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MEMO

To:	Lane Cove Council
Att:	Henry Burnett, Consultant Planner
From:	Lisa Trueman
Date:	11 June 2025
Subject:	DA152/2024 – 2-8 Finlayson Street, Lane Cove.

Background

This heritage referral relates to Development Application DA 152/2024 which seeks consent for an eight-storey mixed-use development with 47 residential dwellings and an auditorium and church at the Mowbray Anglican Church site, 2-10 Finlayson Street, Lane Cove. The application has been referred for heritage comments as the site contains a local heritage item, St. Andrew's Anglican Church Hall listed under Schedule 5 of the *Lane Cove Local Environmental Plan 2010* (LCLEP) (Item I198) and is located in the vicinity of other heritage items.

This independent report assesses the heritage impacts of the proposed development on the significance of the heritage listed Church Hall and provides an assessment against the relevant heritage provisions of the LLEP and the Lane Cove Development Control Plan 2010 (LDCP).

The Site

The site is located at the corner of Finlayson Street and Rosenthal Avenue, Lane Cove. The site contains a number of existing structures including

- The heritage listed Church Hall, located at the south-west of the site
- Mowbray Church, built 1965, which is attached to the northern side of the Church Hall by a link
- The former Rectory at 8 Finlayson Street
- A single dwelling, at 10 Finlayson Street

The heritage listed Church Hall, built 1923, is a single storey dichromatic brick hall that was originally free-standing but is now connected to the adjacent church. It has a steep pitched roof with terracotta tiles and exposed timber eaves. The front elevation presents to Rosenthal Avenue, and includes an entry porch, with non-original entrance doors, cream brick walls with red brick banding and double arches over the porch. Key views of the church hall are obtained from the west and south and across the road.

The surrounding area is characterised by a mix of residential flat buildings and lower scale dwellings along Finlayson Street, and a commercial shopping strip along Rosenthal Avenue.



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Figure 4 Church Hall from the south



Figure 5 the site from across Rosenthal Avenue



Figure 6 Porch and modified entry doors



Figure 7 the site viewed from the north



Figure 8 Interior of Church Hall



Figure 9 Interior of Church Hall



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Heritage Context

As noted above, the site contains a local heritage item, St. Andrew's Anglican Church Hall listed under Schedule 5 of the Lane Cove Local Environmental Plan (Item I198). The State Heritage Inventory Database for the heritage item, St Andrew's Anglican Church Hall' provides the following statement of significance:

Indicative of community facilities built at the time of suburban consolidation.

The site is not located within a heritage conservation area. However, it is located within the vicinity of other heritage items as indicated on the map below.

