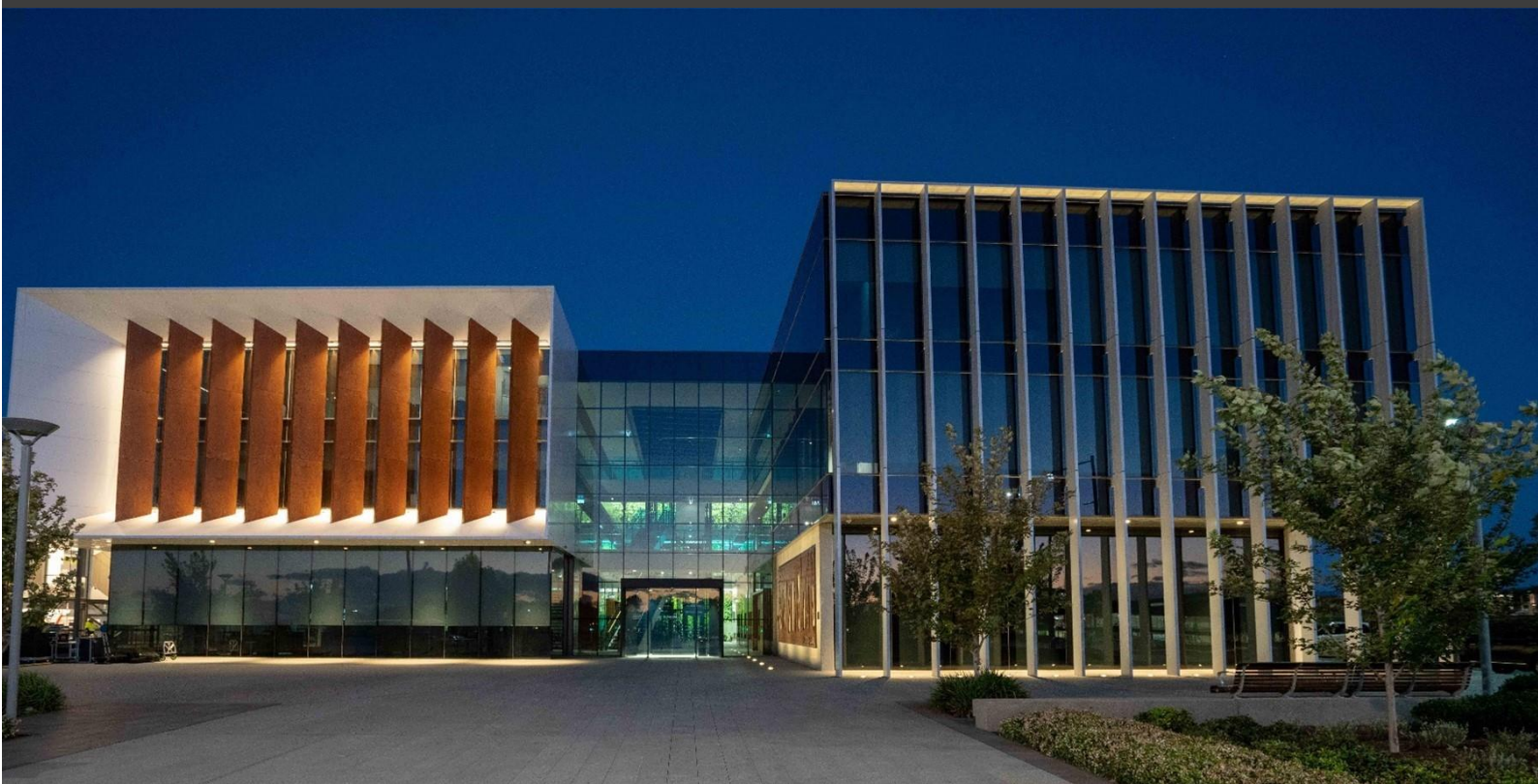


Business Paper

Camden Local Planning Panel
Electronic Determination

24 January 2023



camden
council

ORDER OF BUSINESS

CLPP01	DA/2022/855/1 - Demolition And Replacement Of Church Hall Roof Including Damaged Roof Battons At 6 Menangle Road, Camden	6
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CLPP01

SUBJECT: DA/2022/855/1 - DEMOLITION AND REPLACEMENT OF CHURCH HALL ROOF INCLUDING DAMAGED ROOF BATTONS AT 6 MENANGLE ROAD, CAMDEN

FROM: Manager Statutory Planning

EDMS #: 23/22896

DA Number:	2022/855/1
Development:	Demolition and replacement of the 1906 church hall roof including damaged roof battens
Estimated Cost of Development:	\$191,000
Site Address(es):	6 Menangle Road, Camden
Applicant:	Joanne Tapp
Owner(s):	Anglican Church Diocese of Sydney
Number of Submissions:	One
Development Standard Contravention(s):	Nil
Classification:	Nominated Integrated
Recommendation:	Approve with conditions.
Panel Referral Criteria:	Sensitive Development (partial demolition of a heritage item)
Report Prepared By:	Virginia Fairley, Executive Planner

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel’s (the Panel’s) determination of a development application (DA) for demolition and replacement of the 1906 church hall roof including damaged roof battens at 6 Menangle Road, Camden.

The Panel is to exercise Council’s consent authority functions for this DA as, pursuant to the Minister for Planning’s Section 9.1 Direction, it involves the partial demolition of a heritage item.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2022/855/1 for the demolition and replacement of the 1906 church hall roof pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for the demolition and replacement of the 1906 church hall roof at 6 Menangle Road, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 6 October 2022 to 2 November 2022 and one submission was received.

The submission raises concern with the different recommendations for the replacement roofing material in the Heritage Impact Statement (new corrugated steel roof) and the Statement of Environmental Effects (SVK tiles in diamond pattern). The submission seeks confirmation that the new roof will consist of SVK tiles in diamond pattern as it would represent a superior heritage conservation outcome.

The submitted plans and documents, including a Statement of Heritage Impact, have been reviewed by Heritage NSW and Council’s Heritage Officer who are supportive of the proposal, subject to the use of SVK tiles in diamond pattern (as proposed by the Applicant as part of the DA).

Based on the assessment, it is recommended that the DA be approved subject to the conditions attached to this report.

AERIAL PHOTO



Figure 1 – The site (outlined in red) and surrounding allotments

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THE SITE

The site is commonly known as No. 6 Menangle Road, Camden; historically known as ‘St Johns Anglican Church’; and legally described as Lot 1, DP 1024949.

The site is zoned B2 Local Centre and has an area of 1.94ha. The site is located at the southern end of John Street and is prominent land overlooking Camden Town Centre. The land has a frontage of 150m to Broughton Street and 130m to Menangle Road.

“St Johns Anglican Church” precinct, includes the church, 1906 church hall located near Hill Street (on the eastern side of the property, the subject of this application), the 1973 church hall located near John Street intersection, the rectory, stables, lych gates, grassed slopes and the cemetery located at the rear of the site.

The 1906 church hall, which fronts Broughton Street, was built after the completion of St Johns Church in 1848.



Figure 2 – View of western elevation of 1906 Church Hall

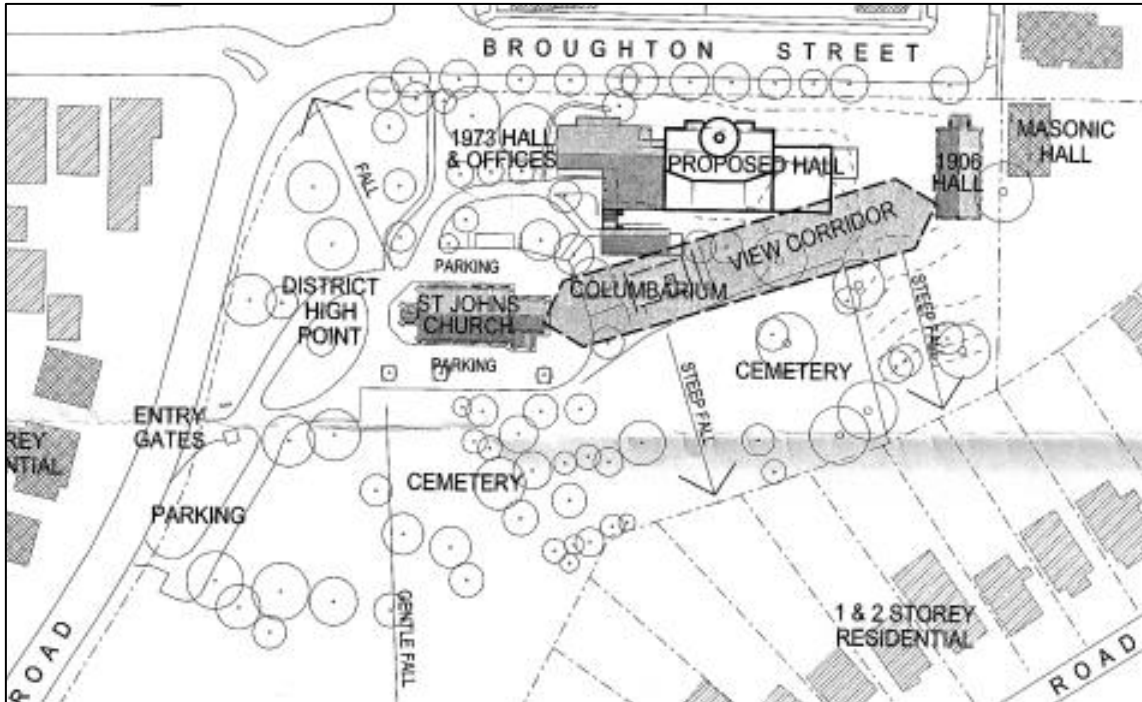


Figure 3 – Context Plan.

