

STATEMENT OF HERITAGE IMPACT



263 Queen Street Campbelltown NSW 2560

MARCH 2017

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ISSUED	REVIEW	ISSUED BY
17 March 2017	Client review	Brad Vale
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STATEMENT OF HERITAGE IMPACT FOR 263 QUEEN STREET, CAMPBELLTOWN

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany a Development Application for development on the site to allow for the desired future character of the area as zoned under the *Campbelltown Local Environmental Plan 2015*. This development includes the conservation of the former Commercial Banking Company branch built at this site in 1880. The former bank branch is a solid building of two storeys, which is intact to a considerable degree. The building and its urban landscape have potential to be enhanced by removing post-war alterations with little heritage significance, and reconstructing missing elements according to the evidence of this site and the c55 other bank branches also designed by GA Mansfield.

1.1 REQUIREMENTS FOR THIS REPORT

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Campbelltown Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines.

1.2 METHODOLOGY

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site at 263 Queen Street, Campbelltown is shown in Figure 1. The focus of this study is the bank building, which is the two-storey building close to the street frontage. The original building includes the former bank branch with a residence above that was constructed in 1880 with the front fence. There is a 1990s commercial building with underground car parking in the rear of the site that has no heritage significance.



Figure 1 – Aerial view of subject site, outlined in red. (Source: NSW Land & Property Information, SIX Maps)

1.4 HERITAGE LISTINGS

The site is identified on the following statutory lists:

- Heritage Act - State Heritage Register 00499
- Heritage Act - Permanent Conservation Order – former 00499
- Campbelltown Local Environment Plan 2015, “Commercial Bank of Sydney (former) 100499”

As such the property is subject to the heritage provisions of the *Campbelltown Local Environment Plan 2015* and the *Campbelltown Development Control Plan (DCP)* under the Planning and Assessment Act 1979. Campbelltown Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items and conservation areas.

1.5 HERITAGE SIGNIFICANCE

The Commercial Banking Company of Sydney set up its first Campbelltown office in McGuannes House in 1874 and moved into its own premises at 263 Queen Street, in 1881. The Italianate style building was designed by Victoria’s Mansfield Brothers, the architects responsible for a number of the bank’s projects.

The bank complements the old Post Office next door in period, scale and style and together these make an important contribution to this area of Queen Street (Branch Manager’s Report, 1985 & press release, Michael Knight, MLA for Campbelltown, 19/4/1985).
(State Heritage Register version)

1.6 AUTHORSHIP

This report was prepared by Brad Vale, Senior Heritage Consultant, using research and a history researched and written by Léonie Masson, Historian, under the direction of Robert Staas, Associate Director / Heritage Consultant, all of **NBRS**ARCHITECTURE.

1.7 LIMITATIONS

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

Archaeological and indigenous assessment of the subject site is outside the scope of this report. The site is highly disturbed and distant from fresh water sources, so it is unlikely to contain stratified relics of Aboriginal people before the contact period. A review by Casey & Lowe of Martin Carney's Archaeological Assessment of the site of April 1994 addresses the archaeological potential of the site.

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2.0 DOCUMENTARY EVIDENCE

This section summarises the history in the conservation Management Plan for the site, of March 2017.

2.1 HISTORY OF THE SUBJECT SITE

The subject site is located on part of 140 acres (56 hectares) granted to Joseph Phelps on 8 October 1816. Less than one year later, Phelps conveyed 30 acres (12.14 hectares) to Thomas Clarkson of Eagle Vale, and he mortgaged it to Daniel Cooper. In April 1826, Cooper foreclosed on the mortgage and conveyed the land to a former convict and employee, Frederick Fisher. He was murdered later the same year leading to the execution of his murderer, Worrall, who was later tried and executed for the crime. Fisher died intestate with substantial property, cash, animals, two or three farms and some buildings. In 1837, after various claims on the estate, Samuel Fisher, brother and next of kin to Frederick Fisher, and his wife, Elizabeth, conveyed the land to John Edye Manning. Following his death in England in January 1870, Charles Morris conveyed five acres one rood and nine perches of land to Samuel Parker.

In February 1877, Samuel Parker of Campbelltown lodged an application to convert five acres thirteen perches of land to Torrens title. According to Primary Application 4400, the land was then in the occupation of Parker and had an estimate value (including all improvements) of £450. The plan of the land is illustrated in Deposited Plan 54400 (Figure 2). Accompanying this application was a contract for sale of same to the Commercial Banking Company of Sydney limited dated 14 December 1876.

The subject land (now five perches one rood and nine perches) was registered in June 1878 on Certificate of Title Vol 342 Fol 207 in the name of the Commercial Banking Company of Sydney Limited (CBC).

In October 1879, Mansfield Brothers, Architects, invited tenders *"for the erection and completion of new banking premises for the Commercial Banking Company, at Campbelltown"*.¹ There appears to have been problems during construction as in January 1880, the contractors, Langley and Thompson of Balmain, put Mr Booth, stonemason on notice "that if he does not proceed with his contract for base course, the same will be finished at his risk".² Progress of the building was noted in the *Campbelltown Herald*, for instance on 14 February (p2): *"we observe the improvements that are going on in Campbelltown, the building of new premises for the Commercial Bank, and a very commodious residence for the office in charge of the police, for instance"*. The Commercial Banking Company of Sydney completed the building by June 1880 when the *Australian Town and Country Journal* reported that *"the new Commercial bank is now near completion and reflects a great credit on the contractors, Messrs Langley and Thompson"*.³