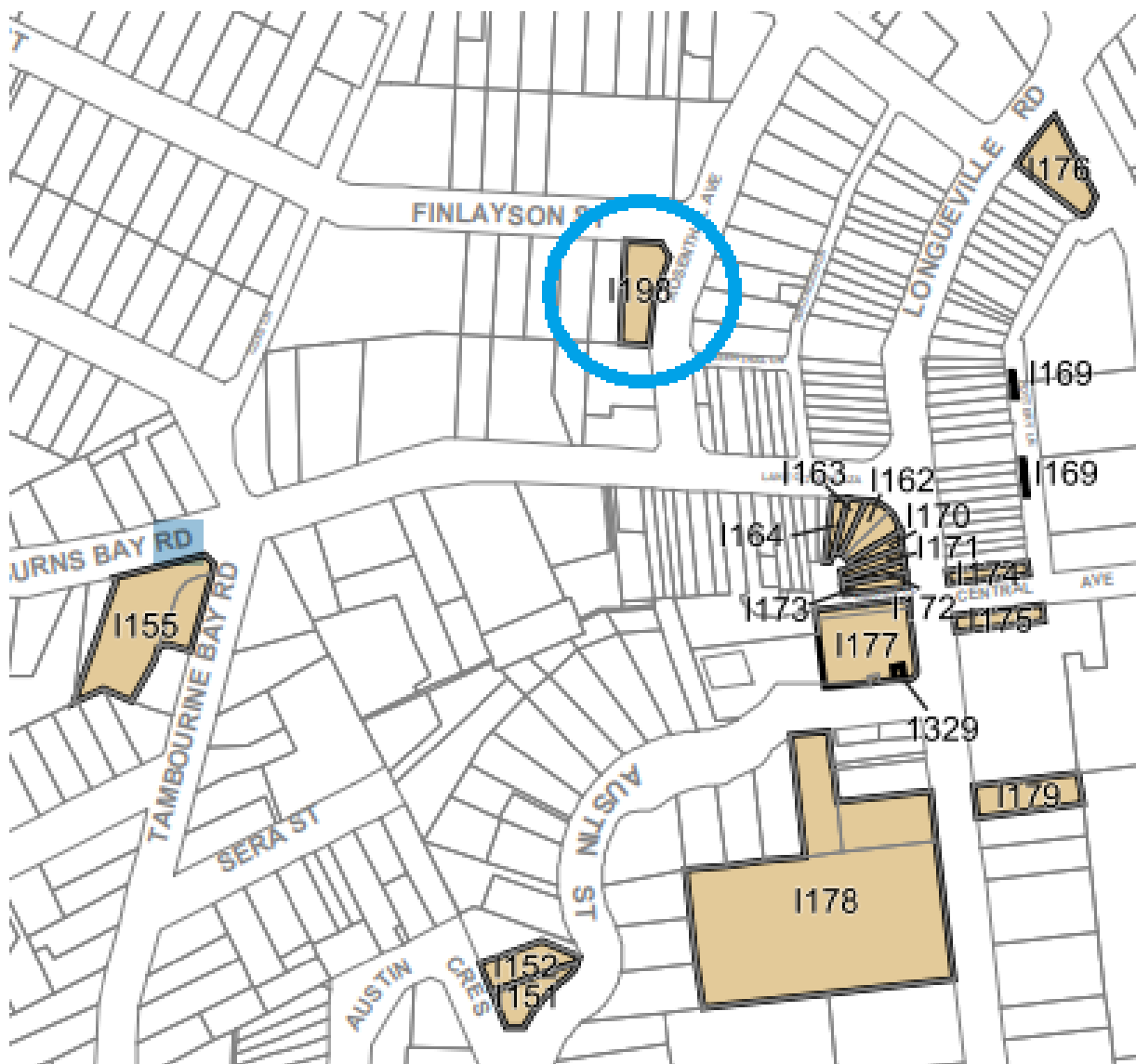


Figure 1: LCLEP Heritage Map with site indicated in blue circle



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The Proposal

The proposal is for

- Demolition of existing structures (excluding part of the existing heritage item), site works and excavation of two basement levels
- Construction and use of:
 - A church (place of public worship) to the lower and upper ground floors
 - An auditorium (community facility)
 - Six levels of residential flat building use containing 47 residential dwellings
 - Two levels of basement parking and servicing areas

The heritage listed Church Hall will become the pre-function space for the auditorium, which will be connected to the rear of the hall. The hall will be integrated into the church areas, similar to the existing condition.

Preliminary Heritage Impact Assessment

A preliminary assessment of the Application was undertaken on 18 March 2025, and the following comments were provided:

The proposal to retain only one bay of the heritage listed school hall is considered to be interpretation rather than conservation and is contrary to Clause 5.10 of the LEP. The Applicant is requested to retain the first three bays of the Hall, including the structural piers, ceiling and trusses, and roof. Openings may be made in the northern wall, but nibs and bulkhead should be retained. A small glass link can be provided between the existing roof and the new roof. This can be achieved without compromise to the proposed auditorium space.

A meeting was held with the Applicant, Architect and Applicant's Heritage Consultant on 3 April 2025 to discuss the resolution of these concerns.

Amended plans

In response to the preliminary comments and subsequent meeting, the Applicant provided amended plans which retain the first three bays of the Church Hall and provide a glazed link between the hall and the auditorium structure. The amended design allows for the retention of the walls, roof and original ceiling trusses of an additional two bays. This will also allow more of the original form and fabric of the hall to be visible in views of the Hall from Rosenthal Avenue.

The plans below indicate the extent of fabric that was proposed to be retained in the original application and the amended application.



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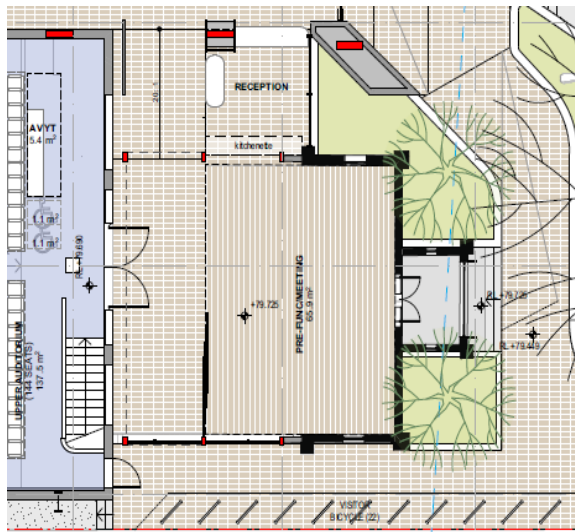


