

# Weir Phillips Heritage and Planning

10 November 2025

<b>WOLLONGONG CITY COUNCIL   SSD-73910208   REQUEST FOR INFORMATION</b>
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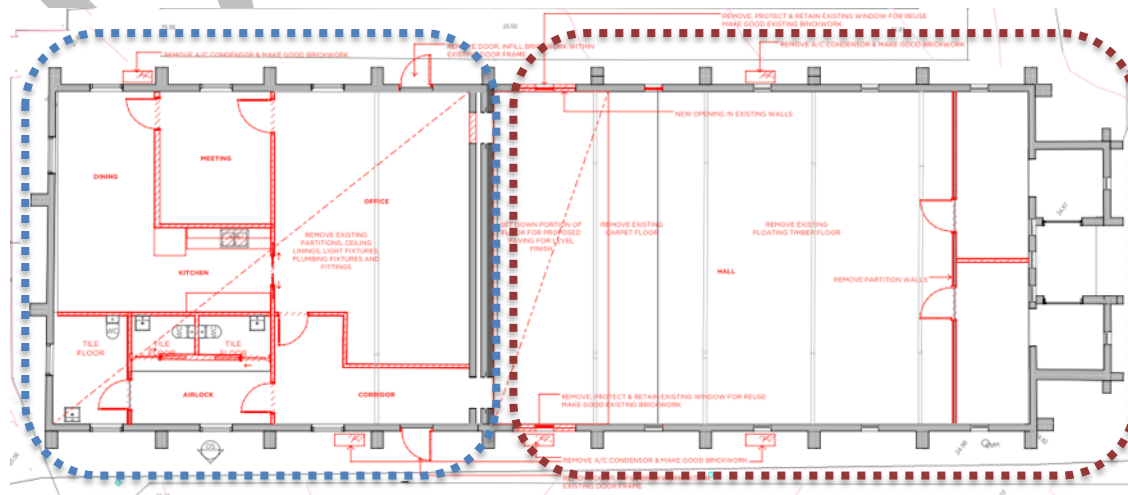
This Heritage response has been prepared to accompany a Request for Information from Department Planning, Housing and Infrastructure to the SSDA – 73910208 for the site at Nos 6-8 Popes Road, Woonona, New South Wales. The SoHI letter has specifically addressed the proposed works to the former Woonona Church on the site.

The site is located within the Wollongong City Council. The principal environmental planning instrument for the site is the *Wollongong Local Environmental Plan 2009 (LEP 2009)*. The site contains a heritage item ("Former Woonona Uniting Church") and lies within the vicinity of other heritage items listed by Schedule 5 Part 1 of the *LEP 2009*.

	<b>2-8 POPES ROAD WOONONA</b>
	<b>DEVELOPMENT DESCRIPTION:</b> State Significant Development – Seniors Housing – IRT Woonona Redevelopment (SSD-73910208) - Redevelopment of existing Seniors Housing development including the construction of five (5) apartment buildings containing independent living units, adaptive reuse of existing church, alterations/additions to existing Residential Care Facility, wellness hub, landscaping and car parking
<b>1</b>	<b>RFI</b>
	The view corridor to the heritage building from the north of Princes Hwy is successful, however the applicant is encouraged to also improve view lines to the heritage building from the south of Princes Hwy by potentially cutting back the north-eastern corner of Building D and increasing the amount of open space to the south-eastern side of the heritage building.
<b>1.</b>	<b>RFI RESPONSE</b>
	<p>The existing and principal view corridors to the former church is from directly in front of it on the Pacific Highway and from the northeast. These views and setting to the church are maintained and enhanced by the proposed landscape works.</p> <p>Views from the southeast, from the Pacific Highway are currently obscured and blocked by the existing former shop and dwelling, so that no meaningful or clear views of the church are available or expected. The proposed Building D in this location will maintain similar obscured view corridors to the Church in this location and maintain the existing church setting and presentation from the public domain.</p> <p>Building D has been carefully designed in the context of the Church with a varied palette of materials, colours and restrained architectural detailing to enable able to sit comfortably with but recessive to the contrasting character and style of the Church</p>
<b>2.</b>	<b>RFI</b>
	Generally, the SSD documentation and application is missing a significant amount of detail that Council would require for adequate consideration of Clause 5.10 of the LEP and the impacts of the development on the listed heritage item as a matter of course.
<b>2</b>	<b>RFI RESPONSE</b>
	The SSD documentation and application has been revised to include greater detail.

