



# CONSERVATION MANAGEMENT PLAN

263 Queen Street Campbelltown NSW 2560

MARCH 2017

**NBRS&PARTNERS PTY LTD**

Level 3, 4 Glen Street,  
Milsons Point NSW 2061 Australia  
nbsarchitecture.com

**ABN 16 002 247 565**

Sydney: +61 2 9922 2344  
Melbourne: +61 3 8676 0427  
architects@nbsarchitecture.com

**DIRECTORS**

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,  
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,  
Andrew Leuchars LA reg. 035, James Ward

**ASSOCIATE DIRECTORS**

Trevor Eveleigh, Brett Sherson, Robert Staas, Andrew Tripet, Jonathan West  
**SENIOR ASSOCIATES** John Baker, Barry Flack **ASSOCIATES** Derek Mah,  
Hung-Ying Foong Gill, Sophie Orrock, Samantha Polkinghorne,

NBRS & PARTNERS Pty Ltd  
Level 3, 4 Glen Street  
Milsons Point  
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects  
Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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ISSUED	REVIEW	ISSUED BY
10 March 2017	Client review	Brad Vale
14 March 2017	Architect review	Brad Vale
21 March 2017	Final	Brad Vale

## EXECUTIVE SUMMARY

This report has been prepared 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*. Any development would require 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. Of the c78 bank branches designed by Mansfield, approximately 55 remain, many of which are more intact than this building at Campbelltown.

Procedures used in the analysis of information and organization of this report follow the established guidelines of *The Conservation Plan* by J.S.Kerr (7th Edition 2013), published by the National Trust of Australia (NSW). Evaluation of any potential heritage significance of the site has been undertaken in accordance with the relevant guidelines of the NSW Heritage Office Manual publications.

The subject building is identified as a heritage item on Schedule 5 of the Campbelltown LEP 2015 and also on the State Heritage Register. While this building is certainly not among the most significant of the bank branches designed by GA Mansfield in New South Wales, the conservation policies and schedule of Conservation works within this document will enhance the significance of the building and its landscaped setting.

### Major Recommendations

The alterations and extensions built from 1958 through to 1995 should be removed or reversed. Works undertaken in the 1980s and 1990s as conservation works should generally be retained.

The works in the Schedule of Conservation Works described as being necessary, must be carried out. The measures to close in existing openings and remove the contemporary services may be carried in a staged manner as the function of the building allows.

The building is suitable for use as commercial office space. Other uses could be considered that do not require extensive change to the original and reconstructed fabric of the building. Fabric that is not original is a more appropriate location for future changes to the building that might sustain the long-term conservation of the rest of the building.

NBRSARCHITECTURE.



Brad Vale  
Senior Heritage Consultant

## 263 QUEEN STREET, CAMPBELLTOWN, NSW

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## 1.0 SUMMARY DESCRIPTION

Name	<i>Former Commercial Banking Company of Sydney Limited</i>
Address	<i>263 Queen Street Campbelltown</i>
Land Title	<i>SP41598</i>
Original Owner	<i>Joseph Phelps</i>
Present Owner	<i>Various</i>
Local Government Area	<i>Campbelltown</i>
Construction Date	<i>1879–80</i>
Architect	<i>Mansfield Brothers</i>
Builder	<i>Langley and Thompson</i>
Summary History	<p><i>The Commercial Banking Company (CBC) of Sydney opened its first Campbelltown office in leased premises, McGuannes House at 286 Queen Street (across the road from no. 263) in 1874, with George L. Jones as manager. McGuannes House is separately listed on the State Heritage Register. It is owned by the Department of Environment &amp; Planning and is at present leased as a doctor's surgery (Branch Manager's report, 100/85, 26/3/1985). AMCG (1994, 14) states that CBC bought the property (263 Queen St.) from Samuel Parker (not Morris) in 1876 and had the present building built in 1881. AMCG states that the bank's first permanent manager from 1874 was A.J. Gore, who served until he retired in 1904 (ibid, 14).</i></p> <p><i>The bank moved into its own premises at 263 Queen Street in 1881. This building (built between 1874 and 1881) was designed by the Mansfield Brothers who were important Victorian architects employed by the CBC Bank on many projects (Branch Manager's report, 100/85, 26/3/1985) designing many bank chambers, examples surviving in many country towns (ibid, 1994, 14). It is a fine and restrained Italianate style rendered and painted building symmetrically designed about a small portico (Branch Manager's report, 100/85, 26/3/1985).</i></p> <p><i>The bank sold a portion of the land it bought from Parker in 1880. The land was purchased in the name of the Queen for a new post office. That building was completed the same year as the CBC chambers (AMCG, 1994, 14).</i></p> <p><i>In 1959, the bank sold off another portion of its 1876 purchase to the Commonwealth of Australia, presumably for the creation of a telephone exchange (AMCG, 1994, 14).</i></p> <p><i>The banking chamber has been altered, but it is understood that the building still contains a stone domed vault, and the original staircase and other joinery. There is a large yard behind the bank which contains a stable/coach house, now used as a garage (Branch Manager's report, 100/85, 26/3/1985).</i></p> <p><i>The CBC sold the bank chambers and property at 263 Queen Street in 1986, moving to new premises (as the National Australia Bank). In recent times the former bank</i></p>

	<i>building at 263 Queen Street has been leased by a Pancake restaurant and is today (1994) used as the offices for a local newspaper (AMCG, 1994, 19).</i>
Heritage Status	<ul style="list-style-type: none"> <li>• <i>Heritage Act - State Heritage Register 00499</i></li> <li>• <i>Heritage Act - Permanent Conservation Order – former 00499</i></li> <li>• <i>Campbelltown Local Environmental Plan 2015, "Commercial Bank of Sydney (former) 100499"</i></li> </ul>
Summary Description	<p><i>A fine and restrained Victorian Italianate style rendered and painted building symmetrically designed about a small portico. The banking chamber has been altered, but it is understood that the building still contains a stone domed vault, and the original staircase and other joinery (ibid, 1985).</i></p> <p><i>C-shaped building around a courtyard.</i></p> <p><i>It includes a stone-domed bank vault.</i></p> <p><i>1960s commercial building towards the rear of the site.</i></p>
Summary Statement of Cultural Significance	<p><i>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.</i></p> <p><i>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 &amp; press release, Michael Knight, MLA for Campbelltown, 19/4/1985).</i></p> <p><i>(State Heritage Register version)</i></p>



## 2.0 INTRODUCTION

### 2.1 INTRODUCTION

This Conservation Management Plan (CMP) was prepared for 263 Queen Street, Campbelltown, by **NBRS**ARCHITECTURE. The work was commissioned by Privity. It is intended to be submitted to Campbelltown Council and the Heritage Council as part of an integrated development application for redevelopment of the rear of the site.

This CMP should be read with the review by Casey & Lowe of the 1994 Archaeological Assessment for the site by Martin Carney.

### 2.2 DEFINITION OF THE STUDY AREA

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.

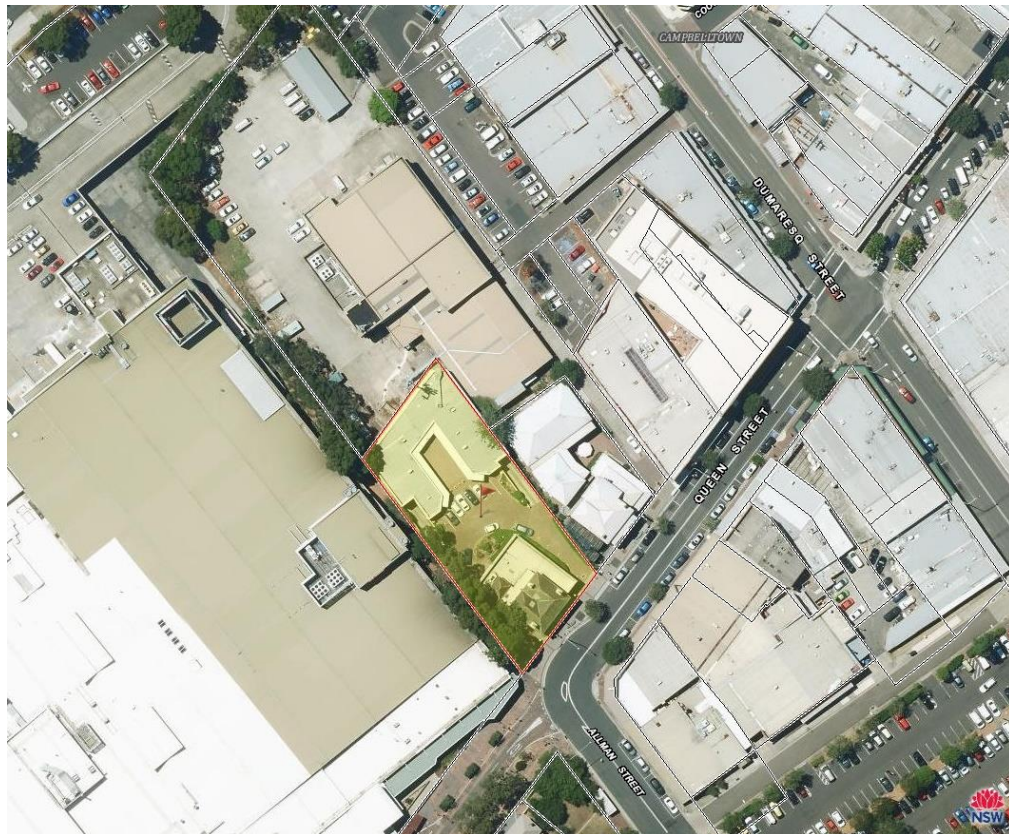


Figure 1 – Aerial view of subject site, outlined in red. (Source: NSW Land & Property Information, SIX Maps)

### 2.3 STUDY OBJECTIVES

This Conservation Management Plan is intended to be a practical document to guide the conservation of 263 Queen Street Campbelltown. The CMP is intended to be submitted with a development application for a tower in the rear of the site, that would generate the funds for the thorough conservation of the Victorian period built fabric on the site.

## **2.4 METHODOLOGY**

This report generally follows the format set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (6<sup>th</sup> Edition, 2004). The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

## **2.5 LIMITATIONS**

At the time of inspection in February 2017, the building was vacant. The under-floor and roof areas were inspected from the access hatches only. Invasive techniques were used on highly deteriorated fabric in preparation for the Schedule of Conservation Works and as a paint scrape to determine the early colours.

## **2.6 IDENTIFICATION OF AUTHORS**

This report was researched and prepared by Brad Vale, Senior Heritage Consultant of **NBRS**ARCHITECTURE. The history was researched and written by Léonie Masson, Historian, of **NBRS**ARCHITECTURE. The Schedule of Conservation Works was prepared by Nicola Ashurst of Adriel Consultancy PTY LTD.

## **2.7 SOURCES**

The main documentary sources consulted in the research for this report are listed below:

- *National Library of Australia – Trove databases*
- *State Library of NSW*
- *NSW Land & Property Information*
- *Sydney Water /Water NSW Historical Research Facility*
- *Campbelltown City Library - Local Studies Collection*

A complete Bibliography is contained in section 3.4 of this report.

### **3.0 DOCUMENTARY EVIDENCE**

#### **3.1 ABORIGINAL OCCUPATION**

The Dharawal people are the traditional custodians of the Macarthur region. Dharawal people inhabited land from Botany Bay to the Shoalhaven River and Nowra, and inland to Camden. A traditional totem of the area is recognised as the lyrebird. Dharawal people were able to move from area to area in safety and to maintain resources for thousands of years before colonisation. They moved between the areas now known as Campbelltown, Liverpool, Camden and Picton, and occasionally as far as Parramatta. The land of the Georges River and its tributaries provided water, food and shelter. The streams and swamplands offered a variety of food. The forest lands sheltered possums, lizards, kangaroos and wallabies and there were roots, berries and seeds to gather. Birds also provided meat and eggs.