¹ "To builders", *Evening News*, 11 October 1879, p3

² "Notice", *Sydney Morning Herald*, 13 January 1880, p2

³ "Town architecture," *Australian Town and Country Journal*, 5 June 1880, p38

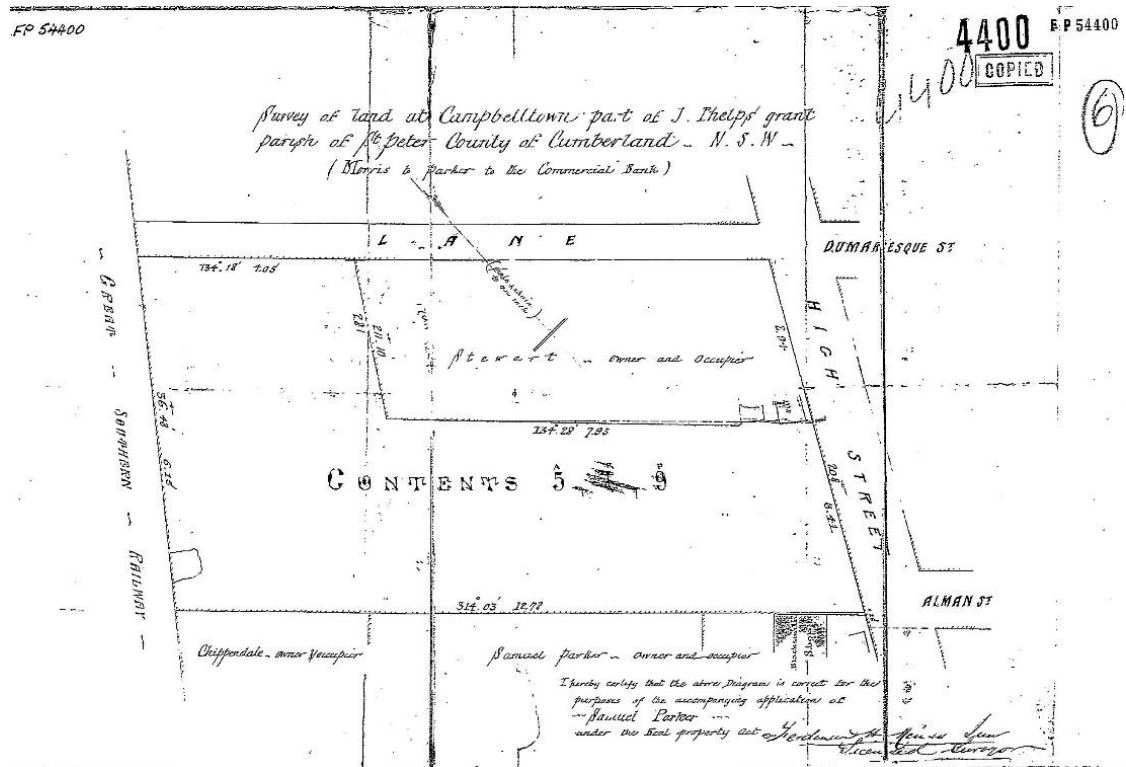


Figure 2 – Plan of part of J Phelps Grant Campbelltown, Parish of St Peter, County of Cumberland, Morris to Parker to the Commercial Bank, 1877.



Figure 3 – Commercial Bank, 1881. (Source: CBC Officers' Club Inc www.cbcbank.com.au)

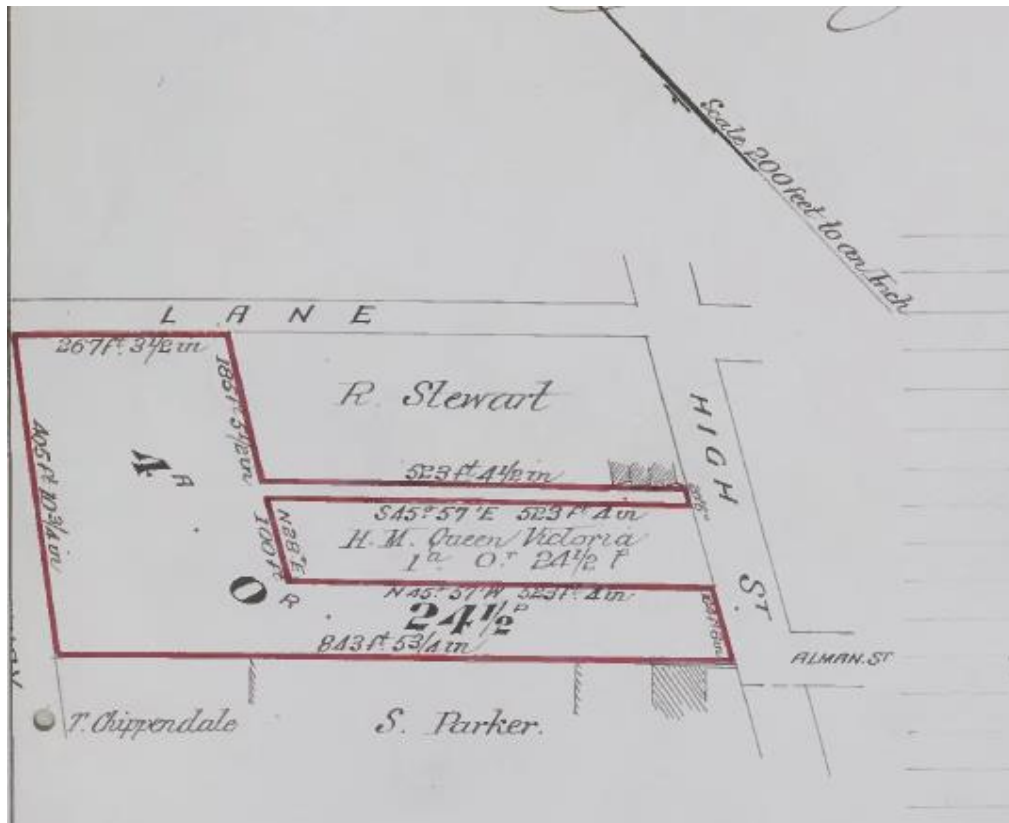


Figure 4 – Block plan accompanying Certificate of Title Vol 494 Fol 10, May 1880. (Source: NSW Land & Property Information)



Figure 5 – Queen Street Campbelltown looking north, c1910. (Source: Campbelltown & Airs Historical Society)



Figure 6 – CBC, 1934? (Source: A Century of Banking: The Commercial Banking Company of Sydney 1834-1934)