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	The SOHI submitted with the EIS assesses the proposal against Clause 5.10 of the LEP in Section 6.5.
<b>3.</b>	<b>RFI</b>
	<p>The SEARS required: 20. Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised.</p> <p>A Heritage Impact Statement has been prepared by Weir Phillips Heritage and Planning dated April 2025. The HIS does not adequately consider Chapter E11: Heritage Conservation of the Wollongong Development Control Plan and does not assess the proposed development against the relevant controls. There is also no discussion of impacts such as building upgrades required for the change of use, or potential construction impacts from the significant basement car parking proposed.</p> <p>The HIS also notes that no archaeological assessment has been prepared by Wier Phillips. Noting the significant excavation that will be required to accommodate the basement car parking, this assessment is necessary to adequately consider the proposed development. It has not been demonstrated there is no historic archaeological potential on the site. Therefore SEAR 20 has not been satisfied.</p>
<b>3</b>	<b>RFI RESPONSE</b>
	<p>An Archaeological Assessment can be undertaken as a condition of consent.</p> <p>An assessment against the Wollongong DCP2009 – Chapter E11 – is now included, refer to Appendix A of this document.</p> <p>The proposed basement carpark is removed and set away from the footprint of the former church. The construction Certificate will be accompanied by a comprehensive set of structural engineering documents that will ensure there is no physical impact to the former church.</p>
<b>4</b>	<b>RFI</b>
	<p>The setback of Building E should also be increased and cited to demonstrate an improvement of views to the Church whilst travelling north to Woonona. The HIS indicates that the existing building (now demolished) historically impeded these views however the scale of the two-storey building was not comparable to the proposed and allowed some view corridors to be retained to the roof form of the Church when travelling north. There is also no comparisons of the setback of the demolished building and the proposed building, which appears to be set further forward on the site (at least in most parts) further impacting views. Therefore, the proposed setback of building E is not supported and consideration of view impacts requires further analysis in the HIS.</p>
<b>4</b>	<b>RFI RESPONSE</b>
	<p>The existing and principal view corridors to the former church is from directly in front of it on the Pacific Highway and from the northeast. These views and setting to the church are maintained and enhanced by the proposed landscape works.</p> <p>Views from the southeast, from the Pacific Highway are currently obscured and blocked by the existing former shop and dwelling, so that no meaningful or clear views of the church are available or expected. The proposed Building D in this location will maintain similar</p>

	<p>obscured view corridors to the Church in this location and maintain the existing church setting and presentation from the public domain.</p> <p>Building D has been carefully designed in the context of the Church with a varied palette of materials, colours and restrained architectural detailing to enable able to sit comfortably with but recessive to the contrasting character and style of the Church.</p>
5	<p><b>RFI</b></p> <p>Adaptive reuse of heritage item</p> <p>13. The Department notes that limited information is provided about the internal fit out of the local heritage item for adaptive reuse as a restaurant / cafe. Please confirm the intended planning pathway for approval related to the design, fit out and operation of this space.</p>
5	<p><b>RFI RESPONSE</b></p> <p>IRT is requesting for approval in the SSDA for the adaptive reuse of the church building for a restaurant and café.</p>
6	<p><b>RFI</b></p> <p>The EIS and HIS notes that internal reconfiguration and demolition works are proposed to the Church building to support a change of use to a restaurant and all fit out and services will be reversible.</p> <p>However there are no plans or detail of what work is proposed to the church building, how the additional pavilion and kiosk would function, what is proposed to be accommodate in the church building (kitchen, storage, dining etc). Floor plans and demolition plans are requested for the heritage item, and additional structures.</p>
6	<p><b>RFI RESPONSE</b></p> <p>The architectural drawings have now been revised to include plans and detail of the work proposed to the church building to adaptively re-use it as a restaurant and cafe, how the additional pavilion and kiosk will function, what is proposed to be accommodated in the church building (kitchen, storage, dining etc). Floor plans and demolition plans of the heritage buildings are now provided. Refer to the revised SSDA submission.</p> <p><b>Impact of the Proposed Works on 'Former Woonona Uniting Church'</b></p> <p>The Former church is comprised of two attached halls, the principal front hall and rear, secondary hall. Refer to Figure 33.</p>  <p>The floor plan shows the layout of the church building, divided into a Secondary Hall (left) and a Principal Hall (right). The Secondary Hall contains a Dining area, Meeting room, Office, Kitchen, Airlock, and Corridor. The Principal Hall contains a Hall area. The plan is annotated with red lines and text indicating renovation and demolition work, such as 'REMOVE EXISTING PARTITIONS, CEILING, LINEN, LIGHT FIXTURES, PLUMBING FIXTURES AND FITTINGS', 'REMOVE EXISTING CARPET FLOOR', 'REMOVE EXISTING FLOATING TIMBER FLOOR', and 'REMOVE EXISTING WINDOW FOR REUSE MAKE GOOD EXISTING BRICKWORK'. A dashed blue line outlines the perimeter of the building, and a dashed red line outlines the perimeter of the proposed works.</p>

