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STATEMENT OF HERITAGE IMPACT

Project No. 17-41

Proposed Additions and Alterations

to

The Former Roman Catholic Church of Perpetual Succour



Figure 1. South west view of the Former Church

484 Bowman's Creek Road,

BOWMAN'S CREEK

for

Ms Catherine Ball

20th October 2017

Prepared by: Stephen Booker

B.Sc.(Arch.), B.Arch., M.Herit. Cons., RAIA, M.ICOMOS, APTI, AAA

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1.0 INTRODUCTION – BASIS OF ASSESSMENT

- 1.1 carste STUDIO pty ltd has been engaged by Ms Catherine Ball through Orbit Planning to prepare a Statement of Heritage Impact to accompany the Development Application (DA) for the proposed Alterations and Additions to the former Roman Catholic Church Bowman's Creek.
- 1.2 This report adopts the methodology outlined in the *Heritage Assessments and Statements of Heritage Impact* (prepared by the Heritage Office and the Department of Urban Affairs and Planning, 1996.) It has been undertaken in accordance with the principles of the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.
- 1.3 The subject site has local heritage significance and is listed on Schedule 5 on the Singleton Local Environmental Plan (LEP).
- 1.4 As such, the development requires a Statement of Heritage Impact.
- 1.5 This Statement of Heritage Impact was prepared by Stephen Booker.
- 1.6 The site has been inspected on a number of occasions by Stephen Booker; most recently on the 22nd September 2017.

2.0 HISTORICAL CONTEXT

2.1 The Ball Family.

- 2.1.1 The brothers Thomas and Francis Ball selected the family property at Bowmans Creek in 1865. Their father, Thomas Ball emigrated from Stylesworth in England in 1834 and lived in Branxton and worked as a shoemaker.
- 2.1.2 Francis Ball (1837-1895) and family lived in a slab hut on the site of the current house at "Grenell". His brother Thomas and family lived a few hundred metres away in a place now known as "Grenell Cottage". His son, John Allan Ball (1876 – 1932), the present owner's Great Grandfather, and his wife Lilly (nee Drake) married and had five children. Norman was the eldest son (Grandfather of the present owner).
- 2.1.3 In 1902, John Allan Ball donated the land and contributed money to build a church on the site.
- 2.1.4 In 1918 "Grenell" house was built for John Allan Ball and his family. Four generations of the Ball family have lived there continuously.
- 2.1.5 Norman Ball (1903-1971) inherited the property and continued to live there until he moved to Grenell Park at Rouchel in 1957. Norman's eldest son, Allan (1934-2008), the present owner's father, lived in Grenell house his entire life. His wife continued to live there until 2014. Their son Gregory and family currently reside there.

2.2 Grenell and the establishment of a Catholic Church

- 2.2.1 Wool production was the main agricultural activity on the property until the 1940s when an increase in the numbers of Dingoes prompted graziers to switch from wool to beef.
- 2.2.2 Grenell ran 400 sheep in the 1940s. The property now runs 800 head of cattle.
- 2.2.3 A Post Office and Telephone Exchange was operated for many years in the 1940s and 50s. While the area did not have a centre as such, the community was built around the facilities offered and provided by the individual resident farmers and graziers.
- 2.2.4 "There were Roman Catholic families at Goorangoola from early days, amongst Irish, English and German settlers. The church built at Falbrook in 1877 was the nearest, but it was as difficult to access to the Goorangoola of those days as was the Anglican Church at Camberwell. The Bowmans Creek families of Ball and Marshall were Roman Catholic...There were (also) Catholic families on Campbells Creek – the Sattler, Cooper and Ritter families, and the Kinzigs of Dry Creek...These families erected a church along Bowmans Creek, about a 1.6 kilometres downstream of the present building."
- 2.2.5 No deeds could be found of the site. Land was given by Mr Allan Ball in 1902 for the purposes of erecting a church. However, according to the owner, neither the first Catholic church, nor the current building were constructed on the dedicated portion. No information has been uncovered to explain why, however, it could have been that the current site was more centrally located to the Marshall, Cooper, Ritter and Sattler families of Bowmans Creek. It is also noted that the site dedicated for the purpose of a church was very close to the creek and in wet periods is very soggy. The site was across Bowmans Creek making access in flood periods impossible for all families.
- 2.2.6 As Grenhalgh puts it, "The erection of churches gave (the locals) both the necessary legal and religious sanctions in christenings, marriages and burials in a convenient local building, and it brought nearer another worldly shield against the mysterious forces of the universe."¹
- 2.2.7 Four generations of the Ball family attended Mass at the church for over 60 years. In 1964 the owner's brother and in 1968 the owner's sister made their first Communion with Fr Flatley celebrating the service.

2.3 The building as a School for Bowmans Creek

- 2.3.1 September 6th 1877, Mr Thomas Ball wrote (it is assumed to the Inspectorate of Schools in Maitland) that the furniture was ready in the School House and they were eagerly awaiting a teacher. In October the Inspector of Schools from Maitland reported on the suitability of the School and accommodation provided at Bowmans Creek, and that the area was deserving of a Provisional School, i.e. a School provided and maintained by the residents

¹ Grenhalgh. A. Time's Subjects. The Story of Goorangoola. Roseville 1969. P142-3

with a teacher provided by the Government. Between Thomas Ball and Francis Ball families, there were apparently 20 children at that time.

- 2.3.2 For several years after its construction, the building was used as a School possibly until 1910.
- 2.3.3 Government Schools of New South Wales 1848-2003. NSW Dept. of Education and Training 2003 identifies that the Bowmans Creek School finally closed in June 1916. There is no record identifying the RC church as site for that School except for local recollection.
- 2.3.4 A newspaper article from 1925, outlining the Singleton Parish, stated that Christian Doctrine classes were held every Sunday. The other source for this is *Two Valleys – The Big Post – that turns people to either of the Two Valleys*, Department of Education, Bicentenary Grant, Mt Pleasant Public School, Principal Joy Poole, September, 1988.

