

# CATHOLIC PARISH OF LOWER NORTH SHORE PARISH FORUM

ST LEONARDS,  
NAREMBURN

Parish Forum - 6 Sep 2023

# AGENDA

Deacon Peter  
McCulloch (MC)

Welcome

Fr Jose Philip

Invitation to prayer  
Pastoral Mission and Development – Lower  
North Shore Parish

Reginald Aung Thein

Words from the Parish Finance Committee  
Chair

Emma McDonald

Planning process with Willoughby Council  
and Interim Heritage Order Update

Q & A  
Tea & Coffee

Fr Jose Philip

Close with a prayer

# **Development considerations and consultation history - recap**



# Discernment

**Discernment was considered in the context of the Parish's Mission**  
which at the time, was centred on:

*Assisting parishioners to build a stronger relationship with God*  
*Encouraging a strong parish faith community*  
*Spreading our faith into the wider community*

- The Parish wished to ensure **parish sustainability** in the context of its **pastoral mission and vision** via **development of the site** and undertaking the **best activation strategy** to ensuring the land and assets meet their full potential.
- In direct response to the **Parish's stewardship responsibilities** being the management and provision of capital to support the work of the Parish and the sound stewardship of its temporal goods.
- The Parish wished to **realise an income from a developable part of the site** so as to be able to **build new assets and renew existing Church assets, providing income to maintain and upkeep the heritage listed Church and surrounds and sustain the parish into the future.**



# PARISH CONSULTATION

## From 2017 through to Nov 2021

- **Joint PFC and PPC meetings held in 2017 and 2018**

## PFC meetings, with PMC Chair

- At least 10 meetings held with the PFC, involving a member of the PMC
  - Reg Aung Thein - PFC Chair
  - Rory Lonegan
  - Paul Casamento
  - Justin Ree
  - David Nesbitt
  - Robert Betke
  - Bev Jones – PMC Chair (and prior to that, Nigel van Reyk)

## **Parish hall design –**

- A parishioner stakeholder group drawn together to provide input into detailed designs – 30 Apr 2021

## RESULT OF PARISH CONSULTATION

- A **clear mandate to consider development** of the site was achieved by the end of 2019
- There was a clear majority of people favouring the **exploration of development on the site in support of the Parish Mission**
- In promoting mission, people felt it is important to **create meeting rooms, spaces and facilities to invite people to the Parish**, an opportunity to **reach out and to grow the parish**, 'placing evangelisation front and centre' focused on **faith formation**
- Opportunity to enhance the Parish site with **new and renewed assets**
- That St Leonard's is maintained as a place of invitation and welcome to all, an opportunity to reach out more widely to the community, providing '*A stronger sense of community. A friendly, open, welcoming space for all people, an easy place to be*'
- There was also a strong sense that the Church needs to be restored as appropriate

## DEVELOPMENT PARTNER SELECTION PROCESS

- Submissions received, Fr Brian Moloney and the PFC (and Chair of PMC) met on **2 February 2021** and as a result, shortlisted the interested **parties to four**
- These four developers then **presented directly to the parish on 23 February 2021**
- Following this, the **PFC met again on 10 March 2021** to identify a preferred partner to present and recommend to the parish via a parish consultation forum which was held on **16 March 2021**



## DEVELOPMENT PARTNER - EVALUATION PROCESS

The factors taken into account in making the decision included:

- the quality of the development partner;
- experience in the industry;
- ability to deliver all required assets;
- timing of delivery;
- commitment to the project;
- understanding of the Parish needs;
- stakeholder management experience;
- community focus;
- design concepts;
- personnel; and
- commercial offer.

## PREFERRED DEVELOPMENT PARTNER

### **Preferred Partner recommendation – parish consultation forum outcome**

- The preferred partner identified and presented (white labelled) to the parish on **16 March 2021** was unanimously endorsed by the PFC and Chair of the Pastoral Mission Council (**PMC**).
- All present at the parish consultation forum unanimously endorsed the recommendation to appoint this recommended development partner and to proceed with contractual negotiations.

### **Recommended development partner - Metro Property Development**

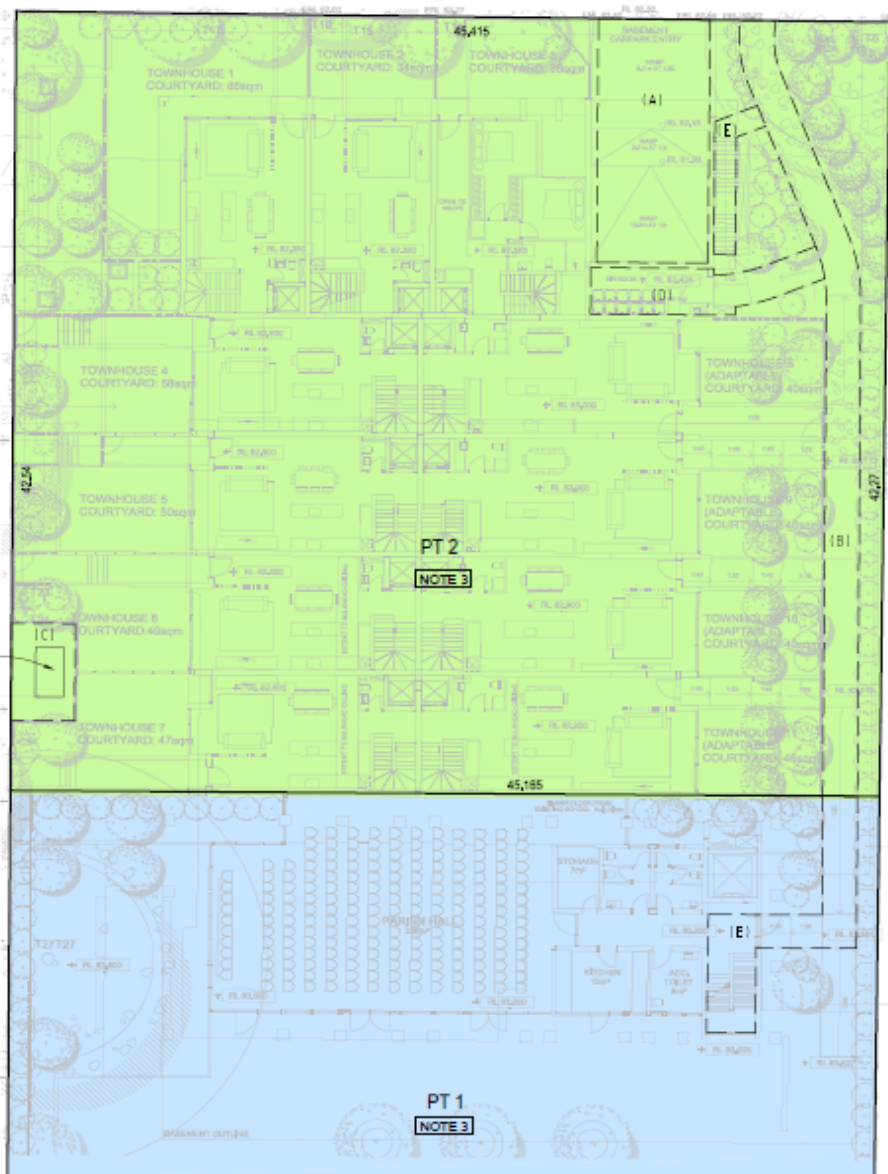
- Having regard to the mix of evaluation factors, **Metro Property Development Pty Ltd (Metro)** was selected as the preferred development partner.

# Planning Process - Willoughby Council Update



# Structure of development arrangements

- The land to be developed will all be retained in parish ownership
- The subdivision is simplified now that the presbytery has been removed from the development area
- There will be two stratum lots created :
  - Part 1 (blue): incorporates Church, presbytery, parish hall and associated basement parking
  - Part 2 (green): incorporates townhouses and associated basement parking
- If the DA is approved, an application would be made for a strata subdivision of Part 2 such so there would be individual strata titles for the townhouses
- Metro, on behalf of The Trustees, will then “sell” the individual strata titles of the townhouses to purchasers on a 99-year leasehold basis



2  
DP 115889

B  
DP 341975

**SURVEYOR**  
Name: TASY MORAITIS  
Date:  
Reference: 234-210-00UB-TM

**PLAN OF**  
SUBDIVISION OF LOT 1 DP 320984, LOT A  
DP 341975 AND LOT 1 DP 115889  
43 DONNELLY ROAD, NAREMBURN

**LGA:** WILLOUGHBY  
**Locality:** NAREMBURN  
**Reduction Ratio:** 1: 200  
**Lengths are in metres**

Registered

**OPTION 1**  
**D.P. DRAFT**  
ISSUE 5: 26/05/2023

# Interim Heritage Order



# INTERIM HERITAGE ORDER

**On 22 May 2023** -Willoughby Council placed an Interim Heritage Order **over the former St Leonard's school (and annexe) and the presbytery**

## Implications

- Freezes any development plans for a site for a period of up to 12 months
- Precludes the Parish from progressing the DA Appeal to the Land & Environment Court - will not hear the matter with an IHO over the site
- The current DA Appeal will be put on hold until the IHO is completed
- **Renders the site undevelopable**

# INTERIM HERITAGE ORDER TIMELINE

Date	Description
<b>22 May 2023</b>	<ul style="list-style-type: none"> <li>Council released Agenda for Meeting recommending the making of an Interim Heritage Order (<b>IHO</b>)</li> <li>Heritage 21 lodged submission against IHO</li> </ul>
<b>26 May 2023</b>	IHO published in NSW Gazette
<b>7 June 2023</b>	Parish community forum – support provided to appeal IHO
<b>20 June 2023</b>	Appeal against IHO lodged
<b>12 July 2023</b>	Parish obtained peer review by Weir Phillips
<b>13 July 2023</b>	Parish obtained peer review by John Oultram Heritage & Design
<b>14 July 2023</b>	Parish's Statement of Facts and Contentions filed
<b>5 September 2023</b>	Joint expert heritage report filed
<b>25 and 26 September 2023</b>	IHO Appeal to be heard in Land & Environment Court

## OVERVIEW - INTERIM HERITAGE ORDER APPEAL

- The Parish has the right to appeal the making of an IHO to the Land and Environment Court.
- The Appeal will seek to remove the IHO over the existing school building portion of the site
- There is no Appeal against the IHO placed over the presbytery
- **Barrister – Adrian Galasso SC** – has been briefed to represent the Parish at the IHO hearing
- **Heritage expert - John Oultram**, will appear as an expert for the Parish at the hearing
- Hearing scheduled for **25 and 26 September 2023** incorporates:
  - Site visit to view property
  - Review of each party's Statement of Facts and Contentions
  - Cross examination of heritage experts on the joint expert report

## WHAT IS INVOLVED IN THE IHO APPEAL?

- In the Appeal, the Court will determine whether the IHO should remain in place or be revoked.
- In reaching its decision the Court must decide (based on the evidence):
  1. *whether the property is likely to be found on further enquiry or investigation to be of local heritage significance*
  2. *the property is likely to be harmed*
- It is estimated that the judgment will be delivered within 3-6 weeks, perhaps longer

## WHAT HAPPENS AFTER THE IHO APPEAL?

### **If the IHO Appeal is successful**

- The DA Appeal which is currently on hold will be listed for a further hearing before the Court.

### **If the IHO Appeal is unsuccessful**

- The Council will undertake a Heritage Listing Process which involves amending the Local Environmental Plan.

# School building and surrounds

## A photograph of a two-story brick building. The building has a dark brown brick facade. On the left side, there is a vertical downspout and a horizontal pipe. A yellow-framed window is visible on the second floor. Below it, on the first floor, is another yellow-framed window. To the left of the first-floor window, there is a red warning sign that reads: "WARNING: UNAUTHORIZED PERSONS PROHIBITED. NO LOADING OR UNLOADING OF GOODS OR PASSENGERS." To the right of the building, there is an external staircase with a metal railing. The ground in front of the building is paved.



