

9.2 NO. 188 (LOT: 1; D/P: 33790) VINCENT STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO PLACE OF WORSHIP

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Images of Subject Site
4. Heritage Impact Statement
5. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for Alterations and Additions to Place of Worship at No. 188 (Lot: 1; D/P: 33790) Vincent Street, North Perth, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Development Plans

This approval is for Alterations and Additions to Place of Worship as shown on the approved plans dated 11 November 2022 and 16 November 2022. No other development forms part of this approval;

2. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

3. Colours and Materials

3.1 The colours, materials and finishes of the development shall be in accordance with the details as indicated on the approved plans, to the satisfaction of the City; and

3.2 The glazing to the covered walkway and Narthex shall provide a minimum of 70 percent visible light transmission to provide unobscured visibility;

4. Demolition Works

The deconstruction of the confessional and new openings to the Tribune Screen wall shall be undertaken with care. As much of the fabric as possible, including limestone should be retained for reuse, to the satisfaction of the City;

5. Internal Modifications

All internal modifications to significant fabric shall be carried out in a like for like manner that matches existing materials, profiles and finishes, to the satisfaction of the City;

6. Documented Record

Within 28 days of completion of the approved works, a photographic record of the works undertaken (internal and external) shall be submitted to the City for inclusion in its Historical Archive Collection, to the satisfaction of the City; and

7. Door Hardware

Prior to the issue of a Building Permit a schedule shall be submitted to and approved by the City, providing specifications and locations of the proposed new door hardware. Original door hardware shall be retained on the door alongside new hardware where compliance with the National Construction Code can be achieved.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to the Redemptorist Monastery and Church at No. 188 Vincent Street, North Perth (the subject site).

PROPOSAL:

The application proposes internal and external works, inclusive of conservation and remediation works, to the subject site which is listed on the State Register of Heritage Places.

Proposed external works include:

- Creation of a new entrance from the west of the Church consisting of:
 - A new partially enclosed covered walkway and airlock;
 - Construction of an octagonal steel, glass, and copper building with entrances to the north, west and south (the Narthex). The proposed Narthex would be connected to the Church by an enclosed walkway;
 - Demolition of the southernmost confessionals to the western elevation of the Church to allow for the creation of the new entry from the Narthex;
- Reduction in ground levels to re-instate damp-proof course and creation of a new landscaped courtyard to the west of the Church; and
- Removal of 20 car parking bays to the west of the Church.

Proposed internal works include:

- Introduction of raked seating to the Choir Gallery (Mezzanine);
- Modification of the flooring and stairs of the Sanctuary, West and East Transepts;
- Removal of portion of solid wall (screen) between the Sanctuary and Tribune;
- Introduction of new underfloor heating and cooling system; and
- Introduction of new lighting and rationalisation of power and data systems.

The proposed development plans are included as **Attachment 2**.

Selected photographs of portions of the subject site where works are proposed are included as **Attachment 3**.

BACKGROUND:

Landowner:	The Congregation of the Most Holy Redeemer Inc.
Applicant:	Slavin Architects
Date of Application:	13 September 2022
To the east	MRS: Urban LPS2: Zone: Residential R Code: R40
Built Form Area:	Residential
Existing Land Use:	Place of Worship
Proposed Use Class:	Place of Worship
Lot Area:	27,469m ²
Right of Way (ROW):	N/A
Heritage List:	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Context and Zoning

The subject site is bound by Vincent Street to the south, Camelia Street to the east, Claverton Street to the north and Alfonso Street to the west. It forms most of the land parcel that is bounded by these streets. A location plan is included in **Attachment 1**.

The Redemptorist Monastery and Church is located centrally within the subject site. It is surrounded by a carpark to the south-west, and gardens and vegetation to the north and south-east.

Two lots adjoin the subject site. No. 2 Alfonso Street is located to the north-west of the site, at the corner of Claverton and Alfonso Streets. It contains a retirement village (B.F. Prindiville Southern Cross Retirement Village) and is in separate ownership from the subject site. No. 5 Camelia Street is located to the east of the Monastery complex and contains the Retreat House that provides accommodation for those participating in retreats to the Monastery. This property is in common ownership with the subject site and forms part of the Heritage Place discussed below.

The subject and adjoining sites are zoned Residential R40 under the City's Local Planning Scheme No. 2 (LPS2). Surrounding properties along Alfonso Street are zoned Residential R60. Properties along Claverton Street are zoned Residential R40.

The subject site and surrounding properties are located within the Residential Built Form Area and have a building height standard of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

Heritage Listing

The Redemptorist Monastery and Church is a three-storey monastery and church complex in the Federation Gothic style. The complex dates to the early twentieth century. The Retreat House at No. 5 Camelia Street was completed in 1967.

The subject site is included in the City of Vincent Heritage List as 'Category A – Conservation Essential' and is also on the State Register of Heritage Places.

The State Government Heritage Council of Western Australia's (HCWA) Statement of Significance for the place is:

'[The] Redemptorist Monastery and Church, comprising a three storey Cottesloe limestone construction monastery and church complex completed in stages, with a tiled roof designed in the Federation Gothic style, together with a Retreat House constructed in clinker bricks, off form concrete with a clay tiled roof in Late Twentieth Century Perth Regional style, located in a park-like setting, has cultural heritage significance for the following reasons:

- *The place is one of a small number of monasteries remaining in operation in Western Australia;*
- *The place is a landmark as a large and imposing structure in an open setting, which, together with its mature trees, may be seen from a number of vantage points in the area and Perth;*
- *The place is a well-used Church, highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order;*
- *The place is an excellent example of the work of architects Michael and James Cavanagh;*
- *The place is an excellent and intact example of a Federation Gothic style complex, located in a park-like setting, with elegant interiors, well detailed features, and is very well constructed;*
- *The place contributes to the community's sense of place as a well-known religious complex; and*
- *The Retreat House built in clinker brick and off form concrete, is a good example of the Late Twentieth Century Perth Regional style'.*

The Redemptorist Monastery and Church complex was developed in four main stages. The original Church and Monastery were completed in 1903 and form the southern part of the current complex. An eastern wing was added to the Monastery in 1912. In 1922, additions were made to the northern elevation of the Church, including the apse. The Working Sacristy and northernmost verandahs were added in the late 1920s. This information is set out in a Conservation Plan prepared for the site.

Conservation Plan

In 2011 a Conservation Plan for the subject site was prepared by Philip Griffiths Architects. The Conservation Plan includes a detailed assessment of the place and recommended actions for the conservation of the place.

A conservation plan is not a statutory document. It contains supporting information to ensure the identification and retention of the significant cultural heritage values of a heritage place. It is used to inform proposed development, restoration, and repairs to a heritage place.

The Conservation Plan identifies areas of the place which are of heritage significance. It classifies buildings, structures, elements, spaces, and features of the place as being of 'Exceptional', 'Considerable', 'Some' or 'Little' Significance, or 'Intrusive' to the place. The plan provides guidance and recommendations for repair and remediation, and new works to be undertaken on the site.

The proposed external works are located within the zone of little significance (car park). Internal works and the interface of the proposed Narthex are within the zone of exceptional significance.

The applicant has also submitted a Heritage Impact Statement in support of the proposal which is included as **Attachment 4**. The Heritage Impact Statement addresses how the proposed works would maintain and enhance the significance of the Redemptorist Monastery and Church.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2, the City’s Policy 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy) and the Built Form Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply (Acceptable Outcome or Acceptable Development)	Requires the Discretion of Council
Land Use	✓	
Street Setback	✓	
Building Setbacks	✓	
Roof Design		✓
Building Height/Storeys	✓	
Landscaping	✓	
Car Parking	✓	
Heritage Management Policy		✓

Detailed Assessment

The Built Form Policy and Heritage Management Policy have two standards for assessing a development application. These are through element objectives and performance criteria, or through acceptable outcome and acceptable development standards.

Element objectives and performance criteria are qualitative measures that describe the desired outcome to be achieved.

The Heritage Policy sets out that development will generally be approved where it complies with the acceptable development standards. The Built Form Policy sets out that meeting the acceptable outcome standards is likely to achieve the element objectives. The acceptable development and acceptable outcomes standards are typically quantitative measures.

If an element of an application does not meet the relevant acceptable outcome or acceptable development standard, then Council’s discretion is required to decide whether this element meets the element objectives and performance criteria.

The elements of the application that do not meet the applicable acceptable development or acceptable outcome standards and require the discretion of Council are as follows:

Roof Design	
Acceptable Outcome Standard	Proposal
<p>Built Form Policy Volume 3 Clause 1.14 – Roof Design</p> <p>Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.</p>	<p>The application proposes a copper roof to walkway and Narthex. Copper has a solar absorptance rating of 0.18 – 0.64 which increases as copper tarnishes.</p> <p>No urban design study has been submitted.</p>

Heritage Management Policy	
Acceptable Development Standards	Proposal
<p>Heritage Management Policy – Part 4 – Development to Heritage Listed Buildings</p> <p>Partial demolition generally supported if:</p> <ul style="list-style-type: none"> • The parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Heritage Impact Statement, Place Record Form, Heritage Assessment and/or Conservation Plan; • The proposed demolition will have no negative impact on the significant fabric of the place; and • Sufficient fabric is retained to ensure structural integrity during and after the development. 	<p>Demolition of the southernmost western confessional which was identified in the Conservation Plan as being of 'some' significance.</p>

The above elements of the proposal do not meet the specified acceptable outcome and acceptable development standards. These elements have been assessed against the performance criteria and element objectives in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days. Consultation was undertaken from 18 October 2022 to 4 November 2022. The method of consultation included a notice on the City's website, signs to each of the four street elevations and 64 letters mailed to owners and occupiers of the properties adjoining the subject site as shown in **Attachment 1**, in accordance with the City's Community and Stakeholder Engagement Policy.

Two submissions were received at the conclusion of the community consultation period. **The submissions raised the following matters:**

- **Future Plans:** Concern about the future development plans indicated on the advertising plans extending beyond the boundaries of the site;
- **Noise from Plant Room:** Concern about the location of the proposed plant room in proximity to nearby residents at No. 2 Alfonso Street;
- **Glazing to Narthex:** Enquiry as to proposed finish of glazing to Narthex; and
- **Landscaping to Car Park:** Suggest that additional trees could be provided within the car park to offset the loss of landscaping to the south-west of the car park and ameliorate the urban heat-island effect. It was suggested as an alternative that a pergola with solar panels could be installed over the car parking area.

~~One expressed concern about future development plans indicated on the advertising plans, and one enquiring as to the finish or tinting of glass for the proposed Narthex.~~

In response to these comments raised in the two submissions:

- **Future Plans:** The applicant has advised that the intent of the proposed walkway and Narthex is to provide an accessible entrance to the Church to cater for the ageing congregation. The covered walkway has been designed to be able to connect to a pastoral centre to the north-west of the existing Church that is intended in future. This pastoral centre does not form part of this application and forms part of the long-term vision for the site. Separate approval would be required for any such pastoral centre in future and would be subject to community consultation at that time. Administration has also relayed these comments received to the applicant.
- **Noise from Plant Room:** The proposed plant room is currently being used as an outbuilding. The applicant has advised that the proposed plant room would use a ground-source heat pump, rather than the more common air-source pump. The plant room would also be enclosed and would not utilise outside fans. It is not expected that noise from the plant room would adversely affect nearby residents and any noise generated is required to comply with the prescribed noise levels in the *Environmental Protection (Noise) Regulations 1997*. This has been included as an advice note in Attachment 5.