ZONING PLAN

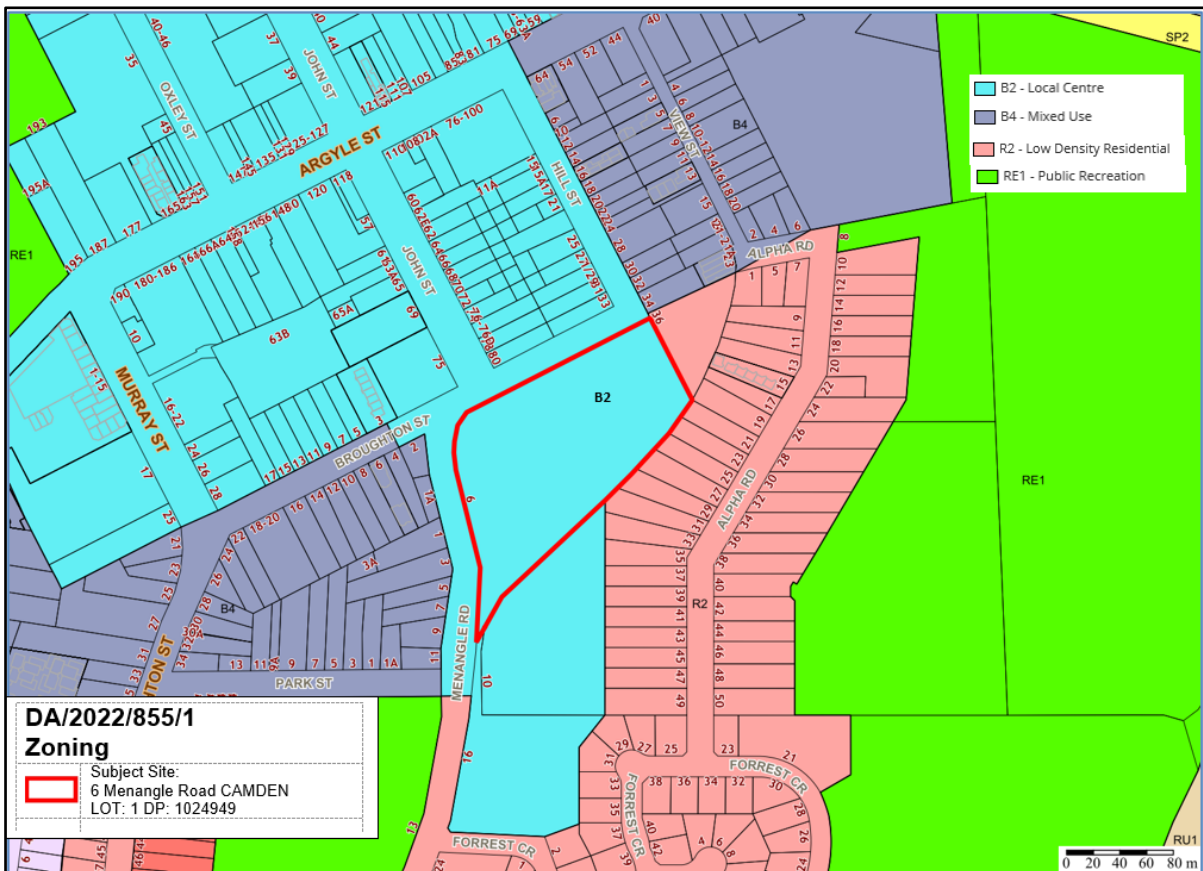


Figure 4 – The site (outlined in red) and surrounding allotments.

HERITAGE MAP

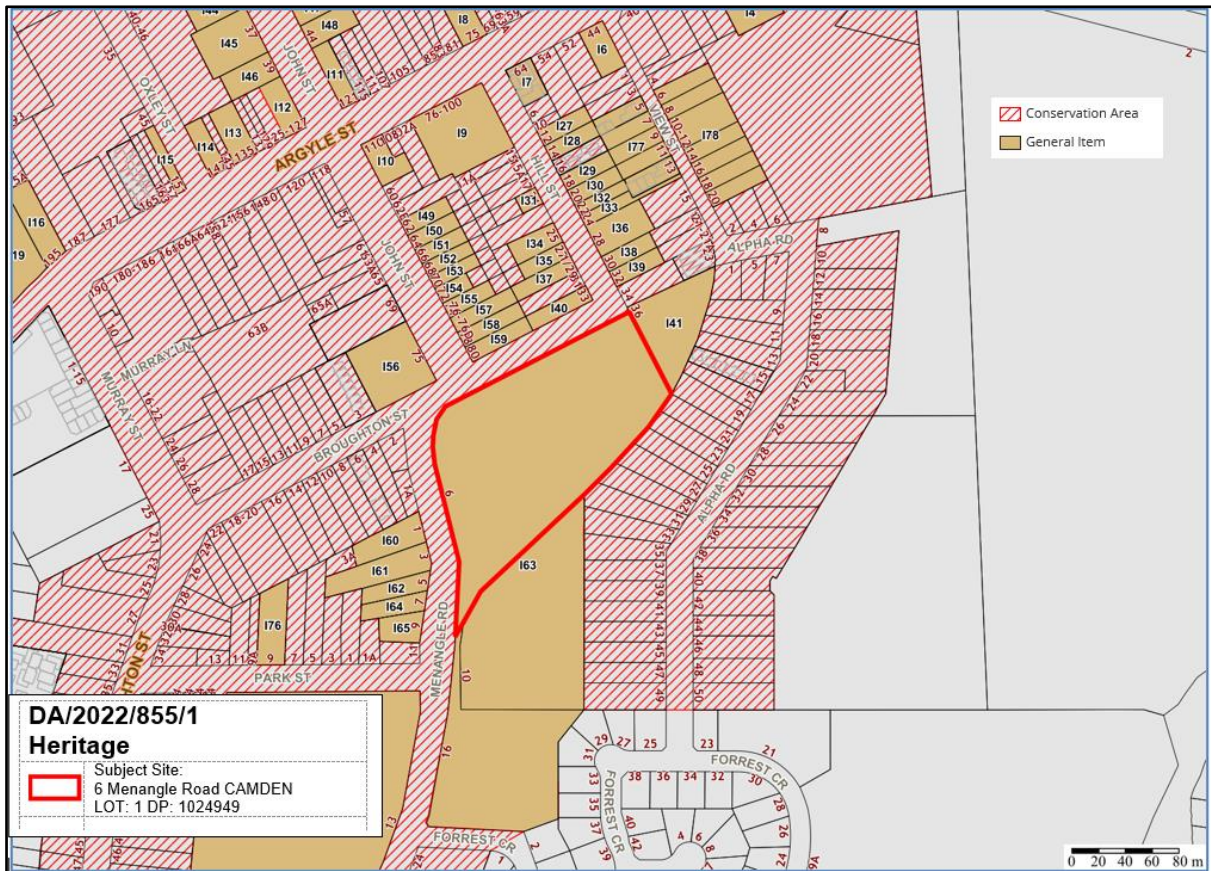


Figure 5 – The site (outlined in red) and surrounding allotments within the Heritage Conservation Area (shown in red candy stripe) and heritage listed properties (shown in gold / brown)

HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
26/6/2007	DA/2007/386/1 - Development consent was issued for additions to the existing office.
27/3/2008	DA/2008/252/1 – Development consent was issued for the construction of a storage room and awning to the church hall (1973).
27/9/2011	DA/2011/902/1 - Development consent was issued for additions to the existing church office.
17/8/2012	DA/2012/195/1 - Development consent was issued for: <ul style="list-style-type: none"> • partial demolition of the 1973 church hall; • construction and use of new two storey church hall as a public place of worship; • alterations to 1973 church hall;

Date	Development
	<ul style="list-style-type: none"> • construction of off-street car park; • removal of 9 trees and replacement landscaping; and • adoption of a conservation management plan
	<p>DA/2012/195/2 – Council is currently assessing a Section 4.55 Modification Application that seek to make amendments to the approved two storey church hall and surrounds.</p>
9/2/2015	<p>DA/2015/67/1 – Development consent was issued for the replacement of the church hall roof (1973).</p>
8/5/2015	<p>DA/2015/241/1 – Development consent was issued for a new metal awning attached to the church hall (1973).</p>
10/10/2017	<p>DA/2017/795/1 - Development consent was issued for the construction of a new retaining wall.</p>
26/7/2018	<p>DA/2017/795/2 - Development consent was issued for the realignment of the retaining wall and change of materials.</p>

THE PROPOSAL

DA/2022/855/1 seeks approval for demolition and replacement of the 1906 church hall roof including damaged battens.