2.4 The building as a Roman Catholic Church

- 2.4.1 The Roman Catholic Church of **Our Lady of Perpetual Help** (Succour) was opened (and possibly consecrated) in 1902 by Bishop James Murray.
- 2.4.2 From 1902 to 1973 church services and community missions took place regularly.
- 2.4.3 Mass was said once a month at Bowmans Creek. Locals could rotate between the country churches each week if they were sufficiently dedicated. Other nearby churches were at Glennies Creek and Ravensworth.
- 2.4.4 A newspaper cutting from 1925² gives the Mass times for the parochial District of Singleton indicates that of the 7800 population there were 1800 Catholics. It notes that as part of the Parish, **Our Lady of Perpetual Succour**, Goorangoola, opened in 1902, had Mass celebrated on every second month and Christian Doctrine classes were held every Sunday.
- 2.4.5 Redemptorist priests attended to services at the Church. They included Fr Purcell, Fr Peters, Fr (later Monsignor) Flatley and a priest whose name sounded like Fr Childadee (according to the owner's Aunt Kathleen Deaves).
- 2.4.6 John Allan Ball (the owner's Great Grandfather) purchased the organ and Thomas Ball, his brother made the altar. The Owner's Aunty (Betty Ball) and Kathleen Deaves would sing the hymns and Aunty Edna Stuart would play the organ at Mass times.
- 2.4.7 The priest was paid at the end of each service by the locals Wally Marshall and Katy Hope. The Ball family provided food and shelter for the priest and horses.
- 2.4.8 Basic Kitchen and washing facilities were at the rear of the church under a "lean-to" shelter near the water tank at the side of the church. This no longer exists. The horses were used on sulky rigs and needed to be secured and fed and sheltered while the priest was in attendance.
- 2.4.9 The Redemptorist Priests would practice the Benediction for many hours at a time, a few times a year during Retreats held at the church. They would reside at Grenell House and at the church. It is understood that Missions and teaching would be carried out for duration of several weeks.
- 2.4.10 Betty Ball, resident of Grenell House from 1942 to 1957, has said the priests would practice the benediction in the morning, then retire to the house for a "big breakfast" and Betty's mother would pack them lunch before they returned to the church for the day's prayers, and then return to the house in the evenings for meals and conversation.
- 2.4.11 While the church building was used for Masses by the Catholic parish, ownership was never formally transferred to the Catholic Church or noted on Crown Portion Parish maps.
- 2.4.12 In 1995, Fr Brock from Singleton Church visited Mr Allan Ball at Grenell, saying that "a married couple he knew from Sydney would like to come and live in the church." He also was not aware that the land upon which the church had been built, did not belong to the Catholic Church. Only the dedicated parcel of land upon which no church had ever been built, belonged to the Church. For \$20,000, Allan Ball purchased the dedicated land from the Catholic Church (part portion 24, Parish of Foy).

² <http://i1.wp.com/www.terrycallaghan.com/wp-content/uploads/2014/02/singleparish0014.jpg>

2.4.13 There was apparently (according to Greenhalgh p143) that only two schisms within the Catholic Church are recorded in Australia, one of which was at Bowmans Creek. It is postulated that the presbytery was perhaps rebellious and excluded the priest of the time, possibly due to the reluctance of the church to include Bowmans Creek Church as part of a Parish. What is interesting is that the Singleton Parish advertised in 1925, that Masses were celebrated every second month at Our Lady of Perpetual Succour, Bowmans Creek.

2.5 The building as a Community Meeting Place between 1902 and 1975

2.5.1 Up till the 1960s, the church and grounds were used, often on a Saturday, for community days and markets selling local produce and as an opportunity for a social catch up.³

2.6 The building as Worker's accommodation and Storage 1975 - 2010

2.6.1 From 1975, contract workers at Grenell used the Church as temporary accommodation. Painters and fencing contractors would stay for up to a week at a time, cooking on a camp oven at the rear of the church.

2.6.2 When the Goorangoola Hall was demolished in 1986, movable items salvaged from the Hall, including tables and chairs, were stored in the church for general community use.

2.6.3 The Ball family also stored furniture and work equipment there at that time.

2.7 St Catherine's College Singleton, Youth Group Accommodation.

2.7.1 The church has close ties with St Patricks Parish from whence the priests would celebrate the Mass. Many of the Catholic children from the area attended and boarded at St Catherine's College, Singleton adjacent to the Convent and parish church.

2.7.2 Between 1979 and 1984, St Catherine's College Youth Group from years 7 to 12 would stay at the Church over the weekends.

2.7.3 The Youth programme operated for 6 years and was generally under the supervision of Sr Faith Jones and Sr Mary Goldsworthy, who attended most camps.

2.7.4 The owner has photographs of the activities held during these weekends, including horse and motorbike riding, rabbit trapping techniques and camp cooking with billy tea.

2.7.5 The church grounds provided fresh water, cooking, washing and toilet facilities, as well as the church building sleeping up to 20 children.

³ Local resident recollections – cited source Betty Ball.

3.0 HERITAGE SIGNIFICANCE

3.0.1. The place has been identified as having LOCAL heritage significance and has is listed on Schedule 5 of Singleton LEP.

