



PTW

**Statement of Heritage Impact
Barings Compass Centre, 83-89 North Terrace,
Bankstown NSW 2200**

Prepared by PTW Architects
Revision B
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Prepared by PTW Architects, for Essence Project Management on behalf of Compass

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Cover Image: Bankstown Town Centre, 1994. Source: BL

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Frontispiece: Bankstown Town Centre, 1994. Source: BL

EXECUTIVE SUMMARY

This document examines the proposed redevelopment at 83-89 North Terrace Bankstown NSW. The site, part of a 1906 subdivision of the area, accommodated residential uses but by the inter-war period had become an emerging town centre of a mixture of retail and commercial uses. Elsewhere within the town centre were community and civic uses. The proposal will replace retail and commercial uses and seek to enhance its town centre location with a new high-rise mixed use residential development. In effect this will become a model of sustainability development within a town centre adjacent to public transport.

The proposed development site is not identified on any heritage list. It is, however, located near several heritage items. These are listed on the Canterbury-Bankstown LEP 2023. In meeting the heritage imperative set out in relation to assessing any potential heritage impact on the significance of the nearby heritage items, this document, undertaken in accordance with the Department of Planning and Environment guidelines, confirms that the proposed development has negligible heritage impact on the significance of the items. This has been achieved through the built form massing, material selection, and additional landscape treatments.

Based on the information provided in the PTW Design Report – Barings Compass Centre, dated July 18, 2024 - the proposed development is in keeping with the character of the Bankstown City Centre, that is, an evolving metropolitan centre comprising a mixture of high-rise commercial, residential, hospitality and tertiary educational buildings.

While historically linked with the development of a vibrant town centre, the subject site has no heritage significance at either a local or state level. Located near several heritage items this report shows that the proposed development would have little physical or visual impact on these items. As the proposed development provides an increase in density, any heritage impact on the nearby heritage items and adjacent community assets remains negligible and therefore is supported from a heritage perspective.

1.0 INTRODUCTION

1.1 SITE LOCATION AND URBAN CHARACTER

The site is located at 83-89 North Terrace Bankstown (Figure 1). For the purpose of this report, the site has the following existing features:

- Has a principal address to 83-89 North Terrace, a 30m wide tree-lined roadway that edges Bankstown Railway Station.
- Has two secondary addresses, one to the east on The Appian Way and the other, to the west, on Fetherstone Street.
- Bankstown Railway Station is located to the south of the site while Bankstown's civic precinct, containing the Council Chambers, Theatre, new municipal Library and Knowledge Centre, Paul Keating Park and Western Sydney University Campus, is located to the north. These public uses and their associated civic spaces are linked by Fetherstone Street which operates as an historic civic axis. The Court House, Court House Reserve and former Municipal Library also face this axis
- Located within a traditional town centre neighbourhood, the area is about to experience a change from primarily commercial and retail uses to taller mixed-use residential uses in proximity to public transport including, Sydney Metro.



Figure 1: Aerial view of Bankstown's town centre with the proposed development site and the town's historic civic axis highlighted. Source: SIX Maps.

1.2 METHODOLOGY

The assessment of the proposed works follows the approach set out in the following documents: *Guidelines for Preparing a Statement of Heritage impact* (2023) and *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (revised 2013). Terminology in this report is consistent with the Burra Charter. When dates are provided in this report, these are generally for the construction date rather than for the design date.

This report is limited to the investigation / analysis of 83-89 North Terrace Bankstown, including a history of its historic and urban context. This assessment excludes historic archaeology and potential Aboriginal archaeological assessment. The following assessment of heritage impact is structured under five sections.

These are:

- Section 1: Introduction
- Section 2: Historic overview including a brief history of the place
- Section 3: The heritage impact including, heritage details of the adjoining items and an assessment of the nearby Court House Reserve and former Municipal Library, two community items without heritage significance.
- Section 4: The proposed works
- Section 5: Assessment of heritage impact.

1.3 ACKNOWLEDGEMENT AND AUTHORSHIP

PTW Architects gratefully acknowledge the information provided by:

- Anthony Mitchell, LHAC

The PTW team consists of:

- Grace Pelle-Lalli, Team Leader PTW
- Glenn Harper, Practice Associate PTW
- Moya Lum, Knowledge/Research Manager PTW.

1.4 ABBREVIATIONS

The following abbreviation applies:

BL	Bankstown City Library
NLA	National Library Australia
PHM	Powerhouse Museum
PTW	PTW Architects

2.0 HISTORIC OVERVIEW

2.1 INTRODUCTION

Prior to the arrival of the railway in 1902, Bankstown remained a rural district with no clearly defined town centre. Bankstown township prior to WW1 was primarily a residential suburb with few commercial uses. Even during the inter-war period, the area immediately to the north of the railway station consisted of a pattern of free-standing houses with a concentration of retail uses along North Terrace. It was not until the post-war era that significant commercial and community-based uses emerged. In this period the proposed development site was advanced for commercial purposes. By 1963 the development site comprised a mixed-use commercial office block and a retail arcade on a site made up from the amalgamation of previous residential blocks.

The following sections discuss the historic and urban changes of the immediate area in the context of the proposed development site.

2.2 FROM PRE-COLONIALISM TO FEDERATION

Turpentine-ironbark forests covered much of the Bankstown area prior to the arrival of the First Fleet. This landscape ecosystem comprised either tall trees with an understorey of dense shrubs or open grasslands dotted with taller shrubs and remained unchanged for many years. At the time Aboriginal communities were organised into small local groups that inhabited areas defined by the availability of water and resources essential to maintaining their economy. The territorial boundaries, marked by geographical features, such as Georges River, were graded rather than distinct. The Dharawal language was spoken in this geographic region, an area from Georges River south of Bankstown to Jervis Bay.

