



# Heritage Impact Statement

Multi-storey residential flat building within the vicinity of heritage items  
2-4 Vimy Street, Bankstown

May 2025  
EHC25/0127

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## 1.0 EXECUTIVE SUMMARY

### 1.1 This Heritage Impact Context of the report

This Heritage Impact Statement has been prepared by Edwards Heritage Consultants Pty Ltd at the request of JS Architects, to establish the cultural heritage significance of 2-4 Vimy Street, Bankstown ('the subject site') and to then assess the potential heritage impacts against those assessed heritage values and significance. It is intended that this report will then accompany a Development Application to Canterbury-Bankstown Council.

Situated within the Canterbury-Bankstown Council local government area and in the locality of Bankstown, which is 19 kilometres southwest of Sydney city, the site comprises Lots 49 and 50 in Deposited Plan 13055, commonly known as 2-4 Vimy Street, Bankstown.

### 1.2 Overview of the findings of this report

The sites are not identified as items of local heritage significance, nor are situated within a Heritage Conservation Area. The sites are situated within the vicinity of several heritage items.

The subject sites are presently vacant with no built improvements, with the former buildings having recently been demolished.

An assessment of cultural significance has been undertaken of the sites, using the NSW Heritage Assessment criteria to determine whether or not the sites have heritage significance. As 2-4 Vimy Street, Bankstown does not satisfy the NSW Heritage Assessment criteria relating to historical, associative, aesthetic, social, technical, rarity or representative significance, a Statement of Cultural Significance has not been developed for the property.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the construction of a multi-storey development within the vicinity of several heritage items.

### 1.3 Recommendation and mitigation measures

The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

In applying the evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed items of heritage significance or heritage conservation areas (as published by the Heritage Council of NSW), subject to the recommendations in Table 1 below, the proposal would result in a negligible heritage impact.

TABLE 1 – Recommendations to mitigate heritage impacts	
Recommendation:	Recommended Management / Mitigation Measures:
1. <b>Archaeology</b>	<p>Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified.</p> <p>Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.</p>

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## 2.0 INTRODUCTION

### 2.1 Acknowledgement of Country

Edwards Heritage Consultants Pty Ltd (herein referred to as 'EHC') acknowledges the traditional custodians of the land on which we work and we recognise their continuing connection to land, waters and culture.

We pay our respects to Aboriginal Elders past, present and emerging, for they hold the memories, the traditions, the culture and hopes of Aboriginal peoples across the state.

EHC recognises that a better understanding and respect for Aboriginal cultures develops an enriched appreciation of Australia's cultural heritage and is essential to the maturity of Australia as a nation and fundamental to the development of our collective Australian identity.

### 2.2 Context of the report

This Heritage Impact Statement has been prepared at the request of JS Architects to assess the potential heritage impacts and to accompany a Development Application to Canterbury-Bankstown Council, which seeks approval for multi-storey development within the vicinity of the heritage items at 2-4 Vimy Street, Bankstown.

The report considers:

1. An assessment of the property to establish its cultural heritage significance with the formulation of a Statement of Significance.
2. What impact the proposed works will have on the identified heritage significance.
3. What measures are proposed to mitigate negative impacts.
4. Why more sympathetic solutions are not viable; and
5. Recommendations to mitigate heritage impacts.

### 2.3 Methodology

This report has been prepared in accordance with the general methodology, structure and guidelines as set out in '*Guidelines for preparing a Statement of Heritage Impact*' (Department of Planning and Environment, 2023).

The overarching philosophy and approach to this report is guided by the adoption and implementation of the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013. In addition, EHC embraces and operates in accordance with the [National Trust Ethical Principles for Heritage and Conservation](#) and Australia ICOMOS *Ethical Principles*, ensuring all that we do is driven by our outstanding and consistent commitment to ensuring best-practice in cultural heritage management.

The assessment criteria developed by the Heritage Council of NSW as contained in the *NSW Heritage Manual* and revised and expanded in '*Assessing Heritage Significance – Guidelines for assessing places and objects against the Heritage Council of NSW criteria*' (Department of Planning and Environment, 2023) is used to assess and establish the cultural significance of 2-4 Vimy Street, Bankstown.

A visual examination of the subject site has been undertaken, which is followed by a merit and significance based desktop assessment of the development proposal.

The potential, actual and perceived heritage impacts stemming from the development proposal have been assessed with reference to the following:

- a) Clause 5.10 and Schedule 5 of the *Canterbury-Bankstown Local Environmental Plan 2023*.

- b) Chapter 4 of the *Canterbury-Bankstown Development Control Plan 2023*.
- c) *'Better Placed – Design Guide for Heritage'* (NSW Government Architect, 2019).
- d) The Heritage Council of NSW evaluation and assessment criteria as set out in *'Guidelines for preparing a Statement of Heritage Impact'* (Department of Planning and Environment, 2023).

## 2.4 Authorship

This Heritage Impact Statement has been prepared by Hisashi Nakahara B.Arch.St, M.Arch, M.Herit.Cons, M.ICOMOS, Heritage Consultant. The report has been reviewed and endorsed by Michael Edwards B.Env.Plan M.Herit.Cons, M.ICOMOS, JP, Director & Principal Heritage Consultant and Advisor.

Mr Nakahara has a grounded background in the architectural and construction industry with wide portfolio of experience particularly focused around conservation practice. Hisashi's architectural background brings a robust knowledge of the anatomy of buildings and structures. His practical experience in the construction industry allows him to facilitate workable balanced solutions with positive outcomes.

Mr Edwards has over 19 years extensive experience in both the heritage conservation and town planning disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the former Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to Cessnock City Council, Georges River Council and Wingecarribee Shire Council.

## 2.5 Limitations

This Heritage Impact Statement:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Has been prepared relying on existing historical research and significance assessment. No further research or assessment has been undertaken. Subsequently, the heritage impact assessment of this report is based upon the previously assessed heritage values.
- Does not provide a detailed assessment of the provisions of Chapter 4 of the *Canterbury-Bankstown Development Control Plan 2023*, but considers the development controls and requirements relating to the development within the vicinity of heritage items.

## 2.6 Terminology

The terminology used throughout this report is consistent with the *NSW Heritage Manual* and the Australia ICOMOS *Burra Charter* (2013).

A glossary of common terms used is listed in Appendix A.

## 2.7 Physical evidence

A visual examination of the site and the surrounding area was undertaken on 14 April 2025. All contemporary aerial and site photography used in Section 3 of this report was captured by EHC at this time, unless otherwise credited.



### 3.0 SITE ASSESSMENT

#### 3.1 Location and context

The subject site is situated within the Canterbury-Bankstown Council local government area and in the locality of Bankstown, which is 16 kilometres southwest of Sydney city. The subject site comprises Lots 49 and 50 in Deposited Plan 13055, commonly known as 2 and 4 Vimy Street, Bankstown respectively.



**Figure 1:** Aerial view of the locality in c2023-2024. The subject site is denoted by red outline. Note that the two houses within the site have since been demolished.

[Source: NSW Land and Property Information, with EHC overlay, 2025]



**Figure 2:** Aerial view of the subject site (denoted by red outline).

[Source: NSW Land and Property Information, with EHC overlay, 2025]

### 3.2 The subject site

The subject site is located on the northwestern side of Vimy Street, and is situated within an established urban which is largely characterised by detached-style residential housing.

Both allotments are presently vacant with no built improvements. While the aerial photography (see Figures 1 and 2) show that both allotments contained single storey detached style dwelling houses, the dwellings have been demolished in March 2023, through the Complying Development Certificate (CDC) process. The site is delineated by the neighbouring property boundary fences and the Council verge the separates the front boundary to the street.