Specifically, the development involves:

- The removal of the asbestos roof diaper patterned tiles along with any damaged timber battens.
- Installation of a replacement roof consisting of SVK Diamond slate in dark grey colour with 2/40mm copper nails including sarking, along with new timber battens.
- No other changes to gutters, downpipes or roof drainage are proposed.

The estimated cost of the development is \$191,000.

ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)

The Biodiversity and Conservation SEPP aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of the Biodiversity and Conservation SEPP and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development.

Camden Local Environmental Plan 2010 (Camden LEP)

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979*.

Site Zoning

The site is zoned B2 Local Centre pursuant to Clause 2.2 of the Camden LEP.

Land Use/Development Definitions

The development is characterised as a 'Place of Public Worship' by the Camden LEP.

Permissibility

The development is permitted with consent in the B2 zone pursuant to Clause 2.7 and the land use table of the Camden LEP.

Planning Controls

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an attachment to this report.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

(a)(iii) the provisions of any development control plan

Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2021* prescribes several matters that are addressed in the conditions attached to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the development.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 28 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 6 October 2022 to 2 November 2022 and one submission was received.

The submission raises concern with the different recommendations for the replacement roofing material in the Heritage Impact Statement (new corrugated steel roof) and the Statement of Environmental Effects (SVK tiles in diamond pattern). The submission seeks confirmation that the new roof will consist of SVK tiles in diamond pattern as it would represent a superior heritage conservation outcome.

The submitted plans and documents, including a Statement of Heritage Impact, have been reviewed by Heritage NSW and Council’s Heritage Officer who are supportive of the proposal. Heritage NSW have approved a Section 60 Heritage Act application for the works which stipulates that the new roofing must be SVK Diamond roofing dark grey in colour. The Applicant has proposed the use of SVK tiles in diamond pattern as part of the subject DA and appropriate conditions are recommended to ensure the roofing complies with requirements of Council / Heritage NSW.

(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

The external referral undertaken for this DA is summarised in the following table:

External Referral	Response
Heritage NSW	Pursuant to Section 63 of the <i>Heritage Act 1977</i> approval

	has been granted on 8 December 2021 subject to conditions.
--	--

Conditions that require compliance with the Heritage Act approval requirements are recommended.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval subject to the conditions attached to this report.

RECOMMENDED

That the Panel approve DA/2022/855/1 for the demolition and replacement of the 1906 church hall roof pursuant at 6 Menangle Road, Camden subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives and controls of Camden Local Environmental Plan 2010 and Camden Growth Centre Precincts Development Control Plan.
2. Subject to the recommended conditions, the development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
3. In consideration of the reasons outlined in the Council officers’ report, the approval is in the public interest.

ATTACHMENTS

1. Recommended Conditions
2. Camden LEP Assessment Table
3. Camden DCP Assessment Table
4. Section 60 Heritage Act Approval
5. Statement of Environmental Effects
6. Heritage Impact Statement
7. Public Submission - *Supporting Document*
8. Roofing Installation Sketch

Recommended Conditions

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Heritage NSW, Ref No. HMS ID 207, dated 8 December 2021

- (2) **Approved Plans and Documents** – The development must be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
-	Site Plan	NBRS	06/07/21
-	Roofing Sketch	-	-
-	Heritage Impact Statement	NBRS	17/12/20
-	Statement of Environmental Effects	Joanne Tapp Town Planning	September 2022

- (3) **National Construction Code – Building Code of Australia (BCA)** - All building work must be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

2.0 - Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Construction Certificate** - The following information must be provided to the certifier with the Construction Certificate application:
- a) Site plan clarifying boundary setbacks;
 - b) Fully dimensioned roof plans;
 - c) Structural Engineer's plans and design certification for the works;
 - d) Structural Engineer's Certification for the adequacy of the existing supporting structure; and
 - e) Written confirmation from a suitably qualified and experienced heritage consultant that the detailed design is in accordance with the Section 60 Heritage Act approval issued by Heritage NSW.
- (2) **Structural Engineer's Details** - The structural elements must be designed and certified by a suitably qualified structural engineer. A statement to that effect shall be provided to the accredited certifier.

- (3) **Long Service Levy** - In accordance with the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council. Until 1 January 2023 this applies to building and construction works with a cost of \$25,000 or more. From 1 January 2023 this applies to building and construction works with a cost of \$250,000 or more.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
 - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
 - f) a telephone number on which the principal certifier may be contacted for business purposes.
- (2) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.

- (3) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
 - b) a principal certifier has been appointed by the person having benefit of the development consent;
 - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited,
 - b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c) the name, address and telephone number of the principal certifier for the work.
- The sign must be maintained while the work is being carried out and removed when the work has been completed.
- (5) **Site is to be Secured** - The site shall be secured and fenced.
- (6) **Demolition Work** - Consent is granted for the demolition of the roofing tiles and any damaged battens currently existing on the 1906 church hall, subject to compliance with the following conditions:
- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
 - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
 - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;

- d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services;
 - e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
 - f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the principal certifier for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;
 - g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
 - h) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
 - i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (7) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.
- (8) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.
- The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- (9) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Work Hours** - All work (including delivery of materials) shall be:
 - restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,unless approved in writing by Council.
- (2) **Work Methods** – The works must be carried out strictly in accordance with the terms and conditions of the Section 60 Heritage Act approval issued by Heritage NSW.
- (3) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the existing drainage system.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier shall not permit construction works beyond the frame inspection stage until this work has been carried out.
- (4) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (5) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

5.0 - Prior to Issue of an Occupation Certificate

An Occupation Certificate shall be obtained prior to any use or occupation of the development. The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (2) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the construction waste management plan referred to in this development consent.

CLPP01

Attachment 1

- (3) **Heritage Compliance** – The suitably qualified and experienced heritage consultant nominated for this project must provide written confirmation that the works have been carried out strictly in accordance with the Section 60 Heritage Act approval issued by Heritage NSW.

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone objectives and land use table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level. • To minimise conflict between land uses within the zone and land uses within adjoining zones. • To enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone. 	<p>The proposed re-roofing of the St John's Anglican church hall (1906) is consistent with the zone objectives by maintaining a heritage item that contributes to the functionality of an existing community facility complementing the Camden Town Centre.</p>	Yes
<p>2.7 Demolition requires development consent</p> <p>Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).</p>	<p>Development consent is being sought for the partial demolition of the existing roof on the Church Hall. The proposal has been reviewed by Heritage NSW who have granted approval to a Section 60 Heritage Act Application for the proposed works. The Section 60 Approval includes appropriate conditions to ensure the demolition and installation of new roofing is carried out in a heritage sensitive manner.</p>	Yes
<p>4.3 Height of buildings</p> <p>Maximum building heights must not exceed the maximum building height shown on the Height of Buildings Map.</p> <p>The maximum building height for this site is 7.0m.</p>	<p>No change is proposed to the existing height of the hall.</p>	Yes

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Attachment 2

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP01

Attachment 2

Clause	Assessment	Compliance?
5.10 Heritage conservation		
<p>Before granting development consent in respect of a heritage items or a heritage conservation area, the consent authority must consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.</p>	<p>The proposed re-roofing of the church hall has been reviewed by Heritage NSW and a Section 60 Application has been approved / issued for the works. The Section 60 Application Approval includes appropriate conditions to ensure the works have minimal impact on the heritage significance of the item.</p> <p>A heritage conservation management plan has been prepared previously as part of DA/2012/195/1. The proposed works are within the scope of the existing management plan by maintaining the church hall.</p>	<p>Yes</p> <p>Yes</p>
<p>Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The proposal has been referred to Heritage NSW and appropriate conditions are included in the recommendation.</p>	<p>Yes</p>
<p>Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>N/A</p>	<p>N/A</p>
<p>Before granting consent to the demolition of a State heritage item the consent authority must:</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>Heritage NSW have been notified of the application and appropriate conditions have been recommended.</p> <p>Conditions have been recommended and form part of this consent.</p>	<p>Yes</p> <p>Yes</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
Development consent may be granted for any purpose of a building that is a heritage item or the land on which such a building is erected, or for any purpose on an Aboriginal Place of Significance is the consent authority is satisfied as to a number of matters listed by this clause; including if the conservation of the item or place is facilitated by the granting of consent.	The re-roofing of the 1906 Church Hall will ensure the building continues to contribute as a community facility to the Camden township and the St John's Anglican Church heritage precinct and Camden HCA.	Yes

