new buildings are in keeping with the surrounding development and respond to the sloping topography.

6.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

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

- The new accommodation and amenities across the site are set back from the site boundaries, with views of the new development screened by the dense bushland along the site boundaries and sloping topography.

- The siting of the proposed development is located away from the site boundary of the Conservation Area which retains the landscaped character of the bushland. This allows for continued appreciation of the bushland setting of the Conservation Area.

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

- The new development is located on existing lots in the vicinity of the Conservation Area and heritage items.

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

- The proposed development makes no changes to the existing curtilage line of the heritage items and Conservation Area within the vicinity of the KCC site.

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

- The building forms are in keeping with the scale of the existing development across the site. The new development will not impact on views to the Conservation Area as the topography of the KCC site slopes down towards the Blue Mountains National Park/Conservation Area.
- The building forms are set back from the site boundaries and follow the topography of the site, ensuring that they are set low to protect views to the Blue Mountains National Park and Scenic Railway within the Conservation Area. These views are obscured by dense vegetation along the site boundaries.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- No, no alternative sites have been considered for the proposed development;
- An archaeological assessment was not undertaken for this project. The site has previously been developed resulting in ground that has already been disturbed.

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

- The buildings are sited away from the site boundary in the vicinity of the Conservation Area;
- The new development is clearly contemporary and responds to the topography of the site. The new development will ensure tall trees across the site boundaries are retained to ensure the bushland setting surrounding the site is retained and as such are sympathetic to the adjacent conservation area.

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

- No, the development will not visually dominate the heritage items or the Conservation Area, as the scale of the new development is consistent with residential development in the vicinity as well as being set back from the site boundaries.
- Vegetation screening along the site boundaries will ensure that the bushland character of the KCC site will be retained, ensuring that the new additions will not visually dominate the heritage items in the vicinity or the conservation area.
- Views to the Conservation Area are obscured by the surrounding bushland and the change in topography which slopes down from the KCC site. The site setbacks will ensure the curtilage line around the Conservation Area is retained.

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

- Yes, the public, and users of the conservation area will still be able to view and appreciate the significance of the Conservation Area and the Scenic Railway as the new development is set

well back from the site boundaries with vegetation screening, ensuring views and vistas of the existing bushland character are retained.

6.4 HERITAGE OBJECTIVES OF THE BLUE MOUNTAINS LEP 2015

The proposal is, therefore considered to be consistent with the relevant heritage objectives of the *Blue Mountains LEP 2015*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Blue Mountains,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

- The significance of the *Jamison Valley Conservation Area* will be retained and conserved as views to and from the Conservation Area will not be impacted by the new development, which is screened by the dense bushland.
- There will be no change to how the Conservation Area and nearby heritage items are interpreted from the public domain as the vegetation along the majority of Cliff Drive will be retained to screen views to and from the site;

6.5 HERITAGE OBJECTIVES OF THE BLUE MOUNTAINS DCP 2015

Blue Mountains DCP 2015, supports the *Blue Mountains LEP 2015* by providing additional objectives and development standards for properties within the vicinity of heritage items and Heritage Conservation Area.

The proposed development is generally consistent with the guidelines of the *Blue Mountains DCP 2015* set out in the following sections;

Part D – Heritage Management

Part D1 – Heritage

Part G - Locality Management

Part G5 - Katoomba

- To ensure that development adjacent to scenic drives considers the potential impacts upon the values of the scenic drives;
- The alterations and additions ensure the balance of scale between the road and natural environment on scenic drives is retained;
- The new development will ensure continued used of the site as a positive contribution to the development of the area.

7.0 RECOMMENDATIONS & CONCLUSION

7.1 RECOMMENDATIONS

- The vegetation along Cliff Drive should be retained as much as possible to retain the bushland setting of the KCC site adjacent to the *Jamison Valley Heritage Conservation Area*. Removal of selected trees required to facilitate the new development will need to be guided by the Tree Retention and Removal Plan prepared by Travers Bushfire & Ecology.
- Trees along the site boundaries should be retained as a visual barrier protecting views and vistas from the site towards the Blue Mountains National Park and Scenic Railway Site included in the *Jamison Valley Heritage Conservation Area*. This includes the protection of views and vistas from significant lookout points.

7.2 CONCLUSION

Based on the analysis contained in this report, the proposed redevelopment of the site at 119 Cliff Drive, Katoomba, will have an acceptable impact on the heritage significance of the *Jamison Valley Heritage Conservation Area*, and heritage items in the vicinity. The increased accommodation and upgraded amenities will have an acceptable heritage impact whilst supporting the upgraded use of the site.

Existing views of the Scenic Railway and Environs will not be adversely impacted as trees along the eastern site boundary will be retained, providing a visual barrier and ensuring the visual setting of the heritage item within the surrounding bushland is maintained and conserved.

It is our recommendation, from a heritage perspective, that the proposal is approved.



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