The sites are both rectangular in shape and comprise an area of 585sqm each, with a predominantly level topography with an undulating surface.

The site is adjoined to the east and south by single-storey detached style dwelling homes, and to the north and west by Bankstown Memorial Park.



**Figure 3:** General view of the site from Vimy Street.



**Figure 4:** View of the site from the north.



**Figure 5:** View of the site from the rear / west.





**Figure 6:** View of one of the heritage items in the vicinity from Vimy Street – 10 Vimy Street.



**Figure 7:** View of 10 Vimy Street and the subject site (2-4 Vimy Street) along Vimy Street.

### 3.3 Streetscape contribution

As the subject sites are currently vacant with no existing built improvements presently on the land, there are no characteristics of the sites that are considered to contribute to the streetscape.

The remainder of the streetscape is largely consistent, with the predominant built form being modestly scaled single-storey dwellings that were constructed as part of the Commonwealth War Services Home Commission after World War I. These dwellings are coupled with several examples of two-storey infill developments. The more contemporary developments on Vimy Street, as well as in the Bankstown locality as a whole, are evident of the increase in urban growth and redevelopment in the LGA. The remainder of the streetscape to the north comprises the landscaped Bankstown Memorial Park.

## 4.0 HISTORICAL CONTEXT

## 4.1 Introduction

This section attempts to place the site into the context of the broader history of the region as well as outlining the sequence of development, occupation and use of the site.

Analysing and understanding the historical context of the site is an important consideration in informing the assessment of historical significance and historical associations of significance. The history of the subject site has been previously investigated and written in Section 4.0 of the previous Heritage Impact Statement by EHC, dated April 2024. The history has been reproduced here without any further changes.

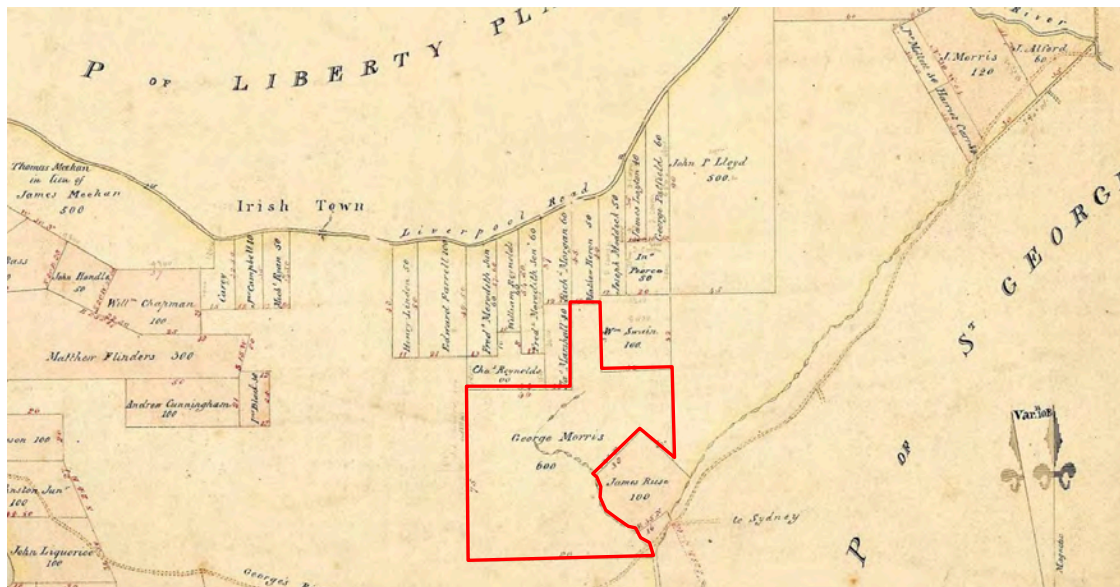
The history of the site is presented in a narrative form and is mainly derived from the published sources as referenced throughout. The historical analysis also builds on existing extensive publication and research and assumes a prior knowledge of the Aboriginal history of the area.

## 4.2 First land grant

In 1795, Governor Hunter commissioned George Bass, surgeon and Matthew Flinders, a Royal Navy midshipman to explore the 'western arm' of Botany Bay. They explored the Georges River and sailed along what would become the southern boundary of the Bankstown municipality, an area that was 20 miles beyond what had been previously surveyed.<sup>1</sup>

Following the favourable report on the area provided to Governor Hunter, this area, 20km southwest of Sydney was selected for settlement. The town was named Banks Town, in honour of the eminent botanist Sir Joseph Banks who travelled to Australia with Captain James Cook in 1770.

George Bass received the first land grant in the area in 1798 due to his exploration efforts. Bass did not farm the land, and eventually reverted to the crown. Flinders received a grant alongside Bass'. Other notable men received grants around the area, By 1799, 1,200 acres on both the banks of the river had been granted to marines and ex-convicts.<sup>2</sup> One such grant was given to George Morris in 1831.



**Figure 8:** Extract of a Parish of Bankstown map showing Morris' allotment. [Source: State Library of NSW. Call No. Z/SP/B6/129]

<sup>1</sup> F. Pollon, 1988. *The Book of Sydney Suburbs*, "Bankstown". p19.

2 Ibid.

This section of land was known as Portion 51, consisting of 600 acres.<sup>3</sup> Morris was born in 1782 in Hannover Square, London, England. Morris was sentenced to a term of life for disposing of forged Bank of England notes. He was one of 175 convicts transported on the ship *Morley* in November 1816.<sup>4</sup> By 1828, Morris had received an absolute pardon, and shortly after received the 600-acre land grant in Bankstown whilst residing on George Street, Sydney. It is not clear if this land was cleared or cultivated.

Bankstown was slow to prosper, mainly due to the district being isolated from both Sydney and Parramatta. Additionally, flooding frequently destroyed crops, whereby farmers began to sell their land without cultivating.<sup>5</sup>

#### 4.3 A road was constructed

Governor Macquarie set out in 1810 to view the farms along the Bankstown district. He recorded in his diary:

*"After we had looked at the southernmost farm on the latter creek, we crossed the country with the intention of returning home by the upper part of George's River in a southwest direction; but missing our way we lost ourselves in the woods and wandered about in a boundless forest for upwards of three hours without knowing where we were. At length we stumbled on the river and got home a good deal tired."*<sup>6</sup>

The troubles encountered on Macquarie's return trip were enough to convince him that a road was urgently needed in the area. By April 1813, William Roberts was awarded the government contract. Less than a year after the contract was signed by Roberts, Macquarie was able to travel the entire 30-kilometre distance along the new road to Liverpool.<sup>7</sup>

The settlers benefited greatly from the construction of the road. Their produce was able to be sent to market safely, and the district began to develop rapidly.



**Figure 9:** Liverpool Road in Bankstown c.1909

[Source: J. Lawrence & B.J. Madden, 1999. *A pictorial history of Canterbury-Bankstown*, p.13]

<sup>3</sup> NSW Land and Property Information, 2024. Primary Application 16028.

<sup>4</sup> State Library of Queensland, *Convict Transportation Registers Database*. Accessed 5 April 2024  
<<https://www.data.qld.gov.au/dataset/british-convict-registers/resource/6e3d0523-b3e1-4b4a-b26d-a918b1e403b1>>  
<sup>5</sup> J. Lawrence & B.J. Madden, 1999. *A pictorial history of Canterbury-Bankstown*, p7.