3.1 Statement of Significance

- The church was erected in 1902 by Mr William Schmierer, Great Grandfather of the present owner for the local Roman Catholic residents, on land owned by the Ball family. The site and former church building are historically significant as a privately owned and constructed Roman Catholic Church. **(Criteria a).**
- The church and site have strong historical association with the early settlers of the area and in particular the four generations of the Ball family who not only provided the land, but also worshipped in and maintained the building. Other families who were strongly associated with the site and building were the Bowmans Creek Marshall family, and the Catholic families on Campbells Creek – the Sattler, Cooper and Ritter families, and the Kinzigs of Dry Creek. The Church has a strong service association with the St Patrick's Parish of Singleton and St Catherine's College, whose youth Group used the building for retreat camps from 1979 to 1984.
- The Redemptorist priests from the broader Roman Catholic Church used the church for Retreats and Mission. **(Criteria b.)**
- The building is a Simple Carpenter Gothic rural church building, with gable roofed Nave and Vestry annexe. In its setting, located on a flat beside the creek and low down in a valley, with a background of trees along the creek route, the building has landmark qualities. While it is not now used as a church, it still retains the identifiable characteristics of the bush church. **(Criteria c.)**
- The place has several layers of importance for its social value as a meeting place for the dispersed rural community, its use as a School for a short period of time and ongoing weekly religious instruction as well as a place for religious retreats by the Redemptorist priests, a venue for St Catherine's College Youth Group camps, and its importance as a worship centre for the Roman Catholic community of the Bowmans Creek area. **(Criteria c.)**
- The bush carpentry methods are of interest, the workmanship employed in construction being of high quality. **(Criteria d.)**
- In dispersed rural communities, the social focus was on Halls and churches, and in this area, there are very few remnants remaining, many buildings having fallen into disrepair through closure or lack of use through rural decline, and suffering from storm, flood and termite damage. Thus this place is a rare remnant in the remote area of Singleton LGA. **(Criteria e.)**
- The building is intact and retains much of its detailing and elements, including some of the movable elements associated with its church function. Some of these are not retained on site, but are stored locally.
- The interior timber walls, ceiling and floor and their finishes are in very good condition. The exterior requires some repairs that are in the most part ,trim and painting. **(Criteria f.)**

4.0 PLANNING AND HERITAGE CONTEXT

4.1 The **Singleton Council Local Environmental Plan (LEP) 2013**, Clause 5.10 "Heritage Conservation" outlines objectives relevant to this development:

(1) **Objectives**

The objectives of this clause are as follows:

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

(2) **Requirements for consent**

Development consent is required for any of the following:

- (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,

(c) Not Applicable

(d) Not Applicable

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area

(4) Effect of proposed development on heritage significance.

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage Assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

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.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

4.2 Singleton Council Development Control Plan 2014 Section 2.19 Heritage Conservation in essence reiterates the principle issues identified in the LEP.

4.3 *Items 5(a) and (b)* necessitate that a Statement of Heritage Impact, being the appropriate **heritage management document**, is required to assess the impact that the proposed development will have on the presentation, interpretability and the significance of the heritage item and its immediate context.

4.4 A Heritage Assessment has been prepared in the process of nominating the building for Local heritage listing. A summary of the Assessment is encompassed in the Statement of Significance included in this report at Section 3.

4.5 Most importantly, in this instance, is Clause 5.10.10, Conservation Incentives, which outlines the criteria to be fulfilled in permitting Council to approve uses and provide concessions that will facilitate and precipitate positive conservation for the place.

4.6 All the criteria of clause 10 must be met.

4.7 The following identifies how clause 5.10.10 is satisfied:

a) Conservation is facilitated. The site is in an isolated area, and in its guise as a Church has limited scope for future use. The nearby church at Goorangoola is in a far better condition of maintenance and is actively used as a

place of worship. The proposed works, albeit of a lesser scope than the initially preferred Option 1 (as described in Section 7 hereinafter), is achievable physically and financially by the owner. Were more extensive works to be required in altering the building to accommodate residential use, there would be no means to finance urgent repairs and maintenance. Put simply, the less that is spent on altering the building the more that is available for repairs and ongoing conservation.

The ability to reside in the former church will mean it is occupied and being protected and retained as a viable watertight and maintained building. This is particularly so as the owner has not only sentimental associations with the place, but also strong familial ties to the valley and the building.

b) The proposed development is in accordance with a heritage management document that has been approved by the consent authority. Previously, a Statement of Heritage Impact was prepared by carste STUDIO for the additions made as well as documentation advocating heritage listing of the property. The property has been listed by Council as acknowledgement of the physical qualities and social imperatives enshrined in the place and as presented in the heritage management document.

c) Consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out. The owner is fully aware of and accepting that the repairs and maintenance are to be advanced and is eager to commence this work with certainty.

d) The proposed development would not adversely affect the heritage significance of the heritage item, including its setting. The role of the writer in this project has been to provide a simple and effective means of satisfying the aesthetic and practical realities of improving the appearance of the additions such that they are responsive to the form and character of a heritage item. This document outlines the process taken and the alternatives that have been considered and discarded in reaching the proposed solution, as well as analyzing why the proposed alternative has been selected over the others. The iterative process has been taken to reach the best achievable sensitive proposal.

e) The proposed development would not have any significant adverse effect on the amenity of the surrounding area. Not only is the development proposal an improvement in physical appearance/ aesthetics in an overall sense, but the amenity of the building, and environmental considerations in disposal of sewage and grey water, as well as rainwater harvesting have been incorporated as an integrated part of the proposal minimising any environmental impacts and providing a greatly enhanced management of waste and recycling than has ever been in place on the site. The presence of residents in the building will also provide security for the place and avert its becoming a dilapidated obsolete building with no viable function.

5.0 PHYSICAL DESCRIPTION AND SETTING

5.1 Topographic Context

- 5.1.1 The site is located in a gully and from all distant approaches, the building is seen from a viewpoint above the roof ridge. Refer to Figure 2 on the following page.
- 5.1.2 Bowman's Creek flows adjacent to the north of the building, winding its way through the landscape. Its left bank forms the northern boundary of the site.

5.2 Character

- 5.2.1 The building is a weatherboard structure, with an iron roof applied in short sheets.
- 5.2.2 The roof over the Nave and former Sanctuary gabled.
- 5.2.3 The entry is via a small gable roofed porch open at both sides and clad in weatherboard on the southern side of the building. The gable infill is of lattice.
- 5.2.4 Side openings are framed with a lancet head, with decorative lattice head infill on the east and west sides.
- 5.2.5 The south wall is of weatherboard to the pitching height of the roof.
- 5.2.6 A former Vestry (Vesting Sacristy) is located at the north-western side of the building with a single door opening to the former Sanctuary end (north) of the building.
- 5.2.7 Material evidence on the inside of the Vestry indicates that the doorway was formed in the position of an earlier window, indicating that the Vestry is a later addition.