## LOWER NORTH SHORE PARISH



## LOWER NORTH SHORE PARISH





# School building and surrounds

LOWER NORTH SHORE PARISH



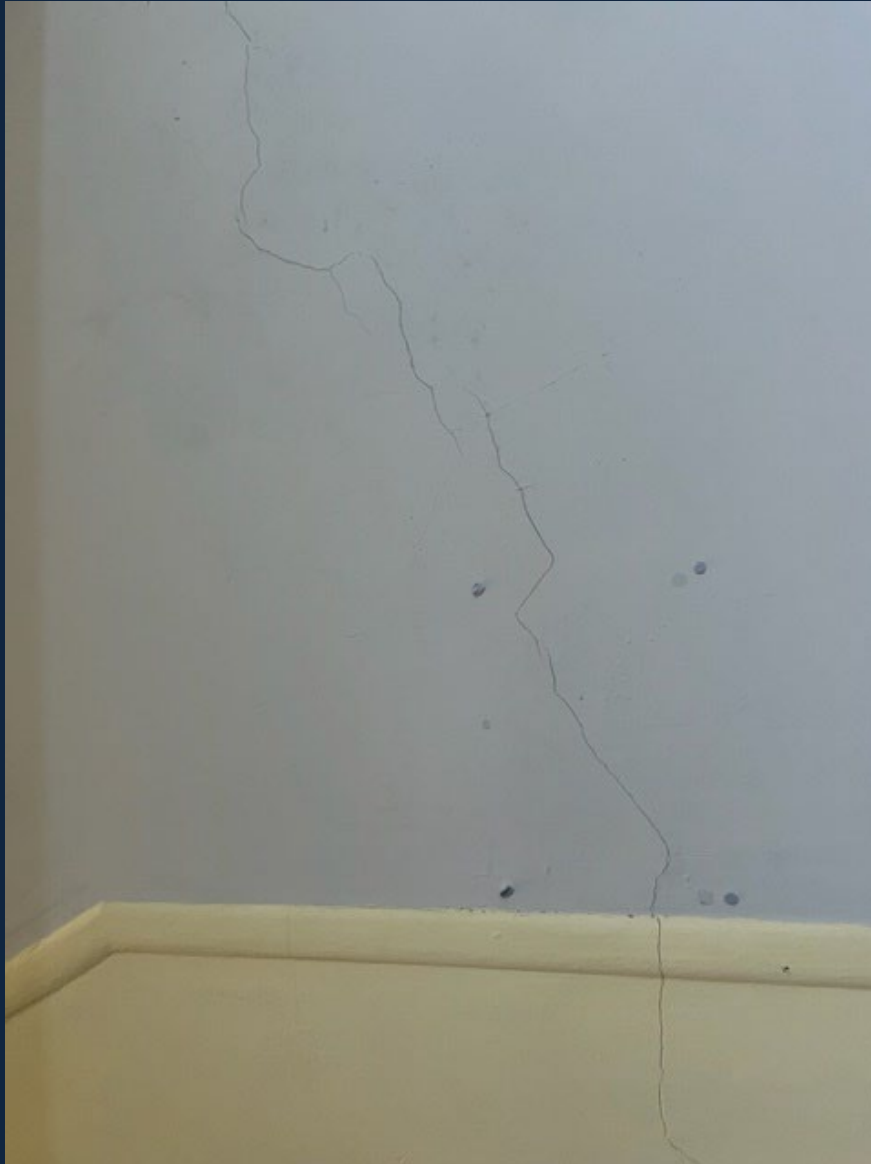
# School building and surrounds

LOWER NORTH SHORE PARISH



# School building and surrounds

LOWER NORTH SHORE PARISH





# Current state of school building and surrounds





# School building and surrounds

LOWER NORTH SHORE PARISH





# School building and surrounds

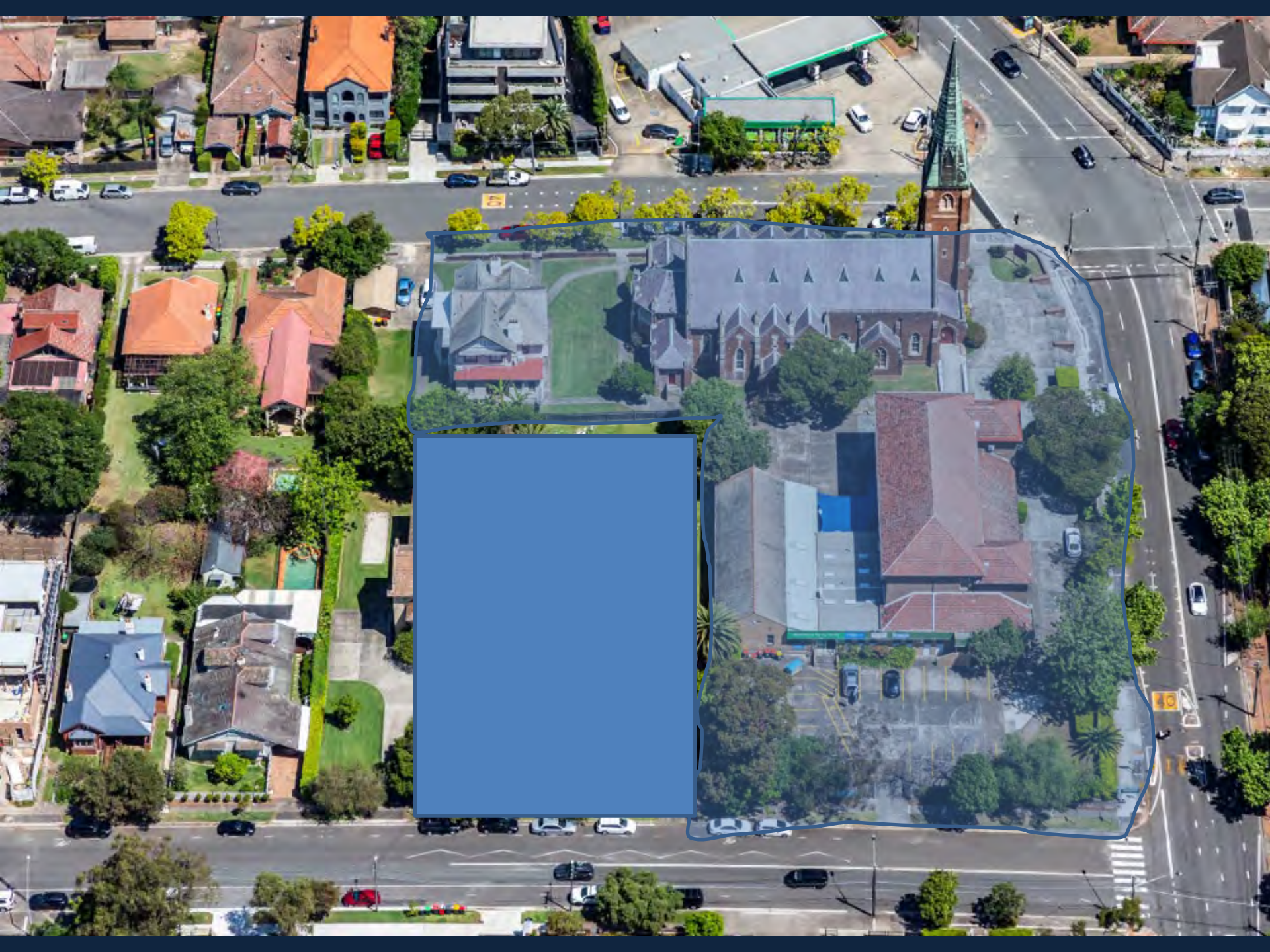


# Development Design Scheme Update

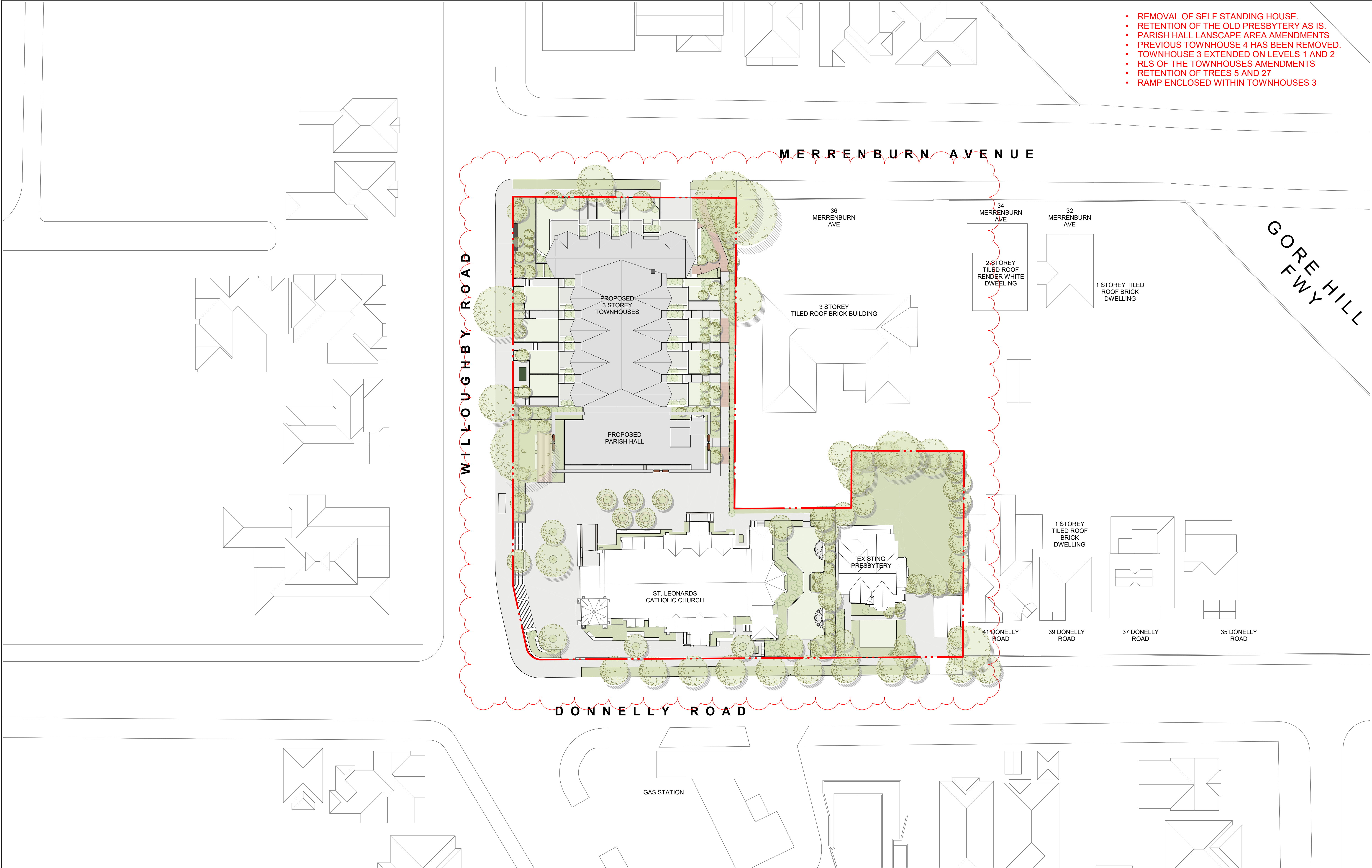












- REMOVAL OF SELF STANDING HOUSE.
- RETENTION OF THE OLD PRESBYTERY AS IS.
- PARISH HALL LANDSCAPE AREA AMENDMENTS
- PREVIOUS TOWNHOUSE 4 HAS BEEN REMOVED.
- TOWNHOUSE 3 EXTENDED ON LEVELS 1 AND 2
- RLS OF THE TOWNHOUSES AMENDMENTS
- RETENTION OF TREES 5 AND 27
- RAMP ENCLOSED WITHIN TOWNHOUSES 3