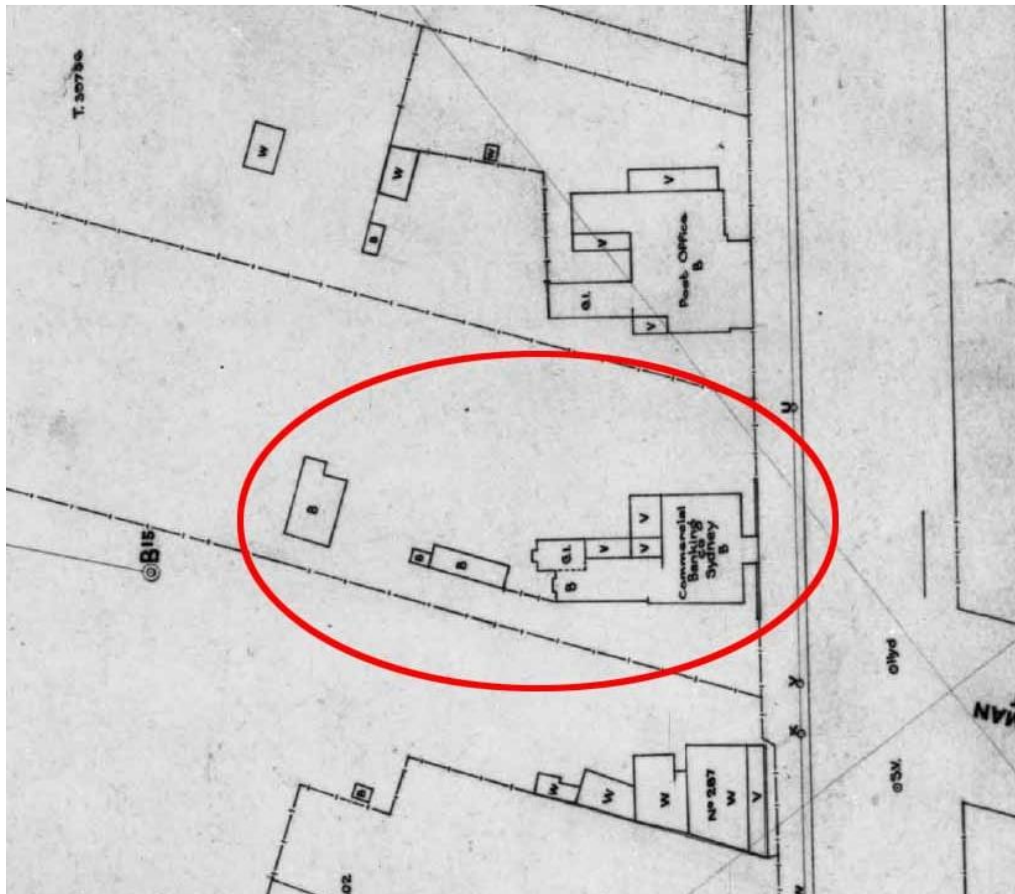


Figure 7 – Extract from DTS2228, Campbelltown Sheet 2, 26 July 1938. CBC circled red thereon. (Source: Sydney Water / WaterNSW Historical Research Facility)

Coinciding with the construction of the bank, in 1880, CBC transferred part of their site to the Government for a post and telegraph office. The residue of the site comprised four roods and twenty-four and one half perches of land as shown in Figure 4.

Ernest R Laver, architect, Cootamundra invited tenders in August 1907 for “general repairs, painting etc.” at Commercial Bank, Campbelltown.⁴ The successful tenderer for these works is not known. Gas lighting was installed in the bank in 1913. There appears to have been minimal building work until 1958 when a single-storey addition was built at a cost of £5610 and the interior of the building was extensively remodelled to provide a modern banking chamber, additional working space and staff amenities. This addition was a standard addition by the Bank to premises of this kind, it being almost identical to works at Blayney and Picton.

In 1948 and 1949, conveyed part of their land to Keith Charles Smart and Samuel William Bursill⁵ but retained Lot D comprising one acre thirty-five and one quarter perches of land. In 1959, they transferred another portion of their land (Lot C) to the Commonwealth of Australia, leaving a residue of two roods and four 4 perches (Lot D).⁶ In the 1960s, a newer commercial building was built to the rear of the site, however there was no physical connection between the buildings and this 1960s building was demolished for the existing commercial development at the rear.



Figure 8 – Block plan accompanying Certificate of Title Vol 7904 Fol 176, May 1960. (Source: NSW Land & Property Information)

⁴ “Tenders”, *Cootamundra Herald*, 10 August 1907, p3

⁵ Certificates of Title Vol 494 Fol 10, NSW Land & Property Information

⁶ Certificate of Title Vol 6130 Fol 240, NSW Land & Property Information



Figure 9 – Street elevation of CBC, c1960-70 / Steven Roach. (Source: Steven Roach Collection - Campbelltown City Library Local Studies Collection)



Figure 10 – Rear elevation of CBC, October 1981 / Verlie Fowler. (Source: Campbelltown City Library Local Studies Collection)



Figure 11 – Shed at rear of CBC, October 1981 / Verlie Fowler. (Source: Campbelltown City Library Local Studies Collection)

In 1985, following the merger with NAB, the bank moved into shopfront premises in Queen Street, later into Lithgow Street, and more recently into Macarthur Square, Campbelltown.⁷ Following a change of ownership, the Campbelltown City Council approved an application in 1985 for internal modifications being removal of some existing walls, reuse of existing cedar joinery with additions to match, restoration of a magnificent plaster ceiling, over the former banking chamber. Accordingly, the banking chamber was altered and original bank fittings removed, but the stone domed vault was retained, as was the original staircase and other joinery.

The new owners of the property at this date were Janango Pty Ltd. There is a lease registered on the land title dated 13 April 1986 to Pancakes Australia Pty Ltd “of restaurant on ground floor and offices on first floor”. A permanent conservation order was imposed on the site on 01 May 87. On 30 May 1987, a lease of offices on the first floor is registered to Stephen J Wood. The property was transferred in Jan 1988 to Presitro Pty Ltd. Pancakes Australia Pty Ltd surrendered their lease in 1991. The following year a major redevelopment took place in the rear yard of the property whereupon the stables/coach house was demolished after being archivally. Simultaneously, the subject site was strata subdivided in September 1992. The permanent conservation order was converted to State Heritage Register listing on 02 Apr 99.

263 Queen Street was then converted to offices of Campbelltown-Macarthur, while the rear of the premises was developed with a small number of shops, underground parking. The newspaper occupied the building for some time but by 2011 the building was used as a medical centre.