- 5.2.8 The floor is of mixed hardwood – notably Jarrah, Brush Box and Tallowwood. Internal tongue and grooved lining boards to walls and ceiling are cedar.
- 5.2.9 Two lancet windows glazed in amber glass are located on the eastern side, and a single lancet window is located on the western side opposite the south eastern window on the opposing wall.
- 5.2.10 The Vestry has a single lancet window located centrally in the western wall, and probably relocated from the west wall of the building when the Vestry was added.
- 5.2.11 The building is supported on hardwood stumps with galvanised termite cappings.



Figure 2. The site is seen from a viewpoint above the roof ridge from all distant approaches.

5.3 Condition and Integrity: Essential Maintenance and Conservation Works.

- 5.3.1 Despite some surface deterioration of the steel roof and the weatherboards being depleted of paint in many areas, the exterior is in a sound and serviceable condition. Some repairs are needed on the walls, and indenting of new weatherboards where the existing have severe damage and deterioration.
- 5.3.2 The cover mouldings on most corners have rotted, and there may be some consequential deterioration of the main corner posts. Corner posts need to be checked for soundness and solid bearing.
- 5.3.4 Soil levels have built up around the entry end of the building providing surface drainage and controlling runoff and diverting water away from the sub floor space.
- 5.3.5 Gable end crosses are no longer attached to the building but they have been salvaged and stored intact on site for repair and remounting.
- 5.3.6 The Porch wall is a patchwork of weatherboards on the lower end, with corner capping moulds missing.
- 5.3.7 Detached downpipes from the gutters need to be reconnected and discharged away from the building or into common tunnel trenching absorption trenches or plumbed into the stormwater tanks already present on the site.

- 5.3.8 Full sub floor examination was not carried out. Perimeter stumps appear to be in reasonable order.
- 5.3.9 Internally, the building is in good order, with the floors having been maintained and sealed, and the timber walls and ceiling (Cypress Pine) remaining unpainted but oiled / Shellac coated and in a very good condition.
- 5.3.10 The flooring to the Nave is of mixed hardwood the boards running north - south, while the Sanctuary floor is of a different timber species, with a unique grain, and running in an east- west direction.
- 5.3.11 The Sanctuary is raised one step higher than the Nave. The addition is at the former Sanctuary floor level.
- 5.3.12 The former Altar is stored off site at Grenell house. A 4.5m long kneeler remains on site.
- 5.3.13 There is external evidence of the former outhouse/ external closet adjacent the creek to the north west.
- 5.3.14 There may be some archaeological potential around the site and indigenous archaeological potential along the creek banks.



Figure 3. The southern Porch, east elevation



Figure 4. Gable crosses, salvaged and being repaired



Figure 5. Timber stumps are still serviceable. Ant caps are in place. Soil levels have been built up in order to divert water from beneath the building.



Figure 6. Roofing is in short sheet lengths, some corrosion but in serviceable condition. Cleaning down and anti corrosion treatment would be necessary. Walls require some repairs and cleaning down of old lead paint and sanding prior to priming and recoating



Figure 7. Windows are serviceable, but in need of some glazing repairs and replacement as well as reputtying using traditional linseed putty



Figure 8. East Elevation showing the general condition of the exterior. Water tanks are new and plumbed into the guttering.

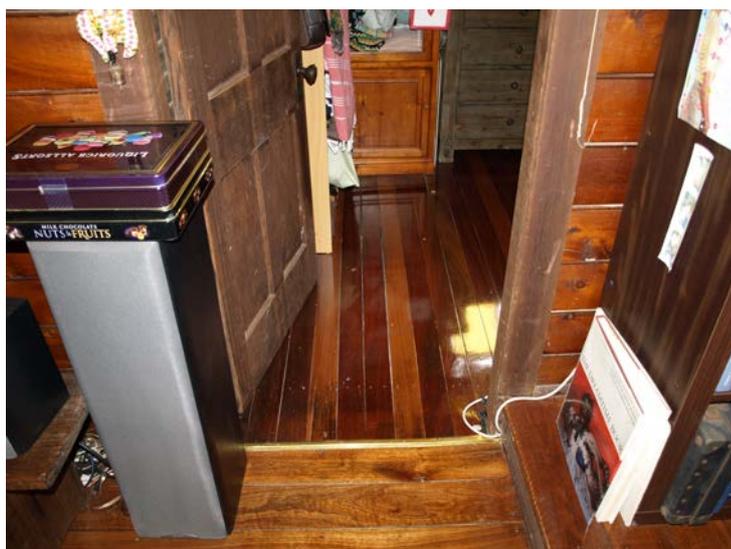


Figure 9. Doorway to the former Vesting Sacristy and the Nave showing the change in flooring material and direction.



Figure 10. Former Nave looking south from the Sanctuary. The interior condition is very good and well maintained.

6.0 BACKGROUND

- 6.0.1 This Statement of Heritage Impact relates to proposed remedial design and construction works to amend the existing additions to integrate them better with the existing building and as a fitting and sensitive appurtenant element to the heritage item.
- 6.0.2 The design work carried out by carste STUDIO was prepared in response to Council's concern that the addition was not in keeping with the form and character of the former Church building which is that of an archetypical "bush church"; a simple gable roofed Nave and Sanctuary with a lower gable roofed porch entry. In many cases, Vestry areas and appurtenant meeting rooms were added to these simple buildings as a gable roofed "wing" arranged at 90 degrees to the main axis of the building. Such is the case of the former Bowman's Creek church.

7.0 THE PROPOSAL

7.1 Documents

7.1.1 This statement was prepared in conjunction with the DA drawings.

7.1.2 Documents reviewed in preparation of this Statement of Heritage Impact were prepared by carste STUDIO pty ltd. The list also includes those sketch options or concepts that were prepared for the owner and were considered prior to the decision to develop the final DA design presented here.

Drawing No.	Title	Issue	Date
01	Option 1	0	April 2016
02	Option 2	0	April 2016
DA-02	Proposed Alterations (Option 3)	0	October 2017

7.2 Design

7.2.1 Three different design options / concepts were prepared for the owner in order to consider the most appropriate and achievable manner of addition to the building in order to make it a viable contemporary residence minimising compromise of the existing church building.

