

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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30 September 2021

Dear General Manager,

Re: MODIFICATION NO: 2012/195/2

St John's Anglican Church Precinct, Camden

State Heritage Inventory (Item ID 5053423; SHR 02006)¹

Anglican Church Diocese of Sydney

APPROVED DEVELOPMENT: Alterations and extensions to the existing church hall, its use as a place of public worship and associated site works

PROPOSED MODIFICATION: Section 4.55(2) Modification – Design modifications to approved church hall alterations and extensions, extended operating hours and tree removal

This submission is supplementary to our submission dated 27 September, 2021.

¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053423>

Today more information has come to hand about the 2012 DA including 2012 architectural plans and the attached promotional brochure published by St John's which was widely circulated in the community in 2011/12.

This has allowed us to establish more specifically the differences between what was consented to in 2012 and what is proposed in 2021. After discussion with the NSW National Trust, we wish to additionally make very explicit that we submit that this s4.55² modification is not substantially the same development as the development for which consent was originally granted in 2012.

Although, there is an addition of a toilet block to the west when all development in the 2012 plan was to the east (so that it did not encroach on the Church curtilage) the 2021 footprint is not significantly larger. However, the 2021 building is visually very different from many viewpoints. We submit that, for a State listed Precinct within a Heritage Conservation Area, this is sufficient reason in itself to require a new Development Application. We have of course provided many other reasons in our original submission.

The following comparison of images from the north east, the Broughton Street perspective, show no points of similarity. The profile, height of features such as windows, and colour are all different. The curved architectural feature has been replaced by all straight lines and squared angles and it has become a harsher more masculine building³.

² **s4.55 Modification of consents--generally**

(2) Other modifications A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if--

(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

s4.15 Evaluation

(1) Matters for consideration--general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application--

(a) the provisions of--

(i) any environmental planning instrument, and

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

(c) the suitability of the site for the development,

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

(e) the public interest.

³ <https://www.afr.com/life-and-luxury/arts-and-culture/architects-embrace-the-beauty-of-curves-20140905-jer7s>



2012 Artist impression



2021 NBRAS Architectural Plans: Artist's Impression (p. 14) Broughton St looking SW

Particularly telling are the illustrations on pages 16 and 17 of the 2021 Architectural Plans; of particular note is the box like toilet block shown to the back of the artist impression on p. 17.



2021 NBRS Architectural Plans: Artist's Impression (p. 16) Broughton St



2021 NBRS Architectural Plans: Artist's Impression (p. 17) Broughton St looking east. Note the toilet block behind the tree, with the Church to the right

The 2021 building shows as stark off white/grey, rather than the darker, muted tones of the original proposal.

Further, the modification proposes rendering the 1970's hall, which is not consistent with the 2010 Addendum at 6.1: *Retain the significant character and quality of the buildings and its various elements*. This change would seem to be expressly proscribed at 6.2 *Policy 1: Maximise retention of historic cultural significance, including functional relationships, spaces, vistas and fabric*.

The proposal is to render the office and the whole hall. This will make the 1970's structure very visible as opposed to the current more muted earth colours.

There is also the matter of the additional structures on the western side of the 1970's hall (toilet, elevated path and plinth).

Another consideration is the view from the northern side of the old Church towards the western side of the new building.

A comparison of the 2012 and 2021 plans show there are even greater changes to the southern side of the building. In the original plans the detachment of the office was reinforced by the creation of paths and access ways. These pathways provided an effective connection to and from the old Church without the need to use a new 'the walk' near the cemetery.

The 2021 proposal effectively joins the office to the new building and changes the whole southern aspect by extending and opening the side of the building. This is visually very different and has the consequential effect of directing more traffic towards the cemetery.



2021 NBRs Architectural Plans (p. 15) South east view

There are other lost features. For example, Ridley Smith, the architect of the 2012 plans, expressly created a small, recessed garden (Broughton Street) to provide visual separation of the new building from the 1970's hall. This separation is reduced in the 2021 proposal. This reduction and the proposed rendering of the 1970's hall obscure history of the place, an action that is expressly forbidden by the very first policy of the Addendum to the CMP.