<sup>6</sup> Macquarie University, *Journeys in Time; The journals of Lachlan & Elizabeth Macquarie*. "Friday 9<sup>th</sup> 1910". Accessed 5 April 2024 <<https://www.mq.edu.au/macquarie-archive/journeys/1810/1810a/nov9.html>>

<sup>7</sup> J. Lawrence & B.J. Madden, 1999. *A pictorial history of Canterbury-Bankstown*, p13.

During the late 19<sup>th</sup> century, various businesses were opened in Bankstown. This included inns and public houses, the post office and the Church of England public school. As a large portion of the district was covered in turpentine and ironbark forests, timbercutters were also attracted to the area to fell timber for building, fencing and firewood.

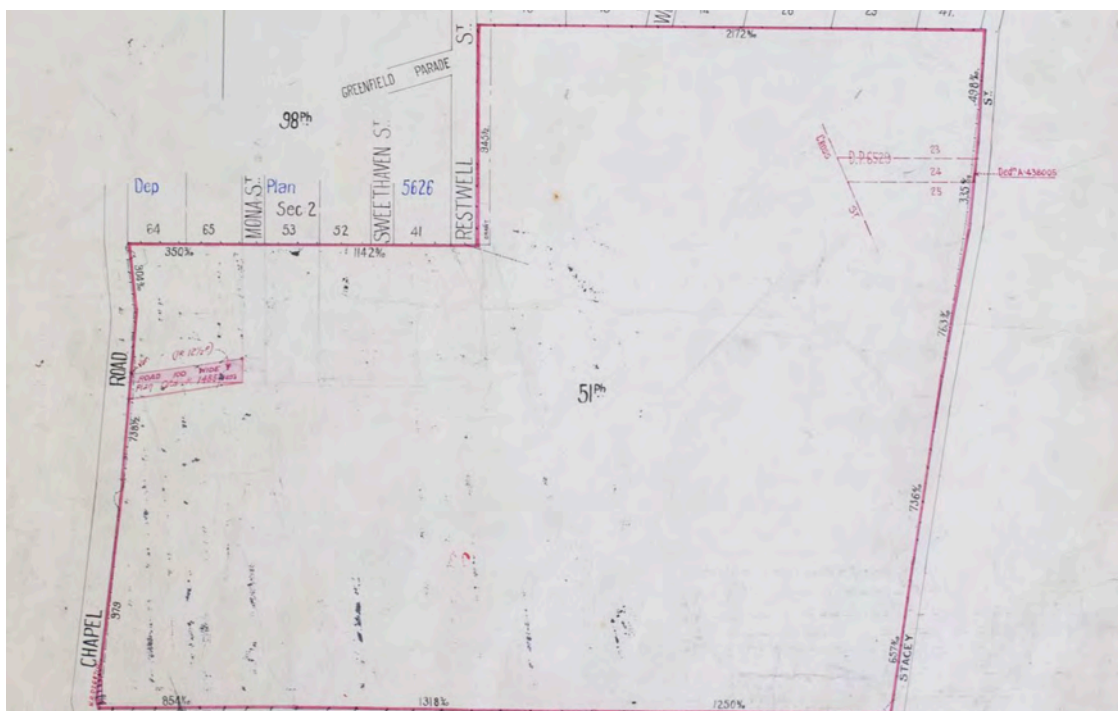
Bankstown was gazetted a municipality in 1895. It was initially proposed to incorporate Bankstown with Enfield, though this proposal was not favoured by the locals who desired to manage their own local affairs. This bill did not pass, and Bankstown became its own municipality. The Cumberland Free Press described the town as “a cheery little township, now an infant municipality”.<sup>8</sup>

#### 4.4 Early 20<sup>th</sup> Century

In 1909, the Bankstown railway station opened, providing further accessibility of the area. In-turn, this prompted the further development of the municipality, and new business centres began popping up near the station. This same year, subdivision of the area began to take place when the total population was less than 2000.

The first subdivision was managed by land developer and estate agent Sir Arthur Rickard, who invented the scheme where a £1 deposit was required at purchase, with the balance to be paid at 10 shillings a week.<sup>9</sup> This gave younger couples and families a chance to own their first home.

The original 600-acre grant to George Morris had begun to be subdivided into smaller allotments. In December 1910, 89 acres was sold to farmer Edward Fripp.<sup>10</sup> Fripp immediately began to subdivide his land into individual allotments, starting in the northern portion that was located closest to the newly opened railway. In September 1920, a portion of Fripp’s land consisting of 3 acres, 1 rood and 6 perches was sold to the War Service Homes Commissioner.<sup>11</sup>



**Figure 10:** Plan showing the land purchased by Edward Fripp in 1910.  
[Source: NSW Land and Property Information, 2024. Vol.2109 Fol. 229]

<sup>8</sup> The Cumberland Free Press, 21 September 1895. *A New Municipality*. p7.

<sup>9</sup> F. Pollon, 1988. *The Book of Sydney Suburbs*, “Bankstown”. p19.

<sup>10</sup> NSW Land and Property Information, 2024. Vol.2109 Fol. 229

<sup>11</sup> NSW Land and Property Information, 2024. Vol.3049 Fol. 249



4.5 War Service Commission Homes

Following the end of World War I, the Federal Government had created the War Service Homes Commission. The primary function of the Commission was to provide a form of compensation through the form of housing to the returned servicemen, widows and parents of men who had died on active service during the war.

The Commission began purchasing land across Sydney's urban fringes with the goal of providing a housing scheme and while it was essentially viewed as a means of compensating the servicemen for the sacrifices that they had made, it would also alleviate a growing crippling housing shortage.<sup>12</sup> Through the scheme, funds were provided to eligible persons for the erection of a dwelling house, with the funds offered as a loan whereby the borrowers would pay off the purchase of their homes.



Figure 11: Plan showing the allotment purchased by the War Service Homes Commission in September 1920. [Source: NSW Land and Property Information, 2024. CT Vol.3094 Fol.249]

By May 1925, a plan of subdivision for a portion of this land was prepared, creating fifty new residential allotments. Half of which with a frontage to Vimy Street, and the other half presenting to Restwell Street. The new subdivision was registered with the Land Titles Office and registered as Deposited Plan 13055, and the allotments were offered for sale shortly afterwards. It was during this subdivision that the allotments 49 and 50, the subject sites, were created. It is postulated that the dwellings were built shortly after the subdivision.

