

Application Referral Cultural Heritage - Response

From:	Sarah Waight
Recommendation:	Proposal is acceptable without conditions.
Date Completed:	
Address:	4 - 10 ST JOHNS AVENUE, NEW TOWN
Proposal:	Partial Demolition, Alterations, Fencing and Two New Netball Courts
Application No:	PLN-21-809
Assessment Officer:	Deanne Lang,

Referral Officer comments:

This application is for works to a place heritage listed in Table E13.1 of the Historic Heritage Code of the Scheme. The listing in Table E13.1 (No. 3003) describes the site as the St John's Bowling Club, however this is not correct as that bowls club is located within and covered by the St John's Park site listing in Table E13.1 (No. 3002) in the Historic Heritage Code of the Scheme.

That aside, the subject site (No. 3003) was identified in the New Town and Lenah Valley Significant Garden Study and the datasheet (Ref G81) prepared as part of the study specifically describes the collective nature of the landscapes within the St John's Park site, avenues of trees, planting associated with the John Edis centre and the bowls club including its 'prominent fence and concrete retaining wall.' It can therefore be confirmed that the heritage listed site is that defined as having the title 149031/1, but also the elements described and those of within the larger St John's Park site on other titles.

The proposal is for the conversion of one of the three bowling greens associated with the Buckingham Bowls Club into netball courts. The site is shown in the image below. The bowling green to be developed is the one closest to the existing netball courts located on the corner of Creek Road and New Town Road.



Subject site for the proposed netball court shown by red line with masonry heritage fence to the left.

The adjacent (or middle) bowling green is to be resurfaced and have new shade structures.

The heritage listed land parcel identified by the Scheme listing captures the part of the site that is the subject of this current application. However, the masonry fence identified in the datasheet is further along New Town Road and off-centre from the bowling green to be modified as a netball court. The middle part of the subject site (bowling green 2) will remain as a bowling green and is to be resurfaced and have new shade structure. That part of the subject

site is located behind the masonry heritage fence.

The proposal involves demolition and new work.

The demolition involves the removal of the following elements:

- removal of the playing surface of the bowling green from grass to Plexipave for the netball courts, minor excavation for drainage and for the construction of 3 metre high fencing and new gates around three side of the courts.
- removal of the surface of bowling green 2 and edges and removal of existing umbrella structures.

The new work involves:

- new playing surface for the netball courts
- fencing and two new gates to the netball court - 3 metres high
- misc path surfaces
- new playing surface to the bowling green
- three new cantilever shade structures around the edge of the bowling green.

The proposal must be assessed against E13.7.1 P1 - demolition at a heritage place and E13.7.2 P1, P2, P3 new work at a heritage place. It should be noted that while there is a new fence, it is not a new 'front fence and gate' as defined under the Scheme, therefore clause E13.7.2 P5 does not apply.

E13.7.1 P1 states:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

Response:

None of the features or elements proposed to be removed as part of the demolition for the new work can be considered to have any heritage value or make a contribution to the historical significance of the site. Therefore clause E13.7.1 P1 is satisfied.

Clause E13.7.2 P1 states:

Development must not result in any of the following:

(a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;

(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.

Clause E13.7.2 P2 states:

Development must be designed to be subservient and complementary to the place through characteristics including:

(a) scale and bulk, materials, built form and fenestration;

(b) setback from frontage;

(c) siting with respect to buildings, structures and listed elements;

(d) using less dominant materials and colours.

Clause E13.7.2 P3 states:

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

The proposal satisfies the above provisions of the Scheme.

Response:

The proposed works are consistent with this site having been used as sporting facilities for a considerable period of time and although one of the parts of the site will change from a bowling green to two netball courts, it will remain as an open square of playing area. The new fence, a cyclone mesh fence on three sides, is likewise consistent with the character of sporting facilities. There are no changes to the existing vegetation and landscaping arrangement. The most significant change will be the construction of three (3) new shelters that have a cantilevered roof around bowling green 2, all having a height of 2.3 metres and finished in Colorbond Classic Cream and Grey. Again, these types of structures are consistent with current shade facilities provided at bowling greens around Australia and are designed to be simple, open and functional structures. The colours selected are described above and from an overall point of view, the proposed development is consistent and sympathetic to the setting, uses appropriate materials and is of a scale that does not result in diminution or loss of heritage values associated with the heritage listed place, satisfying E13.7.2 P1, P2 and P3.

The proposal satisfies the above provisions of the Historic Heritage Code of the Scheme.

Sarah Waight
Senior Cultural Heritage Officer
6 Feb 2023