The eroded sandstone rock shelters of the Georges River provided shelter. The walls of these shelters were often decorated with images and hand stencils outlined in red ochre, white clay or charcoal. Evidence of the tracks, camps and significant sites are scattered across the region, even today.

There are many areas and specific sites of cultural significance that have been left by the Dharawal people. One of the most significant of these is what is known as the Bull Cave.<sup>1</sup> The subject site, however, is highly disturbed, and unlikely to retain Aboriginal relics.

#### **3.2 THE CONTACT PERIOD**

The early European settlers came across the region's fertile farming land. In July 1788, just six months after European arrival, the early settlers lost two bulls and four cows. Almost two years later, the cattle were sighted in the Menangle area, and the area became known as Cowpastures. Local Aboriginal people saw the strange animals and sketched them on the walls of sandstone shelters along the Georges River, including in a cave now known as 'Bull Cave'.

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<sup>1</sup> Adapted from Campbelltown's Aboriginal History An insight into the first peoples of our region, <http://www.macarthur.com.au/uploads/770/website-aboriginal-history-flyer.pdf>

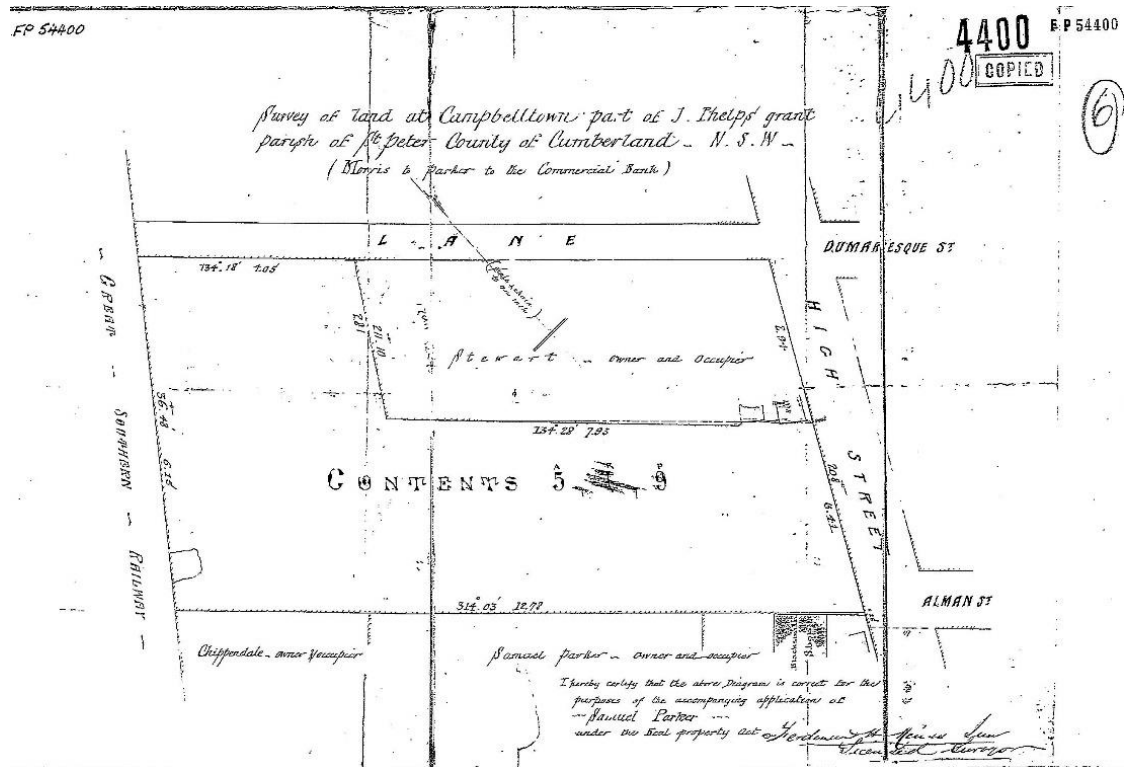


Figure 2 – Plan of part of J Phelps Grant Campbelltown, Parish of St Peter, County of Cumberland, Morris to Parker to the Commercial Bank, 1877.

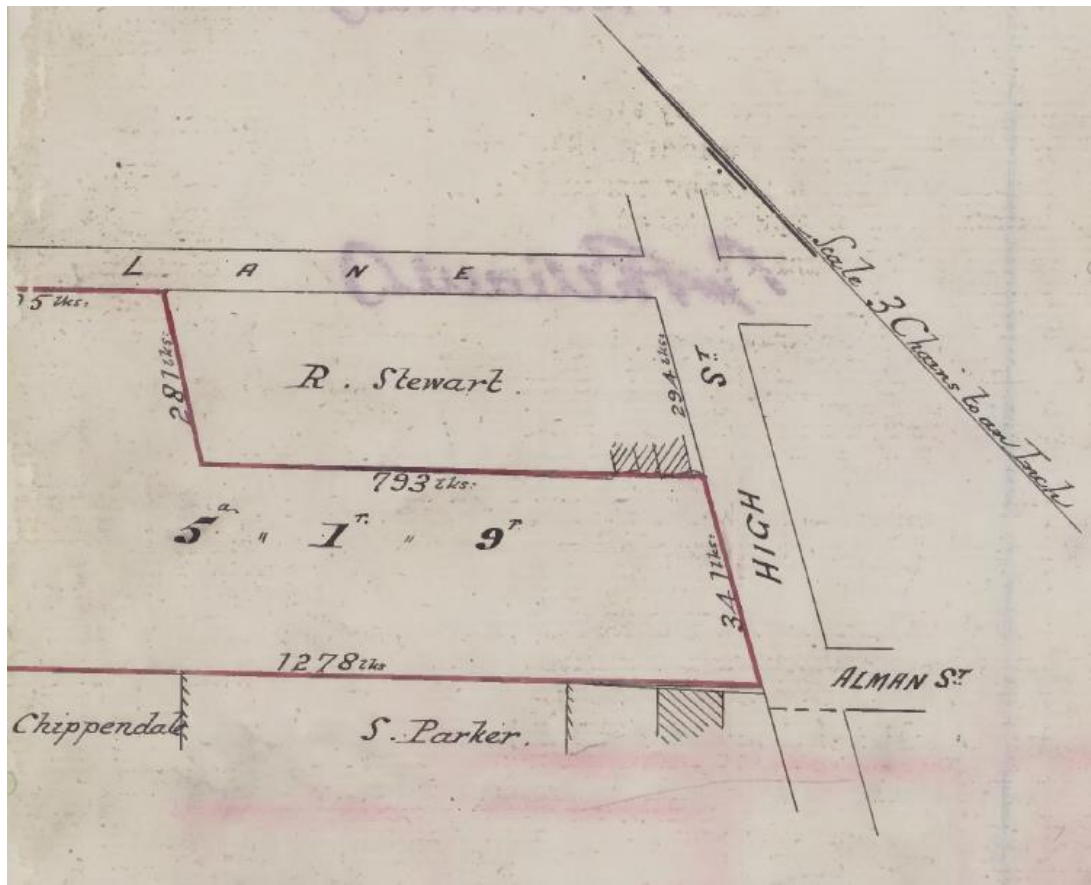


Figure 3 – Block plan accompanying Certificate of Title Vol 342 Fol 207, June 1878. (Source: NSW Land & Property Information)

In December 1820, Governor Lachlan Macquarie named Campbell-Town in honour of his wife, Elizabeth Campbell.

The Appin massacre of 1816 is perhaps the most devastating and tragic event to occur to the Dharawal and other local clans, and was a low point in the relationship between Indigenous and European inhabitants. Diseases brought by the Europeans also depleted the Dharawal population. In 1845, the number of Aborigines in the Campbelltown Police District had dropped in 10 years from 20 to none. Tribal life in the district continued in a limited way. Corroborees were still held at Camden Park and Denham Court until at least the 1850s. During 1858, about 200 Aborigines attended the celebrations at Campbelltown marking the opening of the railway line.<sup>2</sup>

### 3.3 THEMATIC HISTORY

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

<sup>2</sup> Adapted from <http://www.campbelltown.nsw.gov.au/RAC/AboutCampbelltown/History/Aboriginalhistory>



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"*.<sup>3</sup> 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".<sup>4</sup> 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"*.<sup>5</sup> The CBC Bank Officers' Club reports that the branch opened in March 1881,<sup>6</sup> but given the building was completed in mid-1880, the more likely date of opening is in the second half of 1880. Figure 4 comprises a view of the new building about this date.

<sup>3</sup> "To builders", *Evening News*, 11 October 1879, p3

<sup>4</sup> "Notice", *Sydney Morning Herald*, 13 January 1880, p2

<sup>5</sup> "Town architecture," *Australian Town and Country Journal*, 5 June 1880, p38

<sup>6</sup> "Branches – Country C-Can", [http://www.cbcbank.com.au/images/Branches/NSW/NSW%20Country/NSW%20Country%20A-F/nsw\\_country%20C-Can.htm](http://www.cbcbank.com.au/images/Branches/NSW/NSW%20Country/NSW%20Country%20A-F/nsw_country%20C-Can.htm), accessed 24 February 2017



Figure 4 – Commercial Bank, 1881. (Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au))

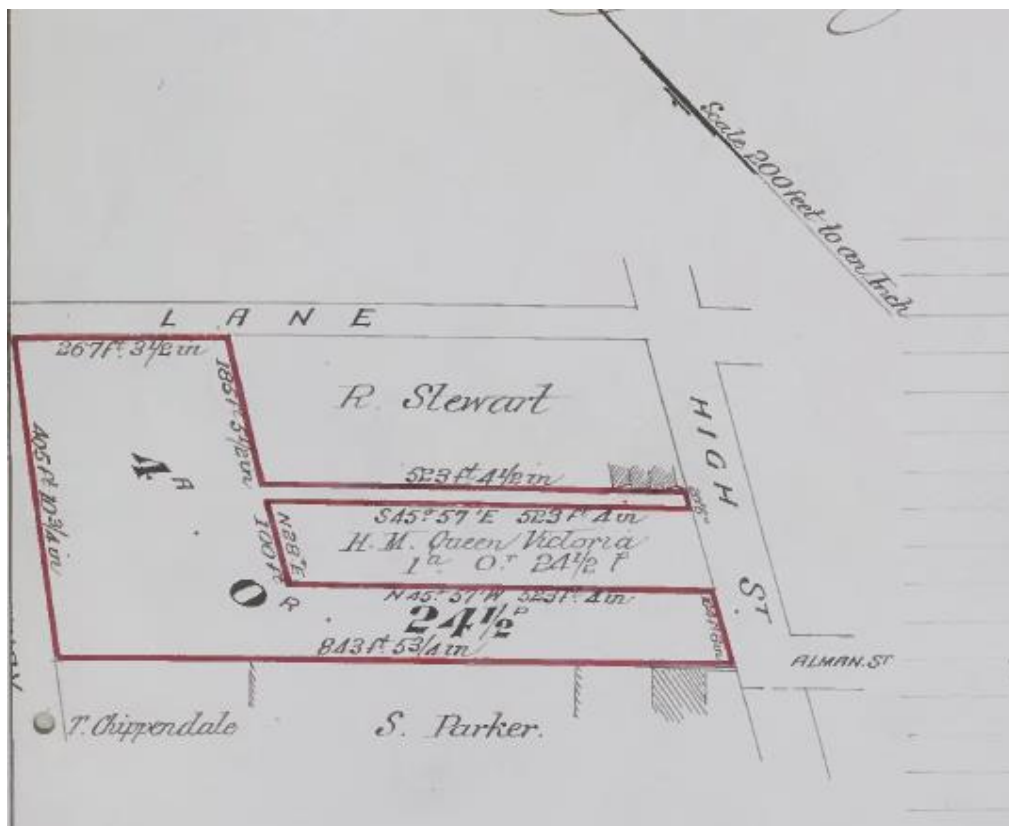


Figure 5 – Block plan accompanying Certificate of Title Vol 494 Fol 10, May 1880. (Source: NSW Land & Property Information)