- Glazing to Narthex: The applicant has amended the plans to show the glazing to the Narthex and enclosed walkway to be clear laminated glass. The glass is discussed further below in the Comments section.
- Landscaping to Car Park: Following the conclusion of advertising, the applicant deleted the reconfiguration and expansion of the car park from the application. Except for the car bays removed immediately to the west of the Church to enable the construction of the proposed entry, the car park would remain as existing. As there are no car park expansion works, new trees are not proposed within the existing car parking area.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because it is a registered place on the State Register of Heritage Places.

Section 73(3)(a) of the *Heritage Act 2018* states that interior modifications to churches for liturgical purposes do not require referral to the HCWA.

A summary of the comments received from the HCWA is as follows:

- The removal of the southern confessional on the western elevation would return that part of the building to an earlier state and would have minimal impact on the original heritage fabric of the Church;
- The proposed Narthex would be clearly identifiable as new work. It is a lightweight independent structure that would not impose on the Church. The copper domed roof would be in-keeping with transepts and is contemporary in design. The Narthex is designed in a manner that is sympathetic to the Church building and would not have a negative impact on the heritage values of Redemptorist Monastery and Church;
- The internal modification to extend the Sanctuary dais, modification of the Tribune screen and replacement of the seating would have minimal impact the heritage fabric of place. These works are all considered to fall within 73(3)(a) of the *Heritage Act 2018*;
- The installation of the subfloor cooling and heating system would have a minor impact on the flooring that is currently carpeted. Removal of intrusive services will be a positive outcome for the place; and
- The proposed site works to modify the carpark would improve accessibility and facilitate the lowering of the ground levels to reinstate the damp-proof course. This would have a positive impact on the condition of the Church.

The HCWA supports the proposal, subject to conditions of approval relating to the deconstruction of the Tribune screen wall and use of materials, profiles and finishes within the Church. These have been included as conditions of approval in the officer recommendation.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's Design Review Panel with expertise in heritage conservation and architecture.

The proposal is supported by the DRP member.

A summary of the comments from the DRP member is as follows:

- The proposal is considerate of the cultural heritage values of the Redemptorist Monastery and Church and Conservation Plan. The proposal illustrates a thoughtful and respectful response to the aesthetic, historic and social heritage values of the place that will assist with the ongoing conservation works program and will also accommodate contemporary church liturgies and activities;
- The applicant has worked to ensure that cultural heritage values are considered and addressed in the proposal. Consultation has occurred with the author of the Conservation Plan as well as engagement with the HCWA;
- The proposed works to the Sanctuary, including expanding the dais, creating an alter podium with acolyte seating, relocation of the pulpit, and modifications to the mullions of Tribune tracery screen to enhance access are considerate of the Conservation Plan;
- The proposed works to remove and upgrade services to align with contemporary standards would be a positive contribution to the cultural heritage values of the place;

- The removal of the confessionals and constructing a new western entrance would be sympathetic to the heritage fabric of the place and assist Church access. While views of the western façade would be impacted, this is considered acceptable due to the improved access benefits;
- The form and materiality of the Narthex would be sympathetic to the aesthetic heritage values of the Church. Steel, glass, and a standing seam copper roof combine to form a material palette that will be complementary to the Church materiality; and
- The open style contemporary structure will not impact on the cultural heritage values of the Church.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Burra Charter;
- State Planning Policy 3.5 - Historic Heritage Conservation;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form;
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Burra Charter

The *Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013* (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting bulk, form, scale, character, colour, texture, and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

The objectives of the Heritage Management Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.*
2. *Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.*
3. *Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.*
4. *Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.*

5. *Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.*

Part 4 of the Policy relates to development to heritage listed buildings. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.*
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.*
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.*

Part 5 of the Policy relates to development adjacent to heritage listed buildings. The subject site is adjacent to the Redemptorist House, which forms part of the Heritage Place. The policy includes 'Acceptable Development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.*
- P2. New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.*
- P3. New development is of a scale and mass that respects the adjacent heritage listed place*

Delegation to Determine Applications:

The matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the application proposes additions to and the demolition of portions of an existing building that is included on the State Register of Heritage Places.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The City has assessed the application against the environmentally sustainable design provisions of the City's Built Form Policy. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Summary Assessment

In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposed works would be consistent with the objectives of the City's Heritage Policy by ensuring the ongoing protection of significant elements of the heritage place while allowing for new development that would improve the functionality of the existing buildings; and
- The proposed form and scale of the Narthex is consistent with the Burra Charter and objectives of the Heritage Policy. The work would be readily identifiable as being new. Its use of design details and materials would ensure it would remain respectful and sympathetic to the heritage of the place.

A more detailed assessment of the application against the element objectives of the Built Form Policy, and the performance criteria and objectives of the Heritage Policy is set out below.

Acceptability of Proposed Works

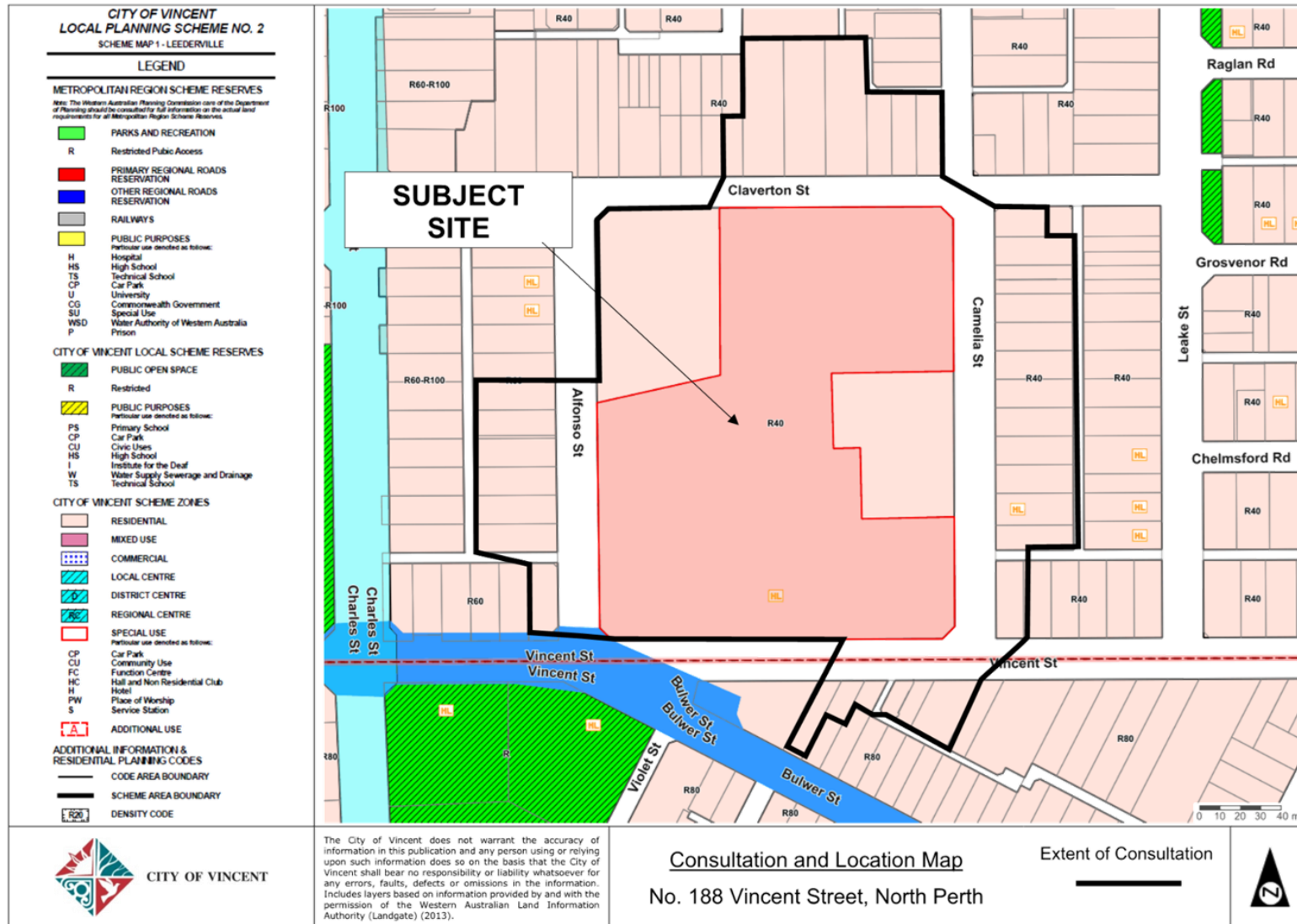
The proposed development would satisfy the performance criteria and objectives of the Heritage Management Policy, and the element objectives of the Built Form Policy. It is acceptable for the following reasons:

- Internal Works to Church: The Heritage Management Policy states that internal modifications to a place that is Management Category A is to be guided by the Statement of Significance and/or Heritage Assessment or Conservation Plan.
 - Choir Gallery: The Choir Gallery is noted in the Conservation Plan as being in a fair – poor condition. The proposed works would improve the usability of the space by introducing a rake to the seating. Existing pews within the Choir Gallery would be retained and relocated on-site. The introduction of improved seating would contribute to the ongoing use of the Church for religious worship;
 - Services: The rationalisation of the existing services within the Church, including the installation of the subfloor cooling and heating system would have a minor impact on the place. Removal of existing intrusive services including lighting which have accreted over the life of the building would improve the heritage values of the place; and
 - Sanctuary Works: The works to the Sanctuary have been proposed to better serve the requirements of the Church in engaging with the congregation including improved acoustics.
- Record Keeping: In accordance with the recommendations of the Conservation Plan, a condition of approval has been included in the officer recommendation that a photographic record of the modifications to the site be created and submitted to the City.
- Conservation Works: With the exception of items 114, 129 and 173, the items listed under the heading 'Conservation Works' on the development plans would be exempt from requiring development approval in accordance with Clause 61(1) of the *Planning and Development (Local Planning Scheme) Regulations 2015*. An advice note has been included to confirm this. All of the proposed conservation works are recommendations from the Conservation Plan. In respect to the three items that require approval, these are consistent with the Conservation Plan as follows:
 - Concrete Ramp: The removal of the concrete ramp to the western transept would allow for the exposure of the damp-proof course of the building. This would assist in ensuring the ongoing structural integrity of the structure and reducing the impacts of rising damp on the fabric of the building, consistent with the Conservation Plan;
 - Door Hardware: The upgrading of door hardware is consistent with the Conservation Plan. The upgrades would support the continued use of the Church in compliance with modern safety requirements of the National Construction Code (NCC). A condition of approval has been included in the officer recommendation that original door hardware be retained alongside NCC compliant hardware where possible; and
 - Paint Removal: The removal of paint from the slate doorway thresholds would return the building to an earlier state. The removal of the paint is recommended in the Conservation Plan and would be consistent with the retention of the heritage values of the place.