7.2.2 The first concept was prepared by **Mr Hugh Walker of Building Design Direct (BDD)**.

7.2.3 This was a flat roofed, contemporary design arranged as a pavilion addition to the church building. While a sound and desirable form of addition that incorporated all the amenity in a well arranged layout, the overall cost of the works was prohibitive (unachievable) for the owner who opted for a simple attached addition.

7.2.4 The addition was conceived to be an addition to the former Sanctuary end of the building and necessitated breaking through the north wall.

7.2.5 The pavilion was separated by a low entry corridor/ breezeway and provided a low key transition from the existing building to the new flat roofed component, representing a sound approach to infill and additions to a heritage building.

7.2.6 The new building component was arranged to be offset from the main north-south axis of the former church and allowed the north elevation to be retained as a legible element and retaining much of its physical integrity.

7.2.7 The owner approached a local builder who proposed the current floor plan and was insistent on the incorporation of a low pitched skillion roof being adopted for simplicity of appearance and minimal cost.

7.2.8 carste STUDIO, represented by Mr Stephen Booker (the writer) examined the building and was of the opinion that the planning of the addition was workable, but felt that the size of the Bedroom, which is an open area adjacent to the Living area, is too small.

7.2.9 The aesthetic issue is the skillion roof form and its poor integration with the former Church building.

7.2.9 The way the addition meets with the existing, enabled it to remain relatively masked from the public domain and so the integrity of the church building from that approach is not sacrificed nor largely compromised. However, views from the northern section of the site reveal a less than sensitive addition, which in its form, detract from the Church building.

7.2.10 **Option 1** was prepared taking the approach of replacing the roof with a lower pitched gable roof, following the existing north-south axis of the existing building and enveloping the addition on three sides with a low pitched verandah roof, providing covered outdoor space and weather protection and shading to the exterior glazing and facilitating a small addition to the Bedroom space, enabling it to be walled and separated from the main living spaces.

7.2.11 The physical benefit of this is that the addition would adopt the architectural language of the former church, whilst enabling the original form to remain discernible.

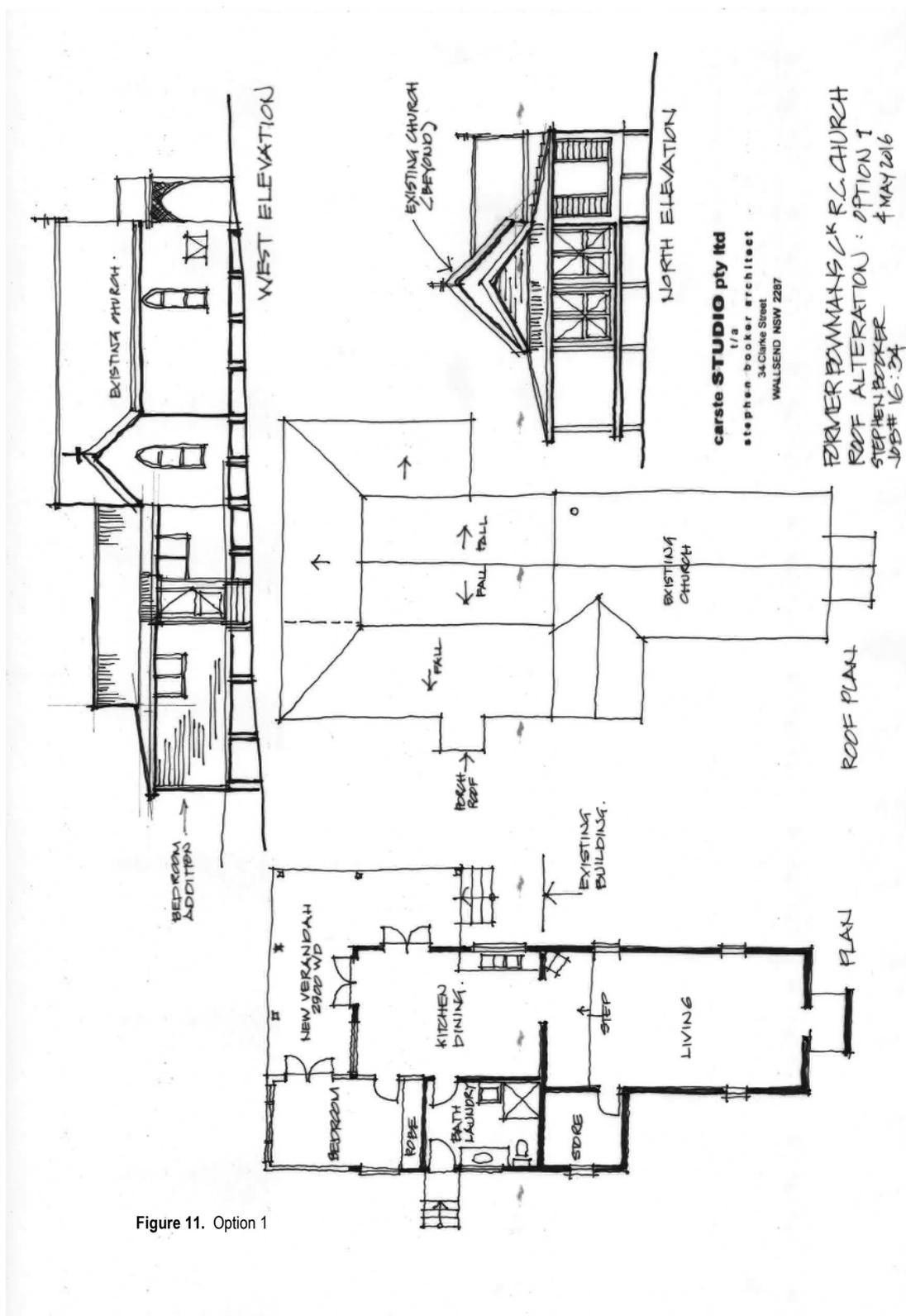


Figure 11. Option 1

- 7.2.12 **Option 2** went one step further than Option 1, in separately roofing an expanded width Bedroom and wrapping the north and east side of the addition with a low pitched verandah roof.
- 7.2.13 The gable roofed Bedroom pavilion is offset from the main north-south axis of the Church and reads as an integral part of the whole.
- 7.2.14 Option 1 and derivatives were discussed on site with Orbit Planning and the owner and were generally agreed upon as the simplest, most appropriate and affordable adaptation of the existing addition.
- 7.2.15 Option 2 was devised after the site visit, as an expansion of the Bedroom, expanding the building without the introduction of box gutters and providing an integrated overall appearance.