Figure 6 – Post Office and Commercial Bank, c1900-09 / Kerry & Co. (Source: Campbelltown & Airds Historical Society)



Figure 7 – Queen Street Campbelltown looking north, c1910. (Source: Campbelltown & Airds Historical Society)





Figure 8 – c1934 view of CBC. (Source: NAB Group Archives, National Australia Bank Limited)



Figure 9 – CBC, 1934? (Source: A Century of Banking: the Commercial Banking Company of Sydney 1834-1934)



Figure – View north along Queen Street, 10 February 1948. CBC at left. (Source: Campbelltown & Airs Historical Society)

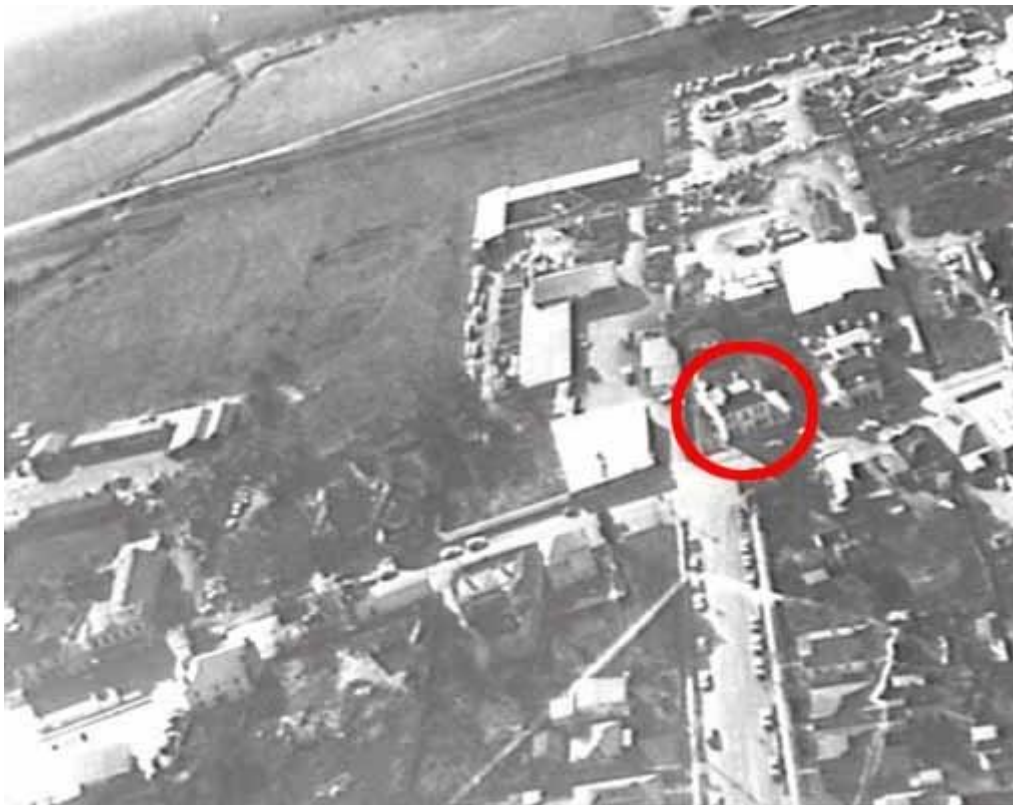


Figure 11 – Undated aerial view of Campbelltown looking west showing intersection of Queen Street & Allman Street, Commercial Banking Company building (outlined in red), post office, railway line, Bow Bowing Creek & Fisher's Ghost Creek. (Source: Campbelltown & Airs Historical Society)

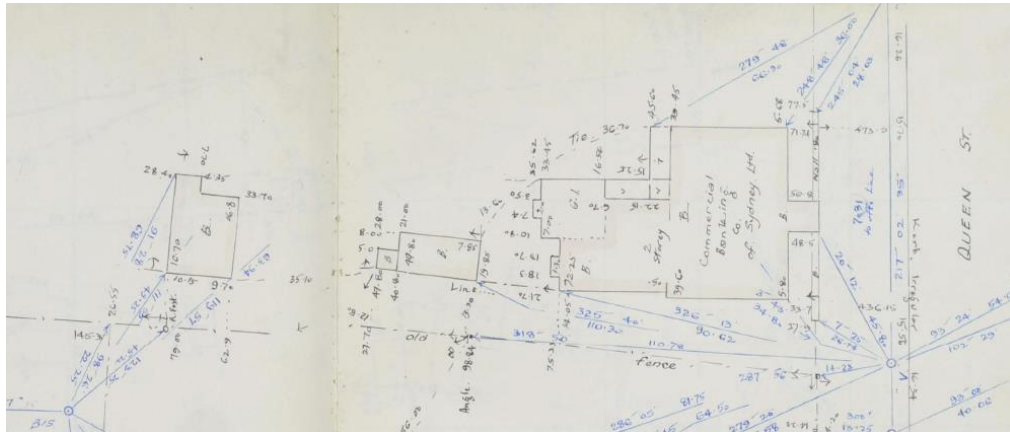


Figure 12 – Detail from pages 10-11, Field Book 3372, Municipality of Campbelltown, Sheet 2, 26 July 1938 / Surveyor CJ Barnes. (Source: Sydney Water / WaterNSW Historical Research Facility)

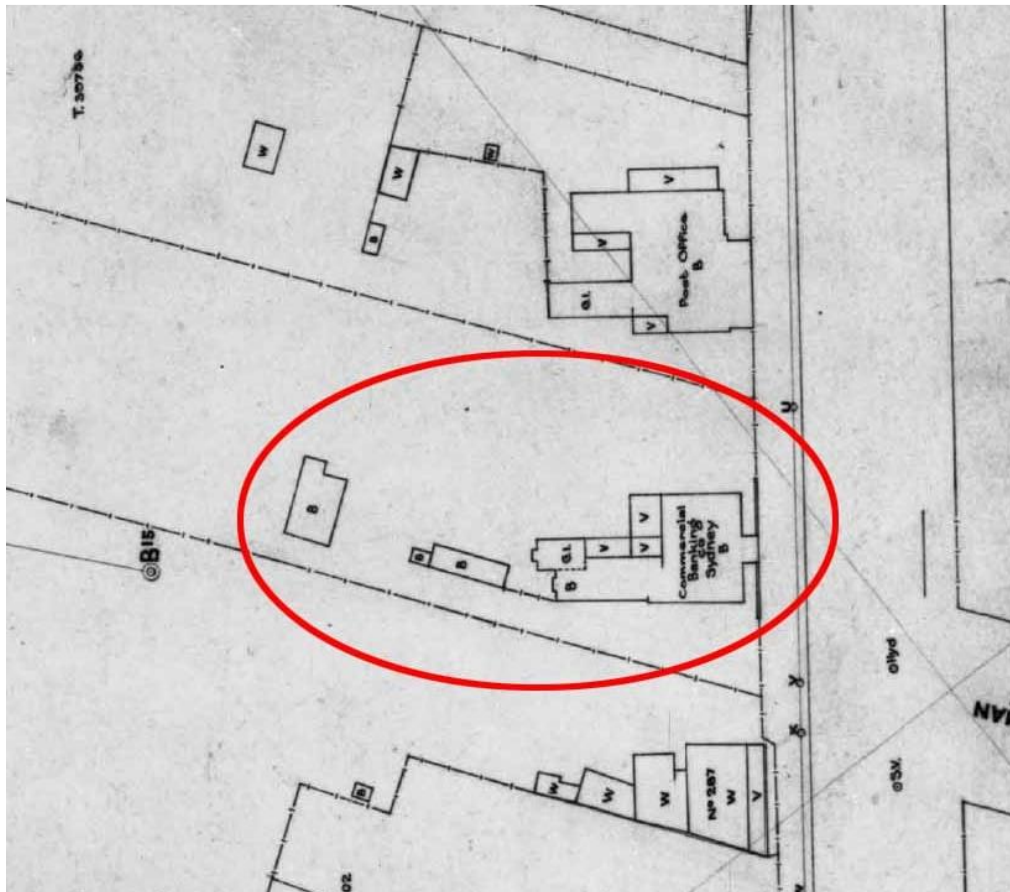


Figure 13 – Extract from DTS2228, Campbelltown Sheet 2, 26 July 1938. CBC circled red thereon. (Source: Sydney Water / WaterNSW Historical Research Facility)

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 5.



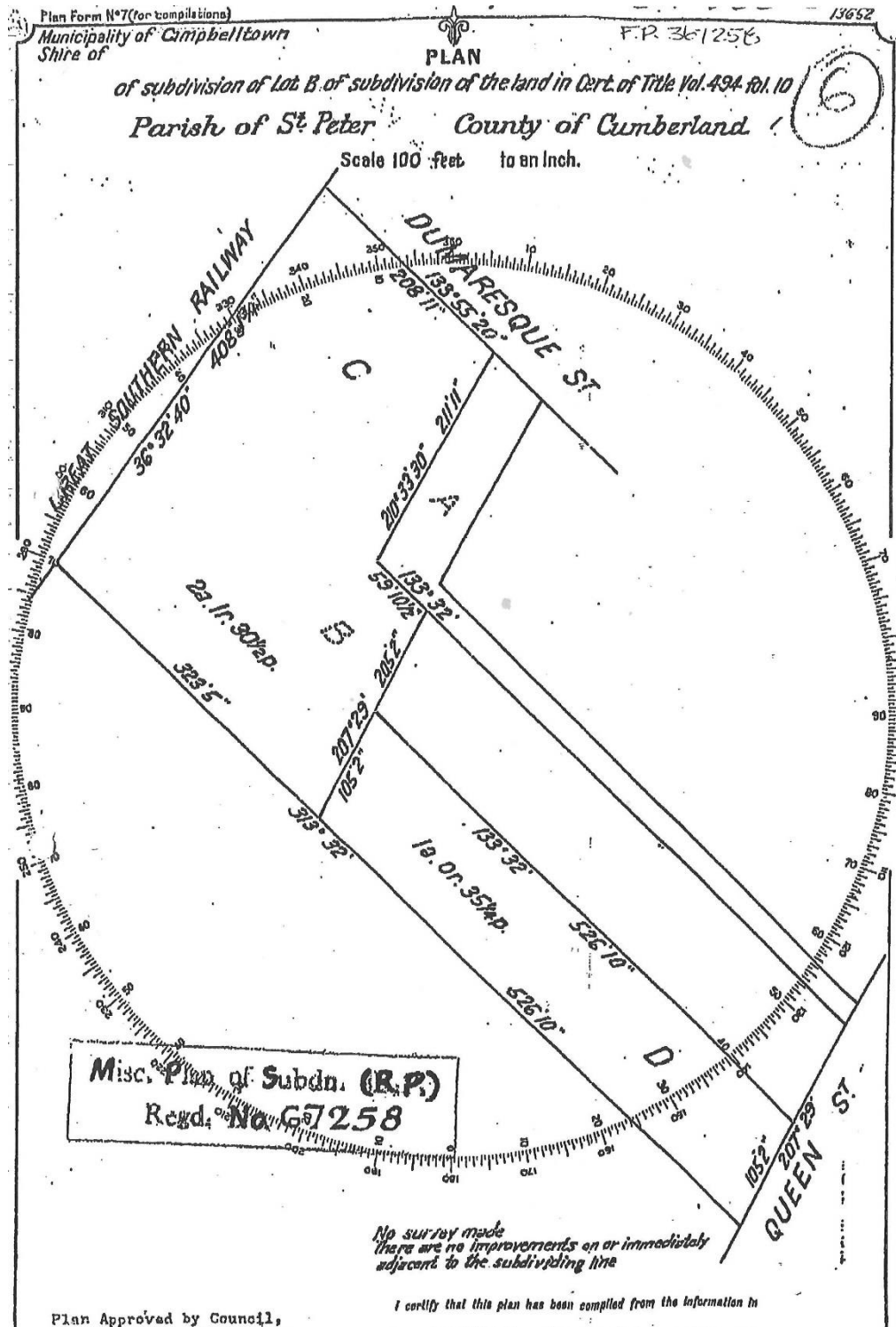


Figure 14 – Plan of subdivision of Lot B of subdivision of the land in Certificate of Title Vol 494 Fol 10, (Source: NSW Land & Property Information, FP3671256)

Ernest R Laver, architect, Cootamundra invited tenders in August 1907 for “general repairs, painting etc.” at Commercial Bank, Campbelltown.<sup>7</sup> The successful tenderer for these works is not

<sup>7</sup> “Tenders”, Cootamundra Herald, 10 August 1907, p3

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 Bursill<sup>8</sup> 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 as shown in Figure 14) to the Commonwealth of Australia, leaving a residue of two roods and four 4 perches (Lot D).<sup>9</sup> 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.