The cumulative effect of the 2021 proposed changes makes the building very different to the approved design and, at a fundamental level, incompatible with the CMP/Addendum.

Please note that the reasons presented above are supplementary and cumulative to those we have already presented. We take this opportunity to emphasise that the environmental and social impacts of this modification application are very considerable because the Church intends to sell the horse paddock and Rectory to fund the build. This is despite the fact that the 2012 consent required compliance with the CMP/Addendum; policies of which include retention of the horse paddock and continuation of the historic use of the Rectory.

When put together the full effect of all of the reasons we have submitted, including non-compliances with the CMP/Addendum, appearance, additional encroachment into Church and columbarium curtilage, impact on neighbouring properties, removal of more vegetation, additional toilet block, staging of the toilet block, and raised carpark and so on make this modification substantially different than the 2012 development.

We contend that the 2021 modification application is not substantially the same development as the 2012 development for which consent was originally granted, and that it should be rejected.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Glenda Davis', written in dark ink.

Glenda Davis

FREQUENTLY ASKED QUESTIONS

Q: WHAT WILL HAPPEN TO ST JOHN’S SERVICES?

It will be continued in a slightly different format

Q: WHAT WILL THE SEATING CAPACITY BE IN THE NEW BUILDING?

It is envisaged a comfortable seating capacity of 400 plus

Q: WILL THERE BE ADEQUATE PARKING FACILITIES?

There will be additional parking facilities (refer to the Drawing)

Q: HOW ACCESSIBLE IS THE NEW BUILDING?

Access is from Broughton street

Q: WILL THERE BE ACCESS TO THE BUILDING FOR PEOPLE WITH LIMITED MOBILITY?

Yes, there will be lift access to all floors.

Q: HOW WILL IT BENEFIT PARISHIONERS OF THE 8AM SERVICE?

This will allow greater flexibility in starting times and for those accustomed to a more traditional service in the current church building

Q: HOW WILL IT BENEFIT PARISHIONERS OF THE 10AM SERVICE?

The new building has facilities to accommodate the young families who attend this service with the facilities of a crying room.

Q: HOW WILL IT BENEFIT PARISHIONERS OF THE 5PM SERVICE?

More opportunity to invite friends along and here the gospel.

Q: HOW WILL IT BENEFIT PARISHIONERS OF THE 7PM SERVICE?

More capacity to invite friends along in a building they may feel more comfortable in particularly if they have not been brought up attending a traditional church.

“Commit to the Lord whatever you do and your plans will succeed”

Proverbs 16:3

HOW TO FIND OUT MORE

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ST JOHNS ANGLICAN CHURCH

Proposed Development Information Guide

MACARTHUR’S VISION

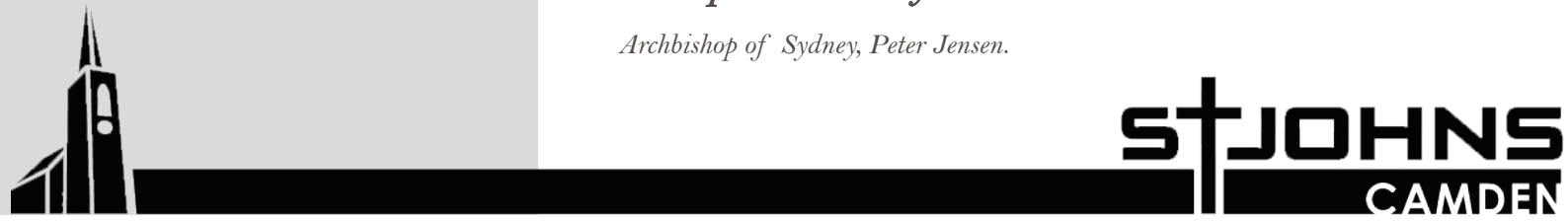
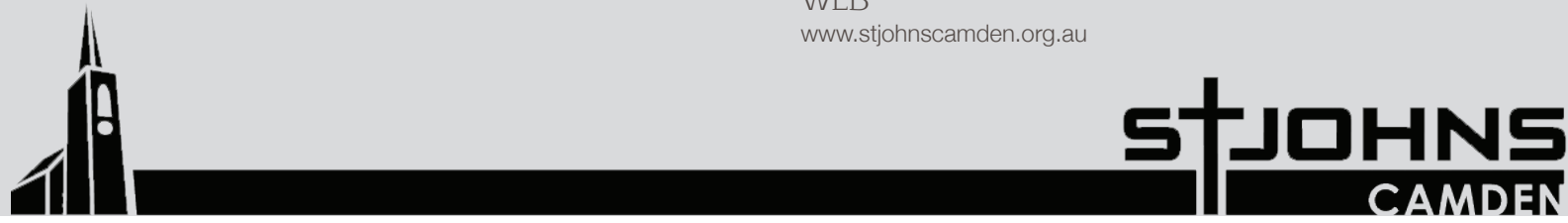
Christians have formed part of the local community since the earliest settlement of the Camden District, and it is with the utmost respect for all who have attended and worshipped at St John’s Camden, we give thanks to our Lord for such visionary people who in the church’s early history, despite limited resources, have helped to establish the church of St John’s Camden that we have today. Bishop Broughton laid the foundation stone of St. John’s in 1840 on the land donated by the Macarthur family. It was through the faith and generosity of such people that our church was built and has been a place where the good news of our saviour Jesus Christ has been preached ever since.