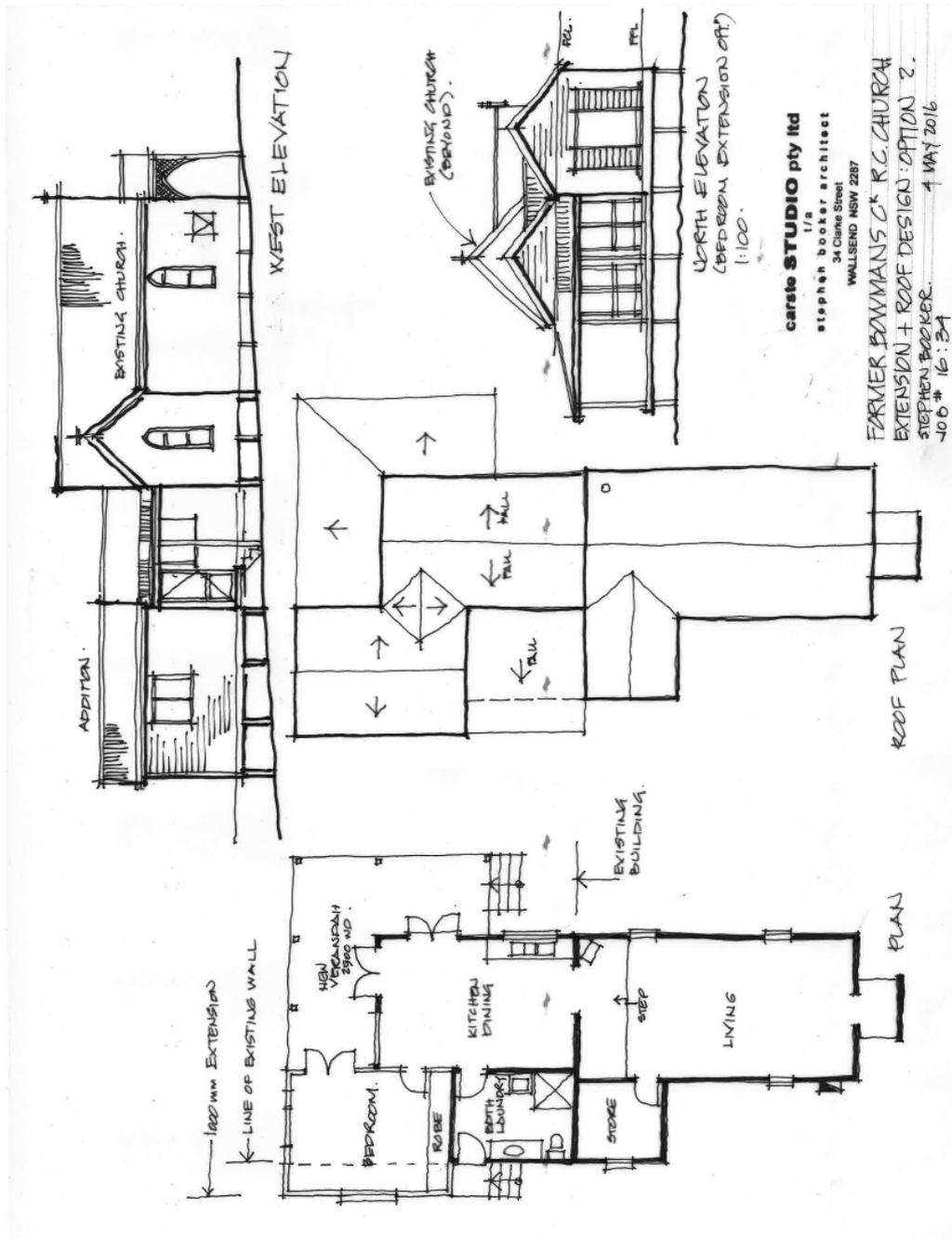


Figure 12. Option 2

- 7.2.16 Following the owner's deliberations, **Option 1 was elected to be the optimum solution**, satisfying the physical criteria of providing a better fit for the addition as it generally stands in a form that could be simply and affordably constructed and providing a congruent form sitting adjacent the former church. The design option would not overwhelm the form of the existing church building.
- 7.2.17 Some 15 months transpired before work was again progressed on this project, in which time financial burden, and the impacts of personal circumstances changed the position on remediating the outer appearance and best fit of the addition.
- 7.2.18 The existing building has been measured and its present arrangement documented in drawings (17-41- DA-01) attached to this Development Application.
- 7.2.19 The owner, in wanting to further simplify and economise on the remedial building works, would have preferred that the skillion addition be accepted as is a pragmatic and practical method of adding to the building, considering that it cannot be seen from the street. In compromising from this position, it was agreed that the minimal improvement could be achieved through retaining about a third of the existing skillion roof over the part of the addition that extends behind (to the north of) the Vesting Sacristy.

7.3 The Final Design

- 7.3.1 In order to make the building addition correlate with the character and form of the Church building, the incorporation of a pitched roof extending the width of the Church removes the plain appearance of the current skillion, while retaining some of it.
- 7.3.2 Recladding the low pitched roof with a profile more appropriate such as Trimdeck or Kliplok, which can be used for almost flat roofs. Custom orb as is already present has been applied to a roof too shallow in pitch for its appropriate application and will ultimately lead to leakage.
- 7.3.3 The arrangement presented maintains the existing floor plan, while providing for more usable outdoor space through the north and eastern decking and the covered eastern area which becomes a verandah, in a location that doesn't suffer from the late western sun and the heat load associated and has the best outlook. The area would otherwise be unusable as the sun is on this location for the greater part of the day.