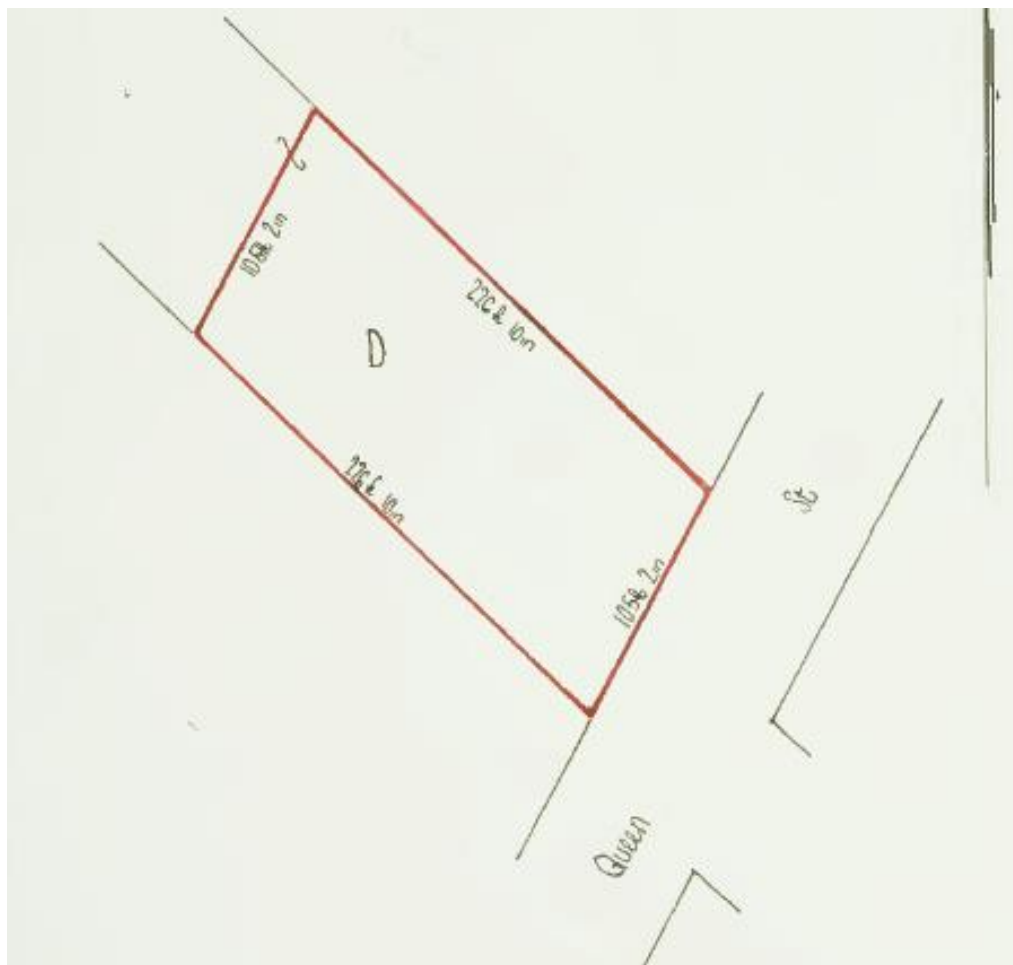


Figure 15 – Block plan accompanying Certificate of Title Vol 7904 Fol 176, May 1960. (Source: NSW Land & Property Information)

<sup>8</sup> Certificates of Title Vol 494 Fol 10, NSW Land & Property Information

<sup>9</sup> Certificate of Title Vol 6130 Fol 240, NSW Land & Property Information



Figure 16 – Campbelltown Post Office and CBC (at left), 1964 /William Bayley. (Source: Campbelltown City Library Local Studies Collection)



Figure 17 – Street elevation of CBC, c1960-70 / Steven Roach. (Source: Steven Roach Collection - Campbelltown City Library. Local Studies Collection)



Figure 18 – CBC, 1977. (Source: Campbelltown City Library Local Studies Collection)



Figure 19 – Rear elevation of CBC, October 1981 / Verlie Fowler. (Source: Campbelltown City Library Local Studies Collection)





Figure 20 – Shed at rear of CBC, October 1981 / Verlie Fowler. (Source: Campbelltown City Library Local Studies Collection)



Figure 21 – CBC building, 1985. Note auction sign at front right. (Source: Richard Lawrance Collection - Campbelltown City Library. Local Studies Collection)





Figure 22 – Former CBC and Post Office, 1986. (Source: Campbelltown City Library Local Studies Collection)



Figure 23 – Undated view of stables at the rear of the CBC. (Source: A. Walker Collection -Local Studies Collection. Campbelltown City Library)



Figure 24 - Former stables at the rear of the subject site 1986 / 1986 Brad Harris. (Source: Campbelltown City Library Local Studies Collection)



Figure 25 - Former stables at the rear of the subject site 1986 / 1986 Brad Harris. (Source: Campbelltown City Library Local Studies Collection)





*Figure 26 – Night-time view of Pancake restaurant operating in former CBC building, c1988. (Source: Robertson Collection - 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.<sup>10</sup> Figure 21 comprises a view of the building with the auction sale sign at front of the building. 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” (Figure 26). 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 recorded (Figure 23, Figure 24 and Figure 25). Simultaneously, the subject site was strata subdivided in September 1992 as shown in Figure 30 and Figure 31. 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 Advertiser (Figure 25, Figure 27, Figure 28 and Figure 29) 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.

<sup>10</sup> Information supplied by Norm White, April 2011



Figure 27 – Macarthur Advertiser, 23 March 2000 / Stan Brabender. Note that the 1958 side extension has been given a parapet. (Source: Stan Brabender Collection -Campbelltown City Library. Local Studies Collection).



Figure 28 - Macarthur Advertiser, 23 March 2000 / Stan Brabender. Note the masonry fence pier is knocked over in this view. (Source: Stan Brabender Collection -Campbelltown City Library. Local Studies Collection).



Figure 29 - view of the side extension after the parapet and ornamentation was added. Macarthur Advertiser, 23 March 2000 / Stan Brabender. (Source: Stan Brabender Collection -Campbelltown City Library. Local Studies Collection).

<p><b>COUNCIL'S CERTIFICATE</b></p> <p>The Council of the "City of Campbelltown" hereby certifies that the plan of subdivision of land shown in the accompanying map is in accordance with the provisions of the relevant legislation.</p> <p>The Council is satisfied that the plan is consistent with the provisions of the relevant legislation and that the plan gives effect to the stage of the development to which it relates.</p> <p>27th May 1992</p> <p>Subdivision No. 65 of 1992</p> <p>Council Clerk</p>	<p><b>DEVELOPER'S CERTIFICATE</b></p> <p>JOHN SELWYN McDONALD of PO BOX 149 MINTO, 2556</p> <p>I hereby certify that the plan of subdivision of land shown in the accompanying map is in accordance with the provisions of the relevant legislation and that the plan gives effect to the stage of the development to which it relates.</p> <p>I hereby certify that the plan is consistent with the provisions of the relevant legislation and that the plan gives effect to the stage of the development to which it relates.</p> <p>15/5/92</p> <p>Developer</p>	<p><b>PLAN OF SUBDIVISION OF LOT 1 IN DP 123556</b></p> <p>Map/Shire: CAMPBELLTOWN Locality: CAMPBELLTOWN</p> <p>Parish: ST. PETER County: CUMBERLAND</p> <p>Reduction Ratio 1:500 Lengths are in metres</p> <p>Name of and "Address for service of notices on, the body corporate"</p> <p>263-269 QUEEN STREET CAMPBELLTOWN 2560</p>	<p><b>STRATA PLAN 41598</b></p> <p>Registered on 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 consent to create easements, restrictions on the use of land or positive covenants.</p> <p>ACCEPTED</p> <p>Director</p> <p>Common Seal</p>			

Figure 30 – Plan of subdivision of Lot 1 in DP 123556, 1992. Sheet 1 of 2. (Source: NSW Land & Property Information)



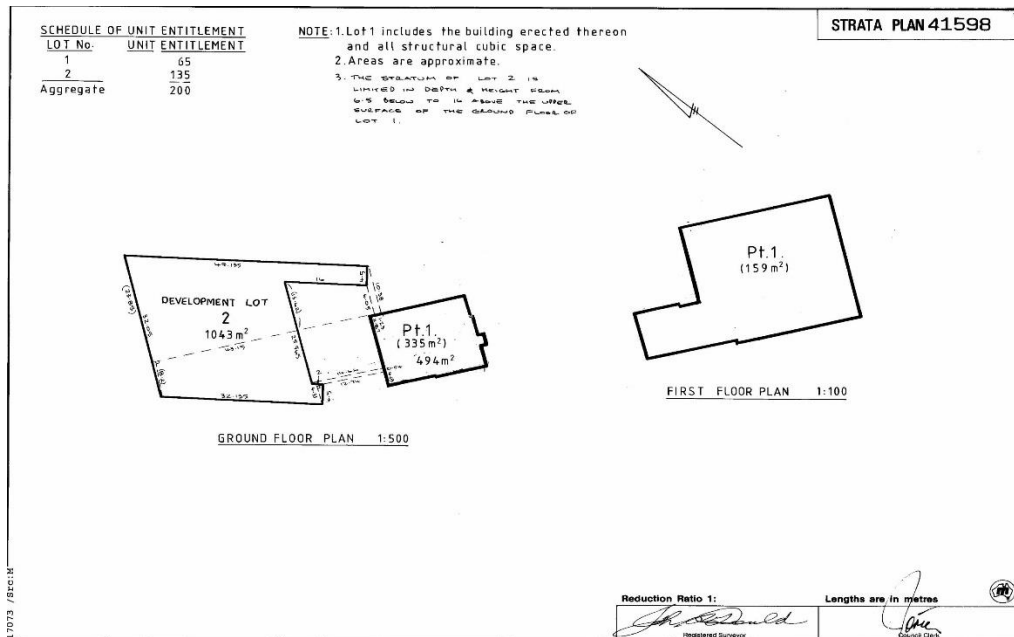


Figure 31 – Plan of subdivision of Lot 1 in DP 123556, 1992. Sheet 2 of 2. (Source: NSW Land & Property Information)

### 3.3.1 SAMUEL PARKER (1810-1880)

Samuel Parker was born in Worcestershire, England in 1810. He was convicted of 13 July 1829, and was transported to Australia on "Katherine Stewart Forbes" departing on 7 October 1829.

He is listed in the 1858-9 electoral roll as a freeholder in "Main Street". In 1863, "Samuel Parker, blacksmith, Campbelltown" advertised for a good horseshoer.<sup>11</sup>

Samuel Parker, a blacksmith, purchased the subject property as part of a larger parcel in 1870 from Charles Morris. Parker owned the adjoining property (south side) and appears to have worked and resided on that property. What use, if any, Parker made of the subject site is unclear.