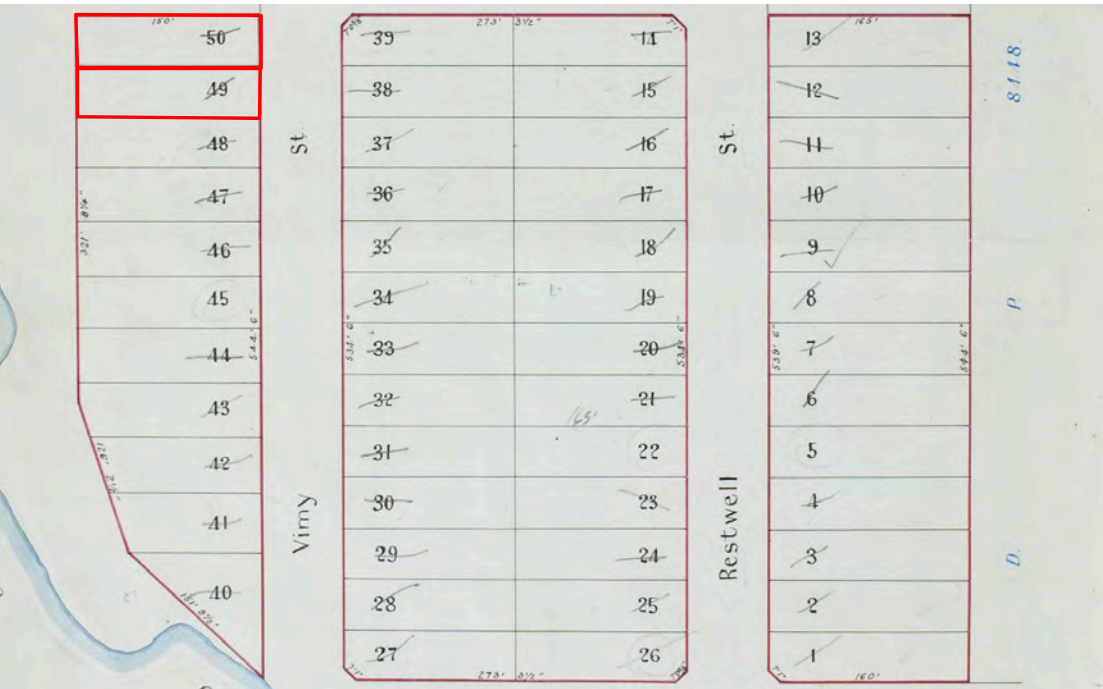


Figure 13: Subdivision of the War Service Homes Commission in 1925. [Source: NSW Land and Property Information, 2024. Vol.3729 Fol.242]

<sup>12</sup> Granville Historical Society Inc, 2010. 'The Granville Guardian' Volume 17 Issue 9, October 2010. 'World War I Service Homes'.



**Figure 14:** Aerial view of the subject sites c.1943.  
[Source: NSW Land and Property Information, 2024]



**Figure 15:** View of a Vickers Vimy heavy bomber aircraft.  
[Source: Wikipedia, 2024]

The naming of Vimy Street likely recognises either the Battle of Vimy Ridge which occurred during 9 April – 12 April 1917 in the Pas-de-Calais region of France during the First World War, or the Vickers Vimy, a British heavy bomber aircraft that was developed and manufactured by Vickers Limited and used towards the very end of the First World War. Either way, it can be accepted that Vimy Street was so named for its association with the First World War. Curiously, the adjacent Restwell Street likely hints at the hopes and aspirations for life after active service – to rest well.



#### 4.6 The subject site to the present day

Progressively, the War Service Homes Commission sold the various allotments with their respective houses, presumably handing over the deeds once the repayments had been made, and the loans paid in full.

In June 1950, Lot 49 (No.4 Vimy Street) was sold to Thomas Dawson and his wife Alice. The site consisted of 23  $\frac{1}{4}$  perches. In July 1954, Lot 50 (No. 2 Vimy Street) was sold to Frederick Taylor, also consisting of 23  $\frac{1}{4}$  perches.

Both lots continued to be occupied and sold separately, until 1969 when both sites were purchased by Harris and Anthi Babalis. The Babalis family held ownership of both lots until 1991, when No.4 Vimy Street was transferred separately.<sup>13</sup> No. 2 Vimy Street was not transferred until 2017 via transmission application. Both sites were then sold in October 2022 to the current owner.

In March 2023, a Complying Development Certificate was approved to demolish the dwellings at 2-4 Vimy Street, Bankstown. This demolition has taken place shortly after, and the subject sites are now vacant.



**Figure 16:** View of No.2 Vimy Street.  
[Source: EHC, 2022]



**Figure 17:** View of No.4 Vimy Street.  
[Source: EHC, 2022]

<sup>13</sup> NSW Land and Property Information, 2024. DP49/13055.

## 5.0 HERITAGE LISTING STATUS

### 5.1 Introduction

Identification of the statutory and non-statutory heritage listings applicable to the subject site is as follows:

### 5.2 Statutory and non-statutory heritage listings

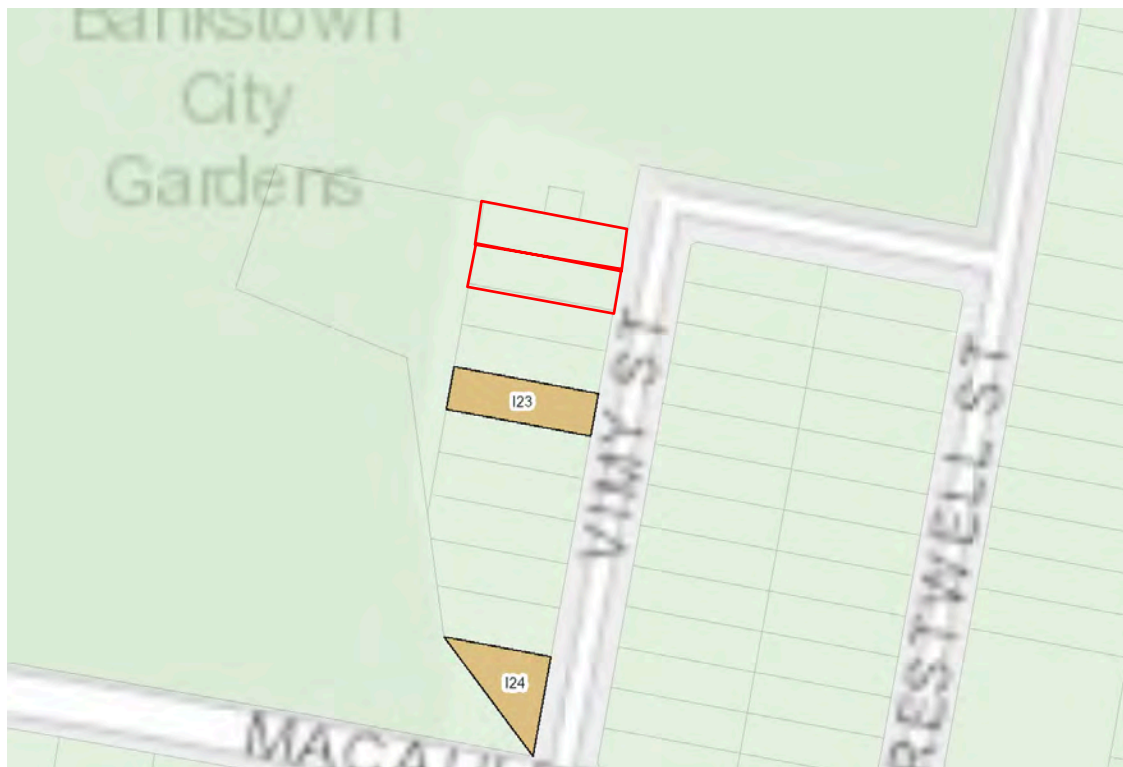
#### *Statutory lists*

The site **is not** identified as an item of local heritage significance listed under Schedule 5 of *Canterbury - Bankstown Local Environmental Plan 2023*.

The site **is not** located within a Heritage Conservation Area listed under Schedule 5 of *Canterbury - Bankstown Local Environmental Plan 2023*.

#### *Non-statutory lists*

The subject site **is not** identified on any non-statutory heritage lists or registers.