CLPP01

Attachment 2

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance
<p>2.3 Water Management</p> <p>All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications.</p>	The replacement of the roofing material will not alter the existing stormwater system.	Yes
<p>2.9 Contaminated and Potentially Contaminated Land Management</p> <p>An assessment is to be made under <i>SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land</i>.</p>	Appropriate conditions are recommended to ensure the proper handling of any hazardous materials, including asbestos, during demolition works.	Yes
<p>2.14 Waste Management</p> <p>A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use.</p>	A recommended condition requires the preparation of a construction and demolition waste management plan to manage waste generated by the proposed works.	Yes
<p>2.16.2 Heritage Concepts</p> <p>A Heritage Impact Statement (HIS) to be provided with a development application involving a heritage item.</p> <p>A Conservation Management Plan (CMP) for items listed in the State Heritage Register.</p>	<p>A HIS has been provided as part of the development application however the recommendation within the HIS has not been supported by Heritage NSW in relation to the type of replacement roofing. An alternate roofing material has been approved by Heritage NSW as part of the Section 60 Application (SVK tiles in diamond pattern) and the Applicant proposes the uses of this material as part of the subject development application.</p> <p>A Conservation Management Plan Addendum 2010 prepared by NBRS +Partners is in place for the St John's Anglican Church heritage precinct. The proposed works are in accordance with Policy 24 of the report, with works respecting the character of the existing fabric and, replacing like with like.</p>	Yes Yes
<p>2.16.3 Environmental Heritage</p> <p>New work must be easily identified as such and is required to be sympathetic to the heritage place.</p> <p>When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.</p>	<p>The base building will remain unchanged as the proposed works involve new roofing and the replacement of damaged roofing battens.</p> <p>The proposal has been reviewed by Heritage NSW and a Section 60 Application has been approved subject to appropriate conditions.</p>	Yes

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Attachment 3

Alterations and additions to a heritage item or within a conservation area will be sited and designed to retain the intactness and consistency of the streetscape and the significance of the conservation area.	The removal of the asbestos roof tiles along with any damaged timber battens and the installation of SVK Diamond slate in dark grey colour with 2/40mm copper nails including sarking, along with new timber battens, will ensure the long term preservation of the heritage item.	Yes
Where there is a uniform building front setback, new development must recognise this.	N/A	N/A
The existing informal and irregular pattern of rear property building alignments is to be retained.	The proposed works do not alter the rear setbacks.	Yes
The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.	The replacement roofing has been reviewed by Heritage NSW and is consistent with the existing roof pattern.	Yes
The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.	Only damaged roof battens are to be replaced.	Yes
Colour schemes on heritage items must be appropriate and sympathetic to the building type period and architectural style.	The proposed replacement roofing consists of SVK Diamond slate in dark grey colour with 2/40mm copper nails. Heritage NSW has endorsed the material as part of the Section 60 Approval.	Yes
Appropriate external lighting may be used to highlight the architectural features of significant buildings.	No changes to the existing lighting scheme are proposed.	Yes
Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.	This proposal does not seek to install any new service infrastructure to the Church Hall.	Yes
The demolition of a heritage place is contrary to the intent of heritage listing.	The minor / partial demolition work and new roofing aims to ensure the long term maintenance of the heritage item.	Yes

CLPP01

Attachment 3

<p>2.16.4 Camden Heritage Conservation Area</p> <p>Views associated with the St John's Church spire must not be compromised.</p> <p>Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, appropriate adaptive reuse opportunities can be used to facilitate the conservation of these buildings.</p> <p>A two storey height limit must prevail except for significant architectural features incorporated into the design of buildings in significant locations.</p> <p>Development of the flood affected fringes of the town must not compromise the prevailing character.</p> <p>In commercial areas where historical evidence exists, awnings and/or veranda's must be provided on the front elevation and must complement existing awnings and verandahs on adjacent buildings</p>	<p>The proposed works will not impede views to St John's Church Spire.</p> <p>The proposed replacement roofing will facilitate improved functionality of the church hall.</p> <p>Replacement roofing has been conditioned to maintain the existing roof pattern.</p> <p>The site is not flood affected.</p> <p>The proposed works will complement the buildings within the St John's Anglican Church heritage precinct.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>
<p>5.3.1 Camden – B2 Local Centre</p> <p>New development should complement or reinforce the retail functions of the centre, particularly along Argyle Street frontages and associated pedestrian accessways.</p>	<p>The church hall, whilst located in the B2 Local Centre zone, is a contributing community facility to the zone. The preservation works will complement the St John's Anglican Church heritage precinct.</p>	<p>N/A</p>
<p>Buildings should maintain and enhance the historic character of Argyle, Hill and John Streets in the town centre.</p>	<p>The proposed restoration works are being undertaken to preserve an existing heritage building.</p>	<p>Yes</p>
<p>Buildings fronting Argyle Street should incorporate awning structures into their front facades in a manner consistent with the prevailing character of existing buildings.</p>	<p>The church hall fronts Broughton Street and has no impact on the prevailing character of Argyle Street.</p>	<p>N/A</p>
<p>Development within the B2 Local Centre zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>The proposal does not result in any departure from the Camden Town Centre Urban Design Framework.</p>	<p>Yes</p>

APPENDIX 2 – Approval of Section 60 application by Heritage NSW



HMS Application ID: 207

Mr Brad Vale
 NBRS Architecture Pty Ltd
 4, Glen Street
 MILSONS POINT NSW 2061

By email: bradrvale@gmail.com

Dear Mr Vale

APPLICATION UNDER SECTION 60 OF THE HERITAGE ACT 1977
St John's Anglican Church Precinct
STATE HERITAGE REGISTER N^o 02006

Address: 6-22 Menangle Road, CAMDEN NSW 2570

Proposal: Replace the asbestos tile roof on the parish hall with SVK tiles in diamond pattern.

Section 60 application no: HMS ID 207, received 7/07/2021

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above Section 60 application. Pursuant to section 63 of the *Heritage Act 1977*, approval is granted subject to the following conditions:

APPROVED DEVELOPMENT

1. All work shall comply with the information contained within:
 - a) Architectural / Landscape / Engineering drawings, as listed below:

Dwg No	Dwg Title	Date	Rev
1.	Site Plan, by NBRS	06/07/21	--
2.	Consent and description of works, Rev. Tony Galea		
3.	Camden Hall St John's quote 2353 re-roof	06/07/21	

EXCEPT AS AMENDED by the conditions of this approval:

ROOFING MATERIAL

2. The new roofing shall be SVK Diamond, in dark grey colour.
Reason: So that visual presentation of the hall is restored.

HERITAGE CONSULTANT

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SPECIALIST TRADESPERSONS

4. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

SITE PROTECTION

5. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

COMPLIANCE

6. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

DURATION OF APPROVAL

7. This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.

Reason: To ensure the timely completion of works

Advice

Section 148 of the Heritage Act 1977 (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Right of Appeal

If you are dissatisfied with this determination appeal may be made to the Minister for Heritage under section 70 of the Act.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

Stamped documents

Any stamped documents (e.g. approved plans) for this application are available for the Applicant to download from the Heritage Management System at <https://hms.heritage.nsw.gov.au> under 'My Completed Applications.'

If you have any questions about this correspondence, please contact Zoran Popovich, Senior Heritage Assessment Officer, at Heritage NSW on 9873 8533 or zoran.popovich@environment.nsw.gov.au.