⁷ Information supplied by Norm White, April 2011

<p>COUNCIL'S CERTIFICATE</p> <p>The Council of the City of Campbelltown, New South Wales, has considered the application for the registration of the Strata Plan No. 41598, and is satisfied that the plan is consistent with the provisions of the Strata Management Act 1992, and that the plan gives effect to the stage of the development to which it relates.</p> <p>This certificate is given on the condition that the plan is consistent with the provisions of the Strata Management Act 1992.</p> <p>27th May 1992</p> <p>Chairman</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>JOHN SELWYN McDONALD P.O. BOX 149 MINTO, 2566</p> <p>I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the plan is a true and correct copy of the original plan as submitted to me, and that the plan is consistent with the provisions of the Strata Management Act 1992.</p> <p>27th May 1992</p> <p>Surveyor</p>	<p>PLAN OF SUBDIVISION OF LOT 1 IN DP 123556</p> <p>City: CAMPBELLTOWN Locality: CAMPBELLTOWN</p> <p>Parish: ST. PETER County: CUMBERLAND</p> <p>Reduction Ratio 1:500</p> <p>Lengths are in metres</p> <p>Name of, and *address for service of notices on, the body corporate: THE REGISTERED PROPRIETORS STRATA PLAN No. 41598 263-269 QUEEN STREET CAMPBELLTOWN 2560</p>	<p>STRATA PLAN 41598</p> <p>Registered 6-7-1992</p> <p>CA: 65 of 1992 of 27-5-1992</p> <p>Purpose: STRATA</p> <p>Ref. Map: U 8222-11</p> <p>Last Plan: DP 123556</p>
<p>Signatures, seals and statements of objection to create easements, restrictions on the use of land or positive covenants.</p> <p>ACCEPTED</p> <p>Director</p> <p>Common Seal</p>			

Figure 12 – Plan of subdivision of Lot 1 in DP 123556, 1992. Sheet 1 of 2. (Source: NSW Land & Property Information)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT

The streetscape of Queen Street is a particularly long, low-scale suburban high street shopping strip. The commercial buildings are predominantly one or two storeys, and the building range in age from the Georgian period to recent decades. There are nearby carparking areas.

The rear sections of the allotments on the north-west side of Queen Street have been zoned for high-rise development.



Figure 13 – the former Campbelltown Post Office at 261 Queen Street has a similar scale, form and Victorian Italianate detail as the subject building next door.



Figure 14 – the commercial building with underground car parking at the rear of the site.



Figure 15 the subject heritage item (centre) in its context, in a view looking north-west along Allman Street.

3.2 VIEWS

The subject building is prominently located along the Queen Street commercial strip of Campbelltown. The front façade terminates the northern vista along Allman Street. The subject former Commercial Banking Company of Sydney bank branch and former post office next door represent a common pairing in late nineteenth-century towns. Their common scale and Victorian Italianate detailing makes for a cohesive small group in the streetscape.

3.3 CURTILAGE

The curtilage of the former CBC Bank at 263 Queen Street, Campbelltown is a reduced-lot heritage curtilage. This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when recent development has occurred. In this case, the rear section of the backyard has had nothing of heritage value since the 1992 development at the rear of the property was completed. The rear 27m of the property occupied by the 1992 commercial building should be excluded from the heritage curtilage because it is a large commercial building that is unrelated to the 1880 bank branch, that also removed the archaeological record when the underground carpark was built. The effective curtilage of the property extends into the public domain, across Queen Street and for some distance up Allman Street because these areas are necessary for views of the building.

The heritage curtilage of the property includes the full width front section of the property to contain the remaining original building, front fence, and two trees on the south-west side. The north-western wall of the service wing has no original openings that look further towards the rear of the property. There is potential to reconstruct the rear veranda, which would have views towards the rear, and engage with the central part of the site for the first time in several decades.

3.4 IDENTIFICATION OF EXISTING FABRIC

3.4.1 STRUCTURAL SYSTEM

The structure consists of load-bearing brick walls, which likely splay outward where they rest on the earth foundation. The floors and roof are a timber sub-structure of bearers and joists that rest on the brick walls. The roof structure is a triangulation of rafters supporting the battens for the slates.

The rear service wing has a more complicated structural system due to the modifications for bathrooms in 1985. The north-eastern bay at ground level has light-weight partition walls where the original brick walls were. The original first floor perimeter walls are intact, and are supported on rolled steel joists at the north-eastern end.

3.4.2 EXTERNAL FABRIC

The building is a substantial two-storey late-Victorian bank with residence above that has been extended to the rear and northern side. It is constructed of rendered masonry with a slate roof. The walls are predominantly brick, set on a sandstone plinth approximately 60mm wider than the brickwork. The window sills are also sandstone to ensure drainage through the width of the wall. The building has the stylistic characteristics of the Victorian Italianate, including a symmetrical block form with an enclosed entrance porch, and a hip roof that appears to be simple at the front, with the parallel ridges and box gutter only visible at the back. The roof pitch is sufficiently steep for the slates to shed water. Typical decorative features of the Victorian Italianate style include the lime-cement rendering of the brickwork in classical style, with the openings articulated with arched hoods on consoles, the sandstone sills project with render console appearing to support them. The eaves are seemingly supported with pairs of masonry consoles. Mansfield often used pairs of windows in groups about the entrance. The chimneys have a classical frieze at the top of their shafts.

The steps and thresholds are dark grey slate. The front boundary fence has a palisade fence made of a sandstone plinth and piers, with wrought iron fence set into the stone in a lead lining. The palisades have decorative cast spear heads and two horizontal bands of iron. The wrought iron gate has been missing or many decades.



Figure 16 – the front elevation of the subject building. NBRSArchitecture February 2017.



Figure 17 – the entry to the residence and window of the bank manager's study on the south-west elevation. The timber door is original. NBRSArchitecture February 2017.



Figure 18 – the south-west elevation of the remains of the service wing. The two-storey section is original, but altered. The single-storey section on the left is 1990s fabric on the site of the much longer single-storey service wing that contained the laundry and coal stores. The tree is a Virginian juniper. NBRSArchitecture February 2017.



Figure 19 – the rear extension of the former bank was built in the period 1985-95. It is not significant.
NBRSArchitecture February 2017.



Figure 20 – easterly showing the single-storey rear section, and the two-storey section that is largely original.
NBRSArchitecture February 2017.