- Demolition of the Confessionals and New Entry: The application proposes the demolition of the southern three confessionals to the western elevation which were a later addition to the original Church. The confessionals were categorised in the Conservation Plan as being of 'some' significance given their small scale and status as a later addition. The demolition of the confessionals is supported for the following reasons:
 - The confessionals are not a visually prominent element of the complex and their removal would not negatively impact the relationship of the heritage building within its setting;
 - The confessionals are not considered to be of a high level of significance to the heritage values of the Redemptorist Church and Monastery. The demolition of the confessionals would allow for the creation of a new accessible entrance which would support the ongoing use of the Church for cultural purposes, consistent with its Statement of Significance;
 - The northernmost of the confessionals would be retained, which would ensure that an element of this cultural heritage and fabric of the Church would be retained and conserved; and
 - The proposed new entry would be contemporary in nature and would be readily identifiable as new works in accordance with the objectives of the Burra Charter and Heritage Management Policy.
 - The Officer's Recommendation includes a condition of approval that the glazing to allow transmission of at least 70 percent of visible light to ensure that it continued to permit views of the Church beyond.
- Creation of Courtyard: The application proposes the creation of a new landscaped courtyard to the west of the Church. The courtyard would be surrounded to the south and west by the proposed walkway and Narthex. The courtyard would introduce an additional 23 square metres of landscaping with a steel-framed pergola and plantings. The introduction of soft landscaping to the western side of the Church would positively contribute to the setting of the development and would enhance amenity of the site for patrons.
- Removal of Car Parking: The removal of car parking adjacent to the Church would allow for the exposure of the damp-proof course of the building. This would assist in ensuring the ongoing structural integrity of the structure and reducing the impacts of rising damp on the fabric of the building, consistent with the Conservation Plan. In accordance with the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements the site would have a surplus of 12 car parking bays.
- Glazing to Western Windows: The existing acrylic screen to western leadlight windows would be replaced with security glazing. This would ensure the ongoing protection of the leadlight windows from weathering. Being glass, the work would have minimal impact on the heritage aesthetic of the Church and would continue to allow the appreciation of this element of the place from both inside and outside the building.
- Proposed Narthex and Walkway: The application proposes a new weather protected entry to the west of the Church (the Narthex) replacing existing car parking on the site. The proposed works would be acceptable for the following reasons:
 - Improved Accessibility: The proposed Narthex would improve the accessibility of the Church and would support its ongoing use by the Church community;
 - Burra Charter: The Narthex would be clearly identifiable as new work as it is proposed to be a contemporary and lightweight design incorporating steel, glass, and copper. This would achieve the objectives of Article 22 of the Burra Charter;
 - Materials and Design: The domed copper roof would be sympathetic with existing Church building. The design and materiality would reflect the roofs to the transepts either side of the main Church building and would not have a negative impact on the heritage values of the Redemptorist Monastery and Church. The lightweight design and size of the Narthex would ensure that it would appear to be subservient to the existing Church and Monastery complex; and
 - Glazing and Existing Vistas: The proposed walkway and Narthex would be located to the west of the existing Church building. It would be located behind the predominant building line of the southern (primary) elevation of the Church. Following the conclusion of community consultation, the applicant confirmed that the glazing to the walkway and Narthex would be clear laminated glass. The lightweight nature of the structure, with clear glazing, would ensure the prominence of the Church when viewed from the west (Alfonso Street) and views of the original fabric of the Church would still be maintained. A condition of approval has been included in the officer recommendation for the glazing to provide 70 percent visible light transmissibility to ensure that views through the new structures are retained. This would be consistent with the Built Form Policy standards for commercial glazing.

- Solar Absorptance of Roof: The walkway and Narthex roof would be acceptable for the following reasons:
 - Seamed copper is a material that is used elsewhere as a roofing material on the complex. The use of an existing material assists to integrate the proposed works with the existing building. Seamed copper is a material that is consistent with the age of the complex and would be sympathetic to the heritage place. The use of copper material is also supported by the DRP member and HCWA; and
 - The use of a light colour (<0.4 solar absorptance) material would not be supported in this situation. A light roof colour would not be in keeping with the character of the heritage place and would not assist in integrating the works with the existing building design.

- DRP Member and HCWA Comments: The proposed works are supported by both the HCWA and Design Review Panel Member because the proposal would not negatively impact the heritage significance of the place. The proposal has considered the cultural heritage values of the Redemptorist Monastery and Church and would assist with the ongoing use of the subject site as a place of worship while accommodating contemporary church liturgies and activities.



SUBJECT SITE

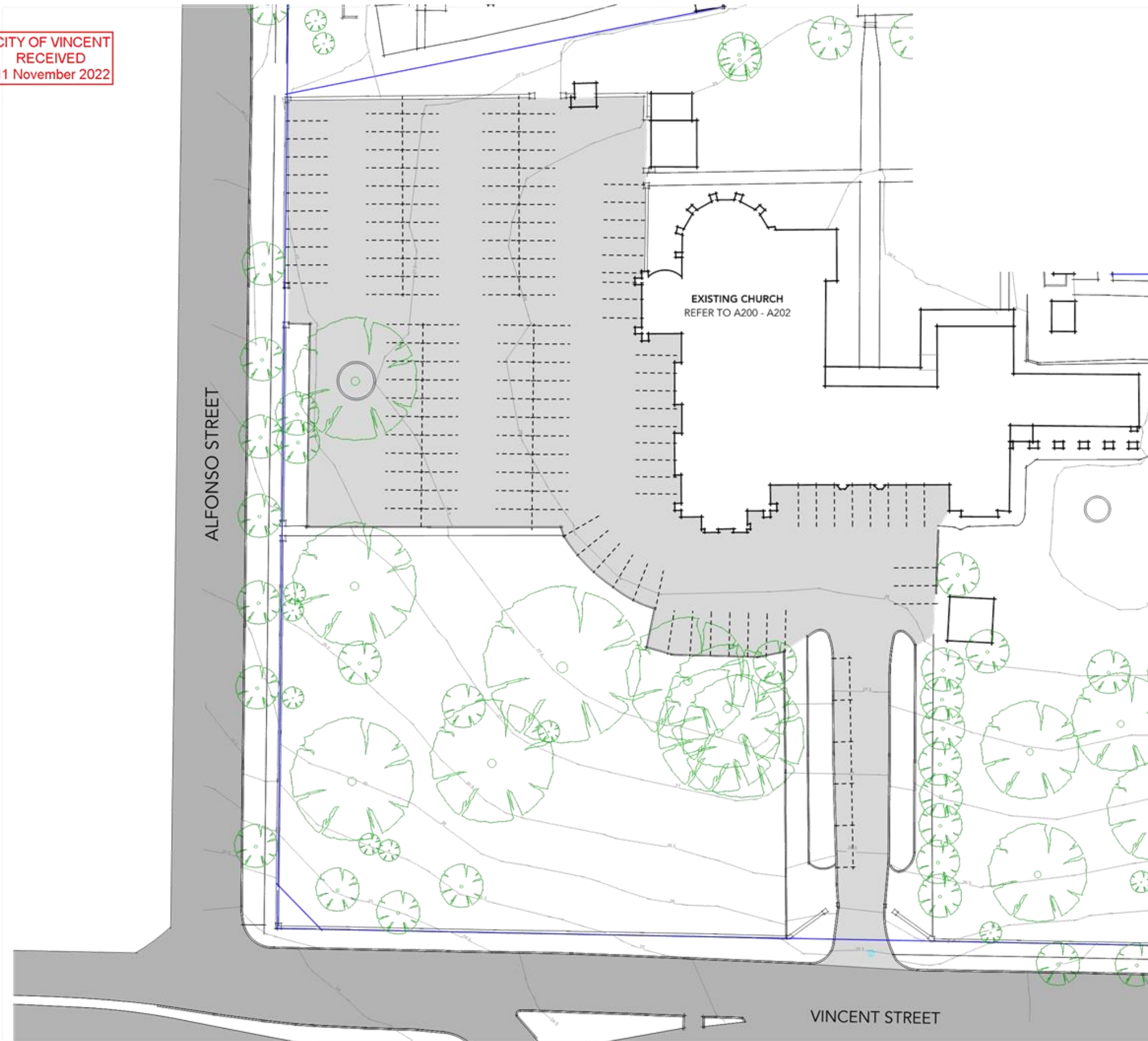
Charles St
Emmerson St
Vincent St
Claverton St
Alfonso St
Gambia St
Leake St
Raglan Rd
Grosvenor Rd
Chelmsford Rd
Bulwer St
Florence Pl

CITY OF VINCENT

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No. 188 Vincent Street, North Perth

CITY OF VINCENT
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11 November 2022