**Figure 1:** Existing floor plan of the former Church. Breath Architecture. WPH overlay, illustrating Principal and Secondary Halls that comprise the former Church.

## Principal Hall

- The principal significance of the hall interior is its internal volume created by the raked timber ceiling and arched windows which are retained.
- The proposed works to principal hall are minor in scale including the removal of the contemporary partition walls and rooms to the front of hall, near the entry and will help reinstate the original open plan of the hall.
- The partitions walls will be carefully removed to ensure there is no damage to any significant fabric.
- The two arch windows proposed to be removed will be carefully removed, protected and securely stored on site. It is also possible that they could be displayed within the church. The new openings created by the removal of the windows will enable compliant access to the proposed pavilions and will be carefully undertaken removing as few bricks as possible and openings made good with new joinery.
- The openings have been specifically designed to coordinate and align with the transom height and overall height of the arch windows to ensure they sit comfortably within the Church interior.
- Any proposed new electrical services will utilise existing cables, cavities or services runs where possible to reduce any impact on the heritage fabric.
- Self-supporting stud walls will be constructed adjacent to the significant heritage walls to enable the installation of new joinery, hydraulic and electrical services to prevent any physical impact on the heritage walls.
- The proposed fitout will be removable with as little impact to the heritage fabric as possible.

## Secondary Hall

- The secondary hall has been previously modified with a lowered ceiling and internal rooms to half of the hall.
- The proposed ceiling will extend the existing lowered ceiling to all of the secondary hall with the more significant raked ceiling retained above.
- The removal of the internal layout and joinery is either contemporary and less significant. It will be carefully removed to ensure no damage to the heritage fabric.
- Self-supporting stud walls will be constructed adjacent to the significant heritage walls to enable the installation of new joinery, hydraulic and electrical services to prevent any physical impact on the heritage walls.

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	<ul style="list-style-type: none"> <li>• A mezzanine supported by proposed new columns and footings under the hall will carry the mechanical and other services within the high ceiling space and will have no impact on any significant fabric.</li> <li>• The proposed circular ducts between the principal and secondary hall wall are necessary to provide the most visually recessive and sympathetic way to provide air conditioning to the principal hall and will remove a few bricks as possible. As this wall is rendered and painted the openings, if ever required, can be infilled and made good with no visual impact to the church.</li> <li>• The proposed kitchen fitout will be removable with as little impact to the heritage fabric as possible.</li> </ul>
<b>7</b>	<b>RFI</b>
	There is also limited detail in the Section plans of the proposed design of the kiosk and pavilion buildings. Detail on how these additional structures will be connected and integrated to the heritage item, impacts to windows and the proposed 'link' is required as well as a detailed schedule of External Finishes specially for these elements is required.
<b>7</b>	<b>RFI RESPONSE</b>
	<p>The SSDA submission has been updated to provide greater detail of the proposed pavilions located adjacent to the north and south elevations of the church. Refer to the Architectural drawings.</p> <ul style="list-style-type: none"> <li>• The pavilions are much lower in height than the side walls of the church and well below the buttress, gutter line and gable apex of the former church to ensure a highly reduced visual impact to the church.</li> <li>• The pavilions are minor in scale, height and bulk in comparison to the former church building and are visually recessive to the former church.</li> <li>• The proposed materiality and architectural design is light, restrained and finely articulated to provide a simple and modest form that is visually recessive to the more decorative and solid style of the former Church building.</li> <li>• The pavilion joining the church is lightly and discreetly linked through a modified existing window opening. A greater width link than the windows is required to provides compliant access.</li> <li>• The link is set low on the church walls and predominantly screened by the pavilions.</li> <li>• The modified window opening is the same height as the adjacent arched windows in the church interior with a matching transom height / top light above so the opening references the proportions of the windows and enable the opening to sit comfortably and in keeping with the internal elevation of the church</li> </ul>
<b>8</b>	<b>RFI</b>
	The use of the Church Building as a restaurant may be a suitable adaptive reuse, however there is not sufficient information provided to consider the potential impacts of this use on