Figure 2: Original DA plans showing retained fabric in solid black

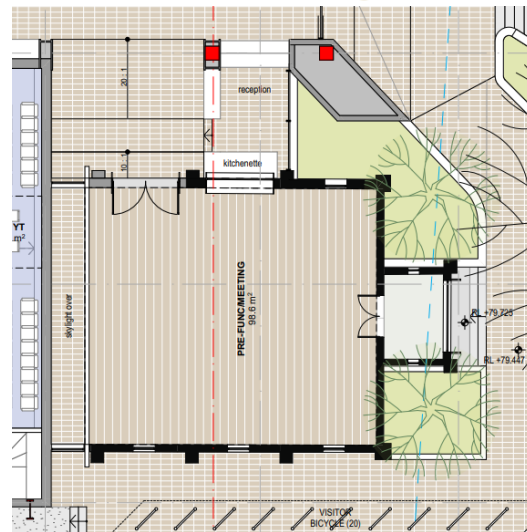


Figure 3: Amended DA plans showing retained fabric in solid black

Relevant Controls

As the proposed development relates to a heritage item and heritage conservation area, the following heritage controls are relevant to the assessment of this DA:

- *Lane Cove Local Environmental Plan 2010* Clause 5.10 (Heritage Conservation); and
- *Burwood Development Control Plan 2010* (BDCP 2012) Part B.9 (Heritage).

Heritage Impact Assessment

An assessment of the application, as amended, has been undertaken in relation to the relevant controls.

Relevant Clause in LCLEP 2010		Comment
Clause 5.10 Heritage Conservation		
5.10 (1)	Objectives	The proposal involves the redevelopment of the larger site which includes heritage listed St Andrew's Church Hall. The amended application appropriately retains the majority of the original form and fabric of the Church Hall. Although the development will change the setting of the Hall, the adaptive reuse of the Hall into a church and auditorium is an appropriate way of enlivening the site for community benefit and will ensure the retention of the heritage item into the future. As such, the proposal allows for the conservation of the heritage item and the environmental heritage of Lane Cove.
5.10 (2)	Requirement for consent	Consent is required and has been sought for the development on this site.
5.10 (4)	Effect of proposed development on heritage significance	The impacts of the proposal on the heritage item on the site and the heritage items adjacent to and in the vicinity of the site have been considered in the assessment of this application
5.10 (5)	Heritage Assessment	The HIS provided with the application is detailed and follows the appropriate guidelines.



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Relevant Clause in LCLEP 2010		Comment
5.10 (6)	Heritage Conservation Management Plans	A Conservation Management Plan is not required.
5.10 (7)	Archaeological sites	The subject site is not an identified archaeological site.
5.10 (8)	Aboriginal Places of heritage significance	The subject site is not an identified Aboriginal Place of heritage significance.

Relevant Clause in LCDCP 2010	Relevant Provisions	Comment
9.1 Heritage Items and Conservation Area	<p>a) Ensure that new additions to heritage buildings are appropriate to the scale of the heritage item.</p> <p>b) Any alterations or additions to heritage buildings should be clearly discernible from the heritage fabric.</p> <p>c) Final occupancy of development associated with the heritage item should not be issued unless all works to the heritage item are also completed.</p> <p>d) Photographic records of all heritage listed items to be demolished or to be changed is to be undertaken prior to release of the construction certificate.</p> <p>f) Development involving a heritage item may be required to be in accordance with an up - to - date Conservation</p>	<p>The auditorium addition to the Church Hall is consistent in scale and form with the heritage item, being a continuation of the pitched roof.</p> <p>Although the residential building is substantially higher in scale, it will not impact original fabric or significance or block existing views to or from the heritage item and is considered appropriate within the context.</p> <p>The scale and form of the entrance structure has sought to complement the church hall and provide a transition of scale to the taller residential building.</p> <p>The new buildings at the side and rear of the hall are separated from the heritage item via a link and will be clearly discernible as new work. They are appropriately designed as new elements that will not confuse the original and new fabric.</p> <p>A condition should be imposed that the conservation works to the Church Hall be completed to the satisfaction of Council prior to the issue of the occupation certificate.</p> <p>A condition should be imposed that a Photographic Archival Recording of the Church Hall is prepared in accordance with the appropriate guidelines and provided to Council for written approval prior to the issue of the construction certificate.</p> <p>A CMP is not required for this site.</p>



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Relevant Clause in LCDCP 2010	Relevant Provisions	Comment
	Management Plan and/or Specific Element Conservation Policy (SECP). g) An archaeological assessment may be required by Council prior to excavation works on non -residential sites.	An archaeological assessment is not part of this heritage assessment. Appropriate conditions can be imposed to cover the assessment of any archaeology discovered on the site, in accordance with the Heritage Act
9.2 Adaptive reuse of heritage items	a) A conservation architect is to be part of the design team for any Development Application (DA) for the adaptive re -use, additions and/or alterations to a heritage item. b) Adaptation of building interiors is to aim at maximum retention of original significant spaces and fabric while allowing for the adaptation to new uses.	A conservation architect was part of the design team for this DA. It is recommended that a condition be imposed requiring the conservation architect to be engaged to guide the design development and conservation works to the Church Hall. The amended design maximises the retention of original interior fabric to be retained.