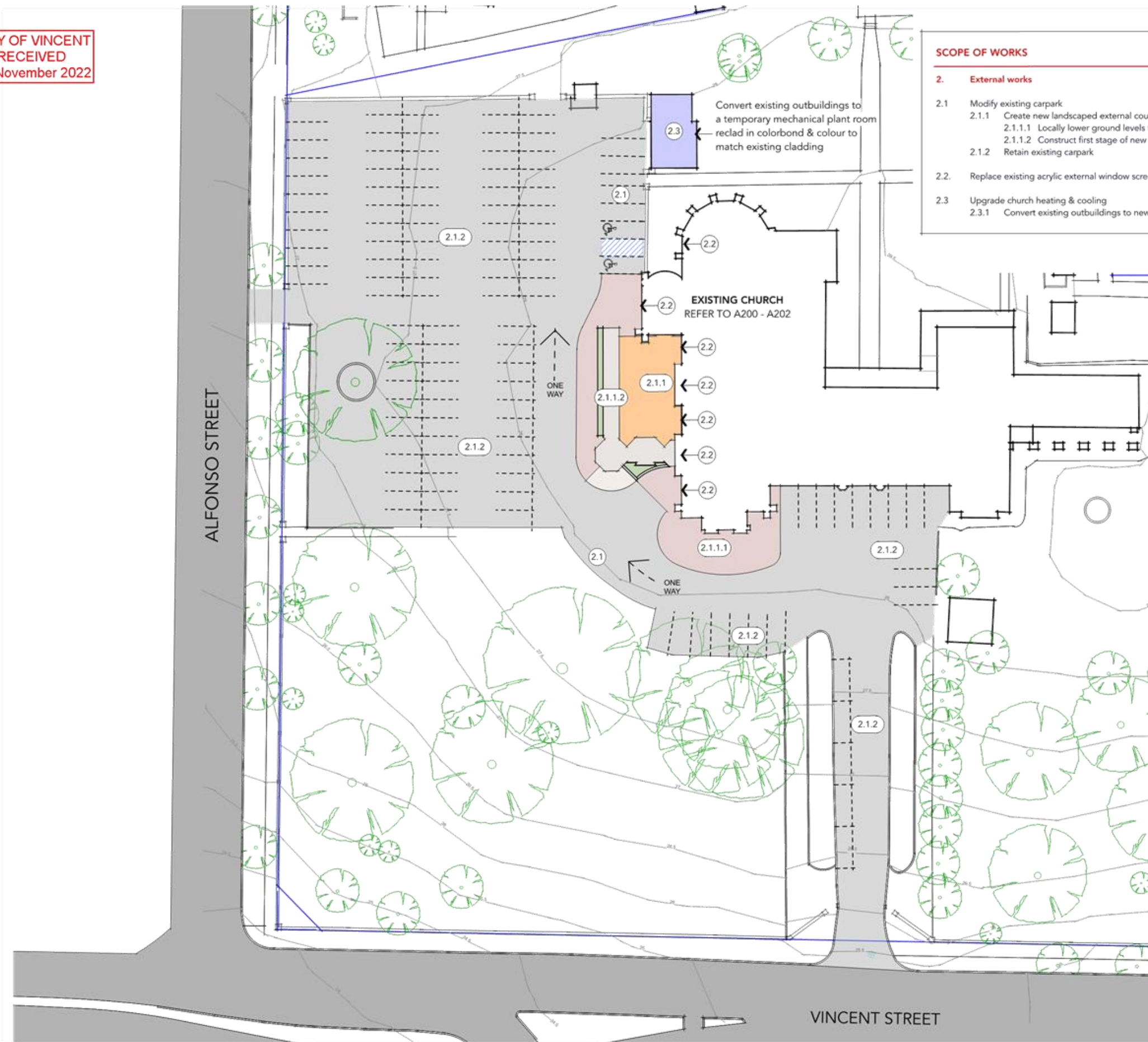


NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Site Plan - Existing		
Plot Date		11/11/22
Scale @A3		1:500
Project No		202123
Drawing No		DA100
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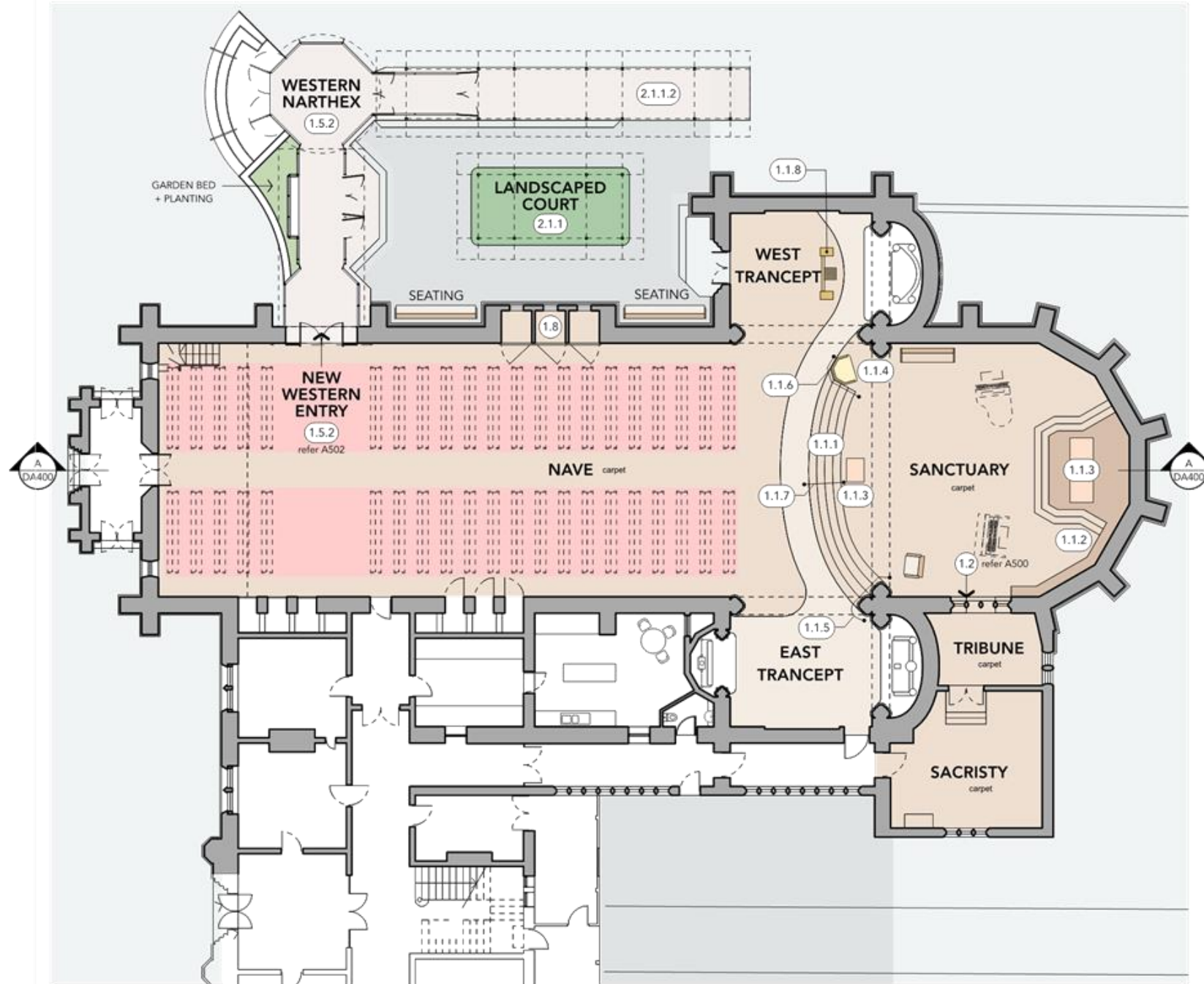
SCOPE OF WORKS

- 2. External works**
- 2.1 Modify existing carpark
 - 2.1.1 Create new landscaped external court
 - 2.1.1.1 Locally lower ground levels to reinstate church damp-proof course
 - 2.1.1.2 Construct first stage of new pedestrian link to future Pastoral Centre
 - 2.1.2 Retain existing carpark
- 2.2 Replace existing acrylic external window screens with new security glass panels offset from face of building
- 2.3 Upgrade church heating & cooling
 - 2.3.1 Convert existing outbuildings to new external plant room to house heating & cooling plant

NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Site Plan		
Plot Date	16/11/22	
Scale @A3	1:500	Rev
Project No	202123	
Drawing No	DA101	
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SCOPE OF WORKS

1. Internal works

- 1.1. Modify 1922 Sanctuary to accommodate contemporary church liturgies & activities
 - 1.1.1. Expand dais to allow altar to sit forward of the chancel arch
 - 1.1.2. Create smaller high altar podium with acolyte seating for altar & tabernacle
 - 1.1.3. Provide smaller altar table
 - 1.1.4. Relocate pulpit
 - 1.1.5. Retain existing handrail
 - 1.1.6. Relocate existing handrail
 - 1.1.7. New Bronze handrail to match existing
 - 1.1.8. Relocate existing prayer rail & candelabra for new step layout
- 1.2. Modify the mullions of the Tribune tracery screen to provide direct access for priests between the Tribune and Sanctuary
- 1.3. Upgrade 1903 Choir Gallery
 - 1.3.1. New tiered seating for improved sightlines
 - 1.3.2. Strengthen existing balustrade for safety
 - 1.3.4. Install new floor finishes
- 1.4. Remove service accretions and upgrade services to contemporary standards
 - 1.4.1. Upgrade ambient lighting in combination with AV system
 - 1.4.2. Rationalise power and data
 - 1.4.3. Install hearing loop
- 1.5. Construct new external entrance to provide universal access to church nave and improve amenity for building occupants
 - 1.5.1. Retain original Southern Porch entrance
 - 1.5.2. Remove non-original confessionals (date unknown) and construct new entrance with all-weather Narthex
- 1.6. Upgrade church heating & cooling
 - 1.6.2. Install new air handling units providing all outside air cooling and heating below suspended timber floor, ducted for displacement cooling and heating.
 - 1.6.3. Convert existing garage to new external plant room to house heating & cooling plant
- 1.7. Refurbish internal finishes
 - 1.7.1. Retain 1961 icons
 - 1.7.2. New painting throughout
 - 1.7.3. Upgrade existing carpets
- 1.8. Upgrade retained western confessionals to meet current professional standards

2. External works

- 2.1. Modify existing carpark
 - 2.1.1. Create new landscaped external court
 - 2.1.1.1. Locally lower ground levels to reinstate church damp-proof course
 - 2.1.1.2. Construct first stage of new pedestrian link to future Pastoral Centre
- 2.2. Replace existing acrylic external window screens with new security glass panels offset from face of building (west facing windows only)

3. Recommended Conservation Works (Section 8 - Conservation Plan, June 2011)

- Settings & Site Planning - Church Building**
- 114 Remove concrete ramps to entrances and replace with appropriately constructed ramps/steps to allow damp proof courses to operate.
- Urgent Works - Church Building**
- 119 Repair plaster to interior walls and ceilings.
 - 124 Refix loose and spongy floorboarding generally.
 - 125 Rust treat window frames and sashes to church and replace broken metal frames and leadlight glazing. Apply rust retardant treatment to all ferrous parts.
 - 129 Review emergency exit hardware to doors. Upgrade to comply with BCA standards.
 - 130 Connect non-connected sinks and kitchenettes to foul water system.
- Medium-Term Conservation Works - Church Building**
- 146 Some leadlight comes are fatiguing. Engage a leadlight window expert to review condition of all leadlights and provide recommendations for repairs to windows to church. Implement repair recommendations according to urgency.
- Long-Term Conservation Works - Church Building**
- 166 Rationalise alarms and signs. Disconnect but retain alarms of significance.
 - 173 Remove paint from slate door thresholds.
 - 176 Reattach skirting boards where necessary.
 - 184 Remove carpet and make good to timber floors to church.

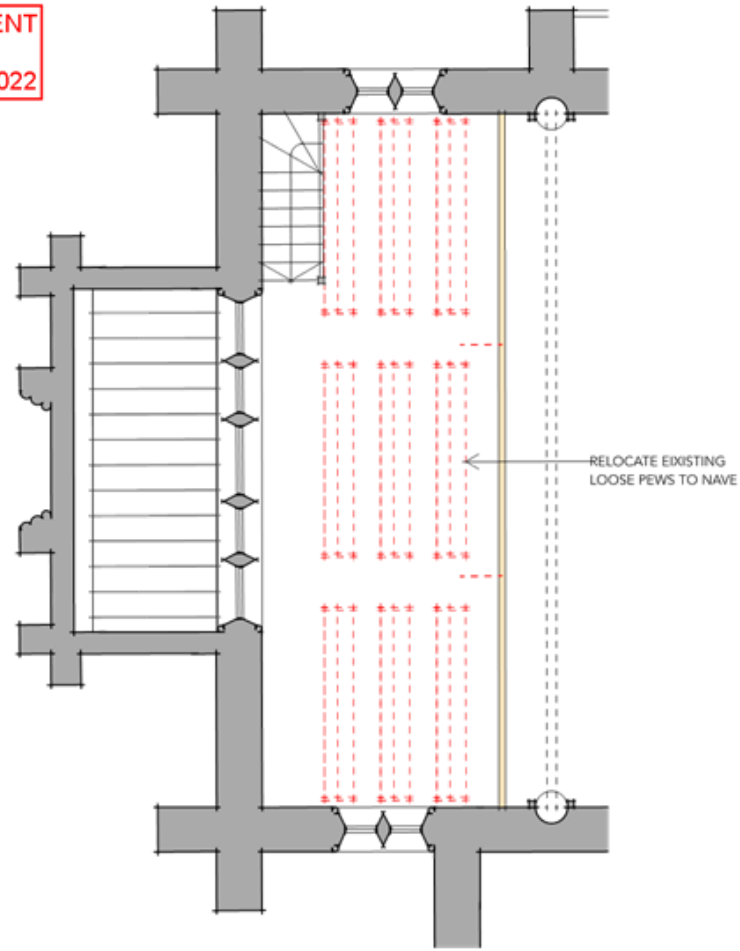
ISSUE	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Ground Floor Plan		
Plot Date	11/11/22	
Scale @A3	1:200	Rev
Project No	202123	