Not until 1795, seven years after the arrival of the First Fleet, was the Georges River finally mapped by George Bass and Mathew Flinders. By 1798 Governor John Hunter established numerous land grants across the Sydney basin and in these grants the name Banks Town was first identified. – it was a land grant located in the Holsworthy area. With the smallpox epidemic of 1789 significant changes to the First Nations people of the Georges River area took place; and by 1815 traditional movement patterns and the cultural and spiritual practices of the people in the area remained disrupted.

During the appointment of Governor Macquarie, the township of Liverpool was established. Laid out in 1810, this town provided administrative and urban focus for settlers in the Bankstown area (Figure 2). Even by the 1860s, however, Bankstown remained a pastoral and market garden district with no clear town centre.



Figure 2: A view looking south across pastoral lands to Liverpool (1824) by Joseph Lycett. Source: Pinterest



Figure 3: A view of Bankstown district showing an ongoing subdivision pattern of pastoral lots which followed the principal roadways. Source: Daily Telegraph, 1922

2.3 AN EMERGING TOWN CENTRE, 1902 - 1939

The establishment of the railway was an essential prerequisite in the development of the area. Certainly, those who owned large portions of land were aware of the potential for subdivision once the provision of the railway was confirmed. With Bankstown Station opening in 1902 this made it more than amenable for new residential development (Figures 4 and 5). The first subdivision to the north of the station was advertised as a garden suburb, an area enabling a new form of commuting to take place. Here the initial focus of uses close to the station was for residential purposes although some commercial uses were provided (Figure 6). Along with Liverpool Road constructed in 1913, many of the regional roads helped make the Bankstown region accessible to a population of small lot farmers (Figure 3). During this time Fetherstone Street remained a cul-de-sac.

By the start of WW1 there were 283 houses constructed within walking distance of Bankstown Railway Station. By the inter-war period residential uses in the area were slowly being replaced by commercial uses although the proposed development site contained many free-standing houses (Figure 7). During this period The Mall was constructed and linked with Fetherstone Street.

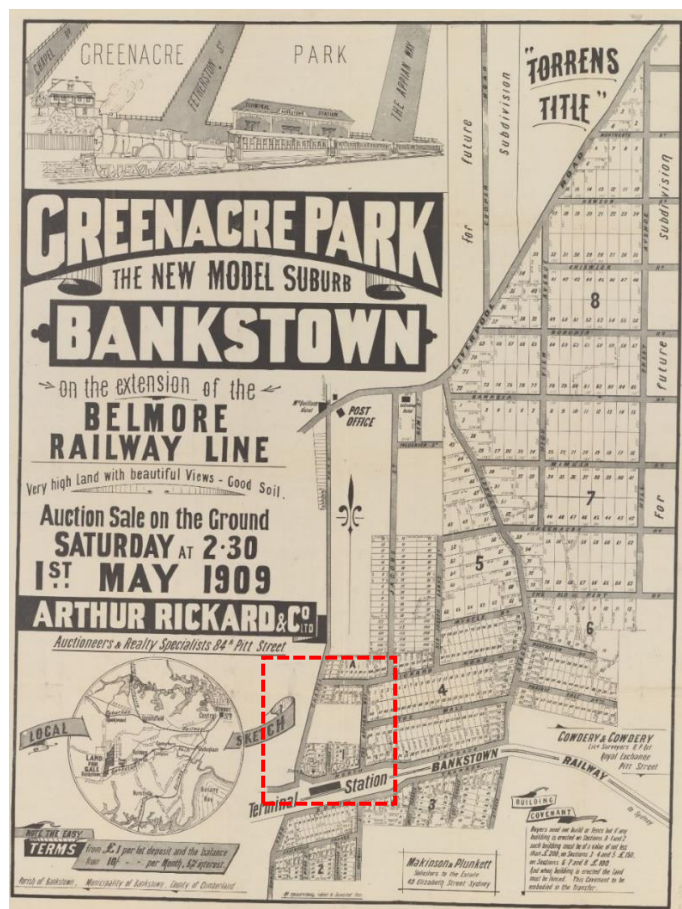


Figure 4: Map, showing the first subdivision (shown highlighted) which contributed to the Formation of Bankstown Town Centre, 1909. Source: NLA, 230094045-1

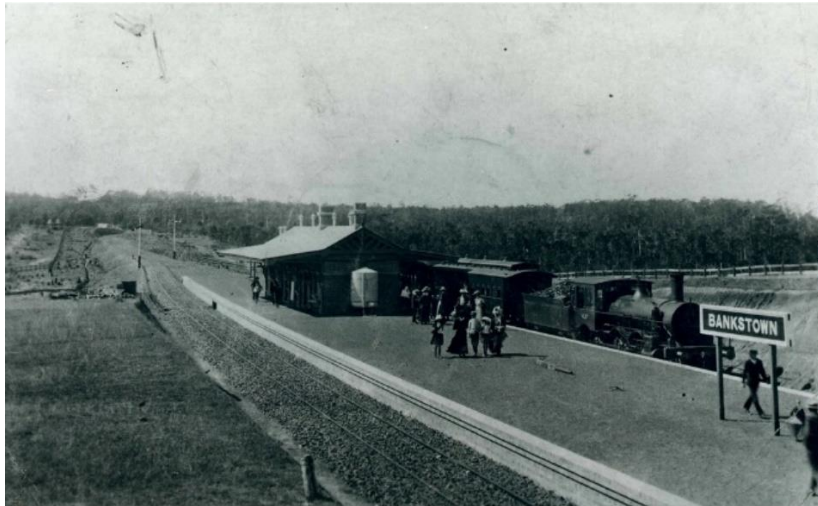


Figure 5: A view of Bankstown Railway Station soon after its opening in 1902. Source: Flickr