**Figure 18:** Map showing the heritage status of the subject site and surrounding allotments. The subject site is denoted by red outline. [Source: *Canterbury - Bankstown LEP 2023*, Digital EPI Viewer with EHC overlay]

### 5.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site.
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary.
- iii) Are identified as forming a part of a group i.e. a row of terrace houses.
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (including any Heritage Conservation Areas) (listed under Schedule 5 of *Canterbury-Bankstown Local Environmental Plan 2023*) within the vicinity of the subject site are set out in Table 2 below:

TABLE 2 – Items of local heritage significance within the vicinity of the site			
Heritage Item	Item No.	Address	Relationship to the subject site
WSHC House, “Weymouth”	I23	10 Vimy Street, Bankstown	Within the vicinity
WSHC House, “The Nest”	I24	22 Vimy Street, Bankstown	Within the vicinity

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

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## 6.0 EXISTING HERITAGE SIGNIFICANCE ASSESSMENTS

### 6.1 Existing description of the heritage item at 10 Vimy Street

The citation on the NSW State Heritage Inventory (SHI No. 1060044) provides a physical description of 'WSHC House, Weymouth' as follows:

*'10 Vimy Street is a small single storey dwelling that demonstrates several of the characteristics of the Federation Bungalow style, which is apparent in its overall architectural form.*

*The house is oriented to the east and is dominated by a prominent gabled roof that is covered with terracotta tiles. Painted roughcast cement render is applied to external wall surfaces on three sides of the building. A single storey addition is attached to the rear of the house. A timber framed porch is located centrally on the eastern faade. Its detailing is common to other Commission houses in the street. The porch floor is concrete contained by brickwork and its roof is covered with ribbed metal sheeting.*

*Timber board linings are situated in the upper section of the eastern and western gables, with timber brackets below that are mounted on rudimentary brick corbels. Rafter ends along the northern and southern sides of the building are exposed. Window openings contain timber framed multi-paned casement type window sashes. Lintels and sills are finished with flush cement render and have been picked out in a paint tone that contrasts with the rest of the rendered surfaces.*

*Fencing along the eastern site boundary is fabricated from timber and crimped wire while gates are fabricated from steel tubes and crimped wire, and embellished by wrought metal elements. A small shed is located behind the house on the northern side of the property. 2003.'*

### 6.2 Existing statement of cultural significance at 10 Vimy Street

The citation on the NSW State Heritage Inventory (SHI No. 1060044) provides a statement of cultural significance of 'WSHC House, Weymouth' as follows:

*'10 Vimy Street is representative of the houses constructed by the Commission in Bankstown after World War I. The historical significance of the house is associated with the subdivision and development of the War Service Homes Commission estate in Vimy and Restwell Streets, along with the other early houses that remain within the estate. The overall architectural form of the house and the detail of its building fabric provide a positive contribution to the streetscape and it is amongst the more intact War Service Homes dwellings in Vimy and Restwell Streets. Its heritage significance has been enhanced by the conservation works undertaken in 2002/2003, which was recognised by the receipt of the Local Government Property Award and the Heritage Property Award from the National Trust of Australia (NSW) in 2003.'*

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## 7.0 ARCHAEOLOGICAL POTENTIAL

### 7.1 Due diligence assessment

Analysis of historical mapping and land tenure records in Section 4 of this report, indicates that the subject site was created in a c1925 subdivision of land, with dwellings constructed on each of the allotments shortly afterwards.

In early 2023, the two dwellings and ancillary structures on the subject site were demolished, resulting in the total removal of all built and landscape elements from the site, save for boundary fencing.

Based on the level of recent ground disturbance and the total demolition of the dwelling, including the removal of footings, the site has very low potential to reveal archaeological information. Notwithstanding, standard advisory notes and precautionary guidelines are considered sufficient to address archaeological potential and are included in the recommendations of this Heritage Impact Statement.

## 8.0 DEVELOPMENT PROPOSAL

### 8.1 Relevant background to the proposal

On 8 July 2024, the client submitted a development proposal for an 3-storey residential apartment DA-653/2024 to Canterbury Bankstown Council. During the course of the assessment, the Council's heritage advisory team requested amendments to simplify the complicated design elements as noted on a letter of additional information request from the Council to the client dated 18 September 2024. The application was eventually withdrawn dated 18 October 2024 at the request of the client.

An amendment of the State Environmental Planning Policy (Housing) 2021 in 27 November 2024 has designated the site and much of the Bankstown locality as an Accelerated Transit-Oriented Development. In addition, an amendment of the Canterbury-Bankstown Local Environmental Plan 2023 on the same day has raised the maximum height of the site and surrounds from 13 to 19 metres.

### 8.2 Plans & drawings referenced

This Heritage Impact Statement provides an assessment of the development proposal as shown on the following plans and drawings:

TABLE 3 – Plans & drawings referenced				
Drawing No:	Revision:	Title:	Dated	Prepared by:
A101	A	COVER PAGE	6 May 2025	JS Architects
A105		PERSPECTIVE 04		
A106		BASIX		
A107		BASIX		
A108		DATA CALCULATION TABLE		
A109		SITE ANALYSIS		
A110		SITE PLAN		
A111		BASEMENT 2 FLOOR PLAN		
A112		BASEMENT 1 FLOOR PLAN		
A113		GROUND FLOOR PLAN		
A114		L1 FLOOR PLAN		
A115		L2 FLOOR PLAN		
A116		L3 FLOOR PLAN		
A117		L4 FLOOR PLAN		
A118		L5 FLOOR PLAN		
A119		L6 FLOOR PLAN		
A120		ROOF TERRACE PLAN		
A120A		ROOF PLAN		
A121		EAST ELEVATION		
A122		WEST ELEVATION		
A123		SOUTH ELEVATION		
A124		NORTH ELEVATION		
A125		DRIVEWAY SECTION		
A126		SECTION 02		
A127		SECTION 03		
A128		DOOR SCHEDULE		
A129		WINDOW SCHEDULE		
A130		24.7M HEIGHT LIMIT (30% HEIGHT BONUS)		
A131		SHADOW DIAGRAMS 01		
A132		SHADOW DIAGRAMS 02		
A133		SHADOW DIAGRAMS 03		
A134		SHADOW DIAGRAMS 04		
A135		GFA DIAGRAMS		
A136		DEEP SOIL DIAGRAM		
A137		COMMON OPEN SPACE DIAGRAM		
A138		SURVEY PLAN		
A139		SITE COVERAGE DIAGRAM		
A140		LANDSCAPING DIAGRAM		

A141		WASTE MANAGEMENT PLAN - GF		
A142		WASTE MANAGEMENT PLAN - LEVEL 1-3		
A143		WASTE MANAGEMENT PLAN - LEVEL 4-6		
A144		GROUND FLOOR CROSS VENTILATION DIAGRAM		
A145		LEVEL 1-3 CROSS VENTILATION DIAGRAM		
A146		LEVEL 4-6 CROSS VENTILATION DIAGRAM		
A147		GROUND FLOOR SOLAR ACCESS DIAGRAM		
A148		LEVEL 1-3 SOLAR ACCESS DIAGRAM		
A149		LEVEL 4-6 SOLAR ACCESS DIAGRAM		
A150		STORAGE DIAGRAMS		
A151		STORAGE CALCULATION		
A152		MATERIALS & FINISHES		
A153		CUT & FILL DIAGRAM		

### 8.3 Description of the proposal

The development proposal seeks the consent of Canterbury-Bankstown Council for the development of a seven-storey residential flat building. The objective of the proposal is to accommodate a higher density of development during a period of urban growth and redevelopment of the locality, and to capitalise on the economic opportunities arising from the Council's upzoning of the site with envisaged higher density of development. The proposed residential flat building is to contain twenty-one (21) units, spanning across seven levels.

To achieve this, the proposal will involve excavation works to accommodate two basement carparking levels comprising twenty-seven (26) carparking spaces, two (2) motorcycle parking spaces, and twelve (12) bicycle spaces.

Following the excavation works, the proposal will then involve the construction of the seven-storey residential flat building, with the ground floor comprising three (3) units, first to third floors comprising four (4) units each, and fourth to sixth floors comprising two (2) units. The units vary from 1-2 bedrooms, each containing an open-plan kitchen/living/dining room space, bathroom, European laundry and an outdoor alfresco area on the ground floor, and balconies for the upper floors.