Yours sincerely

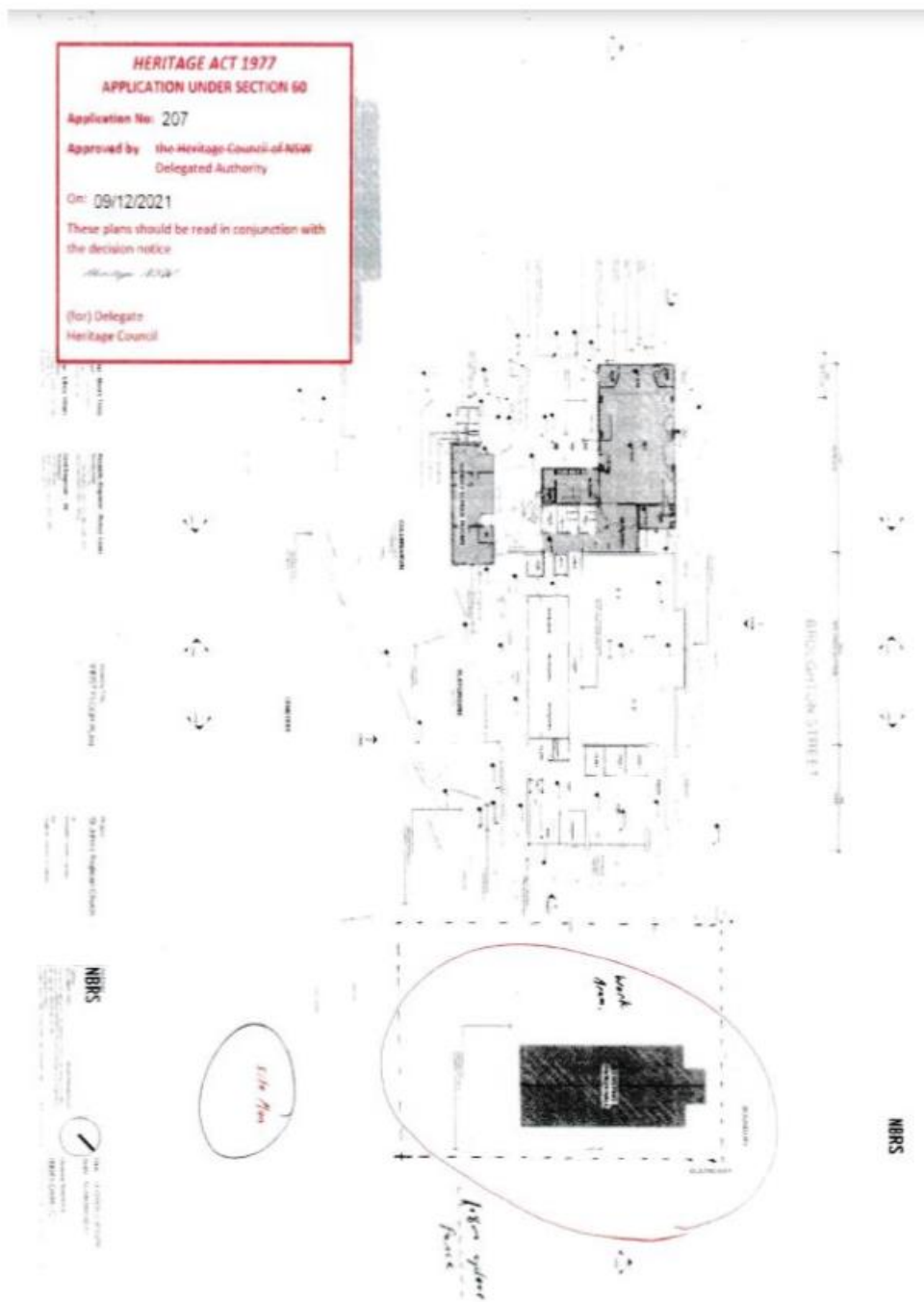
Rajeev Maini
Rajeev Maini
Senior Team Leader,
Regional Heritage Assessments South
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
8 December 2021
cc: Camden Council

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Attachment 4

CLPP01

Attachment 4



Statement of Environmental Effects: St Johns Anglican Church, Camden

Replacement of Church Hall Roof

Joanne Tapp Town Planning for the Anglican
Church Diocese of Sydney

Email: joanne@jtplanning.com.au
Post: PO Box 721 CAMDEN NSW 2570
Ph: 02 4680 8412
Mob: 0409 315506

September 2022

CLPP01

Attachment 5

1. INTRODUCTION

This report is intended to accompany an application under Section 60 of the Heritage Act 1977 and provides the following:

- a) A description of the subject site and the surrounding area.
- b) A description of the proposed development / works.
- c) A summary and description of the relevant legislation that applies to the land and the proposed development /works.
- d) We note that approval under Section 63(1) of the Heritage Act 1977 has been issued by Heritage NSW. As the proposed works involve works of a 'structural' nature, consent cannot be granted by Camden Council under **Clause 5.10(3) When consent not required** of Camden LEP 2010, and accordingly a Development Application is submitted.
- e) This SoEE is supported and accompanied by:
 - Owner's consent;
 - Heritage Impact Statement (HIS) prepared by NBR Architecture,
 - Photographic images (Appendix 1 o this SoEE);
 - Copy of works approval issued by Heritage NSW under Section 63(1) (Appendix 2 to this SoEE); and
 - Costings for proposed works, being \$191 000.

2. SITE AND SURROUNDS

2.1 The Subject Site



(Ref: SIX 170322)

Figure 1: Site Location (St John Church Precinct, Camden)

The details of the site are as follows:

The site is described as 6-22 Menangle Road, Camden and comprises three (3) parcels of land identified as:

- 6 Menangle Road (Lot 1 DP 1024949);
- 16 Menangle Road (Lot 56 DP 239467); and
- 22 Menangle Road (Lot 550 DP 737448).

The Church Hall is located on the parcel identified as 6 Menangle Rd, as shown in Figure 1 above. Nos. 16 and 22 are sited to the immediate south of this parcel and forms part of the wider curtilage of the Church grounds.

The St John's Anglican Church Precinct comprises the church, rectory, stables, lynch gates, cemetery, two church halls and grounds that provide a rural landscaped setting. The precinct is situated on St John's Hill, which overlooks the township of Camden. St

John's Anglican Church and its precinct was created to be the focus of the Camden region and today, it is one of the most complete Parish church groups in NSW.

The Church Hall the subject of the application is located at the top of Hill Street, adjacent to the Masonic Hall located on the adjoining site to the east.

St Johns Church Precinct has multiple heritage listings, detailed as follows:

Listing	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Heritage Act - State Heritage Register	24/10/2018		02006	3182	5544	2018-82
Camden LEP 2010	13/10/1989	St John's Anglican Church, Cemetery & slopes	45,46			2
Register of the National Estate	21/10/1978	St. John's Anglican Church Group	3231,3233			
National Trust of Australia register	20/10/1975	Various St. John's Group listings	1534, 1535, 1536, 1537			

The Statement of Significance for the Church Precinct is reproduced as follows:

St John's Anglican Church Precinct is of state heritage significance as a group of ecclesiastical buildings set in a beautiful landscape setting comprised of mature and exotic tree plantings and open grassed slopes. The precinct's centre and focal point is St John's the Evangelist Anglican Church which is of state heritage significance as the first Gothic Revival church constructed in NSW that was correct in its medieval detail ('archaeologically correct'). This status, along with its strong connection to the 1836 Church Act, renders it an important early forerunner of the Gothic Revival movement which was to dominate ecclesiastical architecture in the Colony throughout the remainder of the nineteenth century. The church, and especially its tower and spire, is aesthetically significant to NSW as part of the regional Camden landscape created by the Macarthur family. St John's as an important regional landmark is a significant element in the picturesque landscape planning used to create the Camden Park Estate, the seat of the Macarthur family. As part of a triumvirate of significant points in the landscape, along with Camden Park House and the township of Camden, it also expresses the power structures the Macarthur family wished to instil in the local community they were creating in the early nineteenth century. This regional landscape design is of state heritage significance as an important example of early-mid nineteenth century landscape planning.

The entire church precinct has an important historical association with the Macarthur family of Camden. Each of the precinct allotments was donated to the

Anglican Church by the Macarthur's and the family funded the construction of most of the buildings and patronised the operation of the church throughout the nineteenth and early twentieth centuries. Ultimately, St John's Anglican church precinct is a remarkable, picturesquely located, and historic place of Anglican worship in a state context.

St Johns Church Hall, the subject of this DA, was built in 1906, following the completion of St Johns Church in 1848.

Plans to construct the first church hall commenced in 1905 to provide the parish with improved facilities. The Hall was designed by Sulman and Power in the Federation Gothic style and the plans were approved by the Diocesan Building Surveyor Cyril Blacket (the son of Edmund Blacket) in February 1906. The design comprised a 15.2m by 9.1m hall with platform and two 4.5m by 7.6m retiring rooms at the south end and 3m by 2.7m porch at the front. The Bishop of Goulburn laid the foundation stone for the hall on the 29 July 1906 and construction commenced soon after. Funding came from three main sources: the Church Loan Fund, the Camden Park Estate, and other subscriptions and donations. The funds from the sale of the denomination school when it proceeded after 1906 was reportedly used to pay back the loan for the construction (CMP, 2004:15, 75).

Images of the Hall are presented in Appendix 1 and copy of the Heritage NSW Section 60 Approval is contained in Appendix 2.

2.2 The Surrounding Area

St Johns Anglican Church Precinct occupies a high-profile site within the context of Camden Town Centre, and the spire is a landmark of significant historical and cultural importance in the local context, forming an element of important view lines to the west, north and east of the site, and within the more immediate context of Camden Town Centre.