Drawing No **DA201**

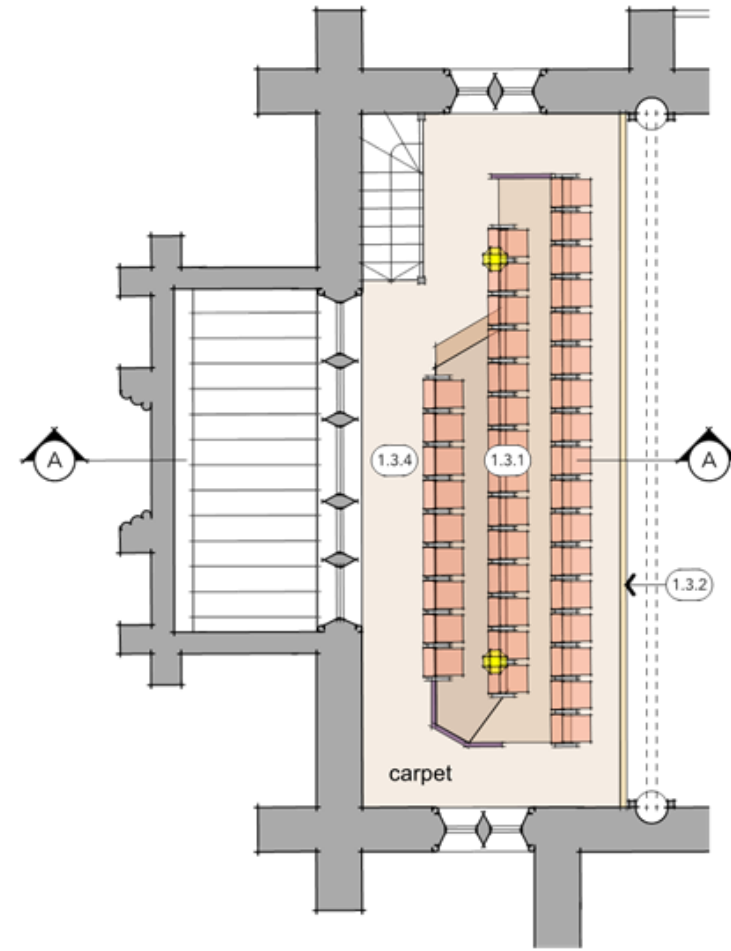
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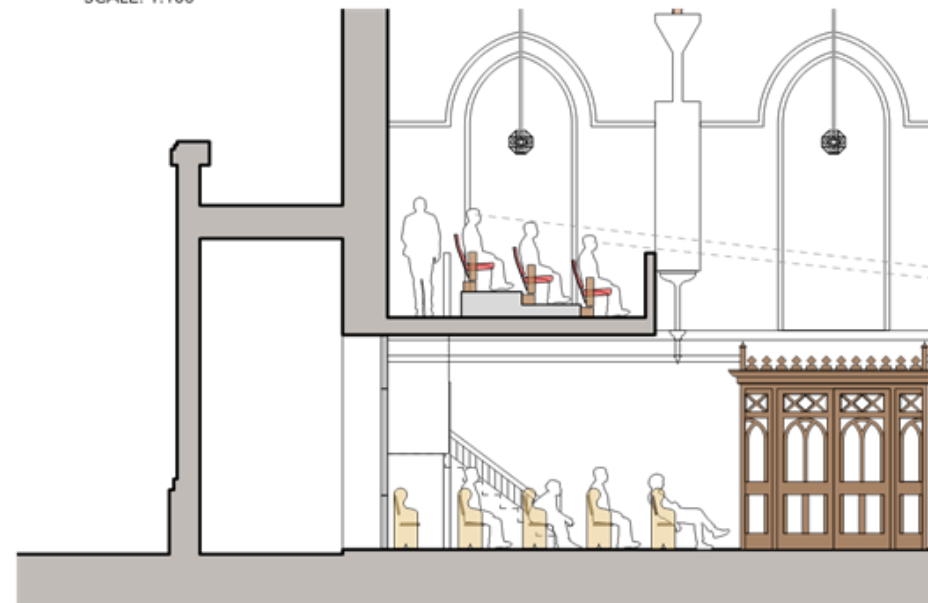
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MEZZANINE
EXISTING PLAN
SCALE: 1:100



MEZZANINE
FLOOR PLAN
SCALE: 1:100



MEZZANINE
SECTION A
SCALE: 1:100

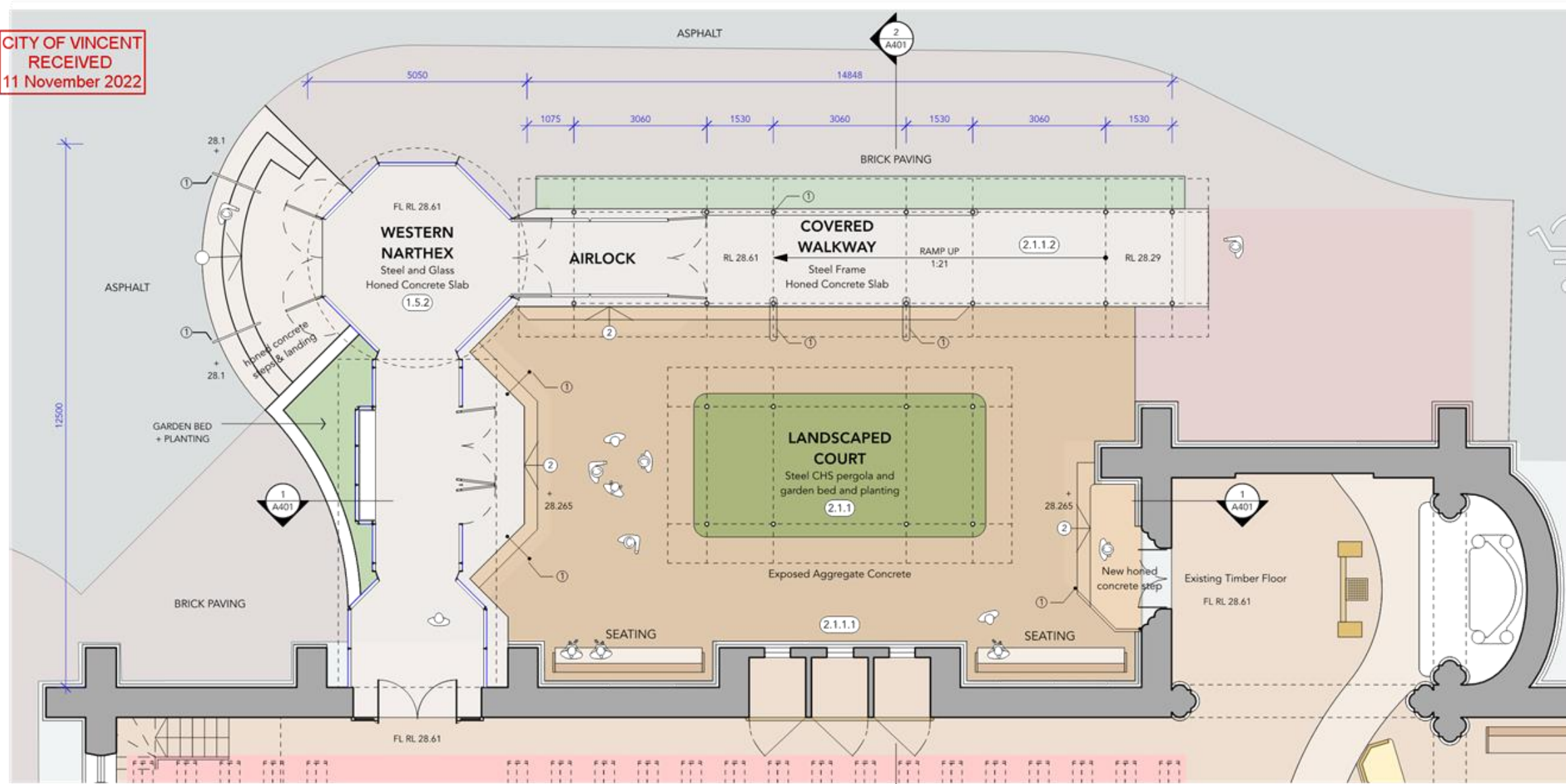
SCOPE OF WORKS

- 1. Internal works
 - 1.3 Upgrade 1903 Choir Gallery
 - 1.3.1 New tiered seating for improved sightlines
 - 1.3.2 Strengthen existing balustrade for safety
 - 1.3.4 Install replacement wall to wall carpet

NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Mezzanine Plan and Section		
Plot Date	11/11/22	
Scale @A3	1:100	Rev
Project No	202123	
Drawing No	DA202	
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LEGEND

- ① BESPOKE FABRICATED DECORATIVE HANDRAILS TO COMPLY WITH AS-1428.1
- ② STEPS - 350 GOING / 172 RISER
- Exposed Aggregate Concrete
- Brick Paving
- Asphalt

SCOPE OF WORKS

- 1. Internal works**
 - 1.5 Construct new external entrance to provide universal access to church nave and improve amenity for building occupants
 - 1.5.2 Remove non-original confessionals (date unknown) and construct new entrance with all-weather Narthex
- 2. External works**
 - 2.1 Modify existing carpark
 - 2.1.1 Create new landscaped external court
 - 2.1.1.1 Locally lower ground levels to reinstate church damp-proof course
 - 2.1.1.2 Construct first stage of new pedestrian link to future Pastoral Centre

NARTHEX
WESTERN ENTRANCE PLAN
SCALE: 1:100

NO.	DATE	REVISION

Project Redemptorist Church Conservation	
Address North Perth WA	
This Sheet Floor Plan - Western Narthex	
Plot Date	11/11/22
Scale @A3	1:100 Rev
Project No	202123