Figure 6: A view of North Terrace taken from the overhead railway bridge, c.1914. Source: The Daily Telegraph



Figure 7: A view of North Terrace looking east in 1922. Source: The Daily Telegraph

2.4 NEW COMMERCIAL DEVELOPMENT, c.1945-c.1960

By 1945, the uses to the north and south of Bankstown Railway Station had changed from predominantly residential to a mixture of commercial and community uses. The large, underdeveloped site north of The Mall accommodated car parking and other civic usage. By 1952 the south-west corner of this site accommodated the Municipal Markets while the Capital, a community hall cum cinema, was located to the north-west corner. Having a market provided an opportunity for local vendors to sell their produce to a growing population comprising returned servicemen and migrants. During this period Bankstown Town Centre, bounded by Marion Street, North Terrace, The Appian Way and The Mall, underwent substantial change (Figure 8). The following changes to the urban form of Bankstown's Town Centre is noted:

- Construction of the Bankstown Court House and the setting out of the Court House Reserve in the early 1950s. This park faced north and had an address on The Mall.
- Construction of the Municipal Library, a single storey building with a hipped terracotta roof in 1956. This building faced north and addressed The Mall.
- Further subdivision, for either smaller terrace-like shop top housing, or the amalgamation of sites, for larger commercial uses, also took place.
- Some sites within Bankstown Town Centre were cleared and used for car parking.

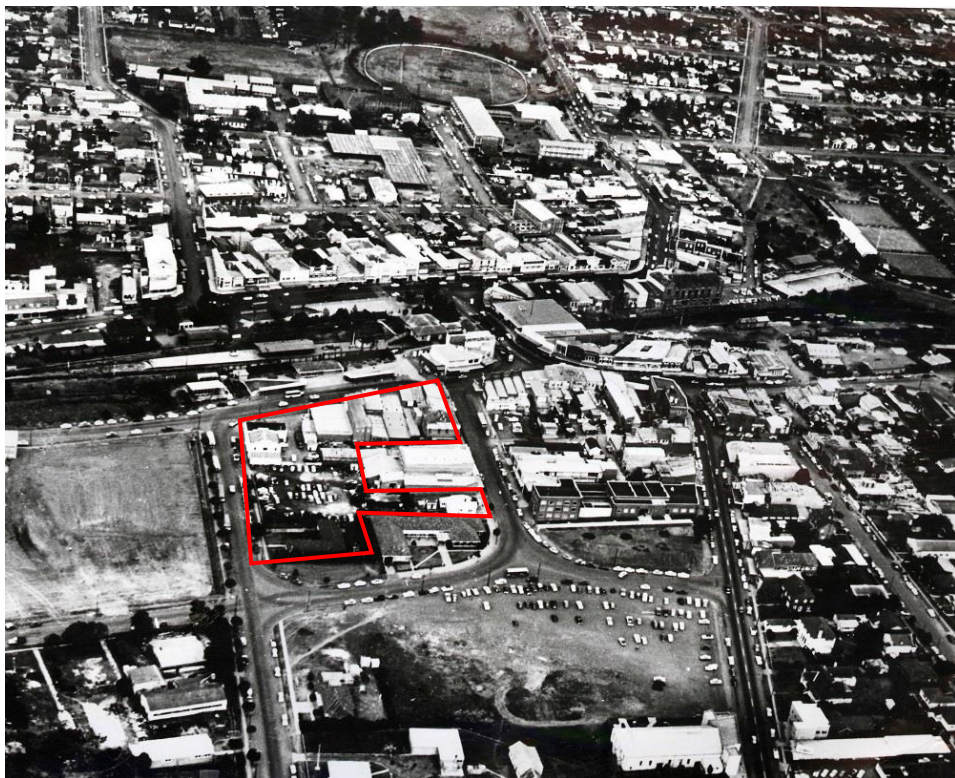


Figure 8: Bankstown Town Centre showing the proposed development site, late 1950s.
Source: BL 29024

2.5 A TOWN CENTRE WITH AN EVOLVING CIVIC PRECINCT, 1963-c.2020

During the post-war era Bankstown Town Centre accommodated retail and community uses. Completed in 1963 by the real estate and property developer Lend Lease, the southern section of the town centre block bounded by Fetherstone Street, North Terrace and The Appian Way was redeveloped as a mixed-use centre for retail and commercial uses. A six-storey office block with a curtain glazed façade was positioned on a two-storey street edge aligned retail block. This was the first stage of a modern retail precinct. By 1966 an enclosed shopping centre called Bankstown Square to a design by Bell Ridely Smith was also developed by Lend Lease. This large retail complex was located on the eastern side of The Appian Way.

At the northern end of Fetherstone Street on the large open site which contained the 1952 grower's market, and in proximity to the development site, was the first stage of a grand civic precinct. Constructed in 1964 to a design by Kevin J Curtin, Bankstown Civic Centre comprised Council Chambers and an Administration building positioned within an urban landscape defined by plazas and flower beds (Figure 10). A sculpture - "The Spirit of Botany" by Alan Ingham gave civic importance to the location (Figure 11). Later a new theatre was constructed north of this ensemble on the site of the old Capital in 1978 (Figures 9 and 12). Opened by Her Majesty, Queen Elizabeth II in 1980, this event took place in the year that Bankstown was declared a city (Figure 13).