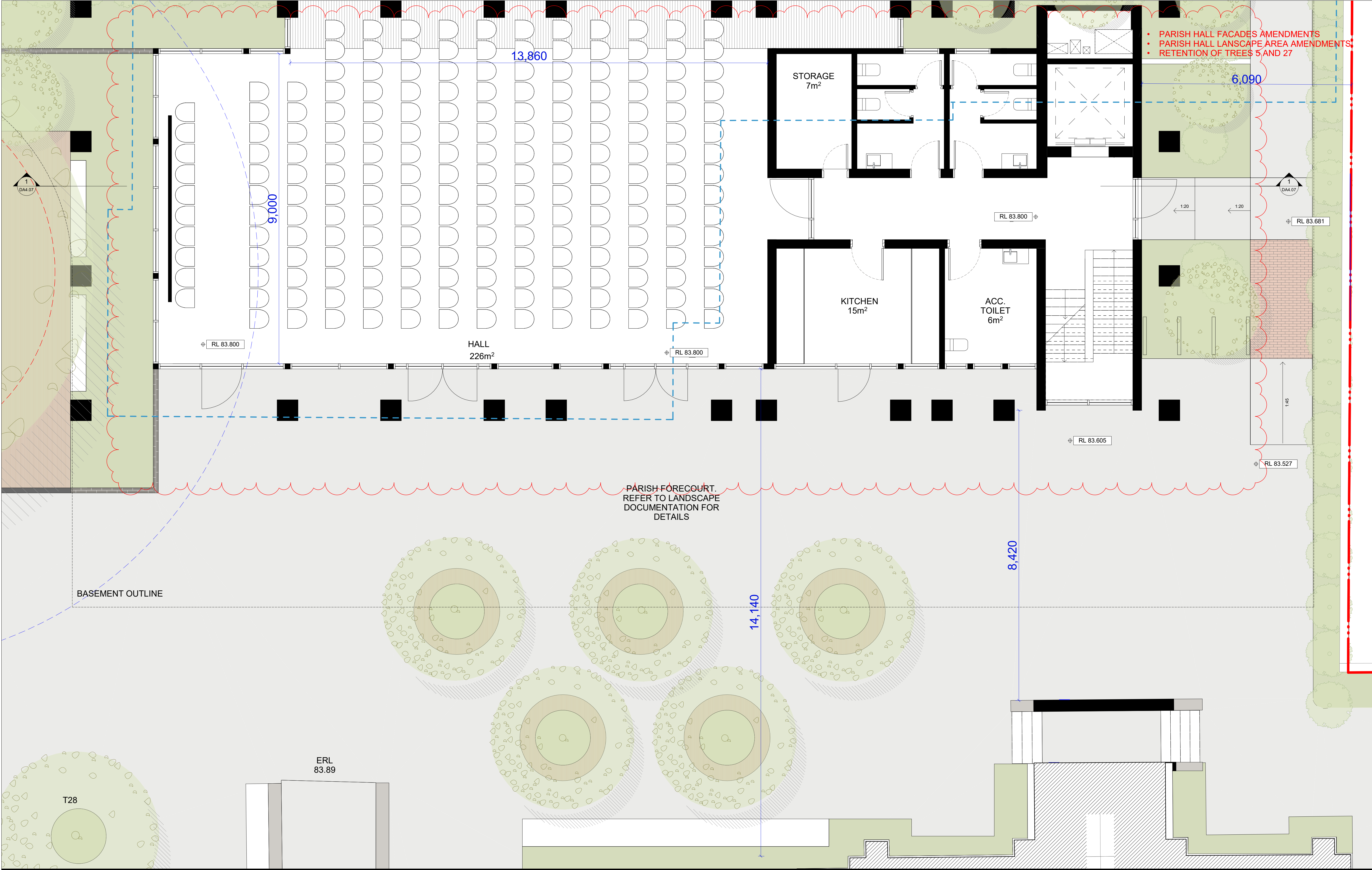
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	P3	06.08.2021	PROGRESS ISSUE	LP
	A	06.09.2021	DA SUBMISSION	LP
	B	13.04.2022	COUNCIL RFI	PS
	C	20.01.2023	CONTENTIONS IN RESPONSE	KSD
	D	24.02.2023	RFI FOLLOWING THE SEC34 CONFERENCE	PS
	E	12.05.2023	FOR APPROVAL	PS
	F	26.05.2023	FOR APPROVAL	PS

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CLIENT METRO PROPERTY DEVELOPMENT PO BOX 6380 NORTH SYDNEY NSW 2059													
PROJECT  43 DONNELLY ROAD NAREMBURN NSW 2065	<table><tr><td colspan="2">DRAWING TITLE SITE PLAN</td></tr><tr><td>SCALE 1 : 350 @A1 1 : 700 @A3</td><td>DATE SEP 2022</td></tr><tr><td>JOB 20112</td><td>DRAWING DA1.05</td></tr><tr><td></td><td>DRAWN ML</td></tr><tr><td></td><td>CHECKED LP</td></tr><tr><td></td><td>REVISION F</td></tr></table>	DRAWING TITLE SITE PLAN		SCALE 1 : 350 @A1 1 : 700 @A3	DATE SEP 2022	JOB 20112	DRAWING DA1.05		DRAWN ML		CHECKED LP		REVISION F
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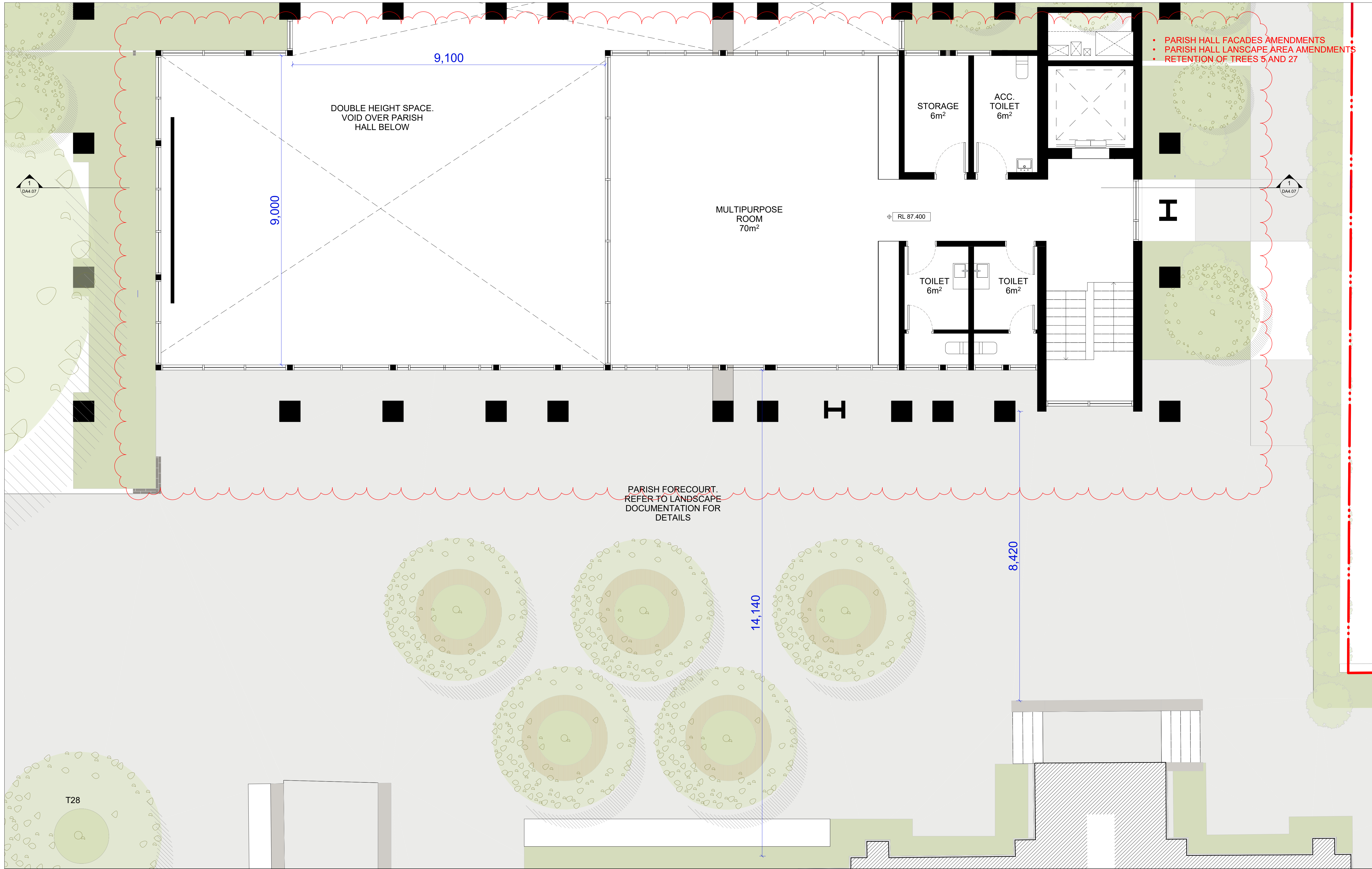
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CLIENT <b>METRO PROPERTY DEVELOPMENT</b> PO BOX 6380 NORTH SYDNEY NSW 2059	DRAWING TITLE <b>PARISH HALL &amp; PRESBYTERY - GROUND FLOOR</b>		
PROJECT <b>43 DONNELLY ROAD</b> NAREMBURN NSW 2065	SCALE 1:50 @A1 1:100 @A3	DATE SEP 2022	DRAWN ML
	JOB 20112	DRAWING DA2.32	CHECKED LP
			REVISION E

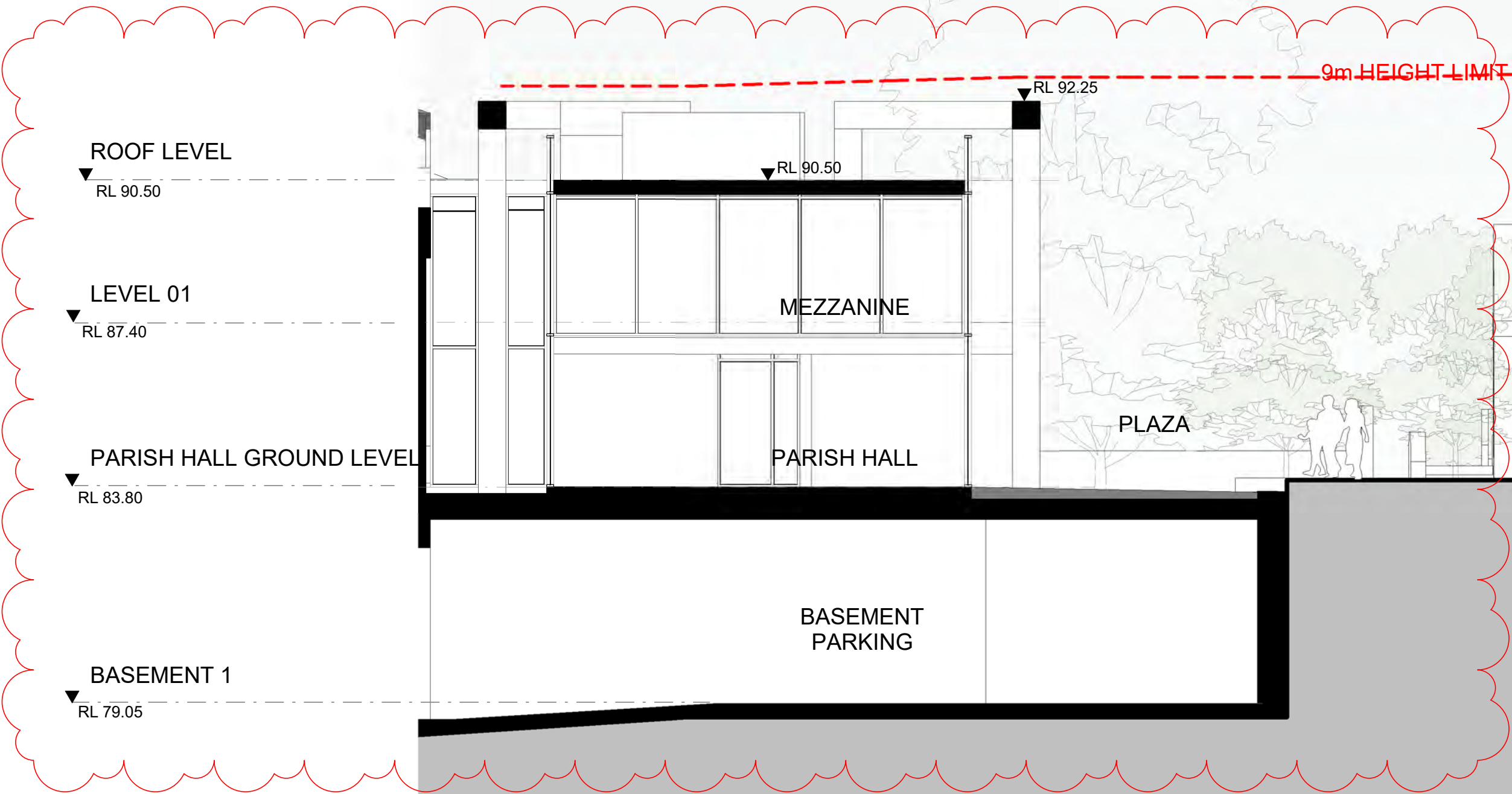




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	E	26.05.2023	FOR APPROVAL	PS								



- REMOVAL OF THE NEW PRESBYTERY
- REDUCTION OF THE HEIGHT OF THE LIFT OVERRUN
- SERVICES ADJUSTMENTS
- SERVICES RELOCATION
- CAR PARKING SPACES REARRANGEMENT