	the building including waste disposal, grease traps, cold storage, additional weight to the structure, outdoor shade structures, business identified signage and other change required to meet food safety and building code requirements. There is no detail on how the use would be accommodated in the building, or discussion of potential issues that need to be considered for adaptive reuse of heritage items. The scale of the restaurant use will likely impact on these upgrades.
<b>8</b>	<b>RFI RESPONSE</b>
	<p>The SSDA submission has been updated to provide greater detail of the proposed works to the church to enable it to be adaptively re-used as a restaurant including: Please also refer to response 6. above.</p> <ul style="list-style-type: none"> <li>• A waste disposal and cool room is now defined on the drawings.</li> <li>• The proposal does not propose an additional storey or anything that is excessively heavy to be considered as undue extra weight on the building. The proposed mezzanine is supported by the existing floor framing.</li> <li>• The proposed basement is removed from the footprint of the church and will be accompanied by a full set of structural drawings in the construction certificate to ensure there is no structural impact on the church.</li> <li>• No outdoor shade structures are proposed.</li> <li>• Any proposed signage will form part of a future Development Application and will be comprehensively assessed with a separate Statement of Heritage Impact.</li> <li>• Refer to Appendix A for an assessment on the BCA requirements for</li> </ul>
<b>9</b>	<b>RFI</b>
	A National Construction Code Report is therefore required that details any upgrades such as access, fire safety, egress, WC etc. to the church building to accommodate this change of use. The potential impacts of these changes should be addressed in an updated Heritage Impact Statement.
<b>9</b>	<b>RFI RESPONSE</b>
	<p>A review of the BCA requirements for the church suggests fairly minor alterations to the significant fabric of the church.</p> <p>It is proposed to manage some BCA requirements for wider door openings within the former church, with performance-based solutions to enable the arched doorways to be retained. These performance solutions have not yet been undertaken or extent finalised. It is recommended a Fire Engineer who applies latitude should be included in the team who will facilitate these solutions post-SSDA.</p> <p>The following comments are made (by the BCA consultant) regarding sprinkler protection for the building:</p> <ul style="list-style-type: none"> <li>○ <i>The DtS provisions of the BCA (Clause E1D4/E1D5) do not require sprinkler protection to the restaurant due to its size and classification.</i></li> <li>○ <i>The setback to the non-sprinkler protected kiosk and setback to the sprinkler protected RAC facility are to be assessed further post SSDA application and will likely require a Fire Engineered Performance Solution. Likewise, the fact the halo dining extension extends over the podium of a sprinkler protected carpark will also need to be assessed further post SSDA application and will likely require a Fire Engineered Performance Solution.</i></li> </ul>