There are five (5) units designated as affordable units, which include two (2) of said ground floor units, and one (1) unit each from the fourth to sixth floors. The total floor area for all affordable units comprise 632 sqm out of the apartment block's gross floor area of 2511 sqm, comprising over 25% of the floor area. The main structure containing the residential units is 24.7 metres tall, which utilises the 30% height bonus on the normal 19 metres allowed.<sup>14</sup>

The heritage impacts of the above-described proposal are considered in detail in the ensuing sections of this report.

<sup>14</sup> For the height bonus, see Department of Planning, Housing and Infrastructure, 2023, *In-fill affordable housing: Practice note*, page 7, updated January 2025, <https://www.planning.nsw.gov.au/sites/default/files/2023-12/in-fill-affordable-housing-practice-note.pdf>.

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## 9.0 ASSESSMENT AGAINST STATUTORY PLANNING AND HERITAGE CONTROLS

### 9.1 Heritage Act 1977

The *Heritage Act 1977* provides statutory protection for items of state heritage significance that are listed on the State Heritage Register (SHR).

#### 9.1.1 State Heritage Register

The SHR is established under Section 22 of the *Heritage Act 1977* and is a register of items, places, collections, and objects that have been identified as having significance and importance to the people of NSW. Items listed on the SHR can be in either private or public ownership.

The subject site is not identified as an item of state heritage significance and is not listed on the SHR.

### 9.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA&A 1979) establishes the framework for land-use planning and management within NSW and includes provisions that require cultural heritage values to be formally considered and assessed in land-use planning and the development assessment processes.

Section 4.15 of the *EPA&A 1979* prescribes that environmental impacts on the built and natural environment must be considered in the land-use planning and development assessment process. This extends to considering the impacts on cultural heritage items and places as well as landscapes and archaeological sites or deposits.

Furthermore, the *EPA&A 1979* prescribes that local Councils are required to prepare environmental planning instruments (such as a Local Environmental Plan) to provide for the identification and statutory protection of items of heritage significance (including heritage items, Heritage Conservation Areas or archaeological sites).

#### 9.2.1 Canterbury-Bankstown Local Environmental Plan 2023

Clause 5.10 of the *Canterbury-Bankstown Local Environmental Plan 2023* establishes the statutory framework for heritage conservation and the management of heritage items, heritage conservation areas and archaeological sites (both Aboriginal and non-Aboriginal).

The provisions specify circumstances where development consent is and is not required, together with specifying statutory requirements and key considerations for the Consent Authority.

While the subject site is not identified as an item of heritage significance listed within Schedule 5 of *Canterbury-Bankstown Local Environmental Plan 2023*, the Consent Authority (Canterbury-Bankstown Council) is required by clause 5.10(4) to 'consider the effect of the proposed development on the heritage significance of the item or area concerned'.

In doing so, clause 5.10(5) enables the Consent Authority to require a heritage management document to be prepared that 'assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned' for such circumstances which involves development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

Subsequently, as the subject site is within the vicinity of numerous heritage items and a Heritage Conservation Area (refer to section 3.0 of this report), this Heritage Impact Statement has been requested



by Canterbury-Bankstown Council to assist in the assessment of the development proposal.

The ensuing heritage impact assessment therefore, considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the heritage items and Heritage Conservation Area within the vicinity of the site.

Consistency with the objectives and provisions of clause 5.10 of the *Canterbury-Bankstown Local Environmental Plan 2023* is demonstrated in Section 9.3 of this report.

#### 9.2.2 Canterbury-Bankstown Development Control Plan 2023

Chapter 4 of the *Canterbury-Bankstown Development Control Plan 2023* ('the DCP'), contains performance-based controls that relate to the development of heritage items, development within the vicinity of a heritage item, or development within a heritage conservation area.

These development controls seek to ensure that new development is appropriately designed, contextually responsive and sympathetic to the heritage values and significance of an item or place.

The proposed development has been considered against the development guidelines of the DCP and consistency is demonstrated in the ensuing heritage impact assessment.

## 10.0 HERITAGE IMPACT ASSESSMENT

### 10.1 Overview to the impact assessment

This section of the report assesses the impacts of the proposed works or activity on the heritage values and significance of the site

The impact assessment is based upon the existing Statements of Significance (refer to Section 6.0 above); available physical and documentary evidence including a visual inspection of the site and statutory planning requirements.

Within this approach, the objective of a heritage impact assessment is to evaluate and explain how the proposed works or activity will affect the heritage values and imbued significance of the site and/or items and places of heritage significance within the vicinity of the site.

The *NSW Heritage Manual* (Heritage Council of NSW, 2001) and '*Guidelines for preparing a statement of heritage impact*' (Department of Planning and Environment, 2023) have developed a series of evaluation criteria for assessing the likely impact of a proposed development on the heritage significance of listed heritage items or heritage conservation areas<sup>15</sup>, which are listed below and considered in the ensuing statement of heritage impact.

In order to consistently identify the impact of the proposed works or activity, the terminology used throughout the ensuing statement of heritage impact is set out in the following table. The terminology and definitions use are based on those contained in various guidelines produced by the International Council on Monuments and Sites (ICOMOS) and the *Material Threshold Policy* of the Heritage Council of NSW.

TABLE 4 – Levels of Impact		
Grading		Definition
Negative	<b>Adverse</b>	<p>Actions that would have an adverse, permanent and irreversible impact on the identified values and significance.</p> <p>Actions would remove or destroy key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place.</p> <p>The impact of such actions cannot be fully mitigated.</p>
	<b>High</b>	<p>Actions that would have a long-term and high impact on the identified values and significance.</p> <p>Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place.</p> <p>The impact of such actions can potentially be reduced through appropriate mitigation measures.</p>
	<b>Moderate</b>	<p>Actions that would have a long term and moderate impact on the identified values and significance.</p> <p>Actions would remove, destroy or substantially alter key elements that define the place and would result in a permanent change to the historic character, authenticity, values and significance of the place.</p> <p>Actions can be partially mitigated.</p>
	<b>Minor</b>	<p>Actions that would result in minor impacts that do not diminish or obscure the identified heritage values and significance.</p> <p>Actions may affect only a small part or component of the place or a distant / small part of the setting / curtilage.</p> <p>These actions can usually be easily and appropriately mitigated or may be temporary and / or reversible.</p>

<sup>15</sup> NSW Heritage Branch, '*Heritage Impact Statements – Some questions to be answered in a Statement of Heritage Impact and Supporting Information Required*'.

	<b>Low / Negligible</b>	Actions that would result in very minimal if not, inconsequential heritage impacts.
		Actions can usually be easily and appropriately mitigated or may be temporary and / or reversible.
<b>Neutral</b>	<b>Neutral</b>	Actions that would have no visual or physical heritage impacts.
		Actions do not require any mitigation measures.
<b>Positive</b>	<b>Minor positive</b>	Actions that would bring a minor positive benefit to a heritage item or area of significance.
		Actions can usually be through the reversal of some previous unsympathetic cosmetic changes and will enhance the visual setting and integrity.
		Actions can also include cyclical and preventative maintenance works to safeguard, stabilise and protect significant fabric.
	<b>Moderate positive</b>	Actions that would bring a moderate positive benefit to a heritage item or area of significance.
		Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate missing detail, reinstate original design intent, re-establish views or physical relationships.
		Actions can also include conservation works to safeguard, stabilise and protect significant fabric.
	<b>Major positive</b>	Actions that would bring a major positive benefit to a heritage item or area of significance.
		Actions can usually be through the removal of previous unsympathetic structural or cosmetic changes that will reinstate or reconstruct missing detail, reinstate original design intent, re-establish views or physical relationships.
		Actions can also include conservation works to safeguard, stabilise and protect significant fabric.