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CLIENT		DRAWING TITLE			
METRO PROPERTY DEVELOPMENT PO BOX 6380 NORTH SYDNEY NSW 2059		SITE SECTIONS - JJ - PARISH HALL			
PROJECT		SCALE 1:100 @A1 1:200 @A3	DATE SEP 2022	DRAWN ML	CHECKED LP
43 DONNELLY ROAD NAREMBURN NSW 2065		JOB 20112	DRAWING DA4.08		REVISION E









hards Varenboom





NEW SHEET

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	A	24.02.2023	RFI FOLLOWING THE SEC34 CONFERENCE	PS			<div>PROJECT</div> <div>43 DONNELLY ROAD NAREMBURN NSW 2065</div>	SCALE	DATE	DRAWN	CHECKED
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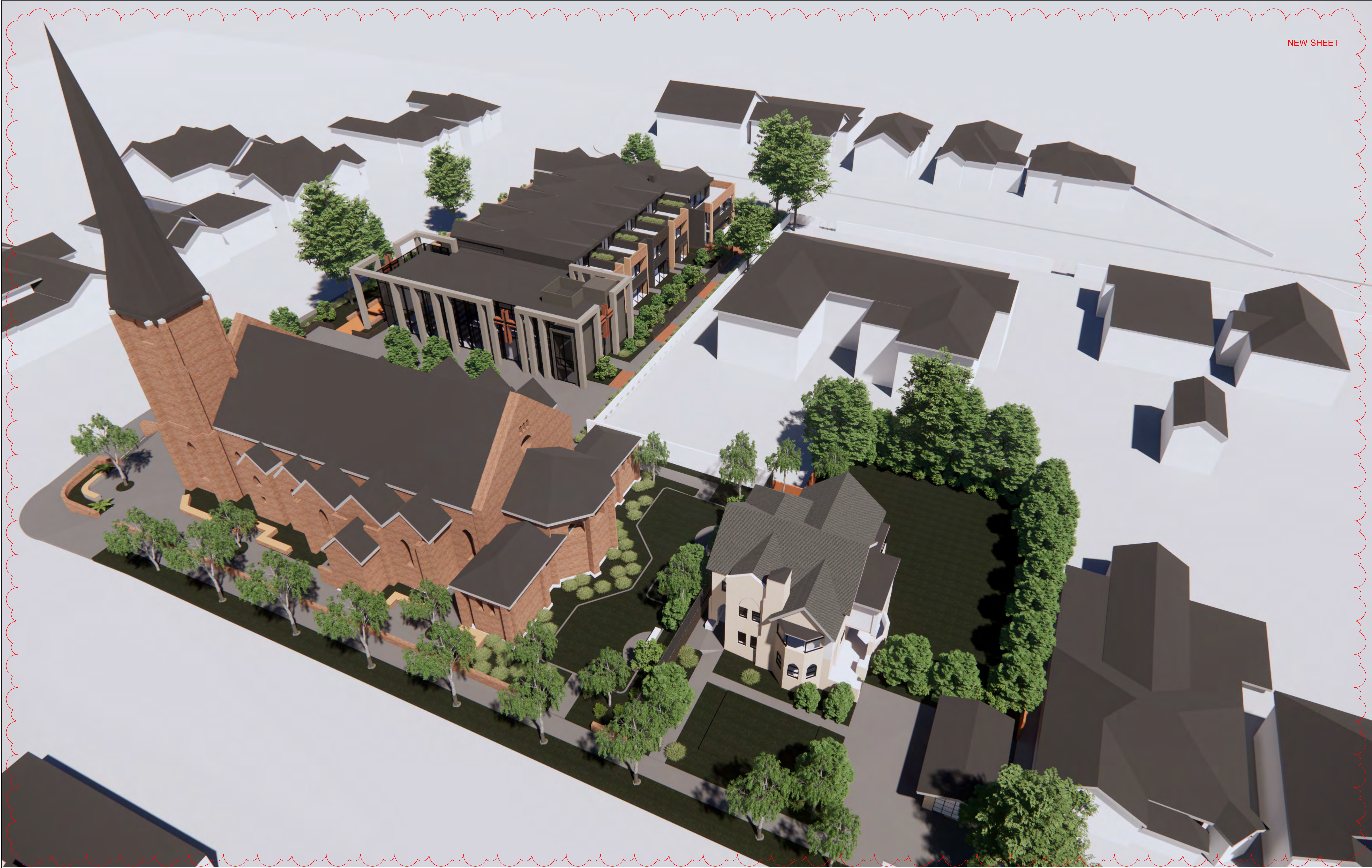
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	A	24.02.2023	RFI FOLLOWING THE SEC34 CONFERENCE	PS							PROJECT  43 DONNELLY ROAD NAREMBURN NSW 2065	SCALE	DATE SEP 2022	DRAWN MH	CHECKED PS
	B	12.05.2023	FOR APPROVAL	PS								JOB 20112	DRAWING DA7.13	REVISION C	
	C	26.05.2023	FOR APPROVAL	PS											









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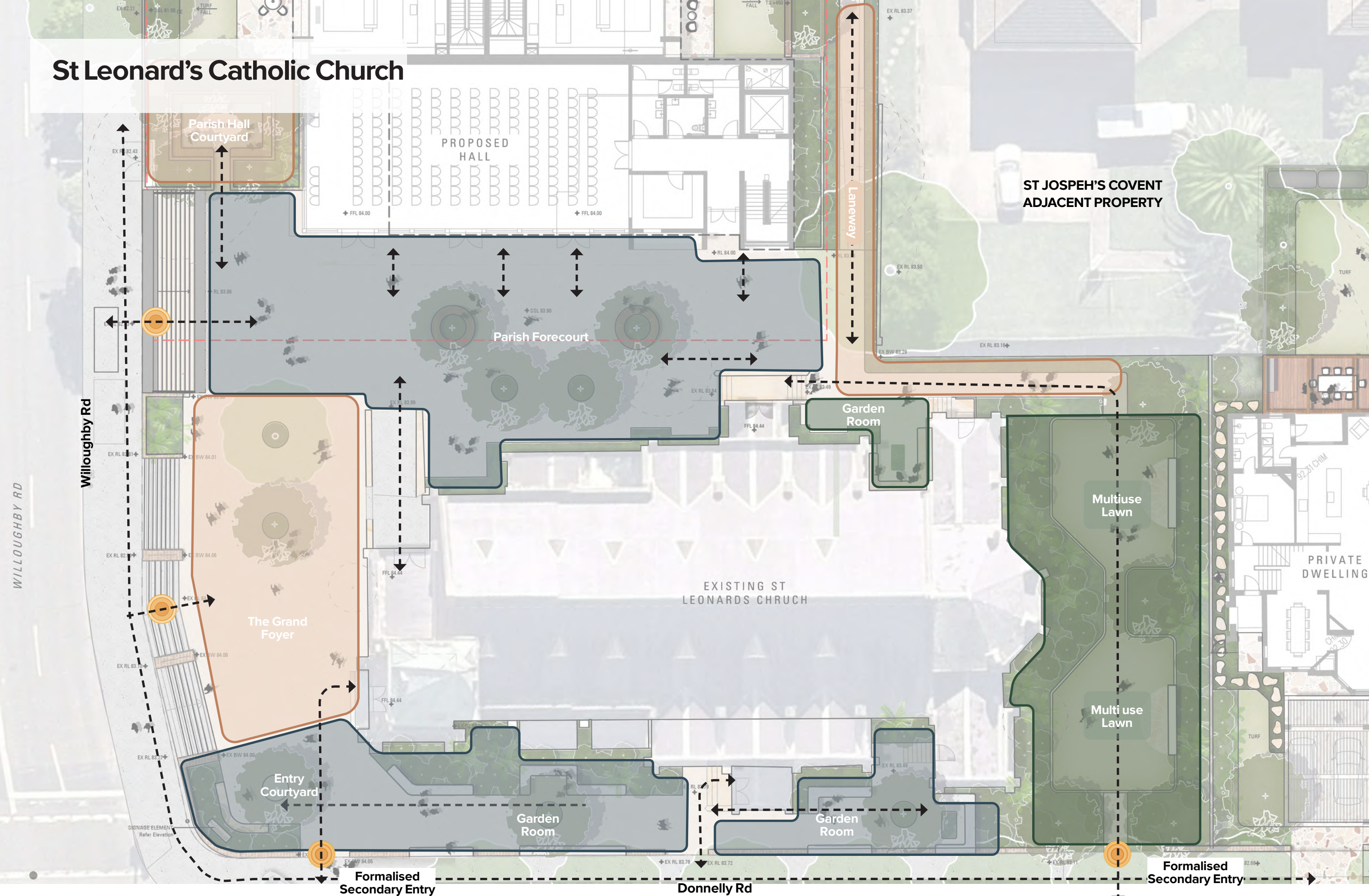
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# Landscaping Plans