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	<ul style="list-style-type: none"> <li>○ <i>Our position is that sprinkler protection will not be required noting there is going to be a minimum 2hr fire resistant slab between the halo dining extension and the carpark (any services penetrating the slab will be treated as per BCA C4D15).</i></li> </ul>
<b>10</b>	<b>RFI</b>
	As an outcome of a significant redevelopment of the site, it is also anticipated that a Schedule of Conservation Works to the Church Building is prepared and provided and this is implemented as a condition of consent. The Schedule should be based on a condition report of the building and identify works such as roofing repairs, window reinstatement and replacement of unsympathetic aluminium windows (as noted in HIS), demolition of half wall, gutter upgrades, repointing, flooring works, painting etc. that should be undertaken to ensure monetary benefits can be tied to the conservation of the Church from any future approval.
<b>10</b>	<b>RFI RESPONSE</b>
	A Schedule of Conservation Works can be undertaken as a condition of consent.
<b>11</b>	<b>RFI</b>
	A Schedule of Ongoing Maintenance Works should also be prepared and updated following completion of the Conservation Works, to be tied to the ongoing operation of the Senior Housing facility through a Positive Covenant on title, or other mechanism in the operational plan. This Schedule should be provided and advice on how it will be implemented as an outcome of this development. As noted in the HIS - "Consent is sought for alterations and additions to the existing heritage item which will help to conserve the item by providing a viable use for it that will raise the necessary funds required for its long-term maintenance." The conservation outcome and long-term maintenance is required to be demonstrated in the proposal.
<b>11</b>	<b>RFI RESPONSE</b>
	A Schedule of Ongoing Maintenance Works can be undertaken as a condition of consent.
<b>12</b>	<b>RFI</b>
	A Heritage Interpretation Strategy for the site, including publicly accessible interpretive outcomes such as wayfinding and landscaping, information on the history of the Church demolished significant buildings, image displays and other devices to be delivered as part of the broader development and more focused outcomes on the restaurant use and Aboriginal Cultural value associated with the riparian land should be prepared and provided.
<b>12</b>	<b>RFI RESPONSE</b>
	A Heritage Interpretation Plan can be undertaken as a condition of consent.
<b>13</b>	<b>RFI</b>
	The citing and built form of the proposed new development in particular Building D and E is more carefully considered with input from Wier Phillips and better discussion of the potential built form outcomes in the HIS;
<b>13</b>	<b>RFI RESPONSE</b>
	The existing and principal view corridors to the former church is from directly in front of it on the Pacific Highway and from the northeast. These views and setting to the church are maintained.

	<p>Views from the southeast are currently obscured and blocked by the existing former shop and dwelling. The proposed Building D in this location will maintain a similar obscured visibility to the church in this location.</p> <ul style="list-style-type: none"> <li>• The proposal includes the removal of an architecturally ordinary former shop and dwelling south of the Church that is set close to the Princess Highway boundary. The building obscures and blocks view corridors to the church from the south along Princess Highway, so there is an existing expectance and condition of highly mitigated and screened views from this direction.</li> <li>• The proposed Building D replaces the former shop and dwelling that was approved for demolition under DA-2023/808.</li> <li>• The proposed Building D has been carefully designed in a contemporary character to be compatible with, but be distinct from the architectural style of the former church to ensure the significance of the former church is read and understood.</li> <li>• The proposed materials to Building D are lightweight and recessive in colour and detail to ensure it is recessive to the heavier and solid brickwork of the former church.</li> <li>• The proposed Building E maintains the view corridors of the church from the north along the Princess Highway and public domain.</li> </ul>
<b>14</b>	<b>RFI</b>
	An updated Heritage Impact Statement that adequately addresses Chapter E11 and the SEARs requirements, as well as responding to the above should be provided.
<b>14</b>	<b>RFI RESPONSE</b>
	An assessment against Wollongong DCP2009, Chapter E11 is included in Appendix A.
<b>15</b>	<b>RFI</b>
	Schedule of Conservation Works to be delivered as an outcome of the proposed development to Church Building based on a Condition Report
<b>15</b>	<b>RFI RESPONSE</b>
	A Schedule of Conservation Works can be undertaken as a condition of consent.
<b>16</b>	<b>RFI</b>
	Schedule of Ongoing Maintenance Works and advice on how this will be implemented in the ongoing operation of the Aged Care Facility
<b>16</b>	<b>RFI RESPONSE</b>
	A Schedule of Ongoing Maintenance Works can be undertaken as a condition of consent.
<b>17</b>	<b>RFI</b>
	Heritage Interpretation Strategy for whole development site that integrates with Landscape Concept plan
<b>17</b>	<b>RFI RESPONSE</b>
	A Heritage Interpretation Plan can be undertaken as a condition of consent.
<b>18</b>	<b>RFI</b>

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	Heritage Construction Management Plan and Structural Engineering Plan that considers and mitigates potential basement car parking impacts
<b>18</b>	<b>RFI RESPONSE</b>
	A Heritage Construction Management Plan can be undertaken as a condition of consent.