Figure 9: Bankstown Town Centre, c.1970. Source: PHM-0002149



Figure 10: A view dated to the early 1960s showing the relationship between Bankstown's civic precinct (under construction) and the retail and commercial office uses on the development site. Source: BL, 27320



Figure 11: A view dated to 1967 of the Administration building which defined the eastern edge of an urban landscape of plazas and flower beds. Source: BL, 0001186

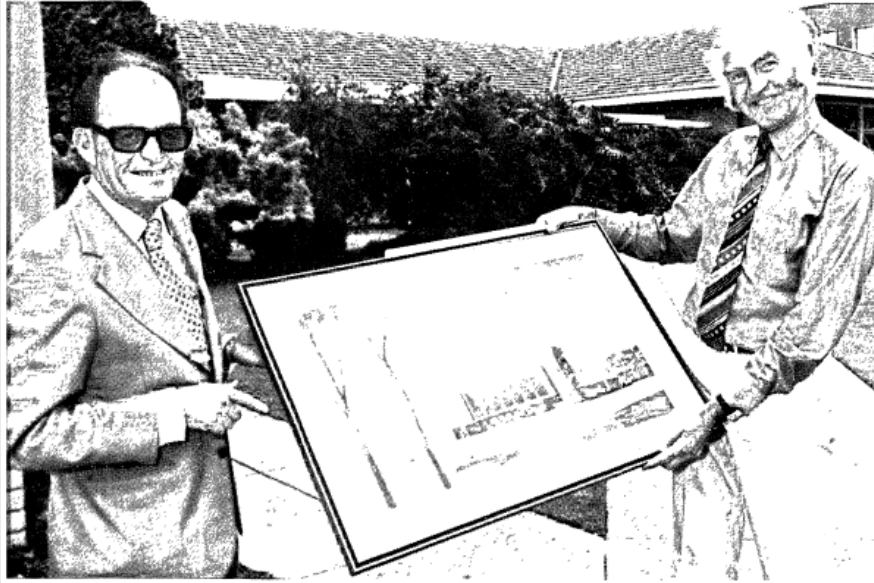


Figure 12: View dated to 1978 showing the new theatre within a civic precinct now defined by a canopy of native trees. Source: BL, 28802



Figure 13: Her Majesty Queen Elizabeth II opens Bankstown Theatre in 1980. Source: NAA, A8746

NEW LIBRARY FOR BANKSTOWN



A new three-storey library is to be built at Bankstown, NSW, for an estimated \$1.7m. It will be built on the site of the present library and completion is expected late 1982. The new building will be 2700 metres — approximately 2000 metres more than the present library. Picture shows Bankstown's Mayor Ray McCormack (left) inspecting an artist's impression of the proposed new library with the Chief Librarian, Cec Churm. Photograph courtesy the *Torch*.

Figure 14: Proposed Bankstown Municipal Library, 1980. Source: Incite, Newsletter of the Library Association of Australia, Vol 2, 23 January 1981.



Figure 15: Former Bankstown Municipal Library, designed by Kevin J Curtin, the architect of the Council Chambers, Administration Building and Theatre. Source: PTW Architects

By the 1980s Council sought to increase densities in the town centre. This manifested in a Civic Tower, located to the northern edge of the civic precinct at the corner of Rickard Road and The Appian Way, to be constructed at the end of the 1980s. Within the town centre, a 12-storey apartment block was constructed at 3-7 Fetherstone Street immediately adjacent to the development site.

Other changes took place in the town centre. In 1980 the metropolitan Library was replaced by a larger library building (Figures 14 and 15). Also designed by Kevin J Curtin this building featured decorative precast-concrete panels and metal screens. It remained operational until 2014 when a third library was constructed beside the Theatre, and this helped terminate the views along the civic axis of Fetherstone Street.

In 1997 memorial trees were planted in Court House Reserve to commemorate the 50th anniversary of the end of WW2, and in the same year the Administration building was destroyed in a fire. With Council deciding to demolish the building, Paul Keating Park was then constructed in its place. This park was not opened until 2000. By 2019 the carpark site adjacent to the new library was developed by Western Sydney University (WSU). This 19- storey City Campus block was designed by the Melbourne practice of Lyons (Figure 16).

While the civic precinct underwent significant change, the development site remained largely unchanged. By 2023, however, the existing shopping mall was quite dilapidated, and the six-storey office tower had no tenants.



Figure 16: View looking north-east of remodelled civic centre which includes relocated Botany Sculpture, UWS Bankstown Campus, Civic Centre. Image: PTW Architects

3.0 HERITAGE CONTEXT

3.1 WHAT IS HERITAGE SIGNIFICANCE?

Before any decisions are made about redeveloping a site in an area which has heritage items, it is important to understand whether the proposed development will affect any nearby heritage items or whether items immediately adjacent to the site have any heritage value. An appreciation of this heritage context can lead to a decision about how to mitigate impacts on these items.

3.2 SIGNIFICANCE ASSESSMENT

The Heritage Council has recently updated their set of seven criteria for assessing heritage significance. These are used to make decisions about the heritage value and significance of an element or place. There are two primary levels of heritage significance applied in NSW – these are State and Local items. Under Section 170 of the NSW Heritage Act 1977, all state government agencies are required to keep and administer a register of heritage items. In this regard Sydney Trains, for example, maintains a register of heritage items. The following identifies the nearby items of heritage significance and assesses the likely heritage impact on the place. Information has been sourced from the relevant heritage inventory sheets including the State Heritage Inventory and Sydney Trains' own register.

3.3 ITEMS WITH HERITAGE SIGNIFICANCE

The proposed development is located near items assigned with heritage significance (Figure 17). These are identified by council on Sheet HER_005 of Bankstown LEP 2015.

- Bankstown Civic Centre, 375 Chapel Road, Bankstown
- Shop, Rosen Chambers, 346-350 Chapel Road, Bankstown
- Bankstown Hotel, North Terrace, 102 Bankstown City Plaza
- Shop, former Accommodation House, North Terrace, 109 Bankstown City Plaza
- Bankstown Railway Station Group, 143 North Terrace.