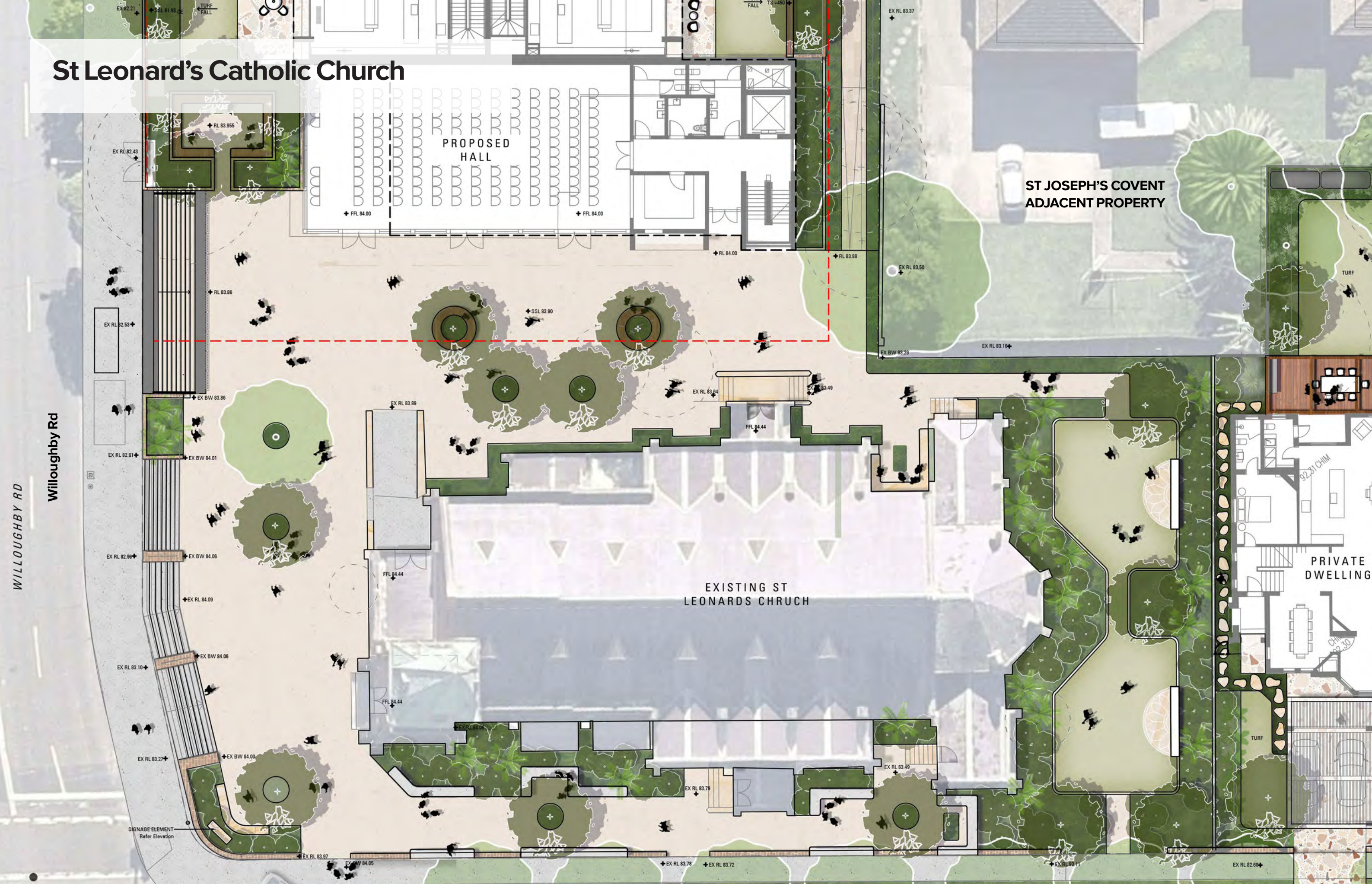


# St Leonard's Catholic Church





# St Leonard's Catholic Church



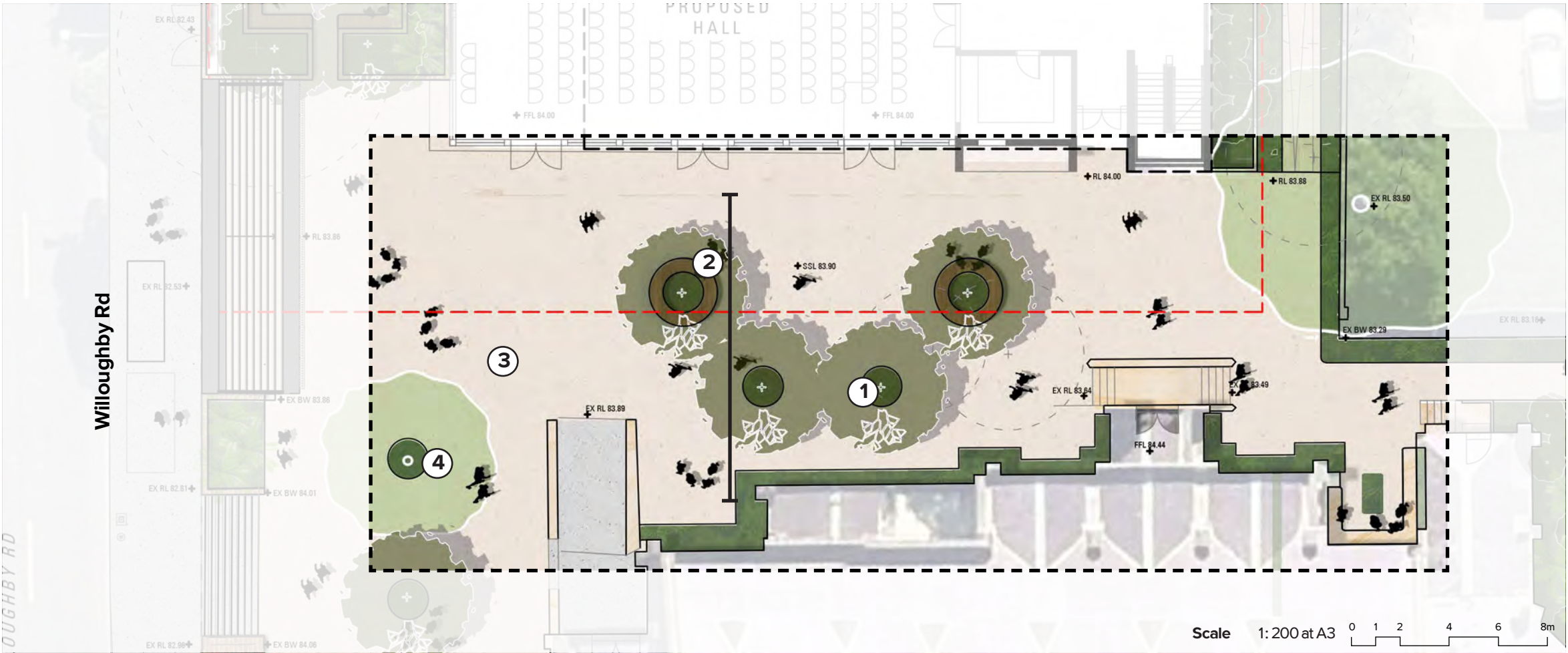
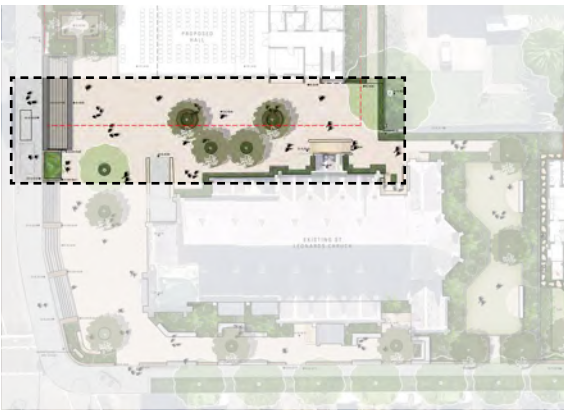


# The Parish Forecourt // St Leonard's Catholic Church

## Legend

- 01// Proposed tree in pavement with shrub and groundcovers planting
- 02// Proposed tree with raised seating amenity, shrubs and groundcovers
- 03// Proposed new concrete pavement
- 04/ Existing tree to be retained

## Key Plan



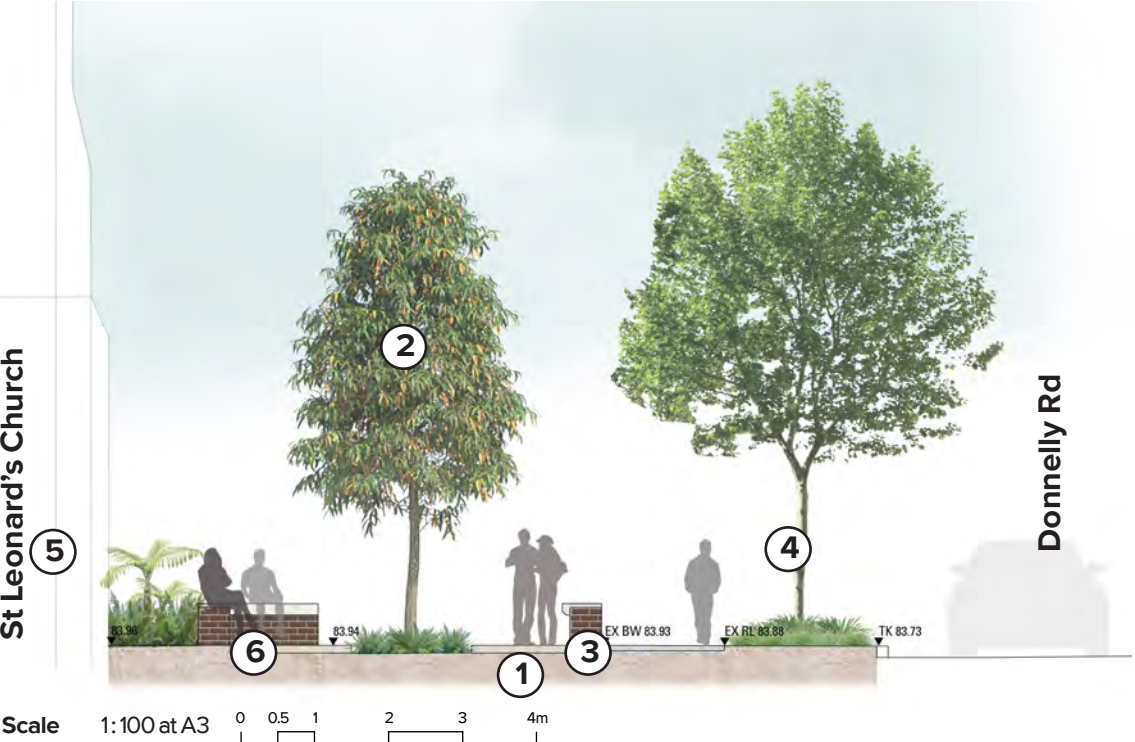
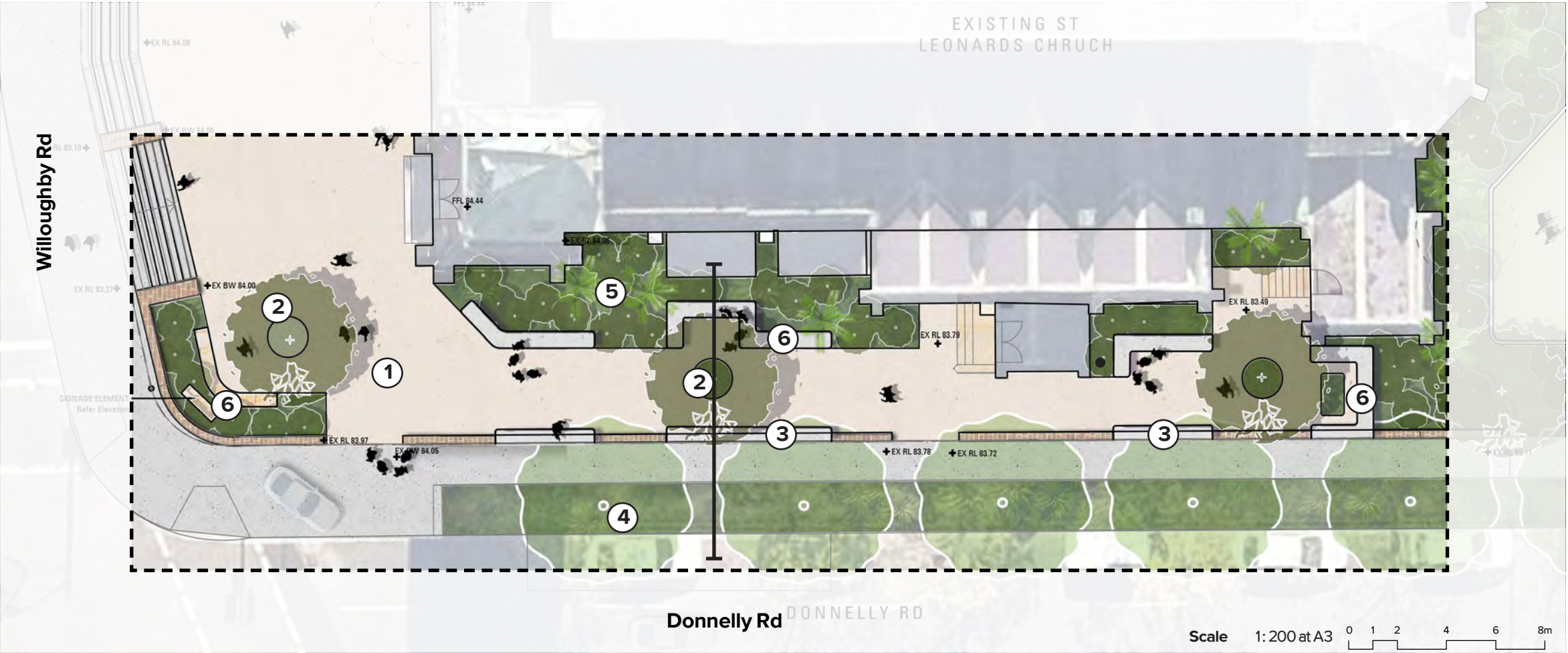


# Donnelly Rd activation // St Leonard's Catholic Church

## Legend

- 01// New feature pavement with church signage, entry to be widened
- 02// Proposed tree in pavements
- 03// Existing brick wall to be retained with introduce seating capping
- 04/ Existing street tree to be retained
- 05/ Low level planting
- 06/ Proposed seating

## Key Plan



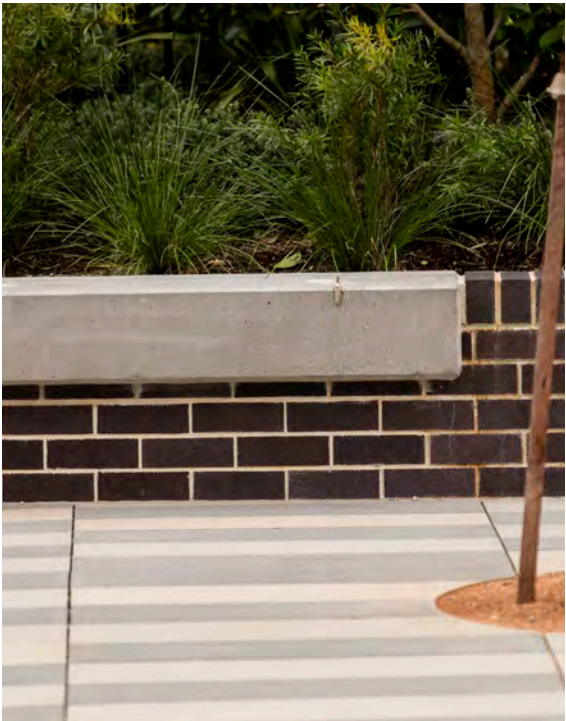
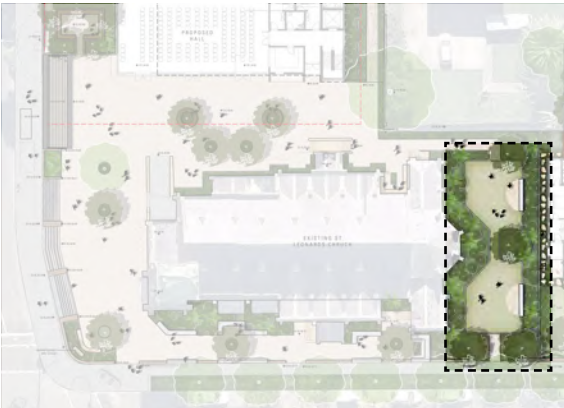


# The Lawn // St Leonard's Catholic Church

## Legend

- 01// Turf to lawn for kick about and events
- 02// Low level feature planting
- 03// Screening planting to fence
- 04// Brick seating to match Donnelly Rd with view of church