	<b>WOLLONGONG DCP 2009 - CHAPTER E11</b>	
<b>12.0</b>	<b>ALTERATIONS AND ADDITIONS TO HERITAGE LISTED BUILDINGS OR BUILDINGS WITHIN HERITAGE CONSERVATION AREAS</b>	
12.2	<b>Development Controls</b>	
12.2.1	<p>The required Heritage Impact Statement or Conservation Management Plan shall address a range of matters for any proposed alteration or addition to a heritage item, including (but not necessarily limited to) the following</p> <ul style="list-style-type: none"> <li>(a) The approximate age (and architectural period) of the building;</li> <li>(b) The type of original materials used and method of construction;</li> <li>(c) The identification of those major built elements which contribute to the significance of the item such as the roof form, verandah, garden setting, and any original decorative features;</li> <li>(d) Whether any records exist such as plans, photographs, paintings, written or oral evidence which may provide a greater understanding of the item, its original form, inhabitants, function and sequence of construction; and</li> <li>(e) The significance of the building or site and the significance of its various components.</li> </ul>	A statement of Heritage Impact was submitted with the SSDA Application which includes this information.
12.2.2	<p>Scale – The scale and form of any building extension should not dominate the existing building, especially when viewed from the most significant elevations. The eave height, roof height, overall width and bay dimensions should not exceed those of the existing item. Where large extensions are proposed consideration should be given to a separate or pavilion style structure connected by way of a covered or enclosed walkway. For many of Wollongong’s heritage items their modest scale</p>	The proposed pavilion extension is linked to the church by a low and discreet enclosed walkway in the side wall of the church. The pavilion is single storey and much smaller in footprint than the church. Further to this it has a modest and simple

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	contributes to their significance (e.g. Miner's cottages).	design and character to ensure it is visually recessive to the church.
12.2.3	Form – New extensions should be consistent with the existing building form with respect to roof type and pitch, verandah, façade rhythms, geometry of bay dimensions and the size, proportions and position of windows and other openings. However it should avoid complete imitation of the original, rather be of a simpler, contemporary design.	The pavilion extension has a modest and simple contemporary design and character to define it from the church and ensure it is visually recessive to the church.
12.2.4	Architectural Detail - New extensions should not attempt to replicate the architectural or decorative detail of the original, so as to maintain a distinction between old and new.	The pavilion extension has a modest and simple contemporary design and character to define it from the church to ensure it is visually recessive to the church.
12.2.5	Any alteration or addition to a heritage item should be designed to compliment the existing period style and character of the heritage item.	The pavilion extension has a modest and simple contemporary design and character to define it from the church and ensure it is visually recessive but sits comfortably within the setting of the former church.
12.2.6	New additions or extensions to a building should be visually recessive and easily identified as being later work. Measures to achieve this include: (a) The side walls of the extension should be setback or recessed to establish a break or rebate between the two; (b) The use of a lower roofline on the new additions to the building; (c) The use of different but complimentary building materials and colours; and / or (d) The use of 'lighter' building materials and construction for the new additions to the building (eg. timber extension to brick/stone dwelling)	The pavilion extension has a modest and simple contemporary design and character to define it from the church to ensure it is visually recessive but sits comfortably within the setting of the former church. a) The proposed pavilion is connected by a small and discreet link to retain almost of the external fabric and form of the former church. b) The pavilion roof line is significantly lower than the former church. c) The materiality and colours of the pavilion is

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		contemporary and complimentary. d) The use of contemporary materials ensures that the pavilion is lighter and subtly distinct from the heavy and solid masonry former church.
12.2.7	The reconstruction of original details should only occur where recommended as an appropriate conservation measure by an approved conservation plan. This should be considered in accordance with the provisions of the Burra Charter.	No reconstruction is proposed.
12.2.8	New decorative detailing is to be avoided on a heritage building unless documentary, physical or other evidence indicate that it once existed	No decorative detailing is proposed.
12.2.9	Original roofing materials should be retained wherever possible, however if it can be demonstrated that the roofing is in need of replacement then the new roofing material is to match as closely as possible, the colour, texture and profile of the original material. The use of corrugated, galvanised steel in an unpainted finish or painted grey colour is the preferred replacement for corrugated iron. In recognition of our coastal location, more modern materials such as Colourbond may be considered in particular circumstances.	There are no proposed works to the existing roofing materials of the church.
12.2.10	The materials, finishes and colours used in new extensions should complement the heritage building, rather than trying to replicate the heritage item.	The pavilion extension has a modest and simple contemporary design and character utilising materials, finishes and colours to compliment and define it from the church to ensure it is visually recessive but sits comfortably within the setting of the former church
12.2.11	Colour schemes for heritage buildings should generally be compatible with the particular architectural period of the building.	The proposed colour scheme for the church will be as existing.