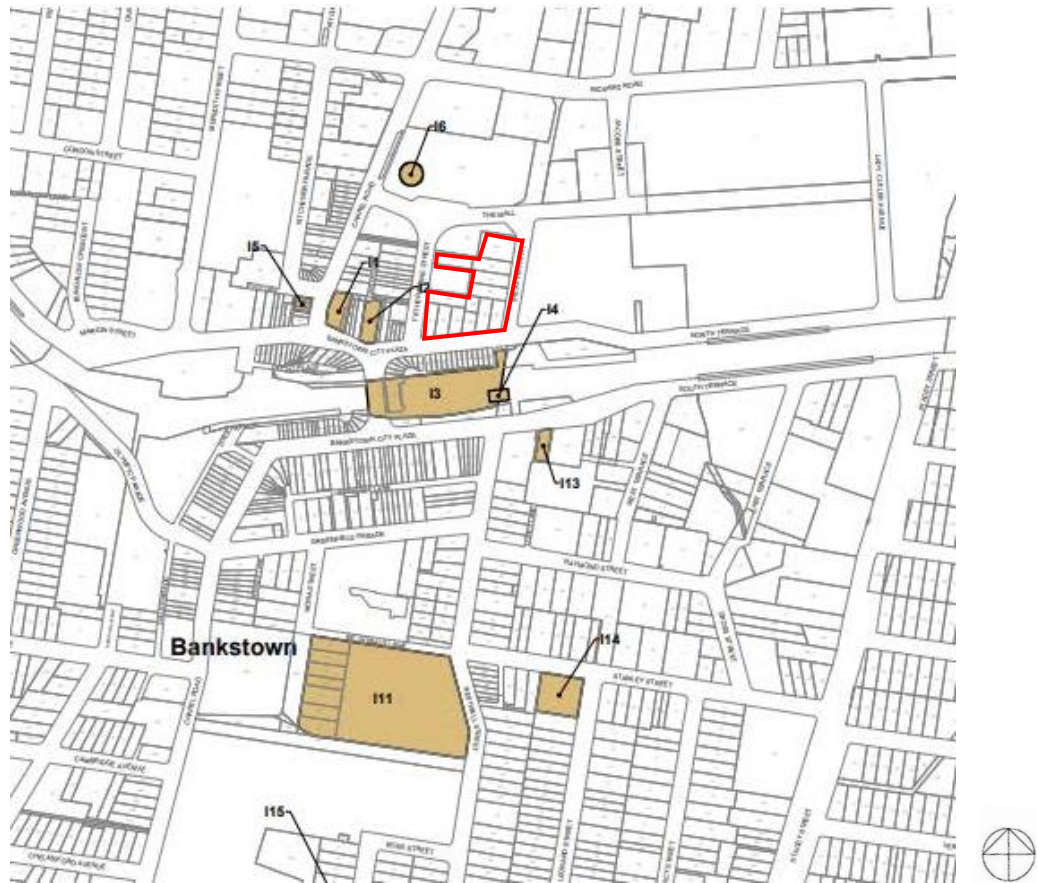


Figure 17: Part copy of Sheet HER_005 Bankstown LEP 2015, showing items of significance near the proposed development site which is highlighted.

3.4 HERITAGE ITEMS

A summary of Bankstown Council's LEP 2015 items with significance in the vicinity of the proposed development site, is as follows:

Table 1

	Nearby heritage items
LEP 2015, item I6 	Bankstown Civic Centre 375 Chapel Road, Bankstown Statement of Significance: Opened in 1963, the Bankstown Civic Centre is a major [civic] symbol and [the] embodiment of regional importance. Refer: www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1060072
LEP 2015, item I5 	Shop, Rosen Chambers 346-350 Chapel Road, Bankstown Statement of Significance: Rosen Chambers furnishes evidence of the consolidation and growth of Bankstown during the 1920s, reflecting the shift in the town centre precipitated by the railway and the process of suburbanisation that the railway initiated. The building has strong visual associations with the Bankstown Hotel, which is located nearby on the eastern side of Chapel Road. It is an important visual element in the local townscape and contributes to its character and sense of place. Refer: www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1060067
LEP 2015, item I1 	Bankstown Hotel North Terrace, 102 Bankstown City Plaza Statement of Significance: The Bankstown Hotel was the first licensed public house to have been erected in the vicinity of Bankstown Station. The building provides important evidence of the consolidation and growth of the centre of Bankstown around the station during the 1920s. The building has associations with the prominent architect, town planner and politician John Percival Tate. The upper sections of the building's exterior are representative of the Inter-war Free Classical style and demonstrate many of its characteristics. The building is an important contributory item to this section of Bankstown and assists in establishing its visual character. It is a prominent element of the major intersection at Chapel Road and North Terrace. Refer: www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1060070

Table 1, continued

	Nearby heritage items
LEP 2015, item I2 	Shop, former Accommodation House North Terrace, 109 Bankstown City Plaza Statement of Significance: As the oldest building in this section of Bankstown, it provides evidence of the activities of Arthur Rickard and The Green Acre Park Limited, which constructed it as a place of temporary accommodation for prospective land purchasers. It also provides evidence of the impetus that the completion of the rail link brought to the development and consolidation of the area. These aspects of its significance have been eroded to some extent by subsequent modifications. The façade is representative of the Inter-War Functionalist and Art Deco styles in a restrained but well resolved manner, an unusual item within the locality. The building forms a key element within the immediate townscape and is a focal point from other parts of the city centre. Refer: www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1060247
LEP 2015, item I3 SRA s.170 Register 	Bankstown Railway Station Group 143 North Terrace Statement of Significance: The construction of the station at Bankstown and the opening of the railway line in April 1909 provided the major impetus for subdivision and development in the area and [this] was the crucial component for subsequent suburban growth. The station is representative of the suburban railway stations that were erected in the first two decades of the twentieth century. The platform and building have retained their original forms and a substantial amount of original fabric, which includes brickwork associated with the platform and building, decorative cement render mouldings, several window sashes, timber doors and fanlights, steel verandah trusses, and a chimney. The station building has aesthetic significance because of its extensive original detailing, which demonstrates attitudes towards buildings designed for public utility during the Federation era. Although not rare, intact station buildings such as this are becoming increasingly uncommon. Note: Under the s.170 listing the former Parcels Office is included. This face brick Modernist is to be demolished to make way for the Sydney Metro. Refer: www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1060066 www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4802067