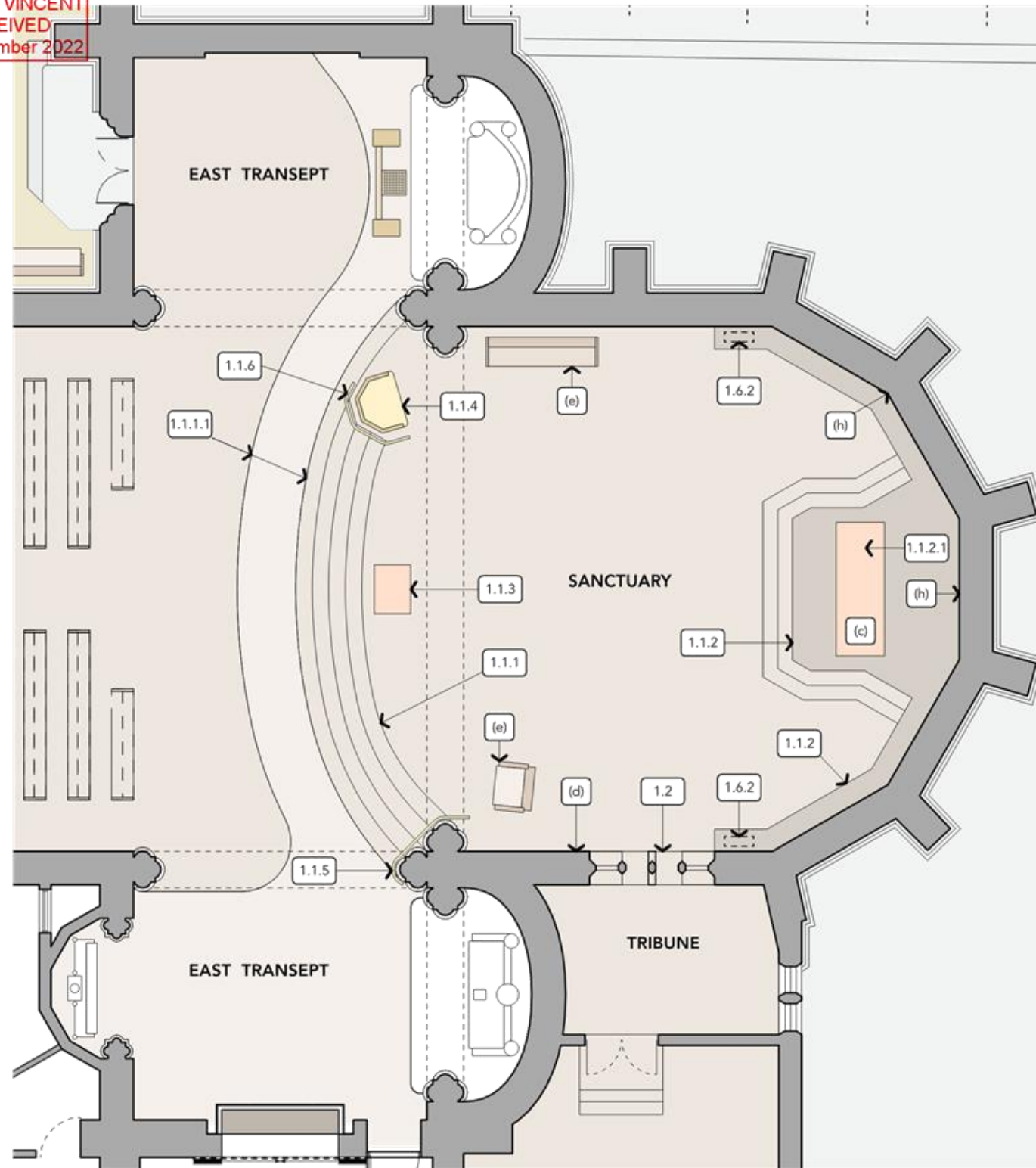
Drawing No DA210

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 **SANCTUARY**
FLOOR PLAN
SCALE 1:100

SCOPE OF WORKS

1. Internal works
 - 1.1. Modify 1922 Sanctuary & Transepts to accommodate contemporary church liturgies & activities
 - 1.1.1. Expand dais to allow altar to sit forward of the chancel arch
 - 1.1.1.1 New curved steps to Nave, West & East Transepts
 - 1.1.2. Create smaller high altar podium with acolyte seating for altar & tabernacle
 - 1.1.2.1 Retain existing high altar
 - 1.1.3. New smaller altar
 - 1.1.3.1 Remove existing altar and salvage materials for re-use in new furniture
 - 1.1.4. Relocate pulpit
 - 1.1.4.1 Modify pulpit for new lighting, data and reading shelf
 - 1.1.4.2 Lightly clean and refurbish existing finishes
 - 1.1.5. Retain existing handrail
 - 1.1.5.1 Lightly clean & refurbish handrail
 - 1.1.6. New decorative brass handrail to match retained existing handrails
 - 1.1.7. Modified existing brass handrail at edge of dais
 - 1.1.7.1 Lightly clean & refurbish handrail prior to refixing
 - c) Lightly clean & refurbish existing high altar
 - d) Repair water damage to icons
 - e) Refurbish existing presidents chair & loose bench to altar
 - h) Lightly clean & refurbish existing crucifix and sanctuary lamp
- 1.2. Modify the mullions of the Tribune tracery screen to provide direct access for priests between the Tribune and Sanctuary
- 1.6. Upgrade church heating & cooling
 - 1.6.2. Install new air handling units below suspended timber floor, ducted for displacement cooling and heating.

A	12/1/22	Issued for costing
DATE	REV.	REVISION

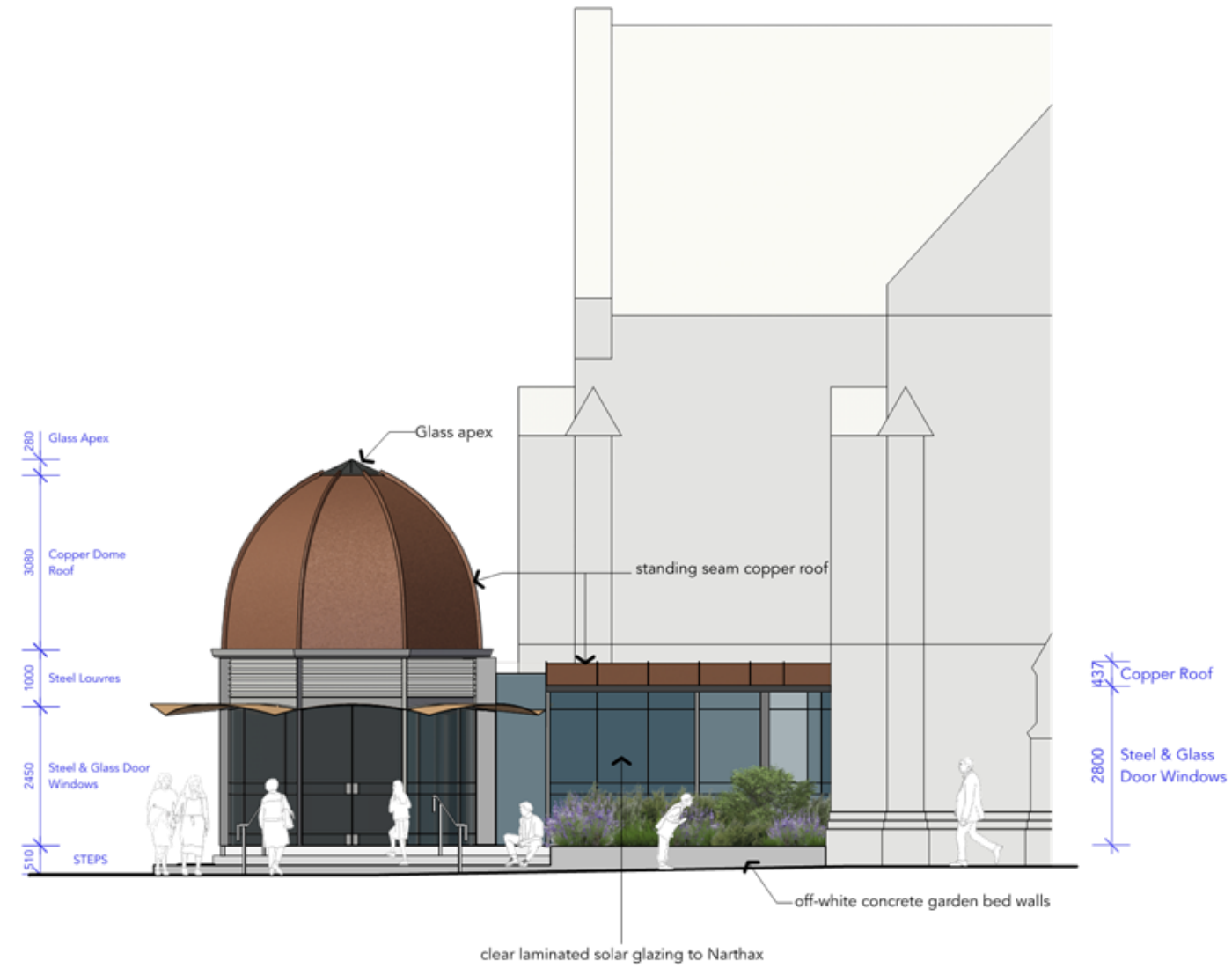
Project	
Redemptorist Church Conservation	
Address	
North Perth WA	
Title Sheet	
GF plan - Sanctuary	
Plot Date	11/11/22
Scale @A3	1:100 Rev A
Project No	202123

Drawing No **DA215**

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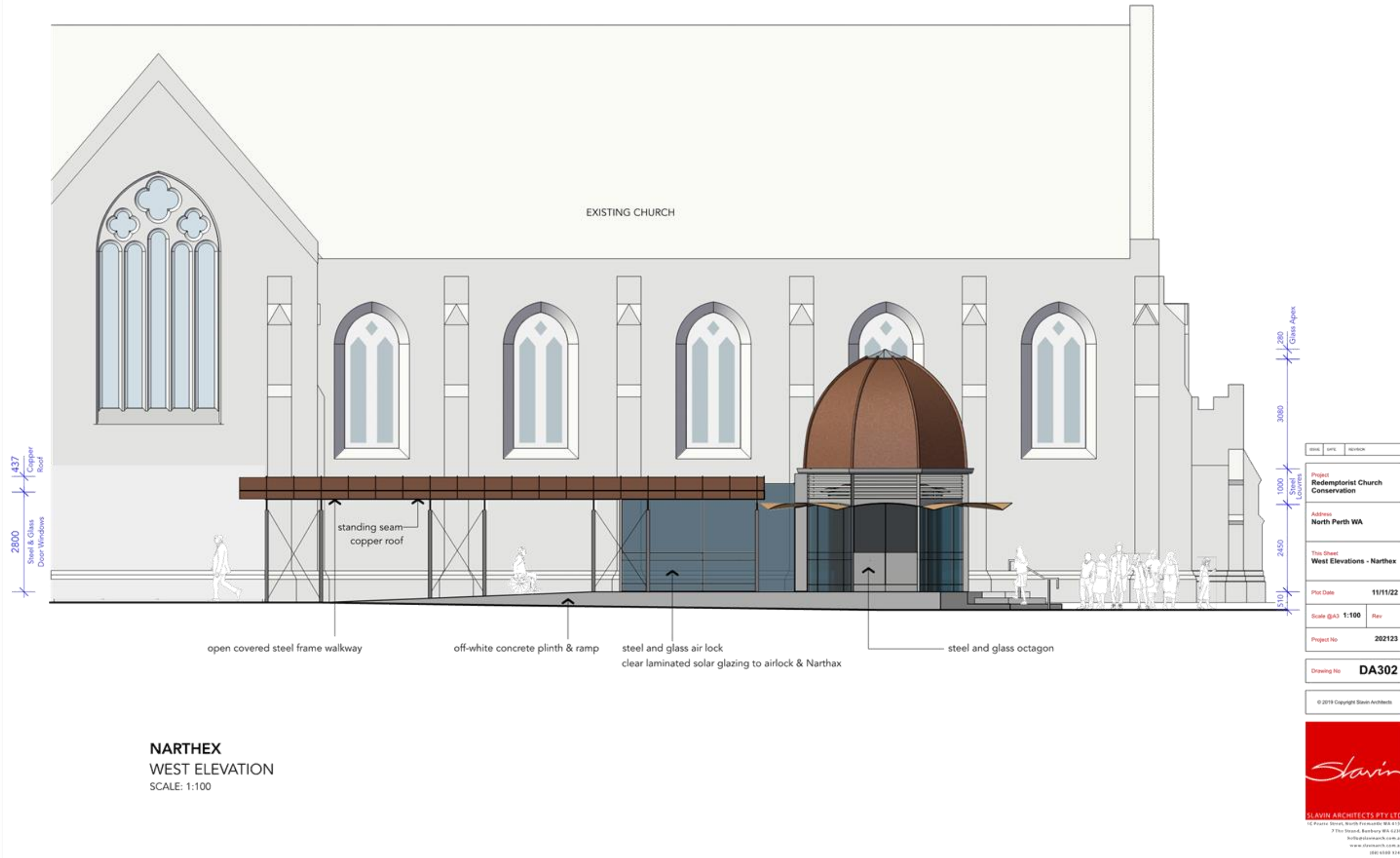