The St Johns Precinct is sited within a collection of highly significant heritage items of both local and State level importance. The Masonic Hall is located on the neighbouring site to the immediate east of the subject site and

3. THE PROPOSAL

The proposed works involve the following:

1. Removal of existing asbestos roof tiles.
2. Removal of all damaged timber battens (which will be determined following removal of roof tiles). It is intended that all other roofing timbers will be retained.
3. Replace with 'SVK Diamond slate diamond pattern with 2 / 40mm copper nails', including sarking suitable for slate roofing.
4. No other changes to gutters, downpipes or roof drainage are proposed.

These works are motivated by the need to address the leaking roof and remediate potential asbestos related dangers, and constitute necessary maintenance required to ensure continuity of use of the Church Hall which are an essential component of the St Johns Church operations and its identity within the Camden town centre and wider locality.

These works have been assessed and are supported by NBRS Architecture as detailed in the accompanying HIS and have been endorsed by Heritage NSW as attested to by the accompanying Section 60 approval.

4. PLANNING CONTROLS

4.1 Overview

The principal planning controls that are relevant to the proposed works include:

- a) Camden Local Environmental Plan 2010;
- b) The Heritage Act 1977; and
- c) Camden Development Control Plan 2019.

4.2 Camden Local Environmental Plan 2010 (CLEP 2010)

Under the provisions of Camden LEP 2010, the land is zoned B2 – Local Centre.

The zone objectives are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- *To enable other land uses that are complementary to and do not detract from the viability of retail, business, entertainment and community uses within the zone.*

The proposed development is ancillary to the use of the site as a religious establishment does not prejudice or jeopardise the attainment of these objectives, both in relation to the subject site or in respect to any adjoining or neighbouring land use. The works as proposed will permit the continued use of the Church Hall as an ancillary community facility which support the functions and presence of St Johns Anglican Church.

The following extract illustrates the context of the site in terms of its location within the 'Camden Town Centre Conservation Area'.



Figure 3: Extract of Camden LEP 2010, showing listed heritage items (brown) and Camden Town Centre Conservation Area (red hatching). Blue hatching identifies items of State heritage significance, being the St Johns Church Precinct.

Clause 5.10 Heritage Conservation provides that consent is required for a range of works, including demolition, alterations, disturbance, erection of building and subdivision on land which contains a heritage item or is within an urban conservation area. Specifically, sub-clause (2) (a) and (b) provides:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

- (i) a heritage item,*
- (ii) an Aboriginal object,*
- (iii) a building, work, relic or tree within a heritage conservation area,*

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

As the proposal involves the removal of existing material (roof tiles and structural roof battens), sub-clauses (a) and (b) above are triggered.

Sub-clause (5) **Heritage assessment** to Clause 5.10 provides that the consent authority may require -

“a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.”

As detailed, a HIS has been prepared and accompanies this SoEE and the Section 60 application previously referred to and approved by Heritage NSW. The report prepared by *NBRS Architecture* contains an assessment of heritage impact and its over-arching recommendation is reproduced as follows:

The proposed replacement of the roof cladding on the church hall would remove an early non-original material and replace it with a more traditional corrugated steel material to the 1906 period of the hall’s construction. The work is motivated by the need to keep the hall watertight, following a series of leaks of this roof that was not designed to resist wind-borne rain. The new corrugated steel roof will ensure that the building is watertight. This work supports the on-going community use of this heritage item. The proposed works will in harmony with roofing systems commonly originally placed on a Federation Free Gothic building some distance from an urban area. The work in this statement would have no adverse heritage impact on the church hall at St John’s Anglican Church, Camden, and so no adverse impact on the state and local significance of the place.

4.3 Heritage Act 1977

Section 60 of the Heritage Act 1977 provides the mechanism for works approvals to items listed on the State Heritage Register (SHR). St Johns Church Precinct is identified as an Item of State significance and is listed on the SHR as Item Number 02006.

Section 57(1) of the Heritage Act provides that a person must not undertake any of the following in relation to a item listed on the SHR, unless in accordance with an application made Section 60:

- (a) demolish the building or work,*
- (b) damage or despoil the place, precinct or land, or any part of the place, precinct or land,*
- (c) move, damage or destroy the relic or moveable object,*
- (d) excavate any land for the purpose of exposing or moving the relic,*
- (e) carry out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct,*

- (f) *alter the building, work, relic or moveable object,*
 (g) *display any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct,*
 (h) *damage or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.*

An application was made to Heritage NSW in accordance with Section 60 for works involving the 'replacement of asbestos tile roof on the Parish Hall with SVK tiles in diamond pattern', and an approval issued under Section 63 on 8 December 2021. A copy of the approval and stamped plans are contained in Appendix 2 to this SoEE.

4.4 Camden Development Control Plan 2019 (CDCP 2019)

Camden DCP 2019 contains a suite of planning controls which guide development involving heritage items, development in the vicinity of heritage items and development within the Camden Town Centre Conservation Area.

The proposed works have been subject to the scrutiny of both Heritage NSW and the current Heritage consultant to St Johns Church (NBRS Architects), therefore only the relevant Camden DCP 2019 controls applicable to the external appearance of the Hall are considered in detail under the provisions of this assessment at the current time, however we are comfortable that the proposed works detailed in this HIS are not jeopardised by any heritage planning control or heritage planning objective contained in Camden DCP 2019.

Part 2 of Camden DCP 2019 provides General Land Use Controls and Part 5 provides Centres Development Controls for the four main business zones, including Camden. The following tables address relevant sections as detailed:

- 2.16.3 General Heritage Provisions;
- 2.16.4 Camden Heritage Conservation Area;
- 5.2 General Controls Applying to all Business Zone Areas; and
- 5.3.1 Camden - B2 Local Centre.

2.16.3 General Heritage Provisions Details of control	St Johns Church Hall Details of proposal	Complies (Y/N)
Design		
2. New work must be easily identified as such and is required to be sympathetic to the heritage place.	Complies. Materials and colours are sympathetic.	Y
3. When alterations or additions are proposed,	Complies. Whilst not specifically	Y

10/19

the removal of any existing unsympathetic elements is encouraged.	'unsympathetic', the deteriorating asbestos roof tiles are inappropriate and are a threat.	
5. New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.	Complies. Not inconsistent.	Y
7. The significant internal and external fabric and building elements of the principal building are to be retained and conserved.	Complies.	Y
Roofs and Roofscape		
1. The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area must be retained.	Complies. The asbestos tiles, which were not original in 1906 are to be replaced with a panel roof tile of similar appearance.	Y
Verandas and Balconies		
1. Original verandas and balconies are not to be removed, altered or enclosed.	Complies. No alteration to existing awnings is proposed.	Y

2.16.4 Camden Heritage Conservation Area Details of control	St Johns Church Hall Details of proposal	Complies (Y/N)
1. Views associated with the St John's Church spire must not be compromised.	Complies. No adverse impact to view lines. Replacement tiles are similar to existing.	Y
7. Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, appropriate adaptive re-use opportunities can be used to facilitate the conservation of these buildings.	Complies. The proposed works are essential to continued use of the Hall by the community.	Y

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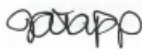
Attachment 5

5.3.1 Camden – B2 Local Centre Details of control	St Johns Church Hall Details of proposal	Complies (Y/N)
<p>Heritage and Character</p> <p>1. The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this plan, with specific regard to Chapter 16.</p> <p>2. Development within the B2 Local Centre zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>Complies. Part 2.16.4 addressed.</p> <p>Complies. No inconsistencies.</p>	<p>Y</p> <p>Y</p>

5. CONCLUSION and RECOMMENDATIONS

The proposed development has been assessed against the provisions of Section 60 of the Heritage Act 1977, Camden Local Environmental Plan 2010 and relevant applications of the Environmental Planning and Assessment Act 1979. On balance, it is concluded the development is satisfactory and approval is supported, having regard to the following matters:

- The proposed works are maintenance works, essential to the preservation and ongoing use of the Church Hall.
- This application and supporting information demonstrate that the works are of minimal environmental impact, are of negligible heritage impact, and are essential maintenance necessary to support the functions of St Johns Church as a functional and operating church within the community of Camden and wider region.
- The proposed works are compatible with the planning objectives and are permissible with consent under the terms of Camden Local Environmental Plan 2010;
- No unreasonable impacts will result from the proposed works; and
- There are no matters that warrant refusal of the proposal on grounds of it being contrary to the public interest.



Joanne Tapp
Consultant Town Planner

Disclaimer This report is believed to be true and correct at the time of writing. It is based on the information provided by the client and other relevant organisations during preparation. Joanne Tapp Town Planning Consultants does not accept any contractual, tortious or other form of liability for any consequences arising from its use. People using the information in the report should apply and rely on their own skill and judgment to a particular issue they are considering.