Figure 21 – southerly view showing the single-storey extension in the foreground that should be removed from the original building. NBRSArchitecture February 2017.



Figure 22 – the rear veranda is from the 1985–95 period. It screens the air-conditioning equipment. NBRSArchitecture February 2017.

3.4.3 INTERNAL FABRIC

The core of the building has two storeys, separated by former storerooms at each level under a low-pitched corrugated steel roof, from a two-storey smaller service wing that may have contained functions such as toilet, coal store and scullery at the ground floor, and a maid's room at the first floor. The core building has its banking chamber behind the enclosed porch, extending to the original north-west side wall. This is the largest space in the original building and has the most elaborate cornice and skirting. To the left of the main entry is the bank manager's office with access to the banking chamber and the stair hall to the residence above. A large back room for clerical staff is behind the banking chamber; this was originally the dining room for the residence and there would have been no door between this room and the banking chamber. The bank vault was originally accessed from the clerical room. The end walls of the vault have been removed, exposing the barrel-vaulted ceiling.

The timber stair rises to the former apartment above that contains four large rooms and a smaller room looking over the ground floor porch, linked by a central corridor. There is a timber-framed back verandah with lattice screening, likely reconstructed.

The joinery is typical of a prestige late Victorian building. The joinery is profiled, not carved. The skirtings are tall and consists of several types scaled according to the prominence of the space. There appears to be no original skirting in the banking chamber. The skirting here is grander than the other original spaces and is likely to be a faithful reconstruction from 1985. The remaining habitable rooms of the bank and the residence have a slightly smaller skirting that is the same across rooms designed for residential and commercial purposes. A smaller skirting is in the linen cupboard.

The original ceilings were most likely originally lath-and-plaster with the cornices in run profiles in plaster. None of the lath-and-plaster ceilings are visible, but the circumstances suggest that these ceilings have failed and covered with suspended systems. The entry foyer (G.04) and office (G.05) have suspended battened ceilings typical of the 1920s, which likely fixed the remains of the lath and plaster ceiling to the joists above and provided a new ceiling that covers the upper section of the cornice in the case of G.05, while the only place where the original cornice can be seen in in G.04. The banking chamber G.02 has a substantial cornice, but it is clearly modern, from c1985. The lower section is a timber moulding, the central frieze panel is plasterboard with cast plaster consoles (wrong way up) fixed to it, then a conventional Victorian profile design fixed on top of this. Ultimately, it is a set of Victorian style elements combined in an unconvincing way. On the first floor, the corner bedrooms facing the street have the lower section of their original cornices exposed, and a suspended panel conceals whatever else remains of the original ceiling. The banking chamber's ceiling rose is likely to be a reconstruction, but it is an appropriate selection. The other first floor rooms have suspended ceilings that hide evidence of the original treatment.

The entry porch (G.01) has a pressed metal ceiling with a small-scale pattern that was popular in the Federation period. It might be original to 1880, or an early change, following a leak in the building's early decades that caused the original lath and plaster ceiling to collapse.



Figure 23 – the banking chamber G.02 showing the recent desk, openings to G.05 and G.06 (former strong room on the right). the skirting is reconstructed, but appropriate. NBRSArchitecture February 2017.



Figure 24 – the banking chamber G.01 showing the original entry doors and windows. NBRSArchitecture February 2017.



Figure 25 – original windows and skirting in G.03, bank manager's office. NBRSArchitecture February 2017.



Figure 26 – original door and side elevation window in G.03 to be replicated in the conservation works.



Figure 27 – likely original cast iron coal grate in G.03. the timber mantelpiece is recent and should be replaced with a Victorian design in marble. NBRSArchitecture February 2017.

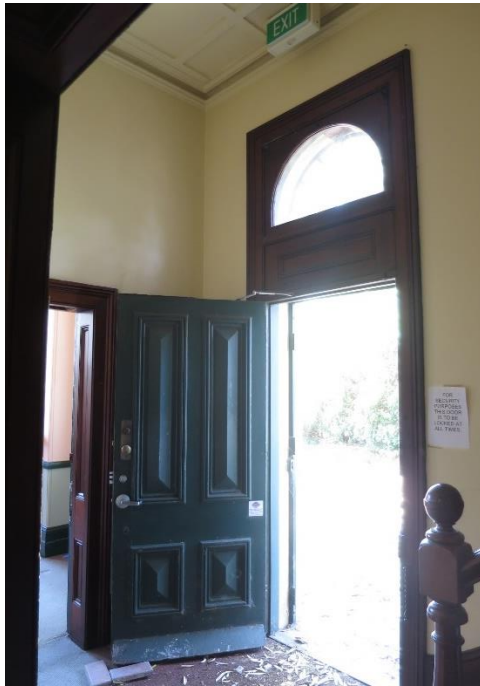


Figure 28 – the original door to the residence on the south-west side, original cornice.



Figure 29 – the original stair, with more recent carpet and stays, in G.04. NBRsArchitecture February 2017.



Figure 30 – the original dining room G.05 on the ground floor. The niches, skirting and cornice are original, but the central fireplace has been turned into a doorway to the former strong room. The chimney rises over the left niche.

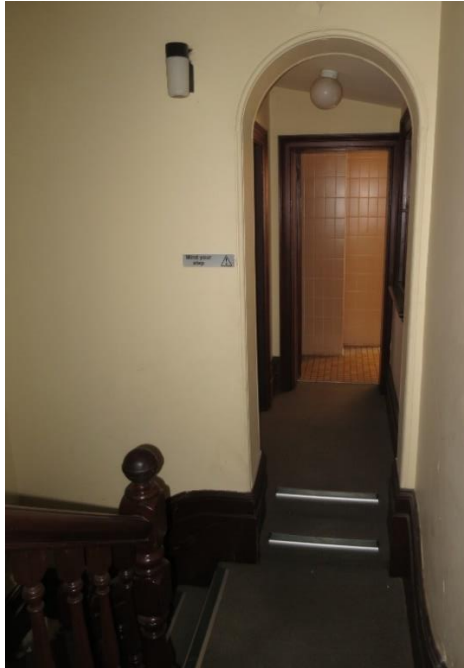


Figure 31 – view across the stair hall to the former maid's room, now bathrooms



Figure 32 – the intact original door to the former drawing room 1.02. NBRSArchitecture February 2017.