In the 1872 Grevilles Post Office Directory, Samuel Parker, blacksmith is listed in Main Street. He was still apparently in the blacksmithing business in 1874 when he advertised for a blacksmith for horsehoeing, etc.<sup>12</sup>

He died at his Queen Street residence on 13 September 1880, aged 70 years.

### 3.3.2 COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED

The Commercial Banking Company of Sydney Limited (CBC) established the first bank in Campbelltown in 1875 with George Jones as temporary manager. At this date the bank operated from McGuanne's House, 282 Queen Street. Jones was the sole employee at Campbelltown on a salary of £12/10 a month. An assistant was appointed to the branch in 1877, on a salary of £6/5 a month. AJ Gore became the manager in 1876. He was supplied with a horse and carriage (hence the stables formerly at the rear of the building) and received a salary increase to £25 a month. He was also given an extra monthly allowance to provide for servants, fuel, feed for his horse, and entertainment.

<sup>11</sup> "Wanted", *Sydney Morning Herald*, 13 March 1863, p1

<sup>12</sup> "Wanted", *Sydney Morning Herald*, 18 July 1874, p12

Subsequent managers of the Campbelltown CBC include the following (with dates of tenure where known)<sup>13</sup>:

- 1874-76 *GI Jones*
- 1876-1903 *AJ Gore*
- 1903-1912 *LJ Johnstone*
- 1912-1925 *DE Horniman*
- 1925-38 *AA Walker*
- 1938-46 *DML James*
- 1946-1955 *KTO Walker*
- 1955-1962 *WC Highfield*
- 1962-72 *AKC Podmore*
- 1972 ? *Euan B Gough (13 October 1974, unveiling of centenary plaque by Gough)*
- 19?-19? *Dennis J Malligan*

### 3.4 ABILITY TO DEMONSTRATE

This section should discuss the site in terms of the National, State and Local themes.

<i>Australian Theme</i>	<i>New South Wales Theme</i>	<i>Local Theme</i>
3. Economy – Development local, regional and national economies	Commerce	Banking
4. Settlement – Building settlements, towns and cities	Accommodation	Bank residence
4. Settlement – Building settlements, towns and cities	Land tenure	Suburban centres
4. Settlement – Building settlements, towns and cities	Towns, suburbs and villages	Demonstrating Governor Macquarie's town and landscape planning
4. Settlement – Building settlements, towns and cities	Towns, suburbs and villages	Developing suburbia

### 3.5 BIBLIOGRAPHY

#### 3.5.1 PRIMARY SOURCES

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- DP54400
- SP 41598
- CTs Vol 342 Fol 208, Vol 494 Fol 10, Vol 6130 Fol 240, Vol 7904 Fol 176, 1/123556
- Surrender of Lease E405391
- Crown Plan 1-2287 (Plan of Streets in the Town of Campbelltown)
- Memorandum of Transfer C199966
- Town of Campbelltown, County of Cumberland
- Parish of St Peter, County of Cumberland

##### Sydney Water/Water NSW Historical Research Facility

- DTS2228
- BLKWTL1324

<sup>13</sup> "Branches – Country C-Can", op. cit.

- DFB3373

Campbelltown City Library Local Studies Collection - various photographs

### 3.5.2 SECONDARY SOURCES

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Commercial Banking Company of Sydney	<i>A century of banking: the Commercial Banking Company of Sydney Limited, 1834-1934</i> , Art in Australia, 1934

### 3.5.3 NEWSPAPERS AND PERIODICALS

*Sydney Morning Herald*  
*Australian Town and Country Journal*  
*Sydney Gazette and New South Wales Advertiser*  
*Cootamundra Herald*

### 3.5.4 INTERNET SOURCES

CBC Officers' Club Inc ([www.cbcbank.com.au](http://www.cbcbank.com.au))  
 Domain for former CBC bank branches at Adelong and Wellington ([www.domain.com.au/](http://www.domain.com.au/))  
 On the House for former CBC bank branches at Dubbo and Windsor (<http://www.onthehouse.com.au/>)  
 SMH Good Living "Richmond Bank Bazaar" 6-12-2011 ([www.smh.com.au](http://www.smh.com.au))



## 4.0 PHYSICAL EVIDENCE

### 4.1 GENERALLY

A survey of the physical fabric of the building was carried out by Brad Vale, Senior Heritage Specialist of **NBRS**ARCHITECTURE, with technical input by Nicola Ashurst. This research was carried out without excavation, and with only physical intervention into highly deteriorated fabric.

### 4.2 SETTING AND PHYSICAL 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 32: — some of the colonial buildings at 286–292 Queen Street. The subject site complements these buildings and provides a transition to later development. NBRSArchitecture February 2017.



Figure 33 – the former Campbelltown Post Office at 261 Queen Street has a similar scale, form and Victorian Italianate detail as the subject building next door. NBRSArchitecture February 2017.



Figure 34 – the commercial building with underground car parking at the rear of the site. NBRSArchitecture February 2017.



Figure 35 the subject heritage item (centre) in its context, in a view looking north-west along Allman Street. NBRSArchitecture February 2017.

### 4.3 IDENTIFICATION OF EXISTING FABRIC

#### 4.3.1 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.

#### 4.3.2 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 for many decades.





Figure 36 – the bank entry is original, including its doors with bolection mouldings. NBRSArchitecture February 2017.



Figure 37 – side view of the enclosed entry porch



Figure 38 – 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 39 – 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 40 – the rear extension of the former bank was built in the period 1985-95. It is not significant. NBRSArchitecture February 2017.





Figure 41 – easterly showing the single-storey rear section, and the two-storey section that is largely original. NBRSArchitecture February 2017.



Figure 42 – southerly view showing the single-storey extension in the foreground that should be removed from the original building. NBRSArchitecture February 2017.





Figure 43 – the rear veranda is from the 1985–95 period. It screens the air-conditioning equipment. NBRSArchitecture February 2017.



Figure 44 – roof and box gutter over the bank entry porch showing raised galvanised steel roof draining into a sump. NBRSArchitecture February 2017.

## 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 45 – pressed metal ceiling in G.01, (probably Federation period) and original joinery to the fenestration.



Figure 46 – the original entry doors to the banking chamber G.02. The cornice and chair rail are not original, but the doors and architraves seen here are original.



Figure 47 – 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 48 – the banking chamber G.01 showing the original entry doors and windows.



Figure 49 – original windows and skirting in G.03, bank manager's office.



Figure 50 – original door and side elevation window in G.03 to be replicated in the conservation works.



Figure 51 — 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.

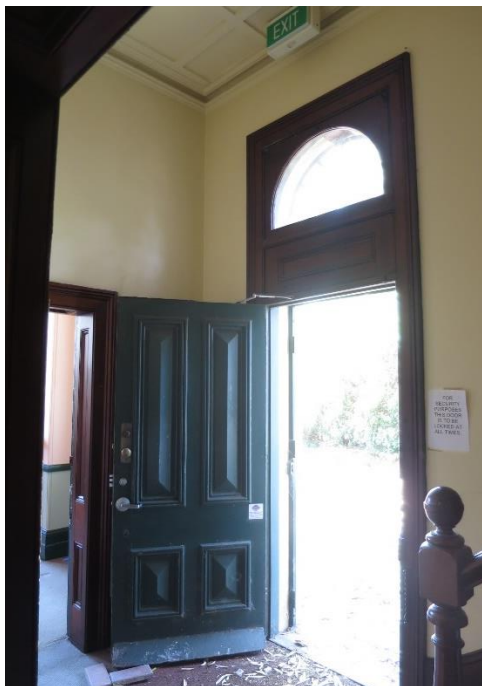


Figure 52 — the original door to the residence on the south-west side, original cornice. NBRSArchitecture February 2017.



Figure 53 — the original stair, with more recent carpet and stays, in G.04. NBRSArchitecture February 2017.





Figure 54 – 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.

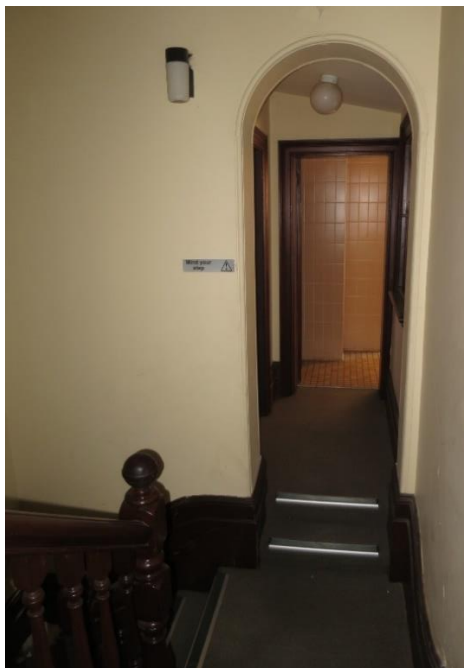


Figure 55 – view across the stair hall to the former maid's room, now bathrooms



Figure 56 – the intact original door to the former drawing room 1.02. NBRSArchitecture February 2017.



Figure 57 – the cast iron coal grates and their Art Nouveau tiles in rooms F.02 and F.04 are typical of 1910. They may have been installed after a late twentieth-century theft, rather than an early change. The hearth is bare sandstone under the carpet. The timber mantelpieces in these rooms are inappropriate and should be replaced with late Victorian style marble. The chair rails should be removed. NBRSArchitecture February 2017.



Figure 58 – Rom F.04 has original skirting, window, door and cornice. NBRSArchitecture February 2017.



Figure 59 – Room 1.05 is a former bedroom with original door, skirting, window and staff moulds. The former chimney serving room G.05 rises on the left. NBRSArchitecture February 2017.



Figure 60 – Room 1.06m showing the original door that leads onto the rear verandah from the former bedroom, and the former bathroom window. There are two doors from the hall leading into this combined space. The low ceiling hides the air-conditioning distribution system. This door seen here has the only original lock and knob, apart from the entry doors. NBRSArchitecture February 2017.





Figure 61 — a section of original whole cornice in the stair hall G.04. This is a good model for cornices in the former residential rooms that need to be reconstructed.



Figure 62 — an original brass and porcelain window catch that is a model for missing window fixtures. NBRSArchitecture February 2017.



Figure 63 — original door to linen cupboard. NBRSArchitecture February 2017.



Figure 64 — 1990s rear verandah



Figure 65 — standard original skirting on Level 1. NBRSArchitecture February 2017.



#### 4.3.3 MODIFICATIONS & ADAPTATIONS

The original galvanised steel sheet ridge flashing was replaced with terra cotta capping in the mid Twentieth Century, when the building was about 70 years old, according to the photographic record.

Terra cotta wall vents were installed in the mid Twentieth Century. They have a grid of square openings and a curved rain hood. The inner face is now cast plaster with a common Art Nouveau design, which was probably a change made c1986, replacing a standard plaster grid.

The single-storey extension on the north-east side was begun in 1958 with a low ceiling, low-pitched hip roof and eaves extending to about 450mm. The windows are timber-framed sliding sashes in a vertical orientation. After 1986, the walls were extended as a parapet with a profiled cornice to match the original at the first-floor level. The roof was changed to Klip-lok draining to the rear. Cement render arches were added to the rectangular windows of the extension to bear some resemblance to the original Victorian period windows. The single-storey extension continues around the rear and envelopes the two-storey service wing. The 1958 works removed the fireplace from the banking chamber to make for a new doorway. The back verandas were enclosed well before the 1981 photo was taken.