Conclusion and Recommendations

This heritage referral relates to Development Application DA 152/2024 which seeks consent for an eight-storey mixed-use development with 47 residential dwellings and an auditorium and church at the Mowbray Anglican Church site, 2-10 Finlayson Street, Lane Cove. The site contains a local heritage item, St. Andrew's Anglican Church Hall listed under Schedule 5 of the *Lane Cove Local Environmental Plan 2010* (LCLEP) (Item 1198) and is located in the vicinity of other heritage items. This independent report assesses the heritage impacts of the proposed development on the significance of the heritage listed Church Hall and provides an assessment against the relevant heritage provisions of the LLEP and the Lane Cove Development Control Plan 2010 (LDCP).

The proposal is for demolition of existing structures (excluding part of the existing heritage item), site works and excavation of two basement levels, and the construction of a church, an auditorium, six levels of residential flat building use containing 47 residential dwellings and two levels of basement parking and servicing areas. The heritage listed Church Hall will become the pre-function space for the auditorium, which will be connected to the rear of the hall. The hall will be integrated into the church areas, similar to the existing condition.

A preliminary assessment of the Application was undertaken on 18 March 2025 raising concerns about the limited amount of original fabric proposed to be retained. In response to the preliminary comments and subsequent meeting, the Applicant provided amended plans which retain the first three bays of the Church Hall and provide a glazed link between the hall and the auditorium structure.



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An assessment of the amended proposal has been undertaken against the relevant controls. The proposal involves the redevelopment of the larger site which includes heritage listed St Andrew's Church Hall. The amended application appropriately retains the majority of the original form and fabric of the Church Hall. Although the development will change the setting of the Hall, the adaptive reuse of the Hall into a church and auditorium is an appropriate way of enlivening the site for community benefit and will ensure the retention of the heritage item into the future. As such, the proposal allows for the conservation of the heritage item and the environmental heritage of Lane Cove, in accordance with LCLEP 2010 Clause 5.10.

The auditorium addition to the Church Hall is consistent in scale and form with the heritage item, being a continuation of the pitched roof. Although the residential building is substantially higher in scale, it will not impact original fabric or significance or block existing views to or from the heritage item and is considered appropriate within the context. The scale and form of the entrance structure has sought to complement the church hall and provide a transition of scale to the taller residential building. The new buildings at the side and rear of the hall are separated from the heritage item via a link and will be clearly discernible as new work. They are appropriately designed as new elements that will not confuse the original and new fabric.

The proposal, as amended, have minimal impact on the heritage significance of the Church Hall and its current setting. The proposal will ensure the conservation and continued use of the heritage item by the community, with public benefit. Although the new residential development is substantially higher in scale, it is acceptable in this instance given the current setting of the hall and identified significance of the item.

Should the application be approved, it is recommended that the following conditions be included with any consent:

Schedule of Conservation Works

Prior to any demolition works and/or prior to any construction certificate being issued, a Schedule of Conservation Works (SCW) is required to be prepared, consistent with Heritage NSW's guidelines for conservation and heritage management in consultation with a suitably qualified Heritage Architect and must be submitted to and approved by Council.

Heritage Architect to be commissioned

Prior to any demolition works and/or prior to any construction certificate being issued, a qualified Heritage Architect/Consultant and must be engaged for the duration of the project, to ensure that the works to the Church Hall are carried out in accordance with this consent and the approved Schedule of Conservation Works. Written confirmation of the engagement is to be provided with the construction certificate.

Photographic Archival Recording

Prior to the commencement of demolition a photographic survey shall be submitted to the written approval of Council. The photographic survey shall be prepared generally in accordance with the guidelines "Archival Recording of Heritage Items Using Film or Digital Capture" published by the NSW Heritage Office.



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No Demolition of Extra Fabric

Alterations to, and demolition of, the existing heritage item shall be limited to that documented on the approved plans (by way of notation) or conditioned in this consent. No approval is given or implied for removal and/or rebuilding of any portion of the existing building which is shown to be retained. Should any portion of the existing building which is indicated on the approved plans to be retained, be damaged for whatever reason, all the works in the area of this damaged portion are to cease and written notification given to Council.

No work is to resume until the written approval of Council is obtained. Failure to comply with the provisions of this condition will result in the Council immediately instituting legal proceedings.

Conservation Works to be completed

Prior to the release of any occupation certificate, all conservation works nominated in this consent and in the Schedule of Conservation Works are to be completed to the written satisfaction of the project Heritage Architect/Consultant