Figure 33 – Rom F.04 has original skirting, window, door and cornice. NBRSArchitecture February 2017.

4.0 THE PROPOSAL

The development would retain and conserve the heritage item that is the former bank branch and fence on the site, in accordance with the conservation Management Plan incorporating a Schedule of conservation Works, dated March 2017, by **NBR**Architecture. The conservation works would be paid for by the development of a multi-storey mixed-use tower at the rear of the site.

The tower would be constructed of reinforced concrete with metal-famed glazing for the fenestration and balustrades on the residential levels. The tower has a shape that responds to the necessary offsets from the boundaries and heritage item, combined with a play of angled projections that direct views away from future towers in the land zoned B3 Commercial Core. The tower would have commercial purposes on the ground and Level 1. Levels 2–20 would be residential apartments with access to the roof level. There would be four levels of basement car parking accessed from a vehicular ramp along the south-western boundary from Queen Street. This driveway would be a single-lane width adjacent to the retained rear service wing of the 1880 building, allowing for a ground level access/offset width of more than half a metre.

The following drawings, prepared by Marchese Partners, have been reviewed for the assessment of this report.

Drawing name	Drawing number	Issue	Date
Site Plan	DA 0.03	DA	March 2017
Level Ground	DA 1.00	DA	March 2017
Level 1	DA 1.01	DA	March 2017
Level 2	DA 1.02	DA	March 2017
Level 3–5	DA 1.03	DA	March 2017
Level 6–18	DA 1.04	DA	March 2017
Level 19–20	DA 1.05	DA	March 2017
Level Roof Plan	DA 1.06	DA	March 2017
Level B1	DA 1.07	DA	March 2017
Level B2	DA 1.08	DA	March 2017
Level B3	DA 1.09	DA	March 2017
Level B4	DA 1.10	DA	March 2017
South-East & North-West Elevation	DA 2.01	DA	March 2017
North-East Elevation	DA 2.02	DA	March 2017
South- West Elevation	DA 2.03	DA	March 2017

The landscape works would remove the Peruvian pepper tree growing near the southern corner, by the vehicular entrance, to allow for the proposed driveway. The eucalyptus and corymbia trees growing along the boundary with the Campbelltown Mall property would be retained. These have no heritage significance in themselves, but do blur the contrast in architectural form between the mall and the subject heritage item. The Virginia juniper tree growing by the south-eastern side of the heritage item would be removed.

The landscape works would keep the subject heritage item exposed to the street, and also well exposed in views from most parts of the front half of the site. The landscape concept provides for a covered walkway leading pedestrians to the tower at the rear of the site. This structure would have a diminutive scale relative to the heritage items on either side. The path, lawn areas and garden in the vicinity of the former bank building would follow the rectilinear geometry of the bank (rather than be parallel with the side boundaries of the site). The front and north-east sides of the building would be planted formally with low-height planting to provide an appropriate garden setting.



Figure 34 – perspective of the proposed landscape works by Taylor Brammer, March 2017.

Landscape Design Intent Statement by Taylor Brammer

The design of the external spaces aims to respect the heritage curtilage of the site and filter the transition of character to the proposed contemporary tower within the site.

The heritage curtilage of the CBC Bank is respected through the implementation of a treatment complementary to its original form. The front facade and street presence of the site is re-invigorated through the renovation of fencing, layered hedging and pavement treatments, all of which is representative to the commercial nature of the CBC banks use. The geometry of the existing streetscape and heritage precinct of Queen Street is restored through the alignment of structures and landscape elements within the curtilage which provide a valuable public amenity and communal space. It is proposed that the transition of scale is modulated through the installation of a large feature tree within the generous building setback, this tree will complement the period of the Bank and provide a valuable natural amenity to the proposed use of the ground floor tenancies within the new development.

The proposed building will be activated and draw the public within through the installation of a contemporary pergola structure and piazza styled seating elements. The contemporary arrangement and materiality of the proposed works provide a clear contrast to the ornate character of the CBC Bank building. This contemporary character is proposed throughout the external spaces to the proposed building which provide multiple breakout areas and nooks for communal activities.

Planting within the heritage curtilage is proposed to be complementary in horticultural themes to the periods of the CBC banks use. In contrast, the planting within the site is contemporary in species and layout. These species feature a mix of native and exotic plants which provide filtered views at the ground level to the neighbouring properties and clear views to appreciate the heritage character of the area. A feature tree between the service wing of the former bank and the proposed tower would help blur the scale difference. Further planting around the proposed tower would soften its link to the ground.

5.0 EVALUTATION OF HERITAGE CONTROLS

The site is subject to the *Campbelltown Local Environmental Plan 2015*, the *Campbelltown (Urban Area) Local Environmental Plan 2002*, and the Campbelltown Development Control Plan.

5.1 COMPLIANCE WITH CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015

The subject site is located in close proximity to a number of heritage items of local significance. The *Campbelltown Local Environmental Plan 2015* (CLEP) is the planning instrument relevant to the proposed works. CLEP, Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation provides the following Objectives:

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Campbelltown,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Campbelltown LEP 2015	This Proposal Relates to CLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation:</p> <p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>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.</i></p>	<p>The subject site is a heritage item.</p> <p>Accordingly, this Statement of Heritage Impact (SHI) has been prepared to accompany the development application for a mixed-use tower on the site.</p> <p>The SHI will assess the positive and negative heritage impacts of the proposed development and identify approaches taken to minimise the impacts.</p>

Campbelltown LEP 2015	This Proposal Relates to CLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation:</p> <p><i>(7) Archaeological sites</i> <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>An historical archaeological study of the site has been prepared by Casey & Lowe archaeologists, updating the 1994 Archaeological Assessment of the site by Martin Carney. The study forms part of this development application and assesses impacts on the historic archaeology of the subject site.</p>

5.2 COMPLIANCE WITH THE CAMPBELLTOWN DEVELOPMENT CONTROL PLAN 2015

The purpose of the *Campbelltown Development Control Plan* (CDCP) is to supplement the Campbelltown LEP 2015 and provide more detailed provisions to guide development.