The ground floor interior was altered in 1985. The doorway between the bank vault and the office behind was expanded using a near-matching timber architrave. The cornice was conserved, or more likely, it was reconstructed. The end result contains appropriate features that are not combined in a traditional Late Victorian Italianate design. Nonetheless, the result is sufficiently appropriate. The end walls and door of the bank vault were removed by this time. The opening between the two niches in the bank office (G.05) was enlarged by this time. Looking at other Mansfield bank branches, this opening was a fireplace with a marble mantelpiece. This phase extended around the single-storey addition around to the back, where the rear openings of the ground floor office (G.05) were removed. The timber mantelpieces may have been installed around this time, replacing the likely original marble ones that may have been stolen during a vacant period. Room 1.04 has a c1910 Art Nouveau cast iron coal grate with Art Nouveau glazed panel tiles. It may have been installed after the original Victorian style one went missing. Similarly, Room 1.02 has a late nineteenth-century cast iron coal grate that may be original, but may also be a little later than the 1880 construction date, which also has c1910 Art Nouveau glazed panel tiles. There is an air-conditioning distribution system above the low suspended ceiling of Room 1.06. Air-conditioning grilles affect most of the larger rooms.

In 1992 the stables and coach house building in the back yard was demolished. The commercial building with underground carpark was built at this time. The single-storey service buildings were demolished between 1985 and 1992. The ground floor of the original two-storey service wing was converted to toilets around this time, probably in 1986 when the ground floor was leased for use by a pancake restaurant. Other toilets were built within new enclosure at the rear of the ground floor.

#### 4.3.4 FABRIC CONDITION

The following building materials refer to the original form of the building, even though some of the materials referred to are not necessarily original. The post-war extensions and other modern elements such as steel door grilles have no heritage significance and do not need to be discussed.

Exterior Substrate	Condition and comment
brick walls	Fair condition, with some evidence of settling demonstrated by minor cracks in the wall plaster.

exterior lime-cement stucco	good condition and generally intact in its decorative detail.
Slate steps and thresholds	Fair condition, some delamination of the stone, but elemental integrity remains
Tessellated tiles in entry porch	Fair condition. Cementitious repairs have left some surface marks.
Roof slate	Appears to be in fair condition from below. If the roofing slates are largely original to 1880, the roof may be close to the end of its useful life.
Terra cotta roof ridge capping	Fair condition
Glazed terra cotta chimney pots	Generally fair condition, though part of one in the northern chimney has cracked and fallen, resting in one piece on the roof of the extension.
Eave soffits	Varying condition. Some sections are in poor condition and need to be replaced.
Timber-framed rear veranda	It is possible that none of it is original; it may all be c1986 fabric. The lattice is in poor condition
Windows	The windows are in fair condition for their age, demonstrating ongoing maintenance. The windows need standard repairs, including replacement of sash cords, stripping loose paint, repainting, repairs to window hardware or replacement to match in a small number of cases

Interior Substrate	Condition and comment
Timber floors	While not inspected, the floors feel solid and no areas of failure were noted.
wall plaster	Fair condition for 1880 fabric. There is drummy plaster in some areas where it is not adhering to the brick wall well. Cracking indicates
cornices	Banking chamber G.02: good condition, but a reconstruction. G.03, G.04, G.05, 1.02, and 1.04: the lower section of the cornice is intact. A suspended layer of plasterboard or battened panel conceals any upper section of the cornice that may remain
ceilings	Any remaining lath and plaster ceiling is probably in poor condition, concealed by battened ceilings or plasterboard fixed into the joists above to hide apparent damage.
Battened ceilings	Not appropriate and should be removed
Ceiling roses	They are probably all reconstructions, but have been selected appropriately and should be reused on site.
Cast iron coal grates	Good condition
Sandstone hearths	Apparently good condition under modern carpet
Internal doors	Generally fair condition; most internal door knobs are late twentieth-century replacements
Skirtings and architraves	Good replacement skirtings in Room G.02; Fair condition for skirtings and architraves in other rooms
Timber-lined linen cupboard	Good condition, likely original fabric

#### 4.4 LANDSCAPE

The front boundary palisade fence consists of a sandstone plinth supporting the wrought iron palisades decorated with fleur-de-lys spear heads, and linked by two horizontal iron bands. The iron palisades are housed in lead within the sandstone. The palisade fence is terminated with a sandstone pier at either end, which is decorated with a base and a profiled cornice. The gap between the palisade fence and pier at the southern end was for the wrought iron gate that was removed some time in the 1990s. The level of the footpath has been raised by approximately 100mm since the 1980s, so less of the sandstone plinth is visible.

Several trees and shrubs are in the vicinity of the building. The early photographs show little plant matter growing in the front garden beds. On the left (southern) side there is a eucalyptus growing. It appears to be epicormic growth following ground-level lopping. The right-hand (northern) side contains clumps of strelitzia, agapanthus, buxus and a young camphor laurel.




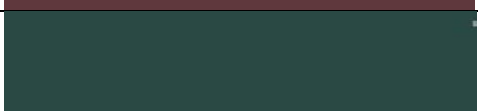
Curiously, there is a jade plant (*Crassula ovata*) growing in the northern chimney stack. This plant does not set seed readily in Australia. It is likely that someone placed it here, mindful of the superstition that the plant brings in money, however appropriate that may be to a former bank.




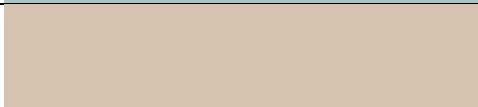


The tree growing close to the south-west wall near the side entry is a Virginian juniper (*Juniperus virginiana*). The photographic record and size of the tree suggest that this may have been planted c1940.



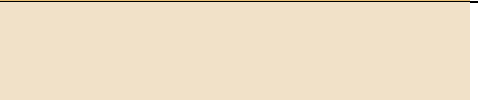



On the southern side of the driveway, within the property of Campbelltown Mall, there is a row of trees along the boundary. The front tree is a Peruvian pepper tree *Schinus molle*; it is within the subject boundary. While it was planted well into the post-war era, this species was popular in nineteenth-century Australia due to its weeping shape and drought tolerance. Behind the pepper tree are tallow woods (*Eucalyptus microcorys*) and spotted gums (*Corymbia maculata*). These NSW native trees are not part of the heritage curtilage, but do provide a useful screening between the two buildings.


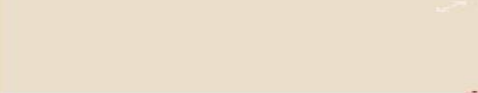

#### 4.5 EXTERNAL COLOURS

The following colours were found on the building exterior in February 2017. For each substrate, the colours are listed in reverse chronological order. The number are the Dulux references using the 'Specifier Series 2' system, and the 'Tradition' colour range.

Iron Palisade fence	
Platoon Green (current) P28B9	
Transtasman P27H8	
Crimson Red P06B8	
Platoon Green P28B9	

Timber Windows and Doors	
Platoon Green (current) P28B9	
Christobel P09D1	
Blende Blue P29B2	
New fawn P12D2	
Crimson Red P06B8	
Blue Oar P38E5	

Cement Render – Plain	
Gentle Touch (current) PCWA6	
Rich Cream 37124	
Porcelain Half P11F1H	
Ellen Half P09F1H	
Sea Coral 36584	
Peach Tint 37102	

Cement Render Decoration	
Red Vine (current) P01D9	
Rice Cake PW1B5	
Ellen Half P09F1H	



Cottontail PCWB3	
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The above results do not seem conclusive for the cement rendered decoration. The photographic record shows that in the Federation period, the outer storm moulds of the arches were highlighted with a darker colour, along with a smaller area of decoration than at present. This darker colour in the Federation period was not identified.

## **5.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE**

### **5.1 BASIS OF CULTURAL HERITAGE ASSESSMENT**

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Council, and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

### **5.2 EVALUATION CRITERIA**

*Heritage significance*, *cultural significance* and *cultural value* are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The *NSW Heritage Manual* has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Commission in assessing items for the Register of the National Estate, and with those included in *The Burra Charter*.

### **5.3 ANALYSIS OF EXISTING FABRIC**

The subject building was built in 1880 during a boom period when enormous amounts of capital were coming into Australia that was lent for commercial and residential purposes. The major banks in Australia had agencies in the United Kingdom to gather funds for overseas investment. These banking corporations included the Commercial Banking Company of Sydney, the Bank of New South Wales, the English, Scottish and Australia Bank, and the Bank of Melbourne. The handful of large banks with a branch network in Australia did not compete on interest rates or services at the time. The appearance of their bank buildings was often the manner in which various banking companies competed, seeking to demonstrate that their impressive buildings were part of a banking company that was a secure lender. The major banks of the period constructed branches that were prestigious buildings in major suburbs and towns.

Normal features were heavy masonry construction with Victorian historicist decoration, most commonly Classical, but occasionally Gothic or a free-style blend of the two. The banks were easily able to afford to buy desirable corner sites on main street; while some banks and their architects liked a splayed corner entrance, Mansfield did not and almost always deliver a symmetrical composition facing the main street. The commercial entrance was protected and emphasised by a feature such as a veranda, columned porch or enclosed porch. The ground floor rooms were large with high ceilings and some impressive features in the joinery, plaster ceilings and fireplaces. There was always a banking chamber for the bank customers to transact their business with the bank staff who stood behind an elaborately panelled and decorated timber counter. This was always the largest and grandest room in the building. A door from the banking chamber led to the bank manager's office, which would be a tall room with a fire place. Behind the banking chamber would be an office for the bank clerks to work, separated from their customers. Many banks would have access to the strong room coming from this room, which

would be largely concealed from the public in the banking chamber, but in Mansfield's work for the Commercial Banking Company of Sydney, the strong room door often opened into the work space of the banking chamber behind the counter.

Banks and post offices of the period usually had a dwelling over the commercial branch, or in smaller town, the dwelling might be at the back. The two-storey model allowed for more impressive architecture. The purpose of the dwelling was to provide overlooking and a sense of security to the branch below, which would usually contain valuables in a strong room below. The residence would be accessed by a side entrance with a door to the manager's office, service rooms at the back, and with stairs to the main dwelling above. There would often be a service wing extending from the main building block towards the rear of the yard. The nearest of the ground floor spaces was typically the kitchen with a large fireplace for a cast iron wood-fired stove. Behind the kitchen, there would typically be a coal store, other store rooms and earth closets. In the case of the subject building, there was a storeroom between the stair hall and the kitchen in the ground floor service wing. A coach house and stable building with a hay loft above was often a separate building at the rear of the yard for bank branches away from metropolitan areas, such as here at Campbelltown. The first floor of the service wing was oftenest at a lower level than the main part of the dwelling, it being accessed from a level most of the way up the stairs. This room would often be a maid's room (probably the case at Campbelltown) or toilets. The main part of the dwelling on the first floor contained bedrooms, a living room and dining room, with access to the back veranda, and a linen cupboard in the centre.

### 5.3.1 COMPARATIVE ANALYSIS

The subject building is a fine example of a late nineteenth-century bank, with the typical features and layout of bank with residence above that is not set on a corner. Like hundreds of others, it demonstrates the enormous volumes of capital coming into Australia that was lent for commercial and residential purposes. The handful of large banks with a branch network did not compete on interest rates or services at the time, so the appearance of their buildings was often a key indicator that the banking company was a secure lender.

As a former suburban bank in the Victorian Italianate style, the subject site building is a good representative of a class of items that may total a couple of hundred in Australia.