3.5 ASSESSMENT OF SIGNIFICANCE

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW, state and local. The following assessment of heritage significance for the proposed development site (the subject site) is prepared in accordance with the 'Assessing Heritage Significance' guideline

3.5.1 ASSESSMENT OF SIGNIFICANCE - THE SUBJECT SITE

Table 2

	Assessment Significance	Comment
(a) Historic Significance An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	The site has been historically linked with residential and commercial purposes.	There is no evidence to connect this site with any historic event. The site, now containing commercial and retail uses is one of many town centre developments constructed across Sydney.
(b) Historical association An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history	Constructed during the post-war period the collection of buildings was developed by the property developer Lend Lease.	The subject site, in its association with Lend Lease, does provide some evidence of historical importance.
(c) Aesthetic/creative/technical achievement An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	Constructed during the post-war period the collections of buildings do not demonstrate any important aesthetic characteristics	The complex of buildings is not a fine example of the period. It has only a loose association with a creative or technical achievement.
(d) Social, cultural, and spiritual An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	Any association with an established community is not established.	There is no documented evidence that the subject site contributed to the communal life of Bankstown.
(e) Research potential An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	Does not have the potential to yield any information about working on the site. An assessment of potential archaeological resources is beyond the scope of this document	As the office block and ground floor retail areas are modified this will not yield an understanding of how people once worked or shopped on the site.

Table 2, continued

	Assessment Significance	Comment
Criterion (f) Rare An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	The buildings on the subject site are not rare.	The buildings on the site are greatly modified.
(g) Representative An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.	The buildings on the subject site have no representative value.	There are many other examples of local town centre developments within the Sydney metropolitan area.

3.5.2 STATEMENT OF SIGNIFICANCE, THE SUBJECT SITE

The subject site has no heritage significance on a local or state level (Figure 18). It further makes no contribution to the identified significant values of the nearby heritage listed items. While the site has been historically linked to the post-war development of Bankstown town centre by the property developer Lend Lease, the collection of buildings on the site do not make any important aesthetic contribution to the setting of Bankstown town centre.



Figure 18: View looking north-east of the subject site which comprises a retail centre and six-storey commercial office tower developed by Lend Lease in the early 1960s. Image: PTW Architects

3.6 ASPECTS OF SIGNIFICANCE - TWO NEARBY ITEMS

From an historic overview, both the Court House Reserve and former Municipal Library although not a listed item, may be attributed with some significance. The following is noted.

Court House Reserve

- An open space that maintains a connection with the local community.
- Being representative of a local park that was set out during the inter-war period.
- A park that was enhanced in the post-war period with memorials and special tree plantings.

Former Municipal Library

- A building that demonstrates continuous civic use on the site.
- A building that is associated with the architectural work of Kevin J. Curtin, an architect who designed the adjoining Council Chambers, Administration Building (now demolished) and Theatre for Bankstown Council

In summary, the Court House Reserve and the former Metropolitan Library, are items that have some historic significance. Both items, however, do not have any potential for research significance (Figures 15 and 19).



Figure 19: View looking south-east of the memorial plaques and tree plantings within Court House Reserve and the former Municipal Library. The proposed development is located beyond these community assets. Image: PTW Architects

4.0 THE PROPOSED WORKS

This Statement of Heritage Impact is submitted to the City of Canterbury-Bankstown Council (Council) on behalf of Barings Real Estate Australia (Barings) in support of a development application (DA) for a mixed-use development at the Compass Centre site, located at 83-99 North Terrace, Bankstown (the site).

This DA seeks approval for:

- Site preparation and early works, including demolition of all existing structures, bulk excavation, any required remediation and tree removal.
- Construction and use of a five (5) storey mixed use podium and three towers, comprising:
 - a 19-storey hotel tower in the south-west corner of the site;
 - a 24-storey residential tower in the south-east corner of the site;
 - a 24-storey residential tower in the north-east corner of the site;
 - ground floor retail activating the ground plane;
 - a gym at the southeastern corner of levels 1 and 2;
 - a metro supermarket at the west of level 1;
 - provision of common residential amenity spaces at the north of levels 2 to 3;
 - a childcare use at the north-eastern corner of the podium rooftop;
 - ancillary uses associated with the hotel in the hotel tower's podium rooftop;
 - medical centre uses in the southeast tower's podium rooftop;
 - provision of a through site link connecting The Mall in the north to North Terrace in the South, as well as additional links from Fetherstone Street and The Appian Way, providing connections to both The Mall and North Terrace; and
 - Car parking on levels 1, 2 and 3 of the podium, which are to be appropriately sleeved through façade activation, active uses, landscaping and active mezzanine floors.
- Construction and use of a two (2) level basement car park accommodating car, bicycle, motorcycle and loading spaces.
- Vehicular access from Fetherstone Street to the West of the site.
- Inclusion of landscaping throughout the site.
- Extension and augmentation of services and utilities to the development as required.