Campbelltown DCP 2015	This Proposal Relates to CDCP as follows:
<p>2.11 Heritage Conservation Objectives:</p> <ul style="list-style-type: none"> ■ <i>Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings.</i> ■ <i>Respect the City's heritage resource. Promote the protection or conservation of those resources wherever possible.</i> ■ <i>To conserve the environmental and cultural heritage of the City in accordance with the principles contained within the Burra Charter.</i> 	<p>The proposed development would retain and conserve the original parts of the heritage item, being the former bank and its Queen Street fencing. The development would be setback 19m from the rear wall of the main section of the 1880 bank building.</p> <p>The 1880 bank would continue to be prominent in the Queen St streetscape. Its significance would be interpreted on site in a semi-public space.</p> <p>The development follows the policies and Schedule of Conservation Works in the Conservation Management Plan of March 2017, guided by the <i>Burra Charter</i>.</p>
<p>2.11.2 Heritage Design Requirements</p> <p><i>a) Any development application made in respect to development on land that is:</i></p> <ul style="list-style-type: none"> <i>i) occupied by a heritage item; or</i> <i>ii) adjoining land occupied by a heritage item; or</i> <i>iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage</i> 	<p>This Statement of Heritage Impact is intended to satisfy this requirement</p>

<p>significance, visual curtilage and setting of the heritage item or conservation area.</p> <p>b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP).</p> <p>c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</p>	<p>The development is designed by Marchese Partners, guided by the heritage advice of NBRSArchitecture and Adriel Consultancy, who wrote the March 2017 Conservation Management Plan.</p> <p>The physical impacts on the 1880 bank building are intended to be entirely positive, but due to the development located in the rear, a Conservation Management Plan is submitted.</p>
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5.3 COMPLIANCE WITH THE CONSERVATION MANAGEMENT PLAN

The following table summarises the conservation policies in the CMP that are relevant to this Statement of Heritage Impact.

Policies or recommendations	This Proposal Relates to these Policies as follows:
<i>Policy 4 – Conformity with Burra Charter Principles</i>	complies
<i>Policy 6 – Conservation in Accordance with Significance</i>	Complies: fabric with high significance would be conserved, fabric with moderate fabric would be conserved, but allows some opportunity for adaptation, intrusive fabric would be removed.
<i>Policy 12 – Conservation of the former bank in Accordance with the CMP. The former bank should be conserved in accordance with the policies of this Conservation Management Plan (CMP).</i>	The 1880 bank and fence would be conserved in accordance with the policies of the Conservation Management Plan, and the specific works of the Schedule of Conservation Works. This will have considerable positive heritage impacts on the physical form and condition of the fabric.
<i>Policy 19 – Allowing for High-rise Development with a Strata Plan on the Site</i>	The Campbelltown LEP 2015 allows for development to 32m over the subject site. Considering that this is the desired future character of the planning documents, policies have been prepared and adopted to minimise adverse heritage impacts on the 1880 building from a dramatic change in scale. Since a large part of the site cannot be developed due to the heritage item, and due to the many very positive heritage impacts by conserving the heritage building of 1880, the proposed building is taller than 32m.
<i>Policy 20 – Consistency of Future Uses with Cultural Significance</i>	While the use of the 1880 building is not known at the time of writing, the conservation policy for the building to have a commercial office use is intended to be adopted.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Campbelltown Local Environmental Plan (LEP) 2015*, the *Campbelltown Development Control Plan (DCP)*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Department of Environment and Heritage) publication *Statements of Heritage Impact*, 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The heritage-listed former CBC bank branch built in 1880 in the Victorian Italianate style would be retained and conserved;
- The front fence and trees in the vicinity of the former bank branch would be retained. The fence would be conserved;
- The intrusive elements built around the former bank branch since 1958 would be removed;
- The Schedule of Conservation Works for the former bank branch would be carried out as part of this development application. This schedule follows a thorough investigation of the built fabric of the former bank branch and its fencing, and a comparison of drawings and photos of the many other similar bank branches designed in the same period by GA Mansfield. The building defects have been identified by Nicola Ashurst, scheduled and specified for conservation.

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

- The larger part of the development is the construction of a multi-storey residential tower at the rear of the site. There would be a dramatic contrast in scale between the 1880 former bank branch and this tower, but when there is a wall of similar towers to the west of the 1880 building and the adjacent post office, there will be quite different scales of development along Queen Street. Campbelltown Council has an opportunity to ensure a low scale of development along the frontage to Queen Street that is similar to existing, and taller development behind

The following sympathetic solutions have been considered and discounted for the following reasons:

- The design has evolved with heritage advice over many months. Areas of design deliberation have included the scale of the tall building's foyer so that it is similar in scale to the 1880 building, the articulation of the facades to have the right degree of spatial complexity to suit their scale, and the landscape design to blur the contrast in scale between new and old buildings.

6.2 DEMOLITION OF A BUILDING OR STRUCTURE

Have all options for retention and adaptive reuse been explored? Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site? Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?

- The demolition of the 1990s commercial building would have no adverse impact on the heritage significance of the site because it is a recent building of no architectural distinction.

- The demolition of the post-war additions to the 1880 former bank branch would have a positive heritage impact by removing changes that disfigure and conceal original fabric of the building. The demolition of post-war fabric will enable fabric to be reconstructed at the 1880 bank building based on documentary and physical evidence. The Heritage Division stated the view that the post-war accretions around the 1880 building should be removed.

6.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

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

- The new mixed-use tower would be set back (varying) 19m from the rear of the main block of the 1880 former bank building. This setback allows for landscaping and semi-public spaces to blur the contrast in scale.
- The proposed development would generate the funds for the very extensive works to conserve the 1880 former bank building according to the Schedule of Conservation Works. This work would have a thoroughly positive impact on the heritage item.

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

- The development responds to the desired future character for high-rise mixed use buildings close to the railway station and central business district of Campbelltown.

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

- The tower would be set within the property boundary of the heritage item, but the effective curtilage of the site is smaller, and would exclude the rear section of the site occupied by the 1990s-commercial building. This 1990s-building wiped out the archaeological record within its footprint and diminished the traditional sense of a yard at the rear of this site. The current form of the former bank building has little opportunity to look over the rear of the site from within the building.