## Key Plan





# Heritage Interpretation Strategy

# Heritage interpretation strategy

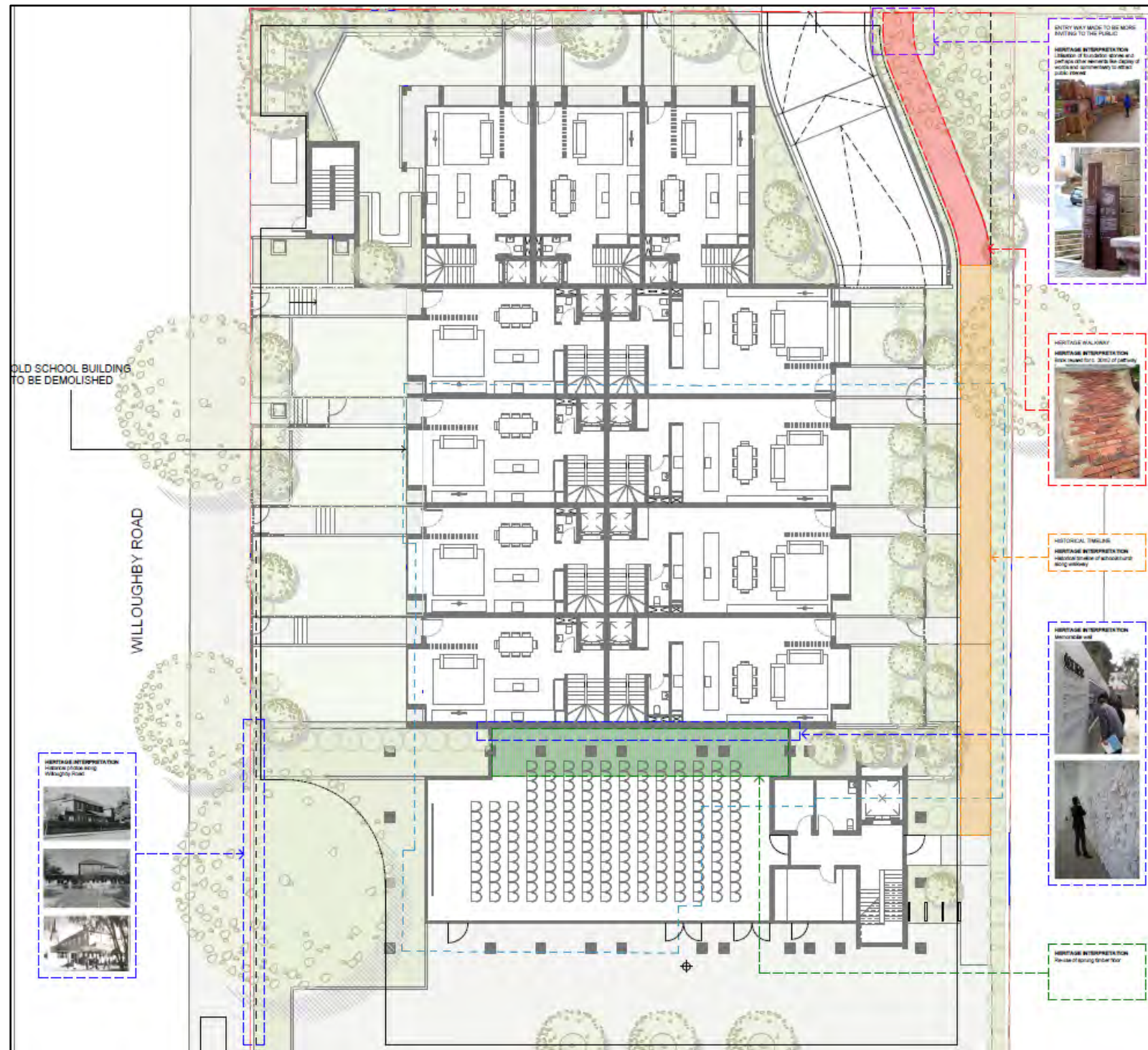
- **Entrance to a public Heritage Walkway** (off Merrenburn Ave) – display of original foundation stones, information plaques re history of school and Sisters of St Joseph ;
- **A public Heritage Walkway** leading into the Parish forecourt and surrounds – reusing bricks salvaged from the school buildings, portray historic association with the Sisters;
- **An Historical Timeline display** throughout the Heritage Walkway – showing evolution of the site;
- **Historic displays incorporated within the Parish Hall Entry and Courtyard**, including the western courtyard of the Parish Hall and at the Willoughby Road entry to the site – interpretation plaques outlining history of Church and school;



## Heritage interpretation strategy

- A **Memorabilia Wall** displayed within the new Parish Hall comprised from submissions received from the general public after community consultation;
- Portion of the **existing sprung timber floor** to be installed within the new Parish Hall floor;
- Bricks salvaged from the school buildings to be used for landscaping finishes and planters in central forecourt
- Historical aspects on display throughout the gardens and established landscaping accessible by the public.

## HERITAGE INTERPRETATION STRATEGY WITHIN THE PROPOSED DEVELOPMENT

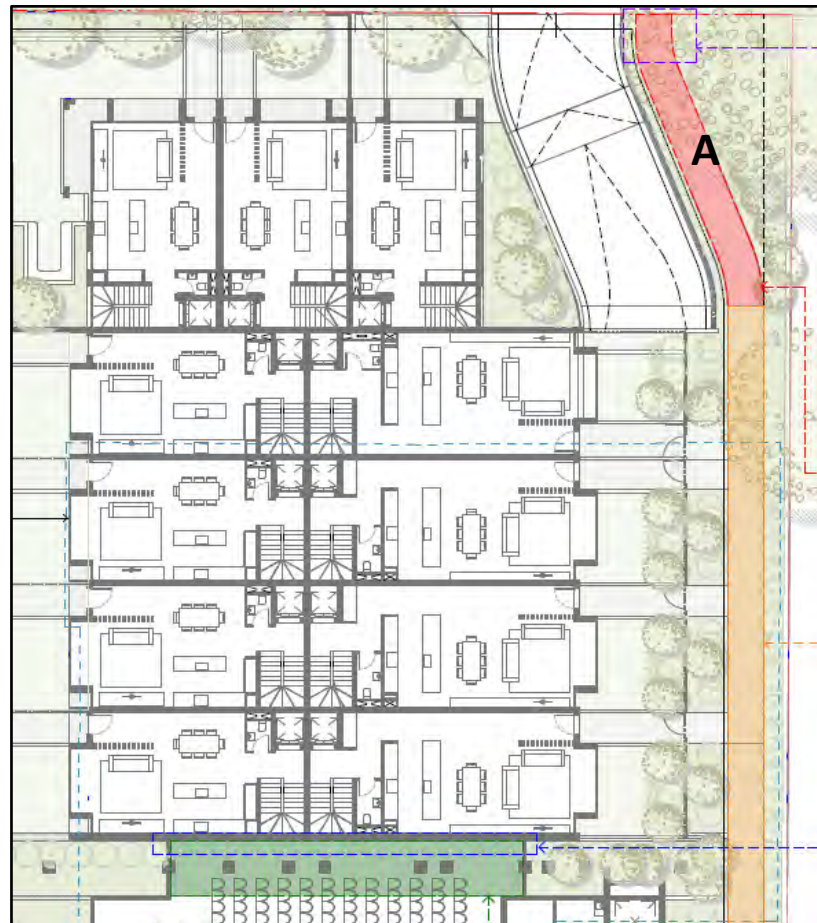


- The proposed site plan of the townhouse and new Parish Hall development indicates the different ideas for the Heritage Interpretation Strategy that would respect and depict the historical, aesthetic, social and associative significance of all the buildings of the St Leonard's Church Complex – St Leonard's Church, Presbytery and St Leonard's School.
- Various locations have been identified within the proposed development for interpretation purposes which would be easily accessible by general public, visitors and users of the site.
- The use of various forms of media has been proposed within the proposed Interpretation Strategy, ensuring that the information is portrayed to all age groups of people.

Site plan of proposed development showing the tentative locations of the Heritage Interpretation Strategy  
(Source: Marchese Partners)



# EASTERN PEDESTRAIN HERITAGE WALKWAY



- The proposed eastern pedestrian walkway along the eastern boundary of the new development has been proposed as a heritage walkway, reusing the bricks which would be salvaged from the school buildings especially the single-storey school building.
- The entrance of the eastern walkway would also be paved reusing these bricks, including plaques explaining the significance of the school.
- The proposed eastern pathway runs along the immediate boundary of the subject site and the Convent of Sisters of St Joseph (located at 36 Merrenburn Avenue). Therefore interpretation along this pathway would assist in portraying the historic association of the Sisters with the subject site.

## A - REUSE OF HERITAGE BRICKS OF SCHOOL FOR PAVING



Images 1-3 : Representative images sourced from pinterest.com as examples for the reuse of the heritage bricks



Plan and 3D view of the proposed eastern pathway  
(Source: Marchese Partners)



# INTERPRETATION AT THE ENTRANCE OF THE EASTERN PEDESTRIAN HERITAGE WALKWAY



Images 4 & 5 : 1932 Foundation Stone of the school and the Plaque for Sisters of St Joseph (Source: Heritage 21)

**B -** DISPLAY OF THE ORIGINAL 1904 AND 1932 FOUNDATION STONES OF THE ST LEONARDS SCHOOL & THE PLAQUE COMMERORATING THE SISTERS OF ST JOSEPH WITHIN THE PROPOSED LANDSCAPE AT THE ENTRANCE OF THE EASTERN WALKWAY

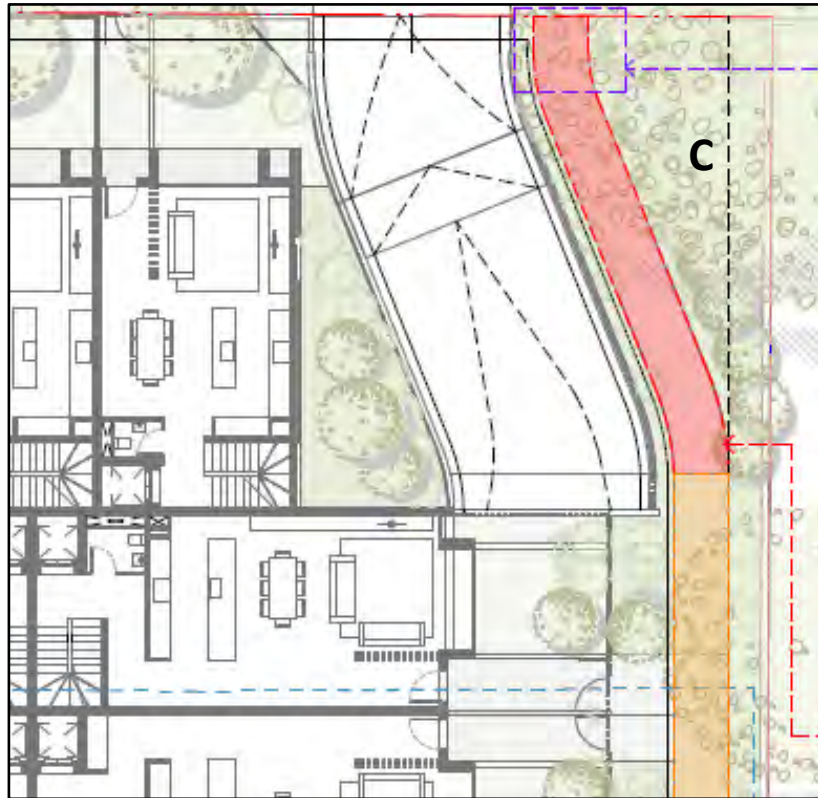


Plan and 3D view of the entrance of the proposed eastern pathway  
(Source: Marchese Partners)

- The foundation stones of the 1904 school building at Market Street and the 1932 school building at the subject site would be salvaged and displayed at the entrance of the eastern heritage walkway. (Note: Heritage 21 has not been able to locate the 1904 foundation stone at the current school site.)
- The plaque commemorating the contribution of the Sisters of St Joseph located at the existing school building would be salvaged and reinstated within the entrance landscaping of the eastern pathway.
- The foundation stones are proposed to be displayed along the eastern pathway as this interpretation would be in the immediate vicinity of the present location of the single-storey school building.



# INTERPRETATION AT THE ENTRANCE OF THE EASTERN PEDESTRIAN HERITAGE WALKWAY



- Display of the original foundation stones and installation of plaques at the entrance of the pathway would invite the people to use the proposed pathway as a through link to the site.
- The foundation stones would also include interpretation/ information plaques outlining the history and the evolution of the St Leonards School at the subject site.
- The historical information of Sisters of St Joseph and their contribution to the subject site would also be displayed on these plaques. This would outline the associative significance of the site to the Convent of Sisters of St Joseph (36 Merrenburn Avenue) which is located on the adjacent site of the eastern pedestrian walkway.