#### BANK BRANCHES DESIGNED BY GA MANSFIELD FOR THE COMMERCIAL BANKING COMPANY OF SYDNEY

Address	Heritage Listing	Comments
Alexandria, 60 Botany Street	LEP	Urban form with no veranda, quite altered
Armidale	LEP	1880
Berry, 122 Queen Street	LEP	1889
Berrima		1886
Bingera	—	1884, demolished 1930s
Blayney		1881 A good model for Campbelltown, more intact
Bombala		A good model for Campbelltown, more intact
Bowral	—	1882 demolished in the 1960s
Bourke	—	1882, demolished
Braidwood, 102 Wallace Street	LEP	1887 Single-storey model
Brewarrina		1883
Bundaberg, Qld		1891, a larger model than Campbelltown, more intact
Burrangong		1873

Camden, 125 Argyle Street	LEP	1879 A good model for Campbelltown, more intact
Campbelltown, 263 Queen Street	SHR	Residence is largely intact, commercial areas somewhat intact, highly altered at rear
Carcoar		1877
Casino	LEP	1885
Cooma		1881
Coonamble		1887
Cootamundra		1885
Coraki, 85–89 Richmond Terrace	LEP	Single-storey model in Federation style (not a model for Campbelltown)
Cudal		1889
Darlinghurst, 173–175 Oxford Street	LEP	Extravagant 3-storey façade remains
Forbes		1882 A good model for Campbelltown, more intact
Glen Innes		1884 much the same changes as at Campbelltown
Grafton, 39 Prince Street	LEP	1876 Much grander than Campbelltown, sandstone facades, largely intact
Gundagai		1879 A good model for Campbelltown, more intact
Gunnedah		1879
Gunning		1886 Single-storey model
Kempsey		1884 A good model for Campbelltown, more intact
Kiama, 16–20 Manning Street	SHR, LEP	1880 Much more intact than Campbelltown
Haymarket	—	demolished
Henty (former Germanton)		1886 No existing works apparent
Lismore	-	1885 demolished
Lithgow, 156 Main Street	LEP, HCA	1881 A good model for Campbelltown
(West) Maitland	SHR	A 3-storey much more extravagant bank model with sandstone facade
Milton, 107 Princes Highway	LEP	Single-storey model in Federation style (not a model for Campbelltown)
Mittagong, 83 Main Street		A good model for Campbelltown, more intact
Molong, 46 Bank Street		A good model for Campbelltown, more intact
Morpeth	LEP	1889
Moss Vale, 478 Argyle Street	LEP	A good model for Campbelltown, more intact
Mudgee, 70 Market Street	LEP	1877, much the same changes as at Campbelltown
Narrabri		1878–83
Narrandera, 142 East Street		1884 A good model for Campbelltown, more intact
Newcastle	—	1875, apparently demolished
Nowra	—	1885, apparently demolished
Paterson	LEP	1897
Parramatta	—	1872 Demolished, was larger than Campbelltown
Penrith	LEP	1878, more altered than Campbelltown
Picton	LEP, HCA	1884 A good model for Campbelltown, more intact
Queanbeyan		1881–85



Quirindi	—	1888 No remaining work apparent
Richmond		1878 A good model for Campbelltown, more intact
Robertson		1888
Rockhampton , Qld		1885
Taree	—	1882, demolished
Tumut, 95 Wynyard Street	LEP	1889, A good model for Campbelltown, more intact
Tumbarumba	—	1883, apparently demolished
Sydney, Pit Street	LEP	Sandstone façade survives relocated at Santa Sabina, Strathfield
Walcha		1876, was similar, but has been absorbed into a large club building
Warren		1884
Wingham, 43 Isabella Street	LEP	Single-storey model in Federation style (not a model for Campbelltown)
Wagga Wagga, 53 Fitzmaurice Street	LEP	1881, highly altered, then conserved. A larger branch model
Wellington, 2 Swift Street		1881 A good model for Campbelltown, more intact
Windsor, 141 George Street		1879 A good model for Campbelltown, more intact
Wingham		1883
Wollongong	—	1878, Demolished
Yass, 107 Comur Street		1886 A good model for Campbelltown, more intact
Young		Free Classical design with slight Gothic flavour

#### BANK BRANCHES DESIGNED BY GA MANSFIELD FOR THE BANK OF NEW SOUTH WALES

Address	Heritage Listing	Comments
Adelong, 47 Tumut Street	Local	1882 Face brick, but a good model for Campbelltown, more intact
Armidale	—	1878, demolished
Dubbo, 232–234 Macquarie Street	Local	A large, grand bank with entries for commercial and residential uses at opposite ends of the front facade
Grafton	—	1874 demolished 1963
Goulburn	—	demolished
Ipswich	—	1862, demolished
Sydney, 341 George Street	—	1878 demolished 1927
Tamworth	—	1865, demolished
Wagga Wagga	—	1876, highly altered

#### 5.3.2 USEFUL DOCUMENTARY RESOURCES

Mansfield designed many branches for the Commercial Banking Company of Sydney in the 1880s and 1870s.



Figure 66 – Bombala bank is one of the closest designs to Campbelltown Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)



Figure 67 – the banking chamber at Kiama shows an original marble mantelpiece, strongroom door and grand cornice that would be appropriate here at Campbelltown. Source: <http://www.realcommercial.com.au/property-offices-nsw-kiama-5868026>



Figure 68 – the branch at Mittagong shows appropriate cornice and mantelpiece fixtures. Source: [http://www.onthehouse.com.au/2058376/83\\_main\\_st\\_mittagong\\_nsw\\_25752](http://www.onthehouse.com.au/2058376/83_main_st_mittagong_nsw_25752)



Figure 69 – the branch at Mittagong shows appropriate cornice and mantelpiece fixtures. Source: [http://www.onthehouse.com.au/2058376/83\\_main\\_st\\_mittagong\\_nsw\\_25752](http://www.onthehouse.com.au/2058376/83_main_st_mittagong_nsw_25752)



Figure 70 – the former dining room at Moss Vale shows how the fireplace in room G.05 should be conserved at Campbelltown. Source: <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-116539067>



Figure 71 – an original first floor mantelpiece at Moss Vale. Source: <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-116539067>



Figure 72 – a typical first floor bedroom at Richmond, showing appropriate mantelpiece and cornice. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)



Figure 73 – although grander than Campbelltown, the Maitland branch shows the classical cornice favoured by Mansfield in banks. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)





Figure 74 – the Molong branch is a good model for reconstruction of the rear verandah and service wing. Source: <https://www.realestate.com.au/property/46-bank-st-molong-nsw-2866>



Figure 75 – this early photograph of the rear of the Maitland branch show typical construction for the rear verandah and service wing. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)



Figure 76 – the rear of Moss Vale branch provides a good model for form and detail for Campbelltown. Source: <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-116539067>



Figure 77 – the rear of Moss Vale branch provides a model for form and detail for Campbelltown. Source: <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-116539067>



Figure 78 — the rear verandah of the bank at Richmond is a good model for Campbelltown. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)



Figure 79 — the rear verandah of the bank at Narrandra is a good model for Campbelltown. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)





Figure 80 – if an appropriate counter is desired, this one at the Narrandera branch appears to be original to Mansfield's design. This branch shows a pressed metal ceiling, more likely in buildings distant from city trades. Source: CBC Officers' Club Inc [www.cbcbank.com.au](http://www.cbcbank.com.au)



Figure 81 – Mansfield's design drawing for Maitland, similar to Campbelltown. Source: NSWSL PXD 954



Figure 82 – Mansfield's design drawing for the rear elevation of the Maitland branch. Source: NSWSL PXD 954

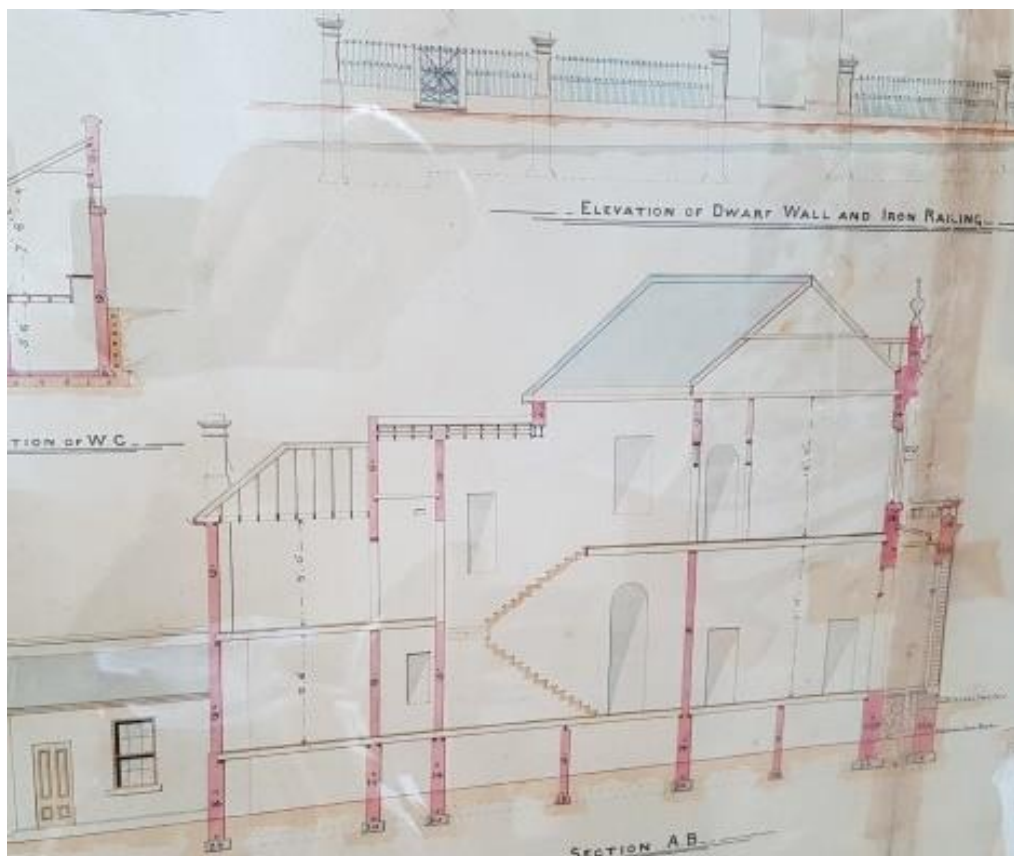


Figure 83 – Mansfield's design section and fencing drawing for the Maitland branch. Source: NSWSL PXD 954





Figure 84 — Mansfield's design drawing for the side elevation of the Maitland branch. Source: NSWSL PXD 954

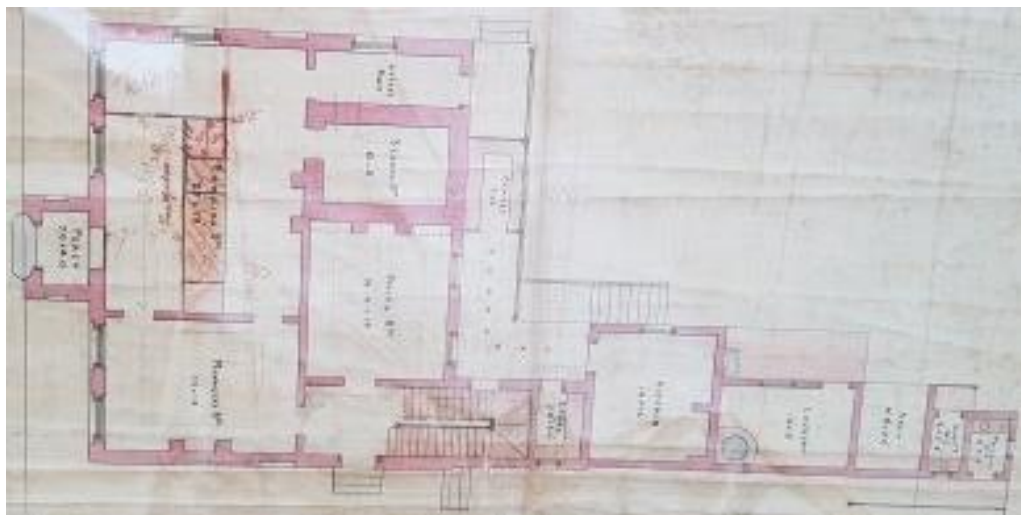


Figure 85 — Mansfield's design drawing for the ground floor of the Maitland branch, which is almost the mirror image of Campbelltown. Source: NSWSL PXD 954