## 10.2 Heritage impact ratings

The following table establishes the anticipated impacts based upon the magnitude of the work or activity relative to the significance of the fabric involved.

TABLE 5 – Heritage Impact Rating							
Significance	Magnitude of the work or activity						
	Impact Rating	Adverse	High	Moderate	Minor	Low	Neutral
	Exceptional	Adverse impact	High impact	High impact	Moderate impact	Minor impact	Negligible impact
	High	High impact	High impact	Moderate impact	Minor impact	Minor impact	Negligible impact
	Moderate	High impact	Moderate impact	Moderate impact	Minor impact	Low impact	Negligible impact
	Low	Moderate impact	Moderate impact	Minor impact	Minor impact	Low impact	Negligible impact
	Neutral	Minor impact	Minor impact	Low impact	Low impact	Low impact	Negligible impact
	Intrusive	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact

The following table establishes the definitions for the types of impact. For instance, some works or activities will have the potential for impacts or will result in impacts. The impact can be direct, i.e. directly in consequence of an action, or indirect, i.e. impacts could be cumulative, compounded, delayed or unexpected.

TABLE 6 – Types of Impact	
Grading	Definition
<b>Direct</b>	Works or activities have a direct visual and / or physical impact on the heritage item or area concerned.
<b>Potential direct</b>	Works or activities have the potential to result in direct visual and / or physical impact on the heritage item or area concerned.
<b>Indirect</b>	Works or activities have an indirect visual and / or physical impact on the heritage item or area concerned.
<b>Potential indirect</b>	Works or activities have the potential to result in an indirect visual and / or physical impact on the heritage item or area concerned.

### 10.3 Response to the NSW Heritage Manual evaluation criteria

While the subject site is not identified as an item of heritage significance, nor is situated within a Heritage Conservation Area, the subject site is located within the vicinity of two heritage items, which are dwelling-houses on 10 & 22 Vimy Street, Bankstown. In light of this, this assessment considers the impacts of the proposed development on the basis of the assessed heritage values and significance of the heritage items within the vicinity.

i) *New development adjacent to a heritage item*

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

The proposed development located at 2-4 Vimy Street, Bankstown involves the construction of a seven-storey multi-unit residential building, which adopts a contemporary form and language. The proposed built form adopts a setback from the street that takes the average of the two dwellings at 6 & 8 Vimy Street to the south. Though the proposed multi-storey building is vertically larger than the neighbouring dwellings, the overshadowing of the nearby heritage item at 10 Vimy Street is kept within reasonable levels due to the spatial separation between the buildings, with most of the overshadow in the morning limited to the rear extension of 10 Vimy Street that is believed to be non-original. This will minimise potential amenity-led pressure to extend or alter the original dwelling form in an unsympathetic manner. There will be no overshadowing on 22 Vimy Street, which is located further to the south.

All proposed works are contained to the allotments of 2-4 Vimy Street. Coupled with the use of contemporary materials, this will aid in distinguishing the new works from the traditional language that is predominant within the streetscape. A balance has been achieved between the use of simple forms and shapes on one hand, while breaking up the visual bulk with various external features. Said features on the south elevation include a garden terrace on and a recessed wall horizontally and vertically dividing the south wall into four visually distinct areas, while on the front and east facing elevation include roof and wall blades separating the balcony areas from the main walls. For these reasons, the new development complies with the Development Controls within Chapter 4.4 Section 1 of the *Canterbury-Bankstown Development Control Plan 2023* ('the DCP').

- *Why is the new development required to be adjacent to a heritage item?*

The subject site at 2-4 Vimy Street, Bankstown is not a listed item of heritage significance, nor is situated within a Heritage Conservation Area and takes advantage of the land zoning and principal development standards applicable to the site, which envisages and permits a higher density of development.

As previously explained in Section 8.1, the site has been designated as an Accelerated Transit-Oriented Development under the amended State Environmental Planning Policy (Housing) 2021 ('the SEPP'), and has its maximum height raised from 13 to 19 metres under the current amendment of the *Canterbury-Bankstown Local Environmental Plan 2023* ('the LEP'). The SEPP also allows a height bonus on the development due to the incorporation of affordable housing.

Council in rezoning the precinct, has effectively set the expectation that the precinct will transition from the previous low-density residential area to R4 High-Density Residential through the renewal of existing housing stock, as is the case with the subject development proposal.

Within the vicinity of the subject site on Vimy Street, are two identified items of heritage significance. The significance of these sites are imbued in their overall aesthetic, architectural style and historical values, including the built form and landscaped setting.

While the former dwelling houses on the site contributed to and reinforced the prevailing and cohesive character of small-scaled Inter-war period housing associated with the War Service Homes Commission, their demolition has had a deleterious impact on the cohesive character, such that the subject site now only shares a relationship with the heritage items through spatial proximity and reinforcing the broader subdivision pattern.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

The heritage curtilage of the adjacent heritage items located on Vimy Street are defined by the existing lot boundaries, as locally listed items. While views to and from the items are achieved beyond the allotment, all of the significant elements are contained to the lot boundaries. In this manner, visual relationships beyond the lot boundaries are secondary, and not principal to the established setting.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

The proposed development is located a sufficient distance from the heritage items, being visually and physically 'divorced' by separate dwellings. The overall form and scale of the proposed building is likely to visually dominate the street, given the predominant single-storey streetscape typology of the streetscape.

However, as the heritage items within the vicinity of the subject site are locally listed, (therefore defined by the legal description of that site (that is, the Lot and DP)), the intervening built forms between the heritage items and the subject site provide for sufficient spatial separation to protect the immediate setting and established curtilage of the heritage items. Additionally, the increased setbacks from the northern and southern boundaries assist in establishing a visual break between the subject site and adjoining properties.

- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

Section 4.0 of this report establishes the historical context for the site, demonstrating that there were previously residential dwellings located on the subject sites. These dwellings were demolished via the Complying Development Certificate (CDC) process.

Given the extent of recent ground disturbance and the total demolition of the dwellings, the site has low archaeological potential as a result. Notwithstanding, recommendations are made in Section 11.2 of this report that set out the standard 'unexpected finds' protocols in the unlikely event that archaeological deposits are discovered during any ground disturbance activities or works.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

The proposed development, whilst contemporary in design and overall architectural expression, will utilise clean rectangular lines and simple colours and materials that will harmonise with the wider streetscape. The Australia ICOMOS Burra Charter (2013)

advocates for a clear distinction between the new and the old, whilst still responding to the context and setting.

The proposed materiality is contemporary, however the use of timber-colour tones in some of the external roof and wall dividers on the eastern elevation will harmonise with the broader streetscape. Said roof and wall projections, together with the fourth floor terrace and recessed walls on the south elevation's midpoint also assist in reducing the visual bulk.

- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

While the proposed built form is substantially taller than the surrounding, the visual domination this potentially creates is mitigated by its separation from the heritage dwelling at 10 Vimy Street with two intervening lots in between, and its setback that approximates those of other houses. As a result, when viewing said heritage dwelling from its principal vantage points at Vimy Street, the subject site may be visible, but remains divorced from the views or settings of said heritage dwelling, which assists with the reading and legibility of the latter item.

In some respects, being situated at the northern end of Vimy Street allows the building to bookend the remainder of the housing stock in Vimy Street, and does not directly present as an interruption to the cohesive grouping of modestly scaled Inter-War period housing associated with the War Service Homes Commission.