Site analysis

Site location and context

The site is located at 83-99 North Terrace, Bankstown within the City of Canterbury Bankstown local government area (LGA). It is located to the north of Bankstown railway station, to the south of Paul Keating Park and forms part of the street block bounded by The Mall (north), The Appian Way (east), North Terrace (south), and Fetherstone Street (west), however does not comprise a street frontage to The Mall, given that its northern boundary interfaces with the former Bankstown City Library site and Phil Engisch Reserve.

It is located within the Bankstown City Centre, surrounded by a mix of civic, retail, office, business and residential uses. It is situated in a location that is highly serviced by public transport, being approximately 60m to the north of Bankstown railway station and the future Bankstown metro station, and within the immediate proximity of the Bankstown bus interchange. It is also situated directly south of Paul Keating Park, Western Sydney University Bankstown Campus, the contemporary Bankstown Library and Knowledge Centre, Bryan Brown Theatre and Function Centre, and immediately west of the Bankstown Central Shopping Centre.

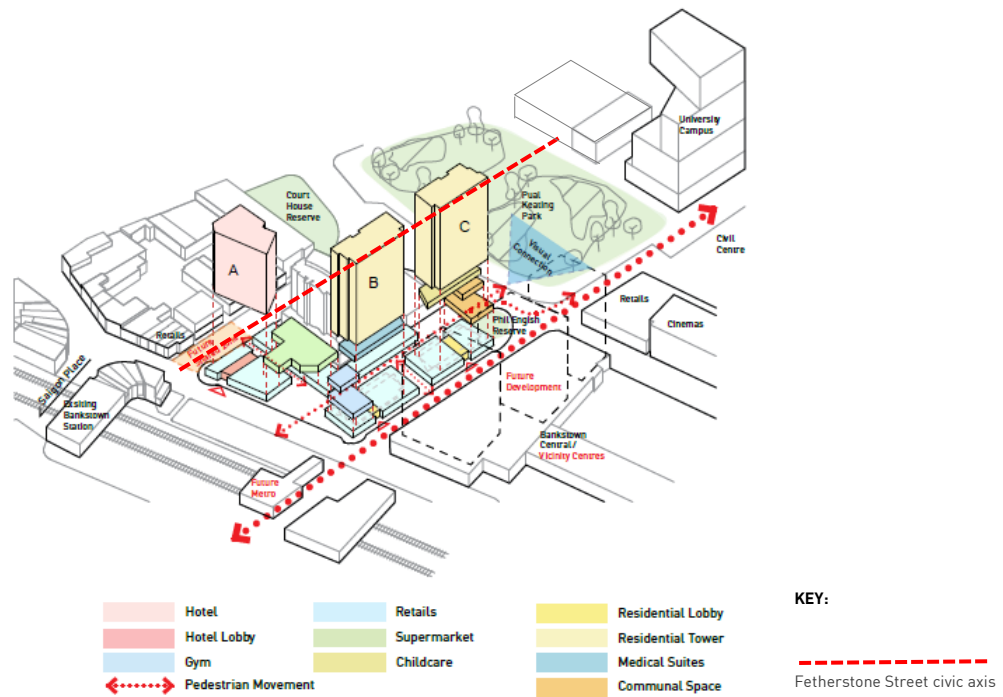


Figure 20: Diagram showing the relationship between new built form and various connections including the Fetherstone Street civic axis. Source: PTW Architects, NTS



Figure 21: Proposed shadow diagrams for 21 June 9am to 21 June 3pm. Of the nearby items of significance, it is Bankstown Railway Station which will be impacted by overshadowing between 10am and 3pm in mid-winter. Source: PTW Architects, NTS.



Figure 22: View looking south along Fetherstone Street. Source: PTW Architects



Figure 23: View looking south-east from Court House Reserve with ANZAC Memorial to the former Municipal Library and development site beyond. Source: PTW Architects

5.0 STATEMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

The following Statement of Heritage Impact (SoHI) has been prepared in relation to Canterbury-Bankstown LEP 2023. The subsequent tabulations generally follow the model set out in the document *Guidelines for Preparing a Statement of Heritage Impact* (2023) issued by the NSW Department of Planning.

5.2 METHODOLOGY AND LIMITATION

This Statement of Heritage Impact (SoHI) is based upon the following:

- Desktop review of records relevant to the site's historic and urban context
- Review of state and local listings via the Heritage NSW interactive web-based portal
- Site visit undertaken by PTW Architects in July 2023.

5.3 HERITAGE ITEMS IN THE VICINITY OF THE PROPOSED DEVELOPMENT

The proposed development is located within Bankstown town centre, an area which contains several items with local heritage significance. The subject site also faces Fetherstone Street, a roadway that functions as a civic axis, and is adjacent to two community assets – the Court House Reserve and former Municipal Library, items that potentially have historical associational significance (Figure 24).