“From the very early days, Christians were involved in building up the community, and St Johns is one of those places where you can see that at work”

Archbishop of Sydney, Peter Jensen.

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ST JOHN'S TODAY

Fast forward 170 years, and today St John's Camden continues to be a vibrant Church serving a growing community through:

- 5 weekly church services & Sunday School
- over 50 home and on-site bible study groups & Christian Education Programs
- diverse number of Kids, Teenagers and other Youth
- Group activities
- Grief, Divorce and Separation Recovery Workshops
- Weddings, Baptisms and Funerals
- Parenting Education Programs

St John's Camden provides programs and services for all ages and stages of life, as as Sydney, and in particular the Macarthur continues to expand at unprecedented rates, it becomes clearer that more and more people need to hear the truth of the gospel.

“Times change – not the gospel, not the people of God, but times change, and I know you have plans to do something pretty remarkable at the St. Johns site”

Archbishop of Sydney, Peter Jensen.



HOLDING ONTO HISTORY

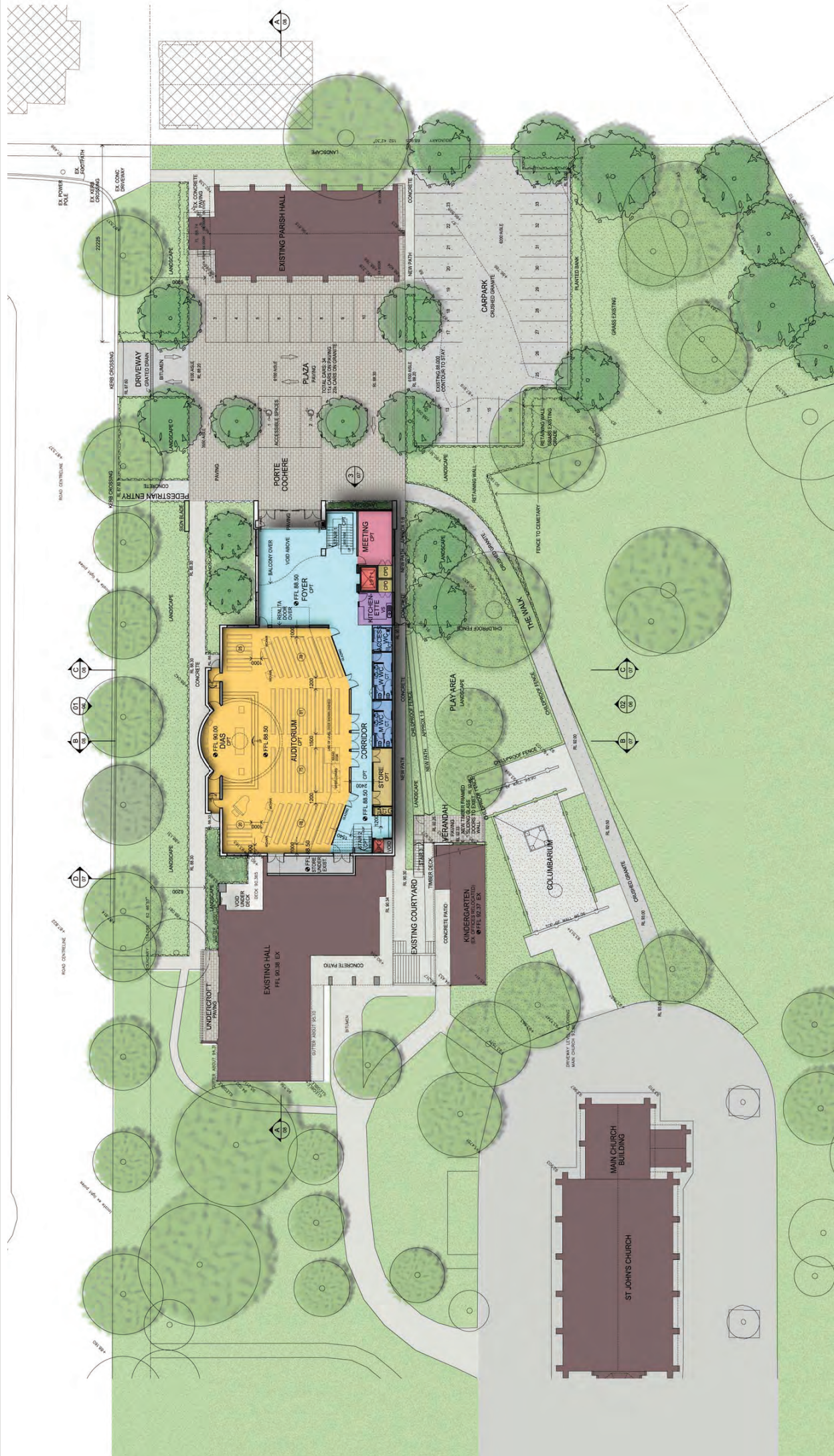
Many parishioners feel a sense of nostalgia and affection for the traditional church building. St John's will continue to hold traditional services in the historic St John's church building, including weddings and funerals. The building has significance for the church and is symbolic of the Camden area and it is intended to keep the building well maintained and utilised for the church and the community.

“Commit to the Lord whatever you do and your plans will succeed”