This report shall be used solely for the purpose of this proposal and shall not be replicated or altered.

CLPP01

Attachment 5

APPENDIX 1 – PHOTO IMAGES OF THE SITE



Figure 1 – Street elevation of site (from Hill Street)



Figure 2 – Obtuse view of Hall from Broughton Street (NW elevation)



Figure 3 – View of eastern elevation of Hall



Figure 4 – View of western elevation of Hall

APPENDIX 2 – Approval of Section 60 application by Heritage NSW



HMS Application ID: 207

Mr Brad Vale
 NBRS Architecture Pty Ltd
 4, Glen Street
 MILSONS POINT NSW 2061

By email: bradrval@gmail.com

Dear Mr Vale

APPLICATION UNDER SECTION 60 OF THE HERITAGE ACT 1977
St John's Anglican Church Precinct
STATE HERITAGE REGISTER N^o 02006

Address: 6-22 Menangle Road, CAMDEN NSW 2570
Proposal: Replace the asbestos tile roof on the parish hall with SVK tiles in diamond pattern.
Section 60 application no: HMS ID 207, received 7/07/2021

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3.	Camden Hall St John's quote 2353 re-roof	06/07/21	

EXCEPT AS AMENDED by the conditions of this approval:

ROOFING MATERIAL

2. The new roofing shall be SVK Diamond, in dark grey colour.
Reason: So that visual presentation of the hall is restored.

HERITAGE CONSULTANT

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

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4. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

SITE PROTECTION

5. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

COMPLIANCE

6. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

DURATION OF APPROVAL

7. This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.

Reason: To ensure the timely completion of works

Advice

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Right of Appeal

If you are dissatisfied with this determination appeal may be made to the Minister for Heritage under section 70 of the Act.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

CLPP01

Attachment 5

Stamped documents

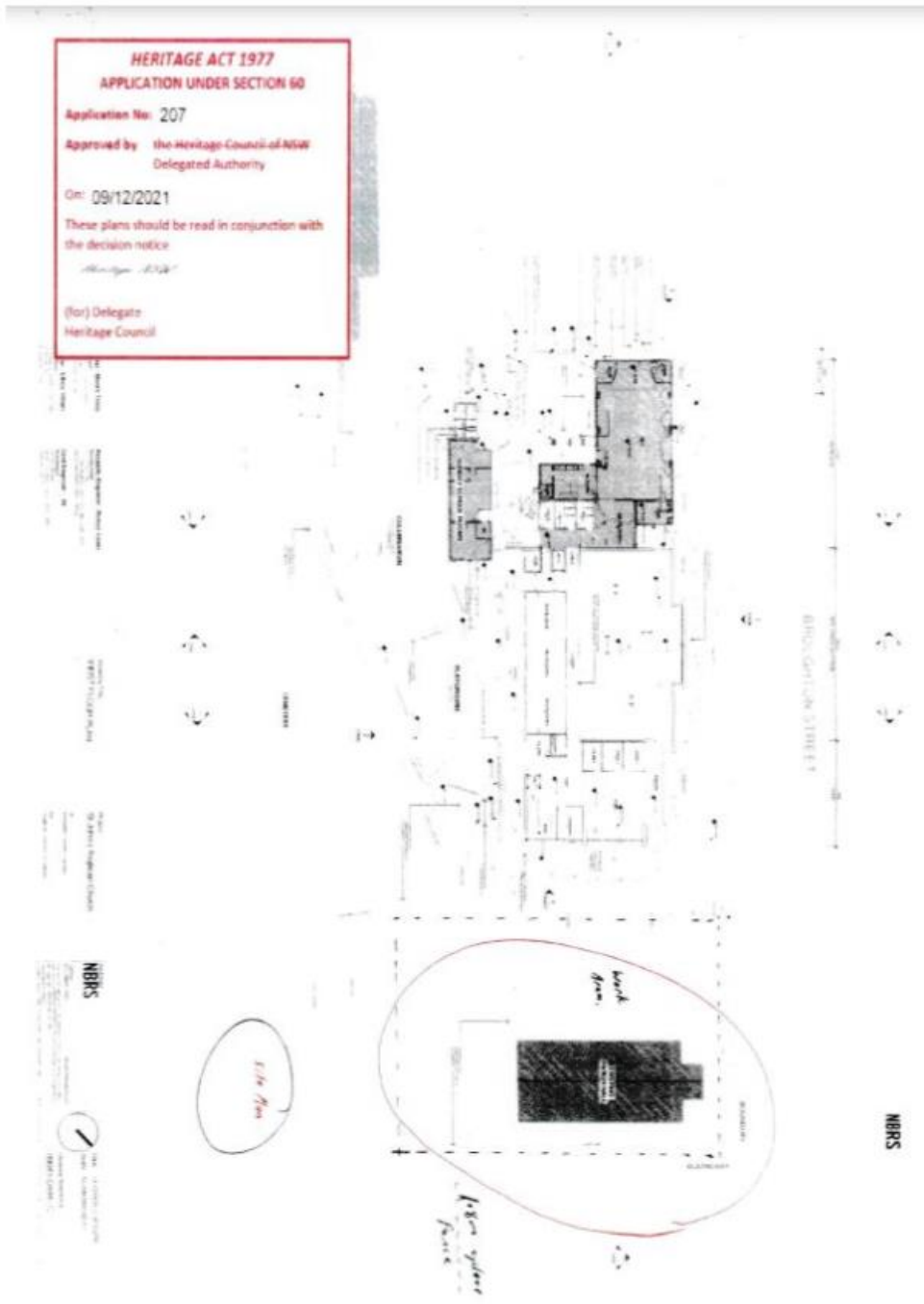
Any stamped documents (e.g. approved plans) for this application are available for the Applicant to download from the Heritage Management System at <https://hms.heritage.nsw.gov.au> under 'My Completed Applications.'

If you have any questions about this correspondence, please contact Zoran Popovich, Senior Heritage Assessment Officer, at Heritage NSW on 9873 8533 or zoran.popovich@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini

Rajeev Maini
Senior Team Leader,
Regional Heritage Assessments South
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
8 December 2021
on: Camden Council



17 December 2020

The General Manager
 Camden Council
 70 Central Avenue
 Oran Park NSW 2570

Dear Sir,

RE: St John's Anglican Church, Camden – Heritage Impact from Re-roofing

I write to advise Camden Council of the heritage impact of the proposal by the Wardens of St John's Anglican Church, Camden to replace the asbestos tile roof over the 1905 church hall with corrugated steel roofing. This letter-format report summarises the significance of the building in its setting within the curtilage of the State Heritage Register.

The subject church and its site are listed on the NSW State Heritage Register as an item of State significance (SHR 02006). It is also listed as an item of local heritage significance on Schedule 5 of the *Camden Local Environmental Plan (LEP) 2010* as *St John's Church (including church and grounds, rectory, stables, lynch gates, grassed slopes and cemetery)*, heritage item number I63. It is also located within the Camden A Conservation Area, and in the vicinity of other listed items.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Camden LEP 2010* and the requirements of the *Camden Development Control Plan (DCP) 2010*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council. 17486.

In addition, this report formally evaluates the proposal against the policies outlined in the Conservation Management Plan (CMP), prepared by Clive Lucas, Stapleton and Partners in 2004, which is referred on the State Heritage Register listing. While the CMP assesses the church and many other nineteenth-century features of the place as having *exceptional* significance, the 1906 church hall is assessed as *high* significance.

Camden Council offers the use of the Heritage 5.103 Exemption Form for works to a heritage item that are of a minor nature.

Heritage NSW has the S57 application for works to a heritage item that are of a minor nature.

1.1 HISTORY OF THE ST JOHN'S CHURCH HALL

The Macarthur's plans for Camden and its Anglican Church in late 1835 coincided with Governor Burke's *Church Act* the following year. This Act was designed to promote the buildings of churches and provided for the maintenance of ministers of religion. This Act offered pound for pound subsidies for the construction of churches of all the major denominations. It provided equal access to state funding for the major denominations. The subsidies were available for churches and rectories costing between £600 and £2000. These building had to be designed by a competent architect and be approved by the Colonial Architect to be eligible for the subsidy. A subsidy of £1000, towards the total

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cost of £2500 of the church, was provided to the Macarthurs under this Act (CMP, 2004:11 by Clive Lucas Stapleton).

During the mid-late 1830s in England the gothic style architecture was becoming the new trend in ecclesiological architecture due to the works of the Tractarian movement and the Cambridge Camden Society. By the time the shell of the church had been constructed in 1842 its authentic gothic design was an innovation in the colony. In particular, the decorated gothic stone tracery of the windows and the open cusped hammer-beam roof of the church were entirely new features that subsequently became standard for Gothic Revival churches in the colony. The church was completed by 1848.