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12.2.12	Previously unpainted external surfaces should not be painted or rendered except in exceptional circumstances where this is considered an appropriate conservation measure.	No painting of unpainted brick work is proposed.
12.2.13	Intrusive security measures such as roller shutters, window bars and the like are generally considered inappropriate for heritage buildings or buildings within heritage conservation areas.	No security roller shutters, window bars are proposed.
12.2.14	Solar panels, skylights, rainwater tanks, air conditioning units or other like utility installations are to be avoided on the front façade of the building or any other elevation visible from the public domain.	No solar panels, skylights, rainwater tanks, air conditioning units or other utility installations are proposed in the front elevation or visible from the public domain.
12.2.15	Landscaping should be used as a means to screen or 'soften' a new addition or structure especially when viewed from the most significant elevations.	Landscape will be used where possible to screen and soften new works.
<b>14.2</b>	<b>DEVELOPMENT IN THE VICINITY OF A HERITAGE SITE</b>	
14.2.1	Development on land adjacent to or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.	The existing and principal view corridors to the former church is from directly in front of it on the Pacific Highway and from the northeast. These views and setting to the church are maintained.  Views from the southeast are currently obscured and blocked by the existing former shop and dwelling. The proposed building in this location will maintain this existing visibility to the church.
14.2.2	Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration: -	Noted.

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	<p>a) The character, siting, bulk, scale, height and external appearance of the development.</p> <p>b) The visual relationship between the proposed development and the heritage item or heritage conservation area.</p>	<p>The character, siting, bulk, height and external appearance of the proposed new buildings have been carefully considered to maintain the existing setting of the former church. The contemporary style, character and design of the proposed buildings will compliment and sit comfortably within the setting of the former Church.</p>
	<p>c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area.</p>	<p>The proposed works do not appreciably add to the existing overshadowing of the former church. Further to this, the church is not a residential building where specific sunlight is required for domestic living.</p> <p>It is noted, the church only has small windows on the northern elevation which only enable a small amount of sun into the building.</p>
	<p>d) The colours and textures of materials proposed to be used in the development.</p>	<p>The character, colours and textures of proposed materials have been carefully considered to compliment and sit comfortably within the setting of the former Church.</p>
	<p>e) The landscaping and fencing of the proposed development.</p>	
	<p>f) The location of car parking spaces and access ways into the development.</p>	<p>All carparking is located in the basement level. The access way to the former church remains unchanged.</p>

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	g) The impact of any proposed advertising signs or structures.	No advertising structures are proposed.
	H) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site.	There are no proposed works to the streetscape.
	i) The impact the proposed use would have on the amenity of the heritage site; and	The former church has not been used for religious purposes for some time. The proposed restaurant design and use has been carefully detailed to reduce the physical and visual impact on the church as much as possible.
	J) The effect the construction phase will have on the well-being of a heritage building.	Any work to the former church will carefully undertaken to ensure the significance of the item and its fabric is retained.
14.2.3	Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area.	The existing and principal view corridors to the former church is from directly in front of it on the Pacific Highway and from the northeast from the public domain. These views and setting to the church are maintained. Views from the southeast are currently obscured and blocked by the existing former shop and dwelling. The proposed building in this location will maintain this existing visibility to the church from the public domain.
14.2.4	Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.	No subdivision is proposed.
<b>15.0</b>	<b>ADAPTIVE RE-USE OF A HERITAGE BUILDING</b>	

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15.1.1	<p>General</p> <p>The original use of a place is generally the most appropriate use. Council recognises however that circumstances do not always allow this to be the case. This DCP therefore supports compatible and sympathetic adaptive re-use of heritage items. Adaptive re-use involves the conversion of a building to a use that is different from its previous or original use.</p>	<p>The former church has not been used for religious purposes for some time.</p> <p>The proposed restaurant design and adaptive re-use has been carefully detailed to reduce the physical and visual impact on the church as much as possible.</p>
15.1.2	<p>Heritage items that remain vacant or underutilised over a period can rapidly fall into a state of disrepair. Adaptive re-use of a heritage item is by far more preferable than demolition or removal of a heritage building in a poor dilapidated condition.</p>	<p>The proposed adaptive re-use of the former church as restaurant will ensure the building is maintained and actively use and enjoyed.</p>
15.2	Development Controls	
15.2.1	<p>A Conservation Management Plan will generally be required by Council for any adaptive re-use proposal. The significance of the use of the building should be fully explored by the Conservation Management Plan.</p>	<p>A Conservation Management Plan (CMP) can be provided as a condition of consent, if required.</p>
15.2.2	<p>The HIS or CMP must clearly demonstrate that the new use is consistent with the heritage significance and conservation policy for the place.</p>	<p>The SoHI initially lodged with SSDA and prepared by Weir Phillips Heritage in April 2025 along with this RFI response outlines the appropriateness of the restaurant use for the former church and is consistent with the heritage significance of the place.</p>
15.2.3	<p>In the event that Council supports the application, appropriate conditions of consent may be imposed requiring the completion of all necessary conservation works as identified in the Conservation Management Plan, prior to the occupation of the heritage building for the approved use or within a set timeframe as determined by Council</p>	Noted.
<b>17.0</b>	<b>GARDENS LANDSCAPING AND FENCING</b>	
17.1	DEVELOPMENT CONTROLS	