NARTHEX
SOUTHERN ELEVATION
SCALE: 1:100

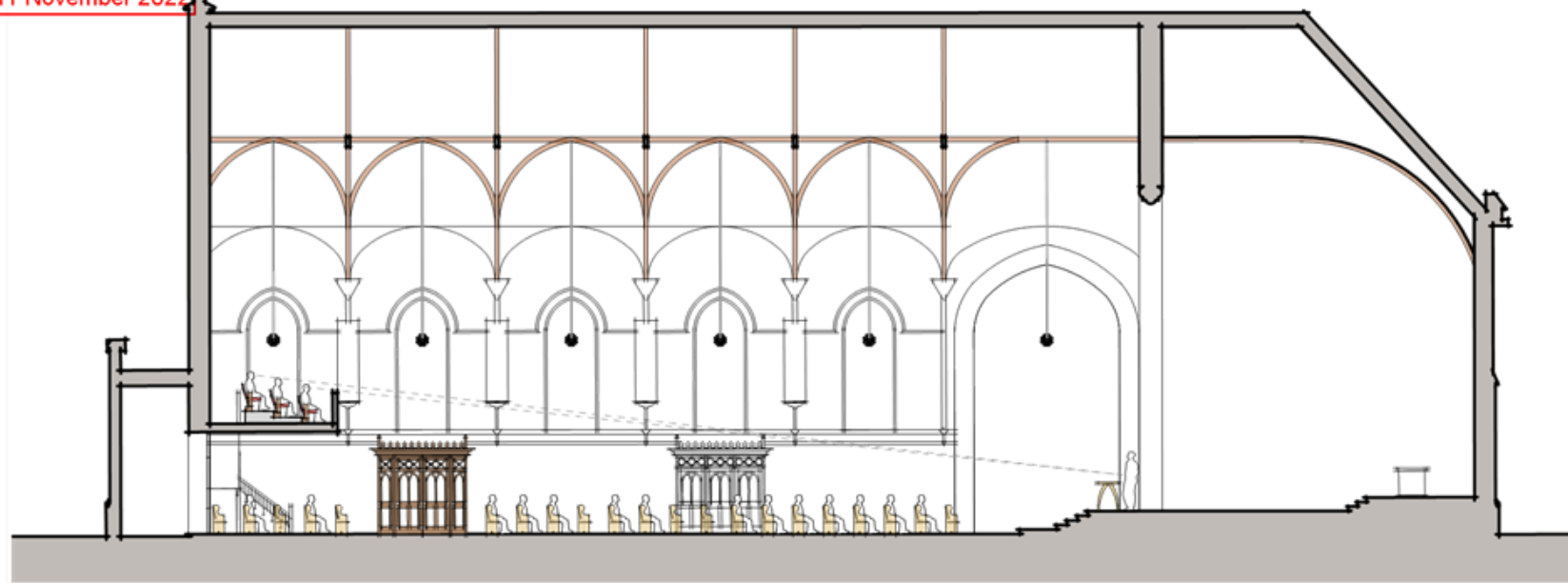
NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Southern Elevation - Narthex		
Plot Date		11/11/22
Scale @A3		1:100 Rev
Project No		202123
Drawing No		DA301
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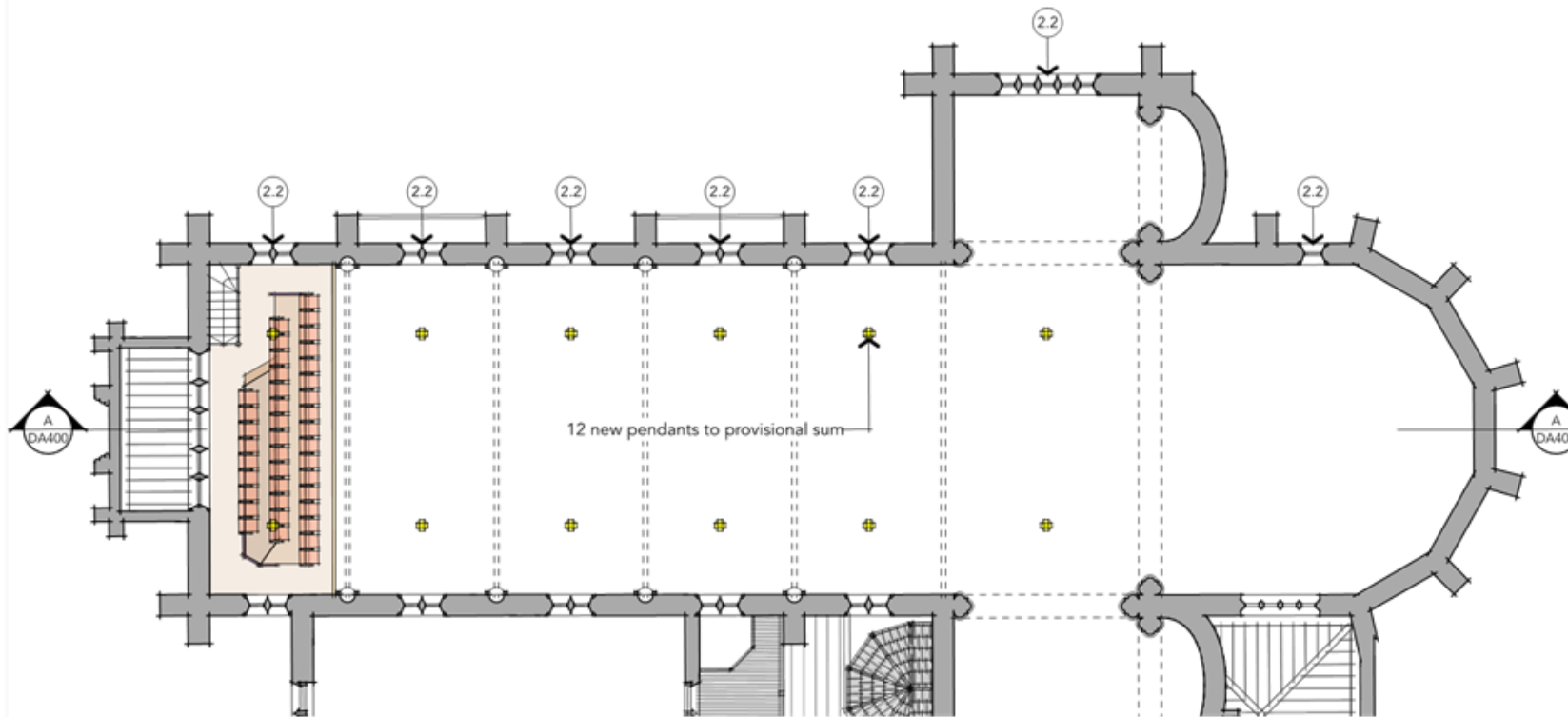
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11 November 2022



SECTION A
SCALE: 1:200



FIRST FLOOR PLAN
SCALE: 1:200

SCOPE OF WORKS

1. **Internal works**
 - 1.4 Remove service accretions and upgrade services to contemporary standards
 - 1.4.1 Upgrade ambient lighting in combination with AV system
2. **External works**
 - 2.2 Replace existing intrusive acrylic external window screens with new security glass panels offset from face of building
 - 2.2.1 Remove intrusive aluminium framed acrylic screens & make good to stucco render
(in accordance with Policy 38 of the adopted Conservation Plan, 2011)
 - 2.2.2 Install new clear laminated toughened glass panels on stainless steel patch fixings securely fixed to window quoining.
 - 2.2.2.1 Stand off patch fixings set minimum of 100mm from face of quoining to provide natural ventilation to stained glass windows & mitigate heat build up. Make good to stucco render.

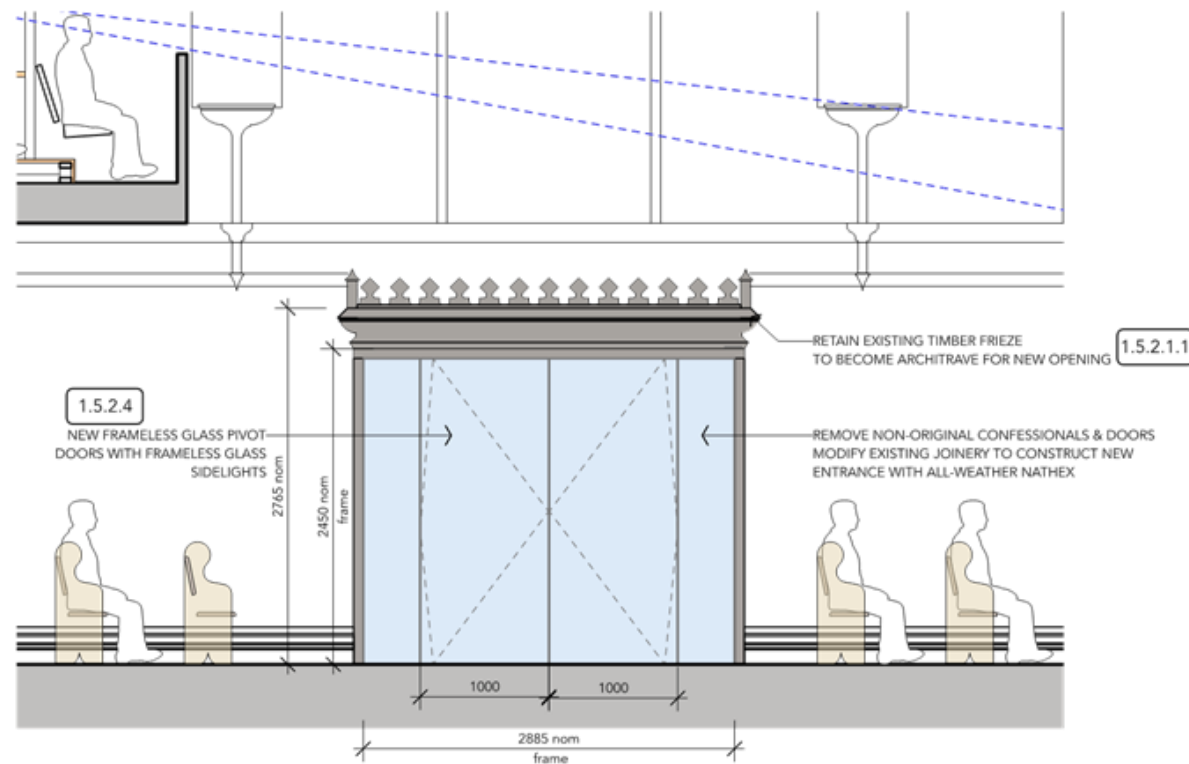
NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Section and upper floor - Existing Church		
Plot Date	11/11/22	
Scale @A3	1:200	Rev
Project No	202123	