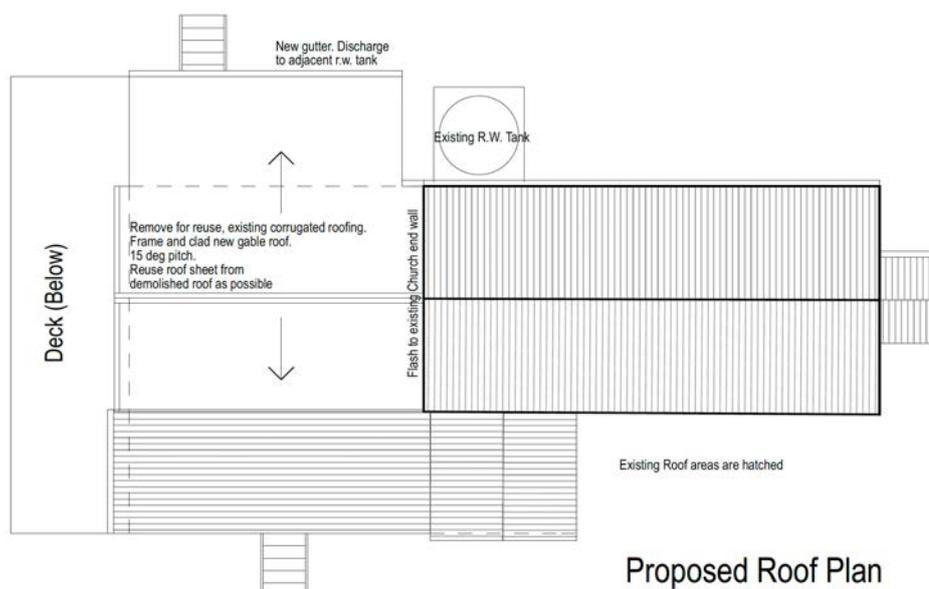


Figure 13. The Final Design option Roof Plan

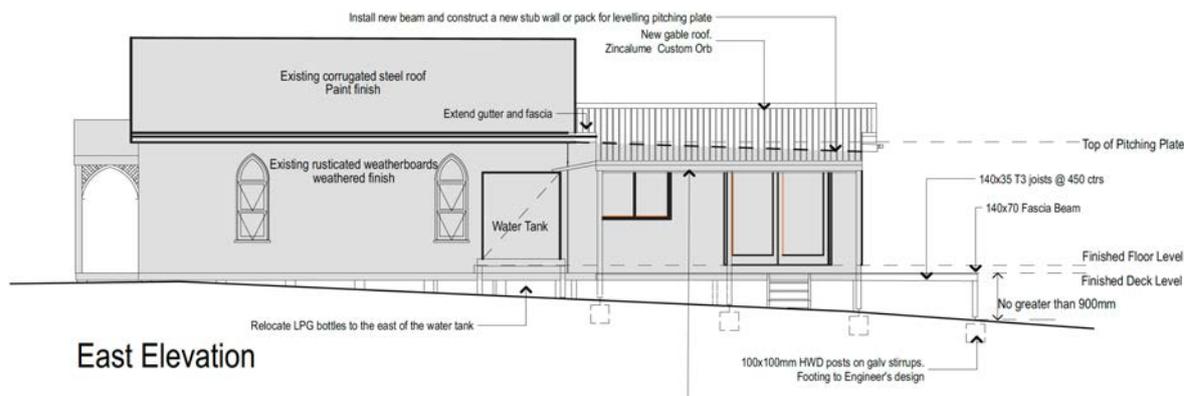


Figure 13. The Final Design option East Elevation

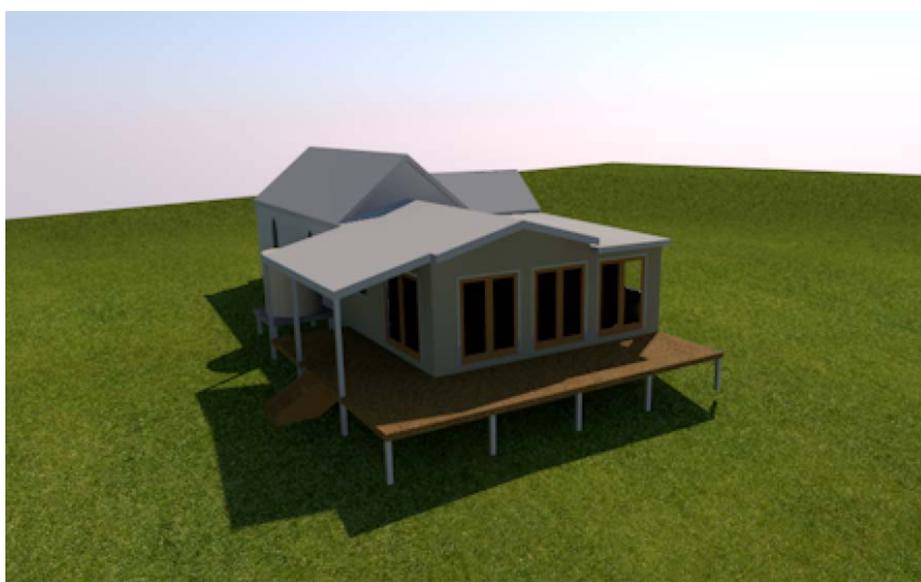


Figure 14. The Final Design option North Eastern view

- 7.3.4 The ability to harvest rainwater remains.
- 7.3.5 The structural integrity of the roof remains, with the existing ceiling of the addition being able to be retained whilst the new roof is pitched and clad. This provides an economy for the project.
- 7.3.6 The new roof involves providing a flashing between the new and the old, but does not rely on the church for support.
- 7.3.7 While the pitch of the new roof is lower at 15 degrees, the presence of the gable relates to the church and better integrates the addition to the existing, while still being readily identifiable as an addition. The skillion component is well concealed to the north west of the building behind both the Vestry and the Living areas roofs.
- 7.4 Material and Colour Palette**
- 7.3.1 The exterior walls of the addition are clad in rusticated weatherboards salvaged from a local residence that was destroyed by fire. When the site was inspected, the weatherboards had not been painted. However, they are in sound condition and when paint finished will sit well against the splayed weatherboards of the church, clearly identifying new from old.
- 7.3.2 Windows to the building addition are aluminium framed and powder coated white. They do not detract from the addition, being neutral in the overall scheme of elements. Timber windows would have been a preferable incorporation.
- 7.3.3 Door sets are timber framed glazed units in keeping with the materials of the existing.