## C - INFORMATION PLAQUES FOR FOUNDATION STONES



Plan and 3D view of the entrance of the proposed eastern pathway  
(Source: Marchese Partners)

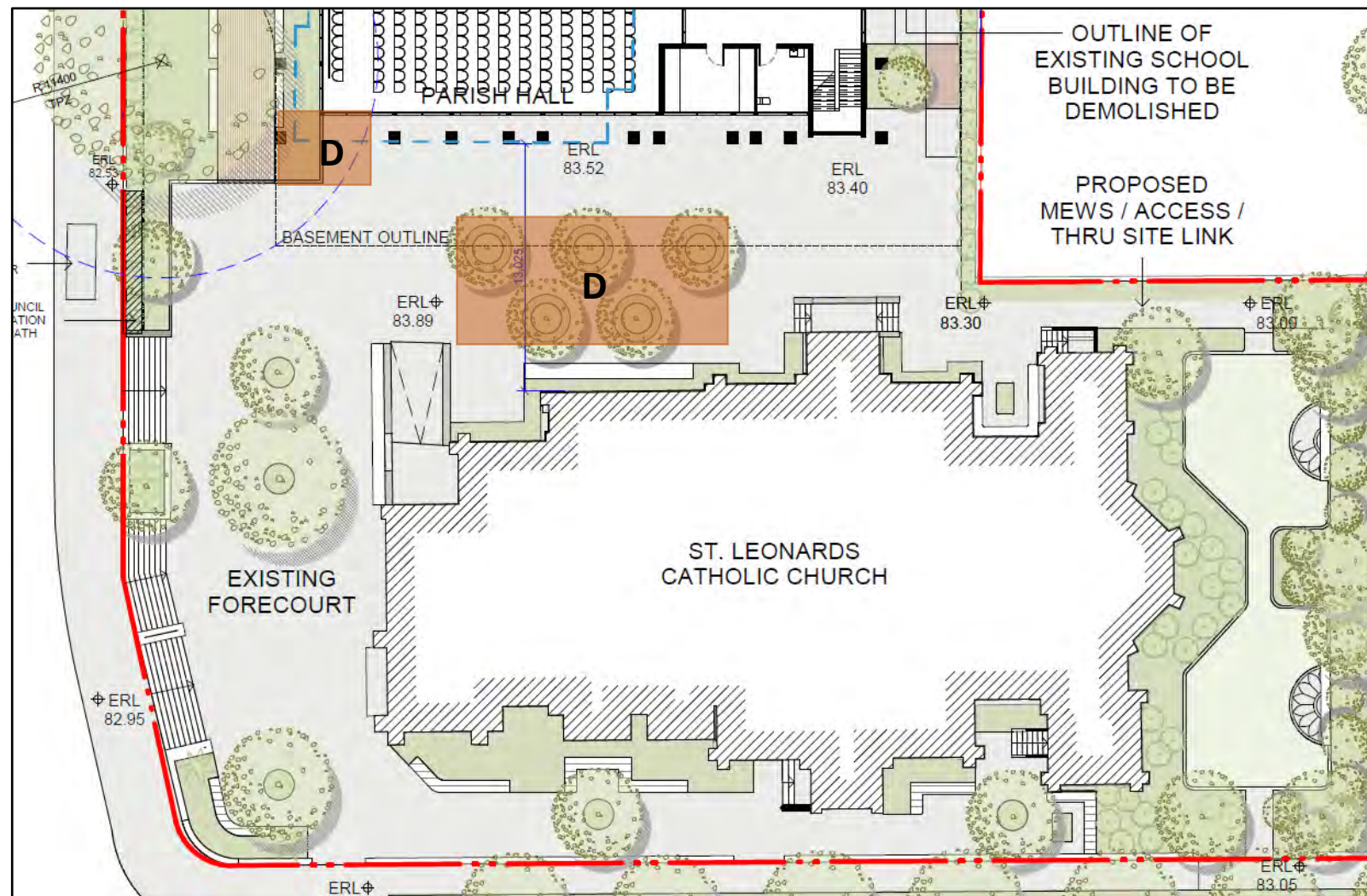


Images 6-7 : Representative images sourced from pinterest.com for information plaques regarding the school foundation stones





# HERITAGE INTERPRETATION STRATEGY WITHIN THE CENTRAL FORECOURT



Site plan of proposed development showing the tentative locations of the Heritage Interpretation Strategy with the central forecourt between the Church and the New Parish Hall (Source: Marchese Partners)

- The central forecourt between the Church and the proposed Parish Hall is an easily accessible location to all the users of the site and the people walking along Willoughby Road.
- Interpretation plaques outlining the history of St Leonards Church and the School would be installed under the trees or outside the proposed Parish Hall.



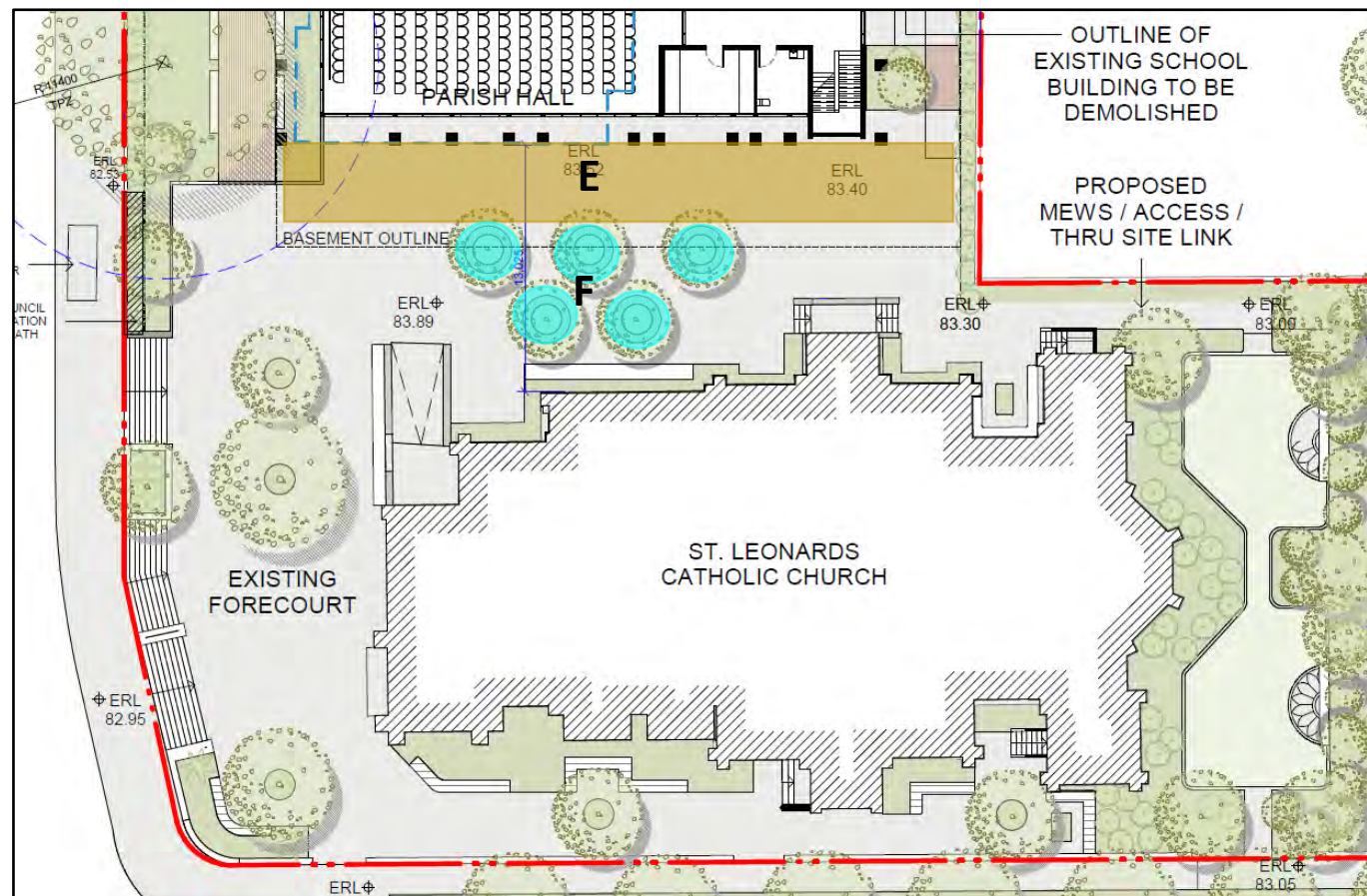
D - PLAQUES FOR HISTORY OF SCHOOL/ CHURCH



Images 8-9 : Representative images sourced from pinterest.com for historical information regarding the Church and School



# HERITAGE INTERPRETATION STRATEGY WITHIN THE CENTRAL FORECOURT



Site plan of proposed development showing the tentative locations of the Heritage Interpretation Strategy with the central forecourt between the Church and the New Parish Hall (Source: Marchese Partners)

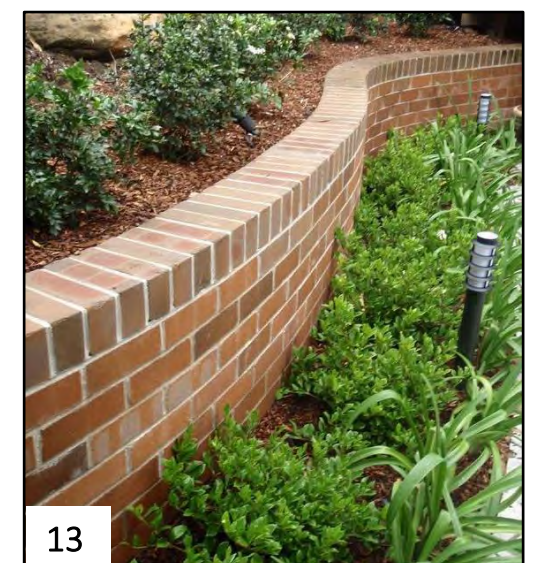
- A timeline of the evolution of the subject site is to be included outside the new Parish Hall within the central forecourt. This would outline the heritage interpretation to all users and visitors of the site. The timeline may be inlaid within the forecourt floor finishes.
- Brick salvaged from the school building to be used for landscaping finishes and planters within the central forecourt.

## E - HERITAGE TIMELINE INTERPRETATING THE EVOLUTION OF THE SITE



Images 10-11 : Representative images sourced from pinterest.com for historical timeline

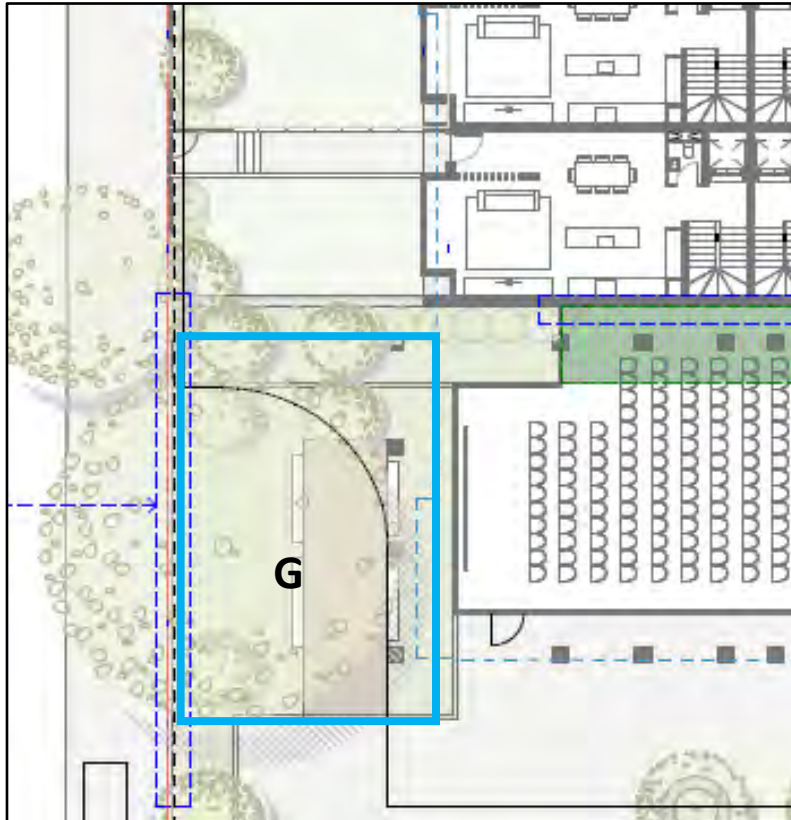
## F - HERITAGE BRICKS FOR PLANTERS IN THE CENTRAL FORECOURT



Images 12-13 : Representative images sourced from pinterest.com for use of the school bricks as planters