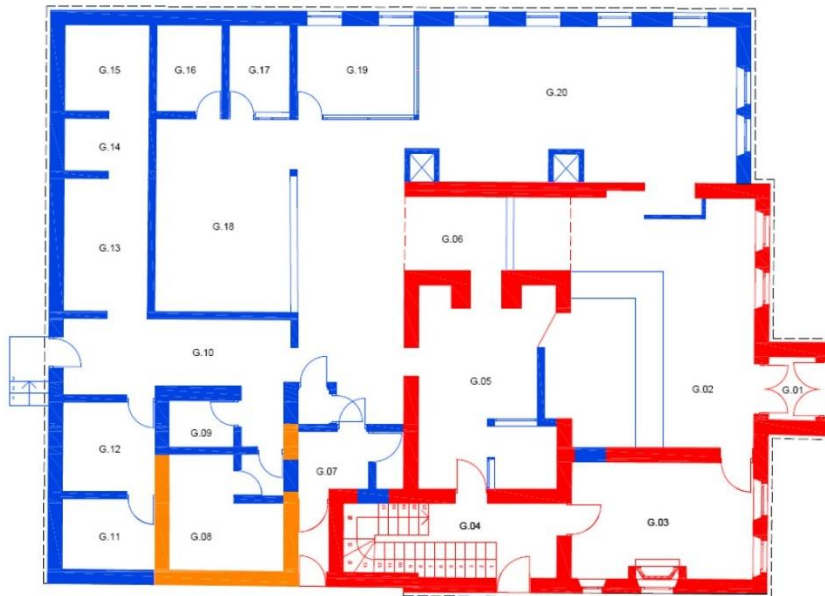
Figure 86 — Mansfield's design drawing for the first floor of the Maitland branch, which is almost the mirror image of Campbelltown. Source: NSWSL PXD 954



GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfil criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
Moderate	Altered or modified elements.  Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
Little	Alterations detract from significance.  Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

#### 5.3.4 DETAILED IDENTIFICATION OF SPACES AND FABRIC ELEMENTS

### Floor Plans



### Ground Floor Plan



### First Floor Plan

Figure 88 — Heritage significance of built fabric focussed on the eras of construction. Scale: 1:200



#### 5.4 THE DEVELOPMENT OF BANK BRANCH NETWORKS IN THE NINETEENTH CENTURY

The first bank branches in Australia were developed in Tasmania in the 1830s by the short-lived Tasmanian Bank and the Derwent Bank, each of which had offices in Hobart and Launceston. The boom years of the 1830s saw the commercial leaders of many towns form local banking organisations. Such local banks were formed in Bathurst (1834), Goulburn, Maitland, Wollongong and Windsor in New South Wales, and in Melbourne and Geelong. Several of the metropolitan banks responded in a way that set a pattern of branch development in Australian banking for the next 150 years. The larger banks set up branches in the towns so the account holders in these towns would be less tempted to transfer their business to a new bank. This approach “either killed a local bank at birth or strangled or absorbed it shortly after”.<sup>14</sup>

The other key development in banking in the 1830s was the formation of three English banks, based in London, but formed to operate in Australia. The Bank of Australasia and the Union Bank were set up to have a branch network that could gather up deposits as capital.<sup>15</sup>

The Commercial Banking Company of Sydney was the first of the lasting Australian banks to develop a branch network, but this phase was terminated by the depression of 1843. Only an agency was retained at Windsor. The Bank of New South Wales was one of eight trading banks in Australia at the time of the discovery of gold in 1851. The rapid growth in the numbers and wealth of the population was to transform the Australian economy.

Australian City or Town	Number of Banks in 1851
Sydney	4
Adelaide	4
Hobart	3
Launceston	3
Melbourne	2
Brisbane	1
Perth	1
Bathurst	1
Maitland	1
Geelong	1
Portland	1

The establishment of banks and bank branches tended to be in urban centres which were also ports, pointing to the fact that the primary interest of banks was in the finance of external trade (and in particular of wool exports) and of urban commerce mostly derivative from that trade.<sup>16</sup> The extraction of large quantities of gold, particularly from the Victorian goldfields, but also from New South Wales, attracted the attention of the banks, firstly to ‘buy’ gold, and secondly to be part of expanding local developments where it could be gauged that agriculture would follow. The banks were excited by the gold discoveries, but directed the bulk of the resources under their control towards ‘more solid and less ephemeral enterprises’.<sup>17</sup>

The banks participated in the export of gold as the Australian banks received bills of exchange for the gold that was sent to British banks. It was more profitable, however, for the local banks to directly deal in gold, even if such ‘trade’ was not the proper work of a bank.<sup>18</sup> Gold had a

<sup>14</sup> Holder RF 1970, *Bank of New South Wales – Volume 1 1817 – 1893*, p99.

<sup>15</sup> These two banks combined to form the ANZ Bank in 1951.

<sup>16</sup> Butlin *Australia and New Zealand Bank – The Bank of Australasia and the Union Bank of Australia Limited 1828–1951*, 1986 p7

<sup>17</sup> Holder RF 1970 *Bank of New South Wales – Volume 1 1817 – 1893*, p 194.

<sup>18</sup> Butlin 1986 p8

huge economic effect on the Australian colonies' economies, capital-intensive reef mining, for fifteen years, gold was Australia's main industry, and immigration trebled the population in ten years, leading to rapid urban growth and new colonial constitutions.

Sometimes the banks would open a branch in hoping to forestall another bank from opening a branch, even if it meant that this branch did not make a profit. The Bank of New South Wales opened its branch in 1858 at Windsor, on Sydney's outskirts, with a plan to beat the Commercial Banking Company of Sydney to establish in the area.

For each of the Australian colonies, the years from 1860-1890 formed a period of progressive rapid economic growth. The combined 'national' product increased by four times, giving a massive average annual growth rate of 5% over this period.<sup>19</sup> There were several minor recessions in this period, particularly a financial crisis in 1866-67 associated with the collapse of the English bank Attwood Overend Spooner & Guernsey, and mild downturns in 1871, 1878-79 and 1885-86. These events added up to a small number of bold indicators in this period that broad ranging financial disaster was possible. The collapse of the Attwood Overend Spooner & Guernsey Bank slowed the expansion of English branch networks,<sup>20</sup> which was observed by the Australian banks. The land boom in Melbourne came to a crashing end in 1888, causing substantial losses to those with speculative investments in real estate.



Figure 89 – The first Italianate bank in London, for Hoare & Co at 37 Fleet Street. Built 1829–30 to Charles Parker's design. The architectural language of this bank was often the first choice for bank design in Australia. (source: Booker, *Temples of Mammon*, p 39)

The pastoral industry grew throughout the long boom, but the rate of increase was greater in the earlier years. The most rapidly growing sectors were manufacturing, building construction and the development of public utilities, particularly railways from the 1870s. The Bank of New South Wales faced competition in the capital cities from 28 new banks that formed in this period. Few of them had branches in rural centres, and few of them outlasted the boom. The Bank grew in competitive terms, becoming the clear leader in terms of note issue, deposits and advances.<sup>21</sup>

<sup>19</sup> Butlin 1961, *Australia and New Zealand Bank*, p 173.

<sup>20</sup> Booker J 1990 *Temples of Mammon, The Architecture of Banking*, p 169

<sup>21</sup> Butlin 1961, *Australia and New Zealand Bank*, p 173.

The second half of this period was characterised by extraordinary levels of importing of capital, particularly from Britain. Governments were financing railways, schools, sanitation and other infrastructure. Private investment became increasingly concentrated in urban construction, but also in extensions of sheep and cattle runs, and arable farming areas, particularly for wheat and sugarcane.<sup>22</sup> The earlier years of this period were characterised by increasing the numbers of stock on existing pastoral lands. The latter half of the period saw new areas of poorer dry land opened up in the west of New South Wales which needed new capital, especially for the purchase of land. Wheat cultivation was increasing with the aid of the network of government-sponsored railways spreading westwards. There was a revival in the New South Wales mining sector, following the extraction of silver and lead from Broken Hill after 1883. By 1880, the Bank of New South Wales had a total of 143 branches, and the Commercial Banking Company of Sydney was not far behind.

By the 1870s, the larger English banks in England developed their own departments to propel the branch network. The Birmingham and Midland Bank was the first to have a 'Branch Extension Committee'.<sup>23</sup> It reported that it, like the Bank of New South Wales, was able to commence operations in a new bank branch within 48 hours of the decision being made.

The financial circumstances of the late 1880s were characterised by all the larger banks having a voracious appetite for British deposits to lend locally, most commonly on loans secured by real estate. The banks keenly competed for local funds to satisfy eager borrowers, as they expanded into new areas of lending with a multiplication of branches. There was also considerable growth in non-bank financial firms, such as building societies, mortgage companies and land banks. The growth of the branch network was an important means of the colonial banks competing for business, but it required 'heavy expenditure on buildings, and differences of opinion occurred among the directors on the size and distinction of the Bank's premises in country towns.'<sup>24</sup>



Figure 90 – Street elevation of the former Bank of New South Wales branch, Bathurst, by Edmund Blacket. This was among the first three branches design 1856–59 for the Bank of New South Wales by Blacket. The similarity with the CBC branch at Campbelltown shows how this early model influenced the design of many architects designing for many bank clients in the second half of the Nineteenth Century. (source: Mitchell Library, D215–1; 41)

<sup>22</sup> Butlin 1961, *Australia and New Zealand Bank*, p 229.

<sup>23</sup> Booker J 1990 *Temples of Mammon, The Architecture of Banking*, p 169

<sup>24</sup> Holder RF 1970, *Bank of New South Wales – Volume I 1817 – 1893* p 394

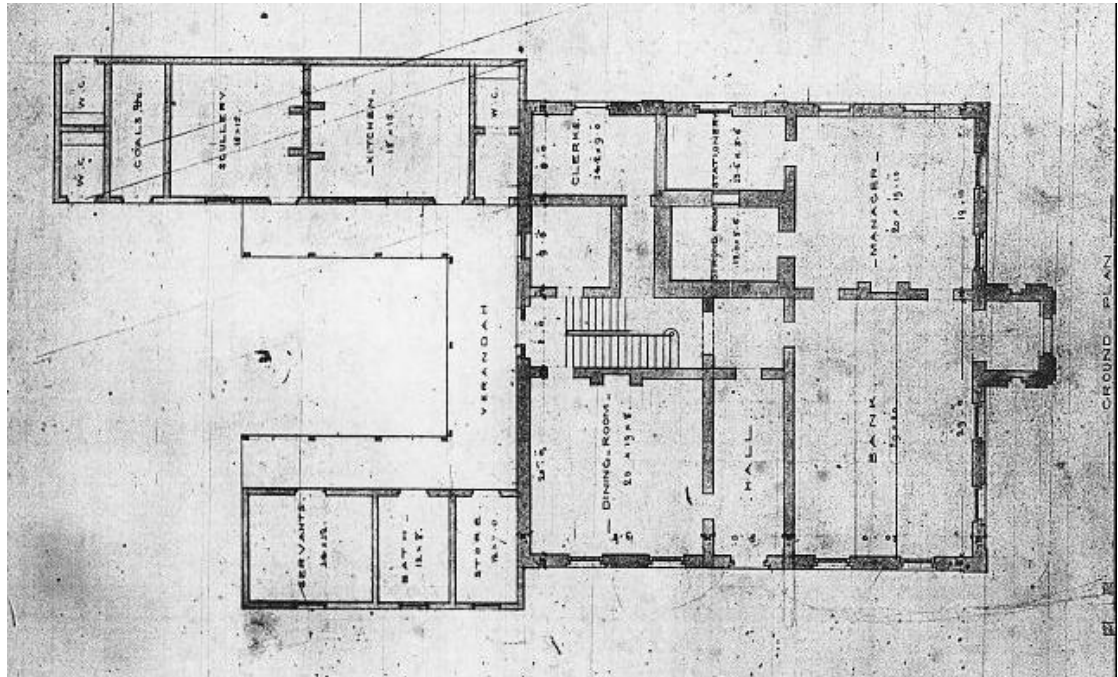