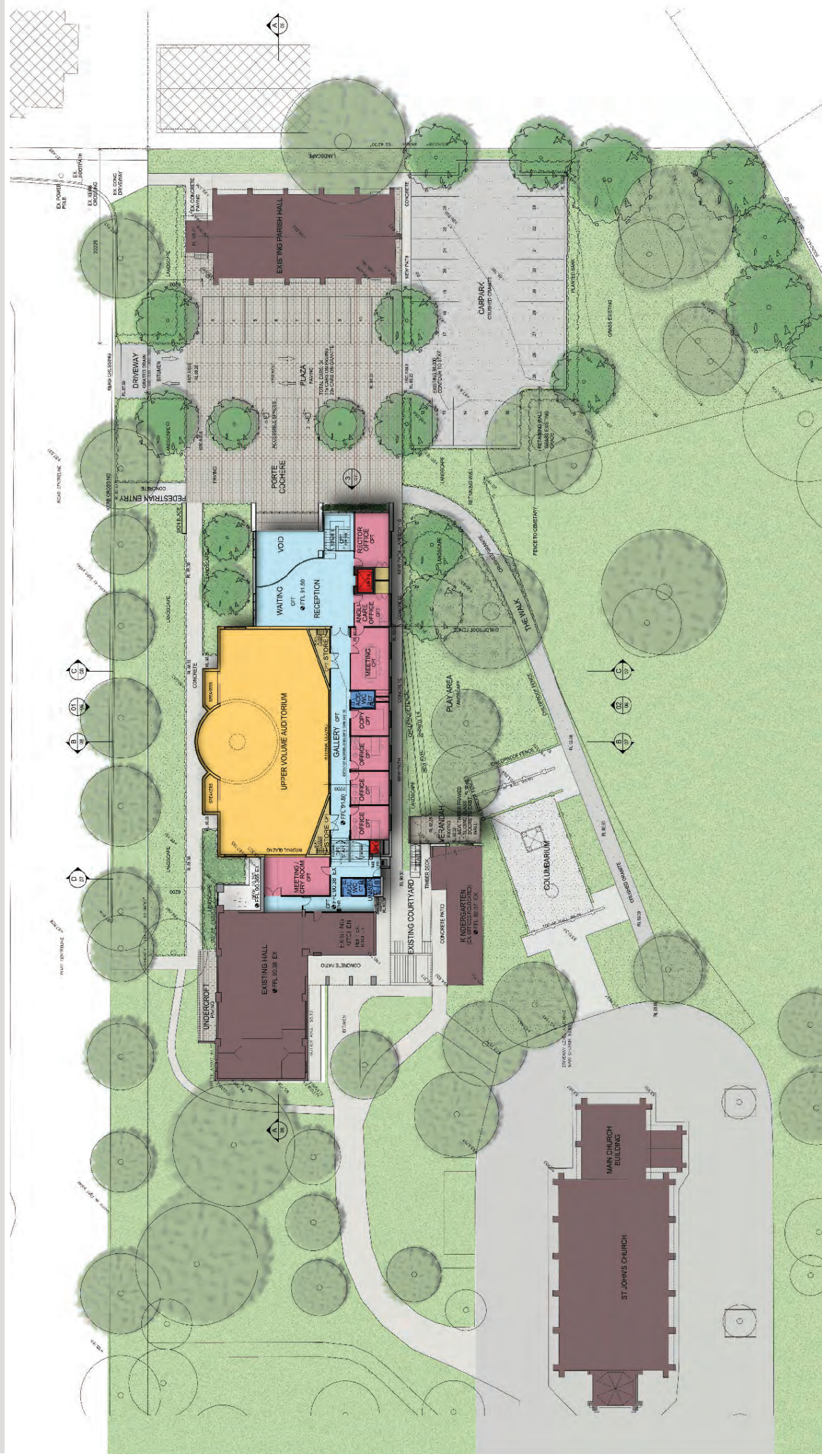
Proverbs 16:3



THE VISION FOR ST JOHN'S



THE VISION FOR ST JOHN'S



Proposed Building - First Floor

THE VISION FOR ST JOHN'S



View of Proposed Building from Broughton Street



View of Proposed Building from Hill and Broughton Street

OUR VISION FOR THE FUTURE

Our vision is for more people to know the love of our Lord and Saviour Jesus Christ. Over the past fifteen years it has been recognised by our wardens and Parish Council a need for a building with a greater capacity to best serve the growing and diverse community. To put it quite plainly, we have run out of room.

“Camden is wonderfully situated to take advantage of the big growth that will take place in Macarthur over the next 20 years”

Bishop of Wollongong, Peter Hayward



CONTINUING THE VISION

The historic St. John's church building holds approximately two hundred people. This was an extraordinary size to plan for and then construct, considering the Camden community at the time it was built was less than 2,000 people. Clearly the early Christians held a vision to embrace a good proportion of the the community as it stood!

Today, our church services regularly exceed the building's capacity. The current building does not lend itself to expansion, however, we are fortunately blessed with a site that allows for a further buildings to be commissioned.

A new building would present the opportunity to not only expand the capacity of services, however, also offer more contemporary worship surroundings catering for contemporary family life. A contemporary building will also attract families and individuals not accustomed to the traditional Victorian-era building. It is worth remembering St John's was contemporary for it's era when it was commissioned and constructed.

The new church building will hold in excess of four hundred people, with more flexibility to cater for the needs of our diverse community.

Establishing a new church building will enable the gospel to be preached to more people. The new church building will allow for greater flexibility and help us to better serve the community.

St John's encourages your prayer and support to see more lives 'put on the right track' through the Good News of the Gospel of Jesus Christ.

“Our vision at St John's is to continue to put lives on the right track for our growing community”

*Rev. Tony Galea, Rector,
St. John's Camden*