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

- The proposed tower would not diminish the visibility of the 1880s former bank building from the public domain.
- Considering that there are no traditional views to the rear (north-west) from original openings in the 1880s building, the proposed tower would not diminish existing views from the 1880s building to the hills to the west of Campbelltown. The proposed tower, and others like it that may be proposed, would respond to the desired future character of the precinct. This would diminish the recoverable views to the rear when the rear verandah is reconstructed. There was a traditional view from the verandah over the rear of the former bank's yard, over the railway line, and onto the grazing hills of the horizon.
- The proposed landscaping has been designed to give the sense that the former bank and its residence have a backyard. Trees between the proposed tower and heritage item would help to blur the contrast in scale, which is highly desirable in heritage terms.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- See the review by Casey & Lowe of the Archaeological Assessment of the site by Martin Carney, 1994.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- At 19m from the rear of the main block of the heritage item, there would be sufficient distance between the main heritage block and the development that a sense of a backyard (or semi-public space) could be created. This landscaping should also stand as a sort of barrier between a full appreciation of the contrast in scale between the buildings.
- The proposed tower would have a two-storey entrance foyer that would be exposed in distant views from Queen Street, so that this element would have a similar scale to the 1880 period bank building. The tower would have a degree of spatial complexity, filigree and vertically oriented shutters to have affinity with the Victorian Italianate forms of the former bank.

Will the additions visually dominate the heritage item? How has this been minimised?

- The proposed tower will have a dramatic contrast in scale with the former bank building. With the other towers expected to be built responding to the desired future character in the planning documents, this wall of towers offset from the railway line is likely to produce a new background to the former bank and its neighbouring former post office in the same style.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The proposed development will enable the 1880 former bank to much better appreciated by the public, since the intrusive northern side addition would be removed and the original fabric made good. The development will continue to provide public access to the rear of the site, so the reconstructed rear verandah will enhance public perceptions of the building. The former bank is likely to be put to a commercial use, so the public is likely to have access to several rooms of the conserved / reconstructed interior.

6.4 SUBDIVISION

How is the proposed curtilage allowed around the heritage item appropriate? Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised? Could future development that results from this subdivision affect views to and from, the heritage item? How are negative impacts to be minimised?

- The development of the site, incorporating the conservation of the former bank branch, is likely to become a strata plan. This would be a suitable means of ensuring that there is long-term funding for the maintenance of the heritage item and its setting.

6.5 REPAINTING

Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?

- The early colour schemes have been investigated. The 1880s building will be repainted in a scheme that references the original and likely second colour schemes, see in Figure 3 and Figure 6.

Proposed external colour scheme for the 1880 former bank:

Substrate	Proposed colour	Sample (Dulux)
Plain areas of masonry	Cream (close to existing and original colour)	
Victorian Italianate highlights, eg arches, consoles	Dark stone (close to original colour)	

Sandstone – building plinth, sills, fence plinth and piers	Remove paint to reveal natural sandstone	
Window and door joinery	Very dark green (original colour)	
Eave fascia	Cream	
Eave soffit	Eau-de-Nil (traditional)	
Fencing palisades	Dark grey	
Cast iron on reconstructed rear verandah	Dark grey	
Down pipes	To match wall colour	
Guttering	Dark grey	

Will the repainting affect the conservation of the fabric of the heritage item?

- Materials that are traditionally painted will continue to be painted as part of the long-term maintenance of the heritage item.

6.6 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

- The subject site contains two trees, a Peruvian pepper and a Virginian juniper. Both were likely planted around the middle of the Twentieth Century and have moderate landscape significance. These trees would be removed for the new driveway. The row of trees on the southern side of the site would be retained and provide a buffer between the subject site and Campbelltown Mall.
- The garden behind the front palisade fence has no heritage significance, and must be removed in order to conserve the adjacent sandstone building fabric. It would be replanted with low-height plants.
- The photographic record does not indicate that the site ever had a significant cultural landscape of planting.
- The proposed landscape design would direct eye movement and pedestrians down the northern side boundary of the site. This is traditional, and reasonably appropriate to direct people towards the proposed tower. The geometry of the landscape design follows that of the former bank.

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

- Taylor Brammer are experienced in analysing heritage landscapes, and in designing for the adaptation of heritage landscapes. In this situation, the design focus is to make the landscape appropriate for the surrounds of a Victorian Italianate former bank building, rather than conserving the plant material and landscape design of the site.

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

- The landscape works in themselves would not have any archaeological impacts. The archaeological impacts of the project generally are discussed in the review of the Archaeological Assessment by Casey & Lowe.

How does the work impact on views to, and from, adjacent heritage items?

- The landscape works are intended to blur the contrast in scale between the conserved former bank building and the high-rise tower at the rear of the site through the planting of a feature tree capable of growing large in the space between the two buildings. Otherwise, the former bank building would be quite well exposed in views from within the front half of the site.

6.7 NEW SIGNAGE

How has the impact of the new signage on the heritage significance of the item been minimised? Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?

- No signage is proposed in this application. The conservation Management Plan for the former bank building contains policies to conserve the heritage significance of the building, while allowing for commercial use of the building. A commercial use would continue the traditional use of the building and is likely to be the least impactful on the original and reconstructed fabric of the building. A commercial use with sufficient signage to identify the business conducted inside is necessary to raise funds for the maintenance of the building.

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7.0 CONCLUSION AND RECOMMENDATIONS

The proposed mixed-use tower responds to the desired future character of the Campbelltown commercial core. The tower would be located as far back in the site as possible (approximately 19m), to maximise the distance between the tower and retained 1880 former bank building. This would create a dramatic contrast in scale that is anticipated in the planning controls.

This adverse heritage impact would be mitigated by:

- Full conservation of the 1880 former bank building and its fence according to the Schedule of Conservation Works;
- Removing the intrusive post-war additions to the heritage item, enabling reconstruction to interpret the former bank in its original form;
- A landscape plan that gives some sense of a backyard behind the bank, and would help to blur the contrast in scale between the buildings;
- An interpretation plan would explain the significance of the heritage item to the public

While allowing for the proposed tower to affect the setting of the heritage item as anticipated in the planning documents, the mitigating measures as proposed are thorough to reconstruct the original form of the building, conserve its original fabric, and provide management policies to guide an appropriate range of uses that will provide for the on-going use of this significant building.

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