Based on the current heritage listing status of the site and precinct, together with the spatial separation from the identified heritage items, the proposed development would not present an adverse or physical impact on the heritage items within the vicinity.

#### 10.4 Quick reference guide to assessed heritage impacts

##### i) *Heritage Item – Dwelling on 10 Vimy Street, Bankstown*

TABLE 7 – Quick reference to heritage impacts	
Consideration	Response
Grading of significance	High – Overall form and silhouette of main dwelling structure at front Low – Rear addition and landscape
Summary of works	<ul style="list-style-type: none"> <li>• No direct works on 10 Vimy Street.</li> <li>• Works affecting the heritage value 22 Vimy Street include the construction of a seven-storey multi-unit residential building at 2-4 Vimy Street ('subject site').</li> </ul>
Type of impact	Direct / Potential indirect
Material affectation	Potentially yes – Negligible
Physical impacts	Potentially yes – Negligible
Visual impacts	Yes – Low
Summary of impacts	<p>Negligible potential physical impact expected for the reasons stated below:</p> <ul style="list-style-type: none"> <li>• Additional overshadowing of up to 1 hour onto the dwelling at 10 Vimy Street. Much of the overshadowing falls onto the rear extension that is believed to be non-original, but some overshadowing also will occur on the original front portion.</li> <li>• Pressure for future alteration and additions induced from the above loss of amenity is not expected to materialise.</li> </ul> <p>Low visual impacts for the below reasons:</p> <ul style="list-style-type: none"> <li>• The subject proposed development is physically separated from 10 Vimy Street by two intervening lots, mitigating the visual domination of the proposed development.</li> <li>• Visual bulk of the development further mitigated by its setback from the street that approximates those of surrounding developments, and its visual breakup of the elevations.</li> </ul>
Mitigation measures	<ul style="list-style-type: none"> <li>• No further mitigation necessary.</li> </ul>

ii) *Heritage Item – Dwelling on 22 Vimy Street, Bankstown*

TABLE 8 – Quick reference to heritage impacts	
Consideration	Response
Grading of significance	High – Overall form of main dwelling at front Low – Rear addition and landscape
Summary of works	<ul style="list-style-type: none"> <li>No direct works on 22 Vimy Street.</li> <li>Works affecting the heritage value 22 Vimy Street include the construction of a seven-storey multi-unit residential building at 2-4 Vimy Street ('subject site').</li> </ul>
Type of impact	Direct
Material affectation	No
Physical impacts	No
Visual impacts	Yes – Negligible
Summary of impacts	<ul style="list-style-type: none"> <li>No physical impacts, direct or indirect, onto 22 Vimy Street, due to lack of overshadowing and the resulting lack of pressure on further developing the site for amenity recovery.</li> <li>Negligible visual impact due to the physical separation of the subject site from the heritage item, limiting the visibility of the proposed development on the former site.</li> </ul>
Mitigation measures	<ul style="list-style-type: none"> <li>No further mitigation necessary.</li> </ul>

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11.0 RECOMMENDATIONS AND MITIGATION MEASURES

11.1 Conclusion

The subject sites are presently characterised as vacant land with no built improvements, with the former buildings having recently been demolished through the Complying Development Certificate (CDC) process. The site is not identified as an item of heritage significance, listed under Schedule 5 of *Canterbury-Bankstown Local Environmental Plan 2023*, however is located within the vicinity of several heritage items.

This Heritage Impact Statement has been prepared to consider the potential heritage impacts resulting from the proposed development, which involves the construction of a multi-storey residential flat building with basement carpark levels and associated landscaping works, which is within the vicinity of several heritage items. The proposal has been assessed with regards to the identified heritage values and available physical and documentary evidence, including a visual inspection of the site and statutory planning requirements.

The evaluation criteria for assessing the likely impact of a proposed development (as published by the Department of Planning and Environment and the Heritage Council of NSW) have been applied in this impact assessment. Having considered all relevant matters for consideration in this report, subject to the recommendations in Section 10.2 to mitigate identified heritage impacts, the proposed development is considered to have a low negative but acceptable impact.

The proposal satisfies the objectives and relevant provisions of clause 5.10 of the *Canterbury-Bankstown Local Environmental Plan 2023* and satisfies the applicable development controls of Part B of the *Canterbury-Bankstown Development Control Plan 2023*.

Consequently, the proposal is favourably recommended to Council.

11.2 Recommended mitigation measures

The following recommendations arise from the heritage impact assessment in Section 10.3 of this report. Adoption and implementation of the recommendations should be seen as mechanisms for addressing statutory requirements, mitigating heritage impacts and to ensure appropriate conservation and ongoing management of the heritage item.

TABLE 9 – Recommendations and mitigation measures	
Recommendation	Recommended management / mitigation measures
1. Archaeology	<p>Should any substantial intact archaeological deposits whether artefacts, relics or occupation deposits be discovered or uncovered, excavation and / or disturbance of the site is to immediately cease and the Consent Authority and Heritage NSW notified.</p> <p>Additional archaeological assessment may be required prior to works continuing in the affected area/s based on the nature of the discovery.</p>

End of Report



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# Appendix A

## Common terms used in this report

The following is a list of terms and abbreviations adopted for use in the *NSW Heritage Manual* (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

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**Aboriginal significance:** An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

**Adaptation:** Modification of a heritage item to suit a proposed, compatible use.

**Aesthetic significance:** An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

**Archaeological assessment:** A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

**Archaeological feature:** Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

**Archaeological significance:** A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

**Archaeological sites:** A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

**Archaeology:** The study of material evidence to discover human past. See also historical archaeology.

**Artefacts:** Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

**Australia ICOMOS:** The national committee of the International Council on Monuments and Sites.

**Burra Charter:** (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

**Comparative significance:** In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

**Compatible use:** A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

**Cultural landscapes:** Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

**Cultural significance:** A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

**Curtilage:** The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

**Demolition:** The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

**Conjectural reconstruction:** Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

**Conservation:** All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

**Conservation Management Plan:** (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

**Conservation policy:** A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

**Contact sites:** Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

**Excavation permit:** A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

**Façade:** The elevation of a building facing the street.

**Heritage Act 1977:** The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

**Heritage Advisor:** A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

**Heritage assessment criteria:** Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

**Heritage conservation area:** An area which has a distinctive character of heritage significance, which it is desirable to conserve.

**Heritage Council:** The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

**Heritage fabric:** All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

**Heritage inventory:** A list of heritage items, usually in a local environmental plan or regional environmental plan.

**Heritage item:** A landscape, place, building, structure, relic or other work of heritage significance.

**Heritage NSW:** The State Government agency of the Department and Premier and Cabinet, responsible for providing policy advice to the relevant Minister, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

**Heritage precinct:** An area or part of an area which is of heritage significance. See also heritage conservation area.

**Heritage significance:** Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

**Heritage study:** A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items

within the area and recommendations for conserving their significance.

**Heritage value:** Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

**Hierarchy of significance:** Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

**Industrial archaeology:** The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

**Integrity:** A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

**International Council on Monuments and Sites (ICOMOS):** An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

**Level of significance:** There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the

item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

**Local significance:** Items of heritage significance which are fine examples, or rare, at the local community level.

**Moveable heritage:** Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

**Occupation deposits:** (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

**Post-contact:** Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

**Preservation:** Maintaining the fabric of an item in its existing state and retarding deterioration.

**Rarity:** An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

**Reconstruction:** Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

**Relic:** The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any

deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

**Representativeness:** Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

**Restoration:** Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

**Social significance:** Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

**State heritage inventory:** A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

**State significance:** Items of heritage significance which are fine examples, or rare, at a state community level.

**Statement of heritage significance:** A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

**Technical/research significance:** Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.