Plans to construct the first church hall were underway in 1905 to provide the parish with improved facilities after the deterioration of the old denominational school building. This hall was designed by Sulman and Power in the Federation Gothic style and the plans were approved by the Diocesan Building Surveyor Cyril Blackett (the son of Edmund Blackett) in February 1906. The design comprised a 15.2m by 9.1m hall with platform and two 4.5m by 7.6m retiring rooms at the south end and 3m by 2.7m porch at the front. The Bishop of Goulburn laid the foundation stone for the hall on the 29 July and construction commenced soon after. Funding came from three main sources: the Church Loan Fund, the Camden Park Estate, and other subscriptions and donations. The funds from the sale of the denomination school when it proceeded after 1906 was reportedly used to pay back the loan for the construction (CMP, 2004:15, 75).

1.2 DESCRIPTION

The church hall is a brick building containing a hall space with two minor rooms, a stage and an entry porch. It consists of five structural bays under a gable, with a smaller bay acting as the porch. It is constructed of dichromatic brickwork, consisting of light brown commons used for the majority of the walls and better red bricks used for dressings around openings and on the slopes of buttresses. The floor and roof have a timber structure.



Figure 1: the 1906 church hall, see here looking east. (Source: NBR SARCHITECTURE March 2020)

The building is designed in a Federation Free Gothic style, referencing the Early English Gothic style in particular. The roof is clad with a diaper pattern of asbestos tiles that are not original to the building.



Figure 2: the 1906 Church Hall seen from Broughton Street, looking south-west.



Figure 3: the west elevation of the Church Hall



Figure 4: extract from the State Heritage Register curtilage diagram showing St John's Anglican Church as a listed place. The

1.3 THE PROPOSED WORK

The proposed work consists of reroofing the church hall. The asbestos roof tiles in a diaper pattern would be removed, along with the timber battens. New battens and corrugated steel roof sheeting (zinc-alume Colorbond) would be fixed onto new battens. The intention is to retain all the other roofing timbers. I recommend that Shale Grey Colorbond would be a suitable material in this instance.

Consideration was given to replacing the asbestos roof with a roof of modern fibre-cement panels cut to the matching size and fixed onto marine play boards over the rafters. This best effort at a safe replacement of the diaper patterned roofing tiles proved prohibitively expensive and cannot be done.

1.4 HERITAGE IMPACT

The roof replacement would remove non-original fabric, namely the c1920 asbestos roof tiles. These tiles are not original because the hall was built in 1906 and asbestos was first imported into Australia from 1910. The diaper pattern tiles came onto the market in the 1920s. The original church had timber shingles on its roof and these were replaced in 1872 and then again in 1901. It is conceivable that this church hall was clad in timber shingles in 1906, which then needed to be replaced about two decades later.

The CMP finds that the church hall is a building of high significance, less than the nineteenth century buildings on the site. The asbestos tiles cannot be conserved in accordance with section 7.2 of the CMP because they are causing the roof to leak and any manipulation of the tiles short of careful removal is likely to release hazardous fibres.

CMP Policy 28 - Preserve the form, materials and front elevation of the church hall.

Comment

The asbestos roof tiles are not original to the 1906 building and are unlikely to be part of the fabric intended to be preserved in this policy. I believe that the replacement of the asbestos tile roofing is compatible with this policy.

Policy 29 - Continue to use the church hall for church uses or large or other uses requiring a large space.

Comment

The work to solve the problem of the leaking church hall roof will allow for the traditional use of the building to continue. The re-roofing work is compatible with this conservation policy.

1.5 CONCLUSION

The proposed replacement of the roof cladding on the church hall would remove an early non-original material and replace it with a more traditional corrugated steel material to the 1906 period of the hall's construction. The work is motivated by the need to keep the hall watertight, following a series of leaks of this roof that was not designed to resist wind-borne rain. The new corrugated steel roof will ensure that the building is watertight. This work supports the on-going community use of this heritage item. The proposed works will in harmony with roofing systems commonly originally placed on a Federation Free Gothic building some distance from an urban area. The work in this statement would have no adverse heritage impact on the church hall at St John's Anglican Church, Camden, and so no adverse impact on the state and local significance of the place.

The wardens of St John's Anglican Church seek the permission of Camden Council and the Heritage Council to replace the asbestos roof tiles with a more appropriate roofing material, namely corrugated steel.

Yours Faithfully,

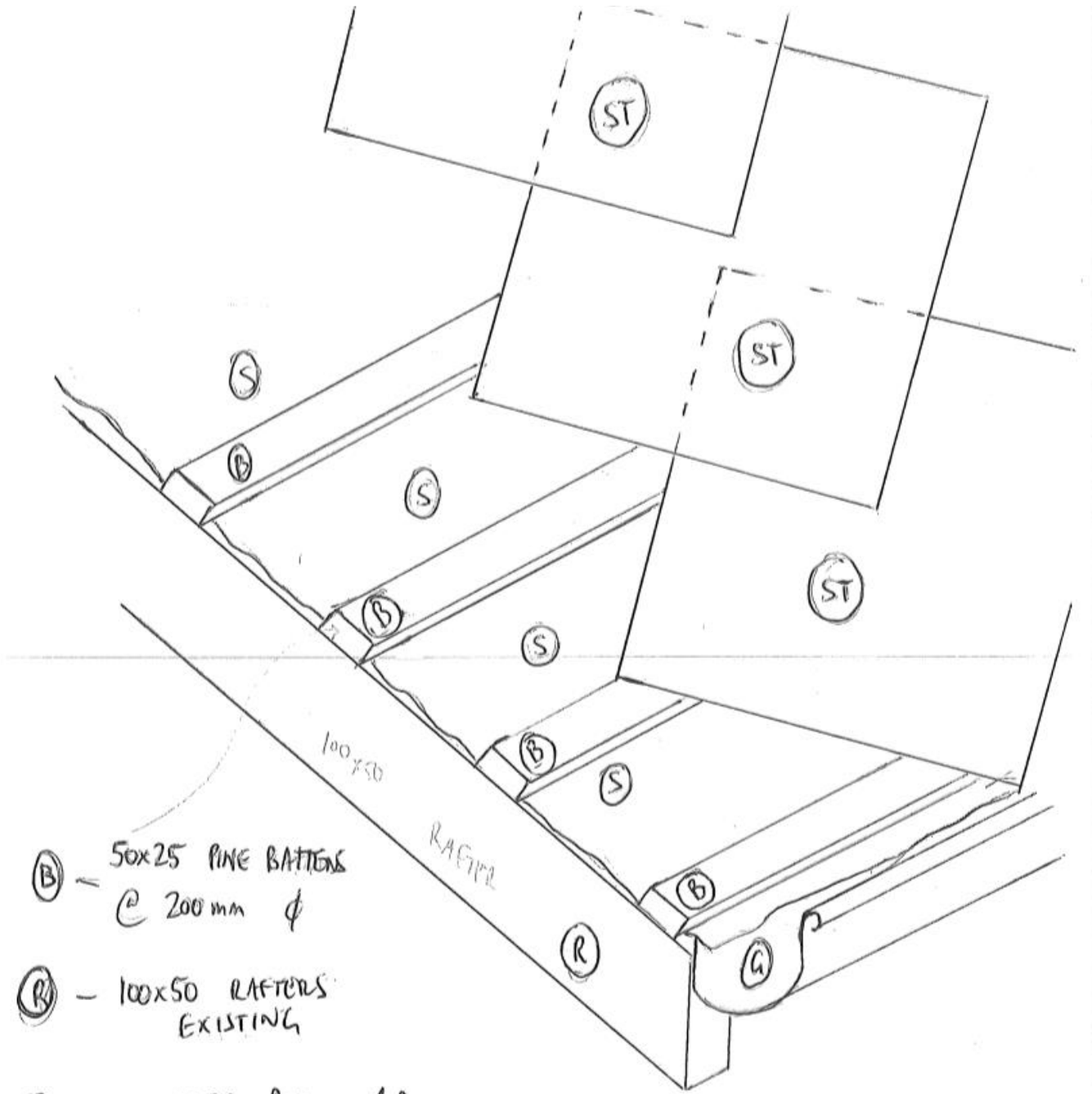
NBRSARCHITECTURE



BRAD VALE

Senior Heritage Consultant

CC: The Director of the Heritage Division, Ms Pauline McKenzie
 Locked Bag 5020, Parramatta NSW 2124



- ⓑ - 50x25 PINE BATTENS
@ 200 mm φ
- Ⓡ - 100x50 RAFTERS
EXISTING
- Ⓢ - KLOBBER PERMO-AIR
WATER PROOF SARKING
UNDER NEW BATTENS
- ⓐ - EXISTING GUTTER
- ⓈⓉ - DIAMOND SLATE TILE

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