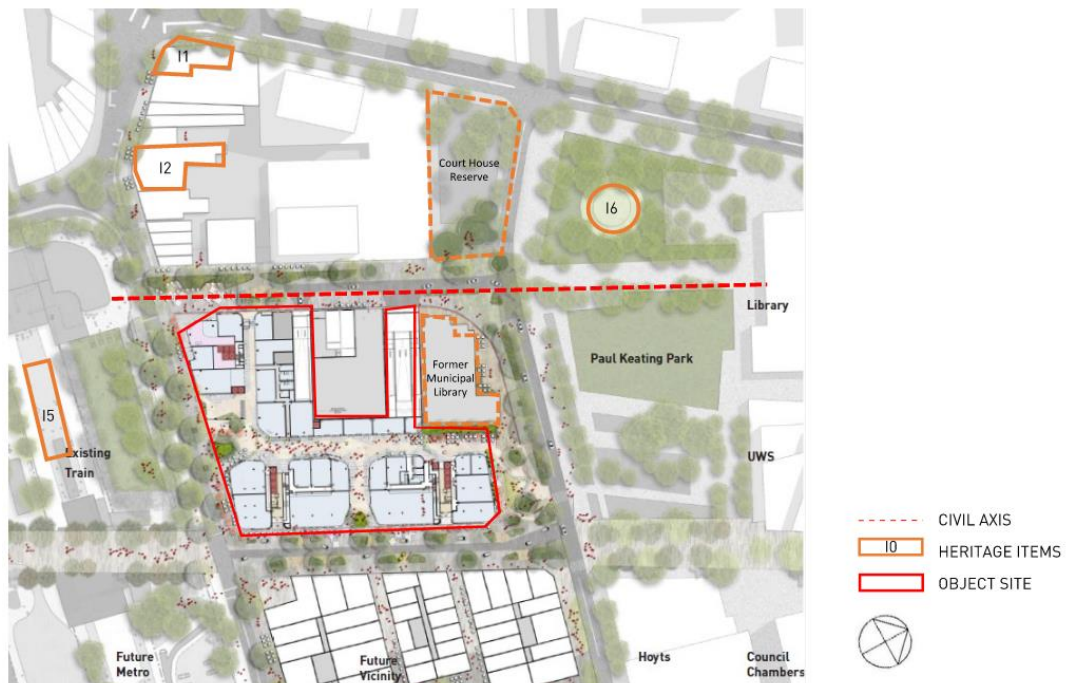


Figure 24: Concept plan of the proposed development site with heritage items and civic axis highlighted. Source PTW Architects

5.4 EVALUATION AGAINST BANKSTOWN COUNCIL'S LEP

The following tabulation assesses the proposed works in terms of Clause 5.10 – Heritage conservation, within Canterbury-Bankstown LEP 2023 (refer table 3).

Table 3

LEP 2023 Clause 5.10	Requirement	Heritage Impact
Clause 5.10 (2) Requirement of Consent	The subject site is not a heritage item nor is it within a heritage conservation area.	The heritage impact is assessed as NIL
Clause 5.10 (4) Effect of proposed development on heritage significance	While the subject site is not a heritage item nor is it within a heritage conservation area, nevertheless the potential heritage significance of the proposed development is assessed.	The existing complex of retail and commercial, dating to the early 1960s, is assessed as having no significance. The proposed development, comprising carefully modulated built form, would, however, be integrated with a mixed-use town centre of new and existing buildings and a sequence of pedestrian focuses streets and public open spaces.
Clause 5.10 (5) Heritage Assessment	While the subject site is not a heritage item nor is it within a heritage conservation area, the subject site is located near items of significance. In this regard assess the heritage impact on these items. The subject site is also located near the Court House Reserve and the former Municipal Library, two items assessed as potentially having historic associational significance. In this regard provide commentary on any likely impact.	The physical heritage impact of the proposed development on items of significance in the vicinity of the subject site is assessed as Negligible. However, there is some physical impact of the proposed development on Bankstown Station through overshadowing. This would occur between 10am and 3pm in mid-winter. This physical impact is assessed as Negligible. The visual impact of the proposed development on all items of significance in the vicinity of the proposed development is assessed as Negligible. The visual impact of the proposed development on the potential significance of Court House Reserve and the former Municipal Library is assessed as Little. Any visual impact will be mitigated through the built form massing, material selection, and additional landscape treatments.

5.5 ASSESSMENT IN ACCORDANCE WITH THE HERITAGE COUNCIL MODEL

In relation to the Statement of Heritage Impact published by the Heritage Council of NSW, the following comments are made:

The following aspects of the proposal respects or enhances the heritage significance of the nearby items or conservation area for the following reasons:

- Retains a street pattern established in 1909
- The proposal would have no physical impact on the nearby heritage listed items except for some overshadowing on Bankstown Railway Station in mid-winter (Figure 21). This is assessed as NIL to minimal. Overall, the proposed development would generally respect the heritage values of each item
- Provides a clearer urban design response with greater distinction between through site links, private communal open space and use of urban markers to acknowledge Fetherstone Street as having the function of a civic axis (Figure 24)
- A design that is sensitive to the immediate heritage context of Court House Reserve and the former Municipal Library (Figures 22 and 23). Any visual impact is mitigated through new building setbacks and new landscape features. In other words, there would be no impact on any existing significant views
- The proposed development would not encroach on the heritage listed curtilage of the nearby heritage items (Figure 24)
- The proposed development represents the next generation in mixed use development. It is a development that makes better use of existing infrastructure by offering higher densities within a safe living environment near public transport.

6.0 CONCLUSION

On balance, the proposed development will provide an improvement in the provision of mixed-uses within Bankstown town centre development, a site historically linked with commercial uses since the post-war period. There are limited views of the proposed development from Court House Reserve and any visual impact would be mitigated through street tree plantings, building setbacks and building articulation. The substantial mature plantings in the vicinity would ensure that the curtilage of the Court House Reserve, with its memorials, and even the nearby Council Chambers, would result in the proposed development having no visual impact on these items. Any visual impact from the proposed development on the former Municipal Library would be mitigated through design excellence and well-proportioned built elements. As the proposed development is in keeping with the existing and emerging urban character of Bankstown City Centre, it is recommended that approval be granted to the proposal, in the absence of any adverse heritage impacts.



Figure 25: A visualisation looking north along Fetherstone Street and the historic civic axis which links Bankstown Railway Station with the civic precinct of Council Chambers, Theatre, new Library and Paul Keating Park. The proposed hotel will operate as a visual marker on this street and would not have a visual impact on the nearby significant items. Source: PTW Architects