Drawing No DA400

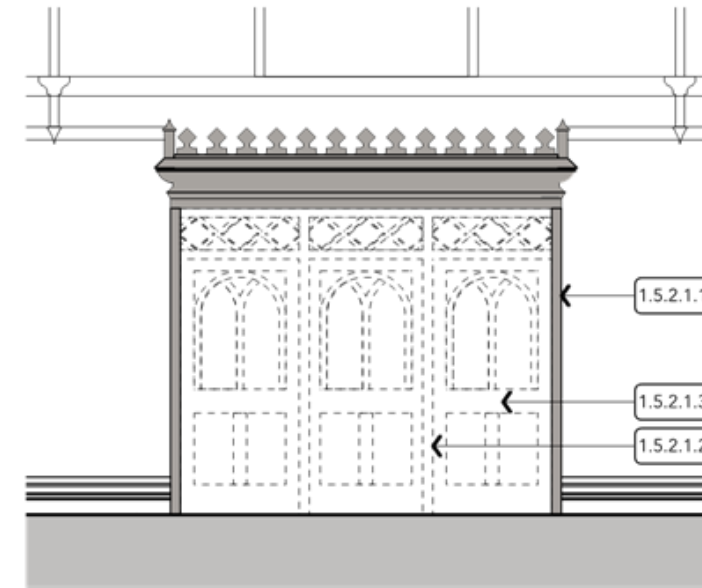
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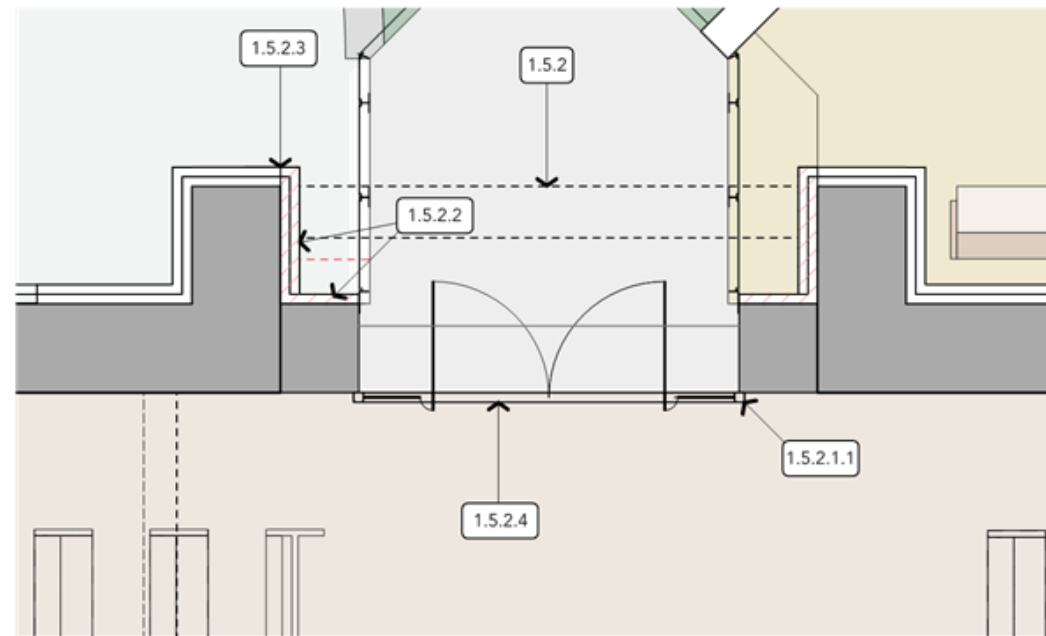
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11 November 2022



**WESTERN OPENING TO NARTHEX
ELEVATION**
1:50



**EXISTING CONFESSIONAL DOORS & JOINERY
ELEVATION**
1:50



**WESTERN OPENING TO NARTHEX
PART PLAN**
1:50







SCOPE OF WORKS

- 1. Internal works
- 1.5 Construct new external entrance to provide universal access to church nave and improve amenity for building occupants
 - 1.5.2 Remove non-original confessionals (date unknown) and construct new entrance with all-weather Narthex
 - 1.5.2.1 Modify existing decorative joinery to Nave
 - 1.5.2.1.1 Retain & refurbish decorative timber frieze and jambs
 - 1.5.2.1.2 Remove 2off internal timber mullions & install new frameless glass doors to Narthax
 - 1.5.2.1.3 Salvage existing decorative timber doors
 - 1.5.2.2 Make good to original pillow-faced limestone masonry exposed by the removal of the confessionals
 - 1.5.2.3 Make good to rendered string courses and pillow-faced limestone masonry damaged by the removal of the confessionals
 - 1.5.2.4 Install frameless glass pivot doors with matching sidelights

NO.	DATE	REVISION
Project Redemptorist Church Conservation		
Address North Perth WA		
This Sheet Western Narthax - Nave Opening		
Plot Date	11/11/22	
Scale @A3	NTS	Rev
Project No	202123	
Drawing No	DA711	
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Photographs of Redemptorist Church and Monastery.

Description	Photo	Description	Photo
Tribune Screen		View of south elevation of Monastery, showing car parking.	
View of Choir Gallery		View of western elevation of Church showing confessionals and acrylic window covers.	
		Close-up of exterior of one of the western confessionals.	

Photographs taken from 2011 Conservation Plan for Redemptorist Church and Monastery




HERITAGE IMPACT STATEMENT

FORM

Name of Place:	Redemptorist Monastery and Church
Registration Date:	17 March 2006
The Place/Area:	Redemptorist Monastery and Church, 190 Vincent Street, North Perth
Prepared by:	Slavin Architects Pty Ltd
Prepared for:	City of Vincent
Date:	30 August 2022

Heritage listings:

State Register of Heritage Places (02218)
 Interim Entry: 18 March 2005
 Permanent Entry: 17 March 2006

Municipal Inventory - Category A
 Adopted 27 November
 1995 Recommended RHP

Statement of significance:

Redemptorist Monastery and Church has cultural heritage significance for the following reasons:

- the place is an excellent and intact example of Federation Gothic style complex, located in a park-like setting;
- the place is one of a small number of monasteries remaining in operation in Western Australia, of only three purpose built Redemptorist in Australia, and one of only three in use for its intended purpose;
- the place is a well-used Church, highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order;
- the place is an excellent example of the work of architects Michael and James Cavanagh;
- the place contributes to the community's sense of place as a well-known religious complex and landmark

(Clause 6.2, Redemptorist Monastery and Church Conservation Plan, 2011, Philip Griffiths Architects)

Redemptorist Monastery and Church is an important place that is of considerable cultural heritage significance, and is highly valued by Western Australia's Catholic community for its religious and spiritual associations. The place is one of a small number of monasteries remaining in operation in Western Australia and is of value to the State.

(Clause 6.3, Redemptorist Monastery and Church Conservation Plan, 2011, Philip Griffiths Architects)

HERITAGE IMPACT STATEMENT - FORM

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The proposed works include the following recommended urgent, medium & long term conservation works from Section 8 of the Redemptorist Monastery and Church Conservation Plan, 2011:
Item 114, 119, 124, 125, 129, 130, 146, 166, 173, 176 & 184

In 2011 the monastery and church were assessed to be a well-used church and to be highly valued by Western Australia's Catholic community for its religious and spiritual associations, and for the site's long association with the Redemptorist Order. (Redemptorist Monastery and Church Conservation Plan, 2011 - Section 5.5, Social Value)

The proposed works will provide the Western Australian Catholic community with a church that will now be universally accessible, have improved levels of thermal and acoustic comfort and be able to meet contemporary liturgical needs; and in turn ensure the historic and social values of the place are enhanced.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The proposed adaptive works have been carefully designed to ensure the ongoing use of the place and to protect building fabric of exceptional & considerable significance whilst modifying fabric of lesser significance such as the confessionals (date unknown) between the western buttresses of the church (Clause 7.2.1, Redemptorist Monastery and Church Conservation Plan, 2011).

Modifications to elements of significance will retain the original spatial relationships between Nave, Sanctuary and Transepts whilst retaining original decorative internal finishes, artwork, iconography, joinery and metalwork.

All works will be undertaken in accordance with the conservation policies of the Redemptorist Monastery and Church Conservation Plan, 2011. The Works will be documented and administrated by Slavin Architects with suitably qualified and experienced specialist tradespersons employed to undertake the conservation and adaptive works

Conclusion:

The aesthetic, historic & social values of the Redemptorist Monastery and Church identified in Section 5 of the Redemptorist Monastery and Church Conservation Plan, 2011 will be retained as a result of the proposed works.

The degree of significance of the place in terms of its rarity, representativeness, condition, integrity, and authenticity as identified in Section 5 of the Redemptorist Monastery and Church Conservation Plan, 2011 will be retained as a result of the proposed works.

References and attachments:

Redemptorist Monastery and Church Conservation Plan, 2011, prepared by Philip Griffiths Architects.

Contact us

Heritage Council of WA
Locked Bag 2506
Perth WA 6001

T: (08) 6551 8002
FREECALL (regional): 1800 524 000
E: info@dph.wa.gov.au
W: www.dph.wa.gov.au

2

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. NO verge trees shall be REMOVED. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorized pruning.
3. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
5. In relation to Conditions 4 and 5, these have been imposed on the advice of the Department of Planning, Lands and Heritage to ensure the careful management of the works. These can be discussed directly with the Department of Planning, Lands and Heritage on (08) 6551 8002 or info@dplh.wa.gov.au should you have queries in relation to these conditions.
6. In relation to Condition 6, this has been imposed with reference to recommendations within the 2011 Conservation Plan. Photographs shall be in colour and of a high quality. Each image shall be clearly labelled with a description of what is depicted in the photograph and the date it was taken. Should the applicant/landowner have further queries in relation to this please liaise with the City of Vincent Local History Centre.
7. In accordance with Item 16 of the Table in Clause 61(1) of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the following works listed on the development plans ('Recommended Conservation Works') are exempt from the need to obtain development approval and do not form part of this approval:
 - 119 Repair plaster to interior walls and ceilings.
 - 124 Refix loose and spongy floorboarding generally.
 - 125 Rust treat window frames and sashes to church and replace broken metal frames and leadlight glazing. Apply rust retardant treatment to all ferrous parts.
 - 130 Connect non-connected sinks and kitchenettes to foul water system.
 - 146 Some leadlight comes are fatiguing. Engage a leadlight window expert to review condition of all leadlights and provide recommendations for repairs to windows to church. Implement repair recommendations according to urgency.
 - 166 Rationalise alarms and signs. Disconnect but retain alarms of significance.
 - 176 Reattach skirting boards where necessary.
 - 184 Remove carpet and make good to timber floors to church.
8. **All mechanical devices/installations, including heat pumps and compressors contained within the proposed plant room, are not to result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*.**