# INTERPRETATION IN THE PLAZA/ LANDSCAPING IN FRONT OF THE PROPOSED PARISH HALL – Reusing the old materials



- The proposed landscaping within the new development could reuse significant heritage fabric like the brick masonry and timber from the St Leonard's School buildings.
- The proposal could use the significant heritage fabric in the form of:
  - Artwork/installations/displays
  - Brick planters
  - Seatings

G - REUSE OF HERITAGE FABRIC OF SCHOOL WITHIN LANDSCAPE – ARTWORK, PLANTERS, SEATING



Plan and 3D view of the proposed eastern pathway  
(Source: Marchese Partners)



14



15



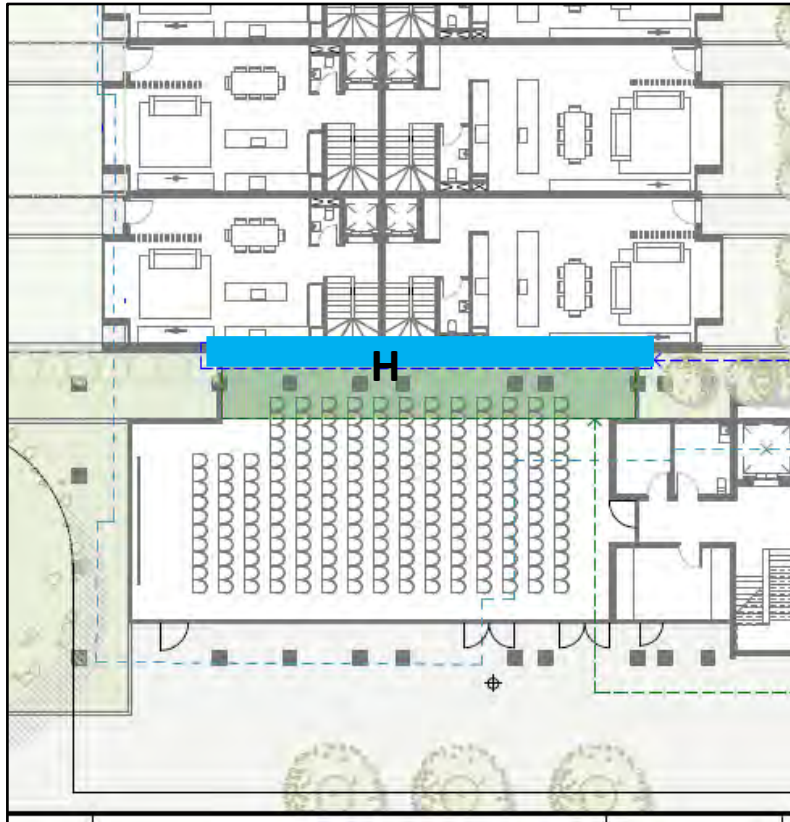
16

Images 14-16 : Representative images sourced from pinterest.com for use of the school bricks as planters



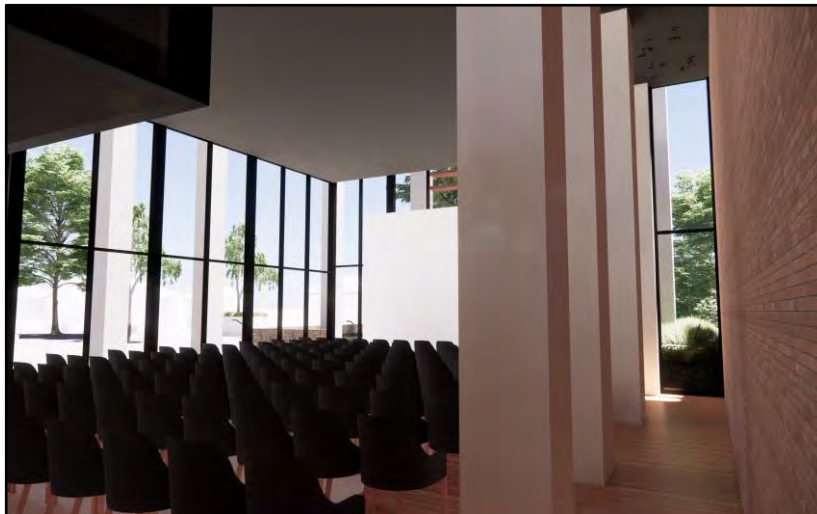
# MEMORABILIA WALL

– Within proposed development and on the parish website



- The subject site is socially significant to the local community of Naremburn as well as the alumni of St Leonard's Catholic School.
- Multiple members of the general public have various memories associated with the subject site and Heritage 21 recommends have a community consultation and submissions be requested from the general public for the preparation of this memorabilia wall within the proposed Parish Hall.

H - USING HISTORICAL PHOTOS/ MEMORIES RECEIVED FROM COMMUNITY



Plan and 3D view of the proposed Parish Hall  
(Source: Marchese Partners)



17



18



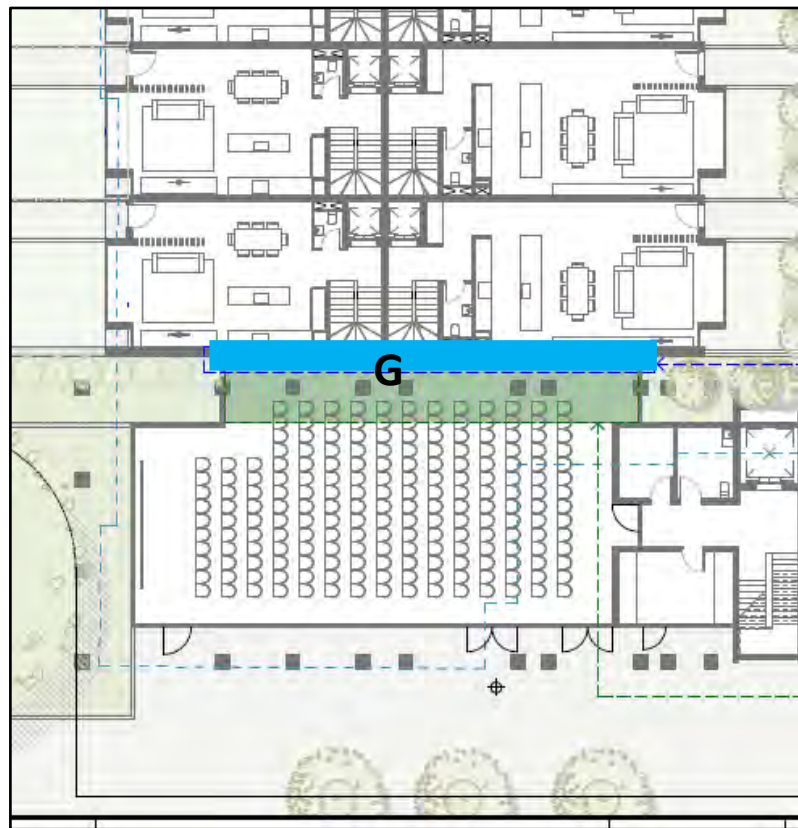
19

Images 17-19 : Representative images sourced from pinterest.com for the memorabilia wall



MEMORABILIA WALL

– Within proposed development and on the parish website



Plan and 3D view of the proposed Parish Hall  
(Source: Marchese Partners)



Images 20-23 : Representative images for the memorabilia wall (Source: Willoughby Library Local Studies Archives)

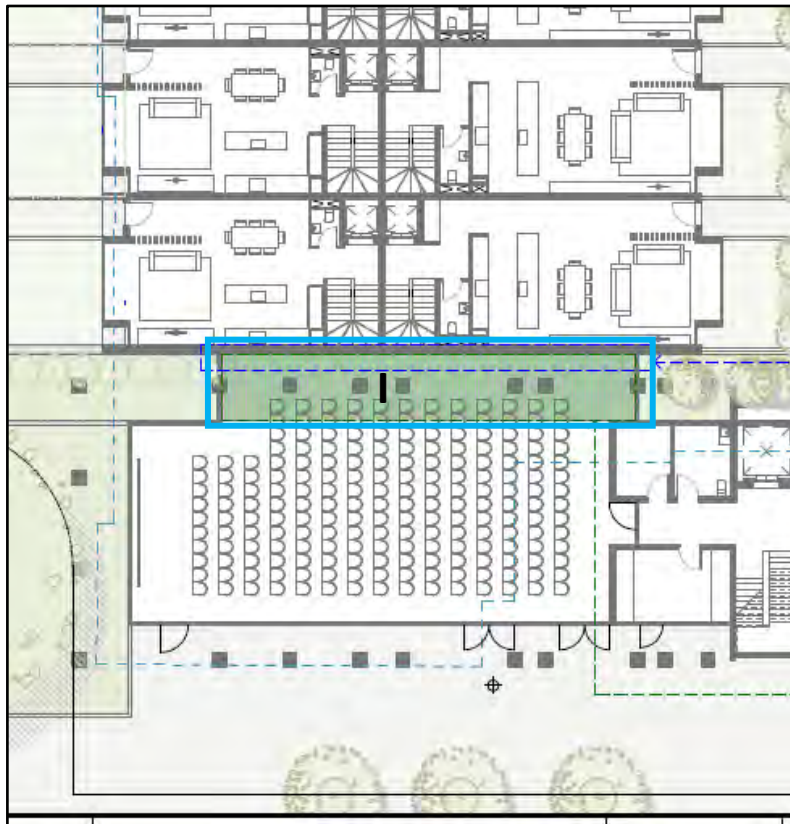


Images 20-23 : Representative images for the memorabilia wall (Source: Willoughby Library Local Studies Archives)



## TIMBER SPRUNG FLOOR

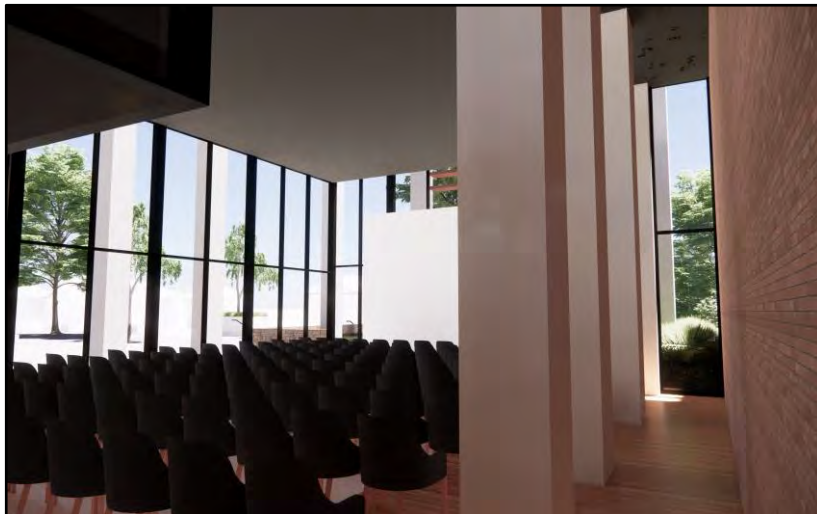
### – Salvaged and reinstated within the new Parish Hall



Images 24-26 : Images of the existing school showing the timber sprung floor. (Source: Heritage 21)

#### I - SALVAGE AND REUSE OF THE TIMBER SPRUNG FLOOR IN THE PROPOSED PARISH HALL

- The hall within the 1932 school building features unique timber sprung flooring. The school hall was used of various multipurpose activities including social functions like dances.
- A portion of the timber sprung floor would be salvaged before demolition and installed within the new Parish Hall for interpretation purposes.
- The local community and visitors of the Parish Hall will be reminded of the memories associated to the school hall by the significant fabric.
- The memorabilia wall in the proposed Parish Hall would be in the immediate vicinity of the reused timber sprung flooring, ensuring that the significance of the site is interpreted in the same location.



Plan and 3D view of the proposed Parish Hall  
(Source: Marchese Partners)



# OLD PHOTOS WITHIN THE NEW DEVELOPMENT

## – Along Willoughby Road



J - USING HISTORICAL PHOTOS OF THE SCHOOL



Plan and western elevation and 3D view of the proposed townhouse and Parish Hall development  
(Source: Marchese Partners)

- Historical photographs of the St Leonard's School building would be installed along the western boundary wall fronting Willoughby Road.
- This would allow of general public walking along the subject site and the visitors of the site a context of the old school building in the context of the proposed development.



Images 27-29 : Historical images of St Leonards School  
(Source: Willoughby Library Local Studies Archives)



## Community support

- Support from the community has been wonderful!
- Please continue **letters of support** to Willoughby Council
- Email: [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)
- **Guidelines for Parishioners and Template Letter of Support are on the Parish website (news section)**
- Look out for **updates** in the Parish Bulletin



## NEXT STEPS

- **IHO Appeal** – 25-26 September 2023
- Continue **letters of support** to Willoughby Council
- Look out for **updates** in the Parish Bulletin



THANK YOU