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17.1.1	Any Development Application involving alterations and additions to a heritage item or other ancillary structures such as garages / carports upon a site containing a heritage item or within a heritage conservation area will require a landscape plan. The landscape plan shall be prepared by a suitably qualified and experienced landscape architect or designer. The landscape plan shall be at a 1:100 or 1:200 scale and shall identify the retention of heritage buildings and all other outbuildings, mature trees, gardens, shrubs, outbuildings, fences, stonework, pathways and other like features upon the site.	A Landscape Plan has been submitted with the application.
17.1.2	Any re-planting upon the heritage site or the introduction of new garden features upon a heritage site shall be sympathetic to the original garden setting and the significance of existing individual elements of the garden curtilage surrounding the heritage building.	The proposed landscape plan is sympathetic to the original garden setting and the significance of existing individual elements of the garden curtilage surrounding the heritage building
17.1.3	Existing fences which have been identified as significant or that contribute to the overall setting or character of a heritage site are to be retained or repaired, rather than replaced	There are no significant fences on the site
17.1.4	New fences should match as closely as possible with the original fencing, or if the original fence type is not known, it should relate to the architectural character and period of the existing heritage building with respect to design, materials, colour and height. Old photographs or careful inspection of remaining fabric can often reveal the original fence type.	There are no significant fences on the site
17.1.5	High, solid concrete or masonry fences will not be permitted along the front property boundary of a site containing a heritage item or within a heritage conservation area. Alternative measures to reduce traffic noise and protect privacy should be investigated, such as double-glazing, internal room layout and / or landscaping	There are no proposed high, solid masonry fence to the front boundary.
<b>18.0</b>	<b>SIGNAGE</b>	

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18.1	Development Controls	
18.1.1	The location of signs shall not detract from the significance of the heritage item.	There is no proposed signage to the former Church in this SSDA.
18.1.2	It is preferable that signage not be attached to heritage items except where the item is a commercial building that is designed to accommodate signage or has a history of signage. In these cases, signage should be located as was originally intended.	There is no proposed signage in this SSDA. There is no signage proposed to be attached to the church
18.1.3	Signage types should generally relate to the period of the building and be designed to reflect signage types of that period.	There is no proposed signage in this SSDA.
18.1.4	The colour and lettering of any signs should complement the architectural style and colour of the heritage item.	There is no proposed signage in this SSDA.
18.1.5	Third party advertising or signage (as opposed to Business Identification Signage) is considered inappropriate to heritage sites.	There is no proposed signage in this SSDA.
18.1.6	Illuminated and fluorescent signs are generally considered inappropriate on land containing a heritage item or within a conservation area. These would only be considered in particular circumstances. A back lit below awning sign on a commercial building may be acceptable.	There is no proposed signage in this SSDA.
18.1.7	The cumulative impacts of proposed signage should be given careful consideration. Where applications that include new signage are lodged, the entire signage suite should be considered and detailed in the application. This should include existing and new signage. During this process, any existing signage not in accordance with this plan should be removed or replaced with appropriate sign types.	There is no proposed signage in this SSDA.
18.1.8	Any Development Application proposing the erection of advertising signage must be supported by a signage diagram(s) which details the location, height, size, colour and materials to be used for each proposed sign upon the site.	There is no proposed signage in this SSDA.

Please do not hesitate to contact me on (02) 8073 5317 if you require further information.

Yours faithfully,

# Weir Phillips Heritage and Planning



**James Phillips** | Principal

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