- 7.3.4 The addition incorporates Cypress Pine timber linings internally to the floor, walls and ceiling. The rear wall external cladding of the former church remains exposed as the internal linings of the Kitchen.
- 7.3.5 A glazed timber sliding door divides the new Kitchen from the Church interior which now serves as a Living Room, providing visual accessibility to the outside view towards the creek.
- 7.3.6 **Exterior colours** have not been formally defined, however the intention is to retain the current colour scheme of cream walls and red ochre trim including doors, window frames, barges, fascias, and rainwater accessories.
- 7.3.7 Exterior glazed doors on the extension can be retained as clear finished timber to differentiate them from the existing on the former church.
- 7.3.7 The gable end crosses are to be reinstalled. They are being painted white.
- 7.3.8 The roof sheeting of the addition shall be natural galvanised or zincalume finish.
- 7.3.9 Should the existing roof be required to be painted following the application of anti-rust treatment (Penetrol or similar), the colour should be a Colorbond Shale Grey or Windspray.

8.0 ASSESSMENT OF IMPACTS

8.1 Introduction

- 8.1.1 It is to be noted that the basis of the design concepts put forward was to redress the visual/aesthetic concerns towards the unauthorised additions to the former church building, in a cost effective manner and with minimal disturbances.
- 8.1.2 The initial two design options prepared by carste STUDIO, aimed at addressing the principle aesthetic concerns, which in our opinion was the lack of compatibility of the skillion roof form. The third and selected option is simpler but still addresses the core aesthetic issue with a positive outcome and provides improved amenity in the form of a covered western verandah providing covered outdoor living space and shading to the eastern wall.

8.2 Identification of Impacts

- 8.2.1 The options prepared were devised to remediate the negative impacts of the skillion roof of the addition as it stands and providing usable covered outdoor space which would complement the overall presentation of the addition when read against the existing iconic "bush church" form.
- 8.2.2 This Statement of Heritage Impact has analysed the extent of the impacts and the measures taken to mitigate any negative impacts.

8.3 Design of the Proposal and Impact on the Site.

- 8.3.1 The addition sits at the rear (north side) of the existing building, which shields the addition from view from the public domain.
- 8.3.2 As before stated, the views of the building on all approaches are from elevated positions and as such, the roof scape was considered the most important aspect to be considered in suggesting alternative exterior treatments, without incurring major changes to the floor plan.
- 8.3.3 The selected design option has maintained the existing plan form which suits the owners. It has maintained the internal materials and finishes with least disturbance, while positively addressing the aesthetic issue of the skillion immediately abutting the former church.
- 8.3.4 The gable roof over the addition is limited to the existing width of the church building in order to accentuate the dominance of the existing church building over the addition.
- 8.3.5 While the small stained glass panel in the north wall may lose its access to the south side, it can be backlit and activated by a light switch. As needed.

8.4 Impact of the Proposal on Views

- 8.4.1 There are no visual implications of the addition and the roof form suggested on views to and from the site as the addition is concealed from view from the principle external vantage points.
- 8.4.2 From within the site and specifically from the northern view, the addition of a gable roof will complement the Church building without superimposing a more dominant form.

8.5 Other Design Options

8.5.1 The initial design suggestion prepared by BDD, was an appropriate design following a pavilion format, however would have proved too expensive for the owner to implement and so a simpler addition plan form was adopted.

8.5.2 There is nothing to be considered fatally flawed about the plan form selected, however the skillion roof adopted did nothing to complement the addition when viewed in context with the existing church building.

8.6 Mitigative Measures

8.6.1 The main mitigative measure taken was to superimpose a gable roof over the addition, following the same width as that of the church Nave and extend the eastern roof over the deck to form a verandah.

8.6.2 The resulting building form will now provide a complementary addition to the existing building.

9.0 SUMMARY HERITAGE IMPACT ASSESSMENT

The following aspects of the proposal will retain and / or have the potential to enhance and respect the heritage significance of the Heritage Items in the vicinity of the subject building:

The incorporation of a gable roof over the addition will be a compatible form of roof to complement the existing church building form.

The verandah roof reduces the perceived scale of the addition when viewed from the northern and eastern aspect.

The following alternative proposals were considered but not employed for the following reasons:

The initial BDD design

This pavilion styled design was an appropriate design for a residential adaptation with the pavilion offset to allow a relatively unimpeded view of the original church building. However, the design was not financially achievable for the owner.

Option 1

This was the initially preferred scheme however the cost implications would mean that essential conservation works would have to be either delayed or cancelled, as financial constraints are a major concern.

Option 2.

This was suggested by carste STUDIO was an appropriate form of roofing and addition to the building, expanding the existing bedroom and roofing it as a separate gable. This design was more dominating of the existing building form than the selected Option 1, the additional gable obscuring the simplicity of the heritage building.

The final design as submitted.

This meets all the aesthetic criteria while being financially achievable and leaves much of the existing intact and not necessitating disturbance to ceilings and finishes.

10.0 RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the Heritage Impact Assessment:

1. The existing form of the addition is generally acceptable, however the aesthetics of the skillion roof when viewed against the existing gable roof form of the existing building provides an incongruent element to the heritage character of the former church.
2. The remedial action in reroofing the addition in a gabled form as documented and with an eastern verandah roof provides a fitting intervention to the existing church building and enhances the amenity of the building as a residence.
3. This report shall be read in conjunctions with the final DA drawings and Statement of Environmental Effects.
4. The final assessment is that, if our recommendations are followed, there are no major impediments, based on heritage criteria, for the proposal to be approved.
5. The Conservation Incentives clause 5.10.10 of the LEP 2013 should be applied in this instance as the design meets the criteria, the conservation works will be precluded if the work is not approved as submitted and the viability of the building will be jeopardised.



Stephen Booker
carste STUDIO pty ltd

11.0 DESIGN ALTERNATIVES

The Selected OPTION 1

OPTION 2

The BDD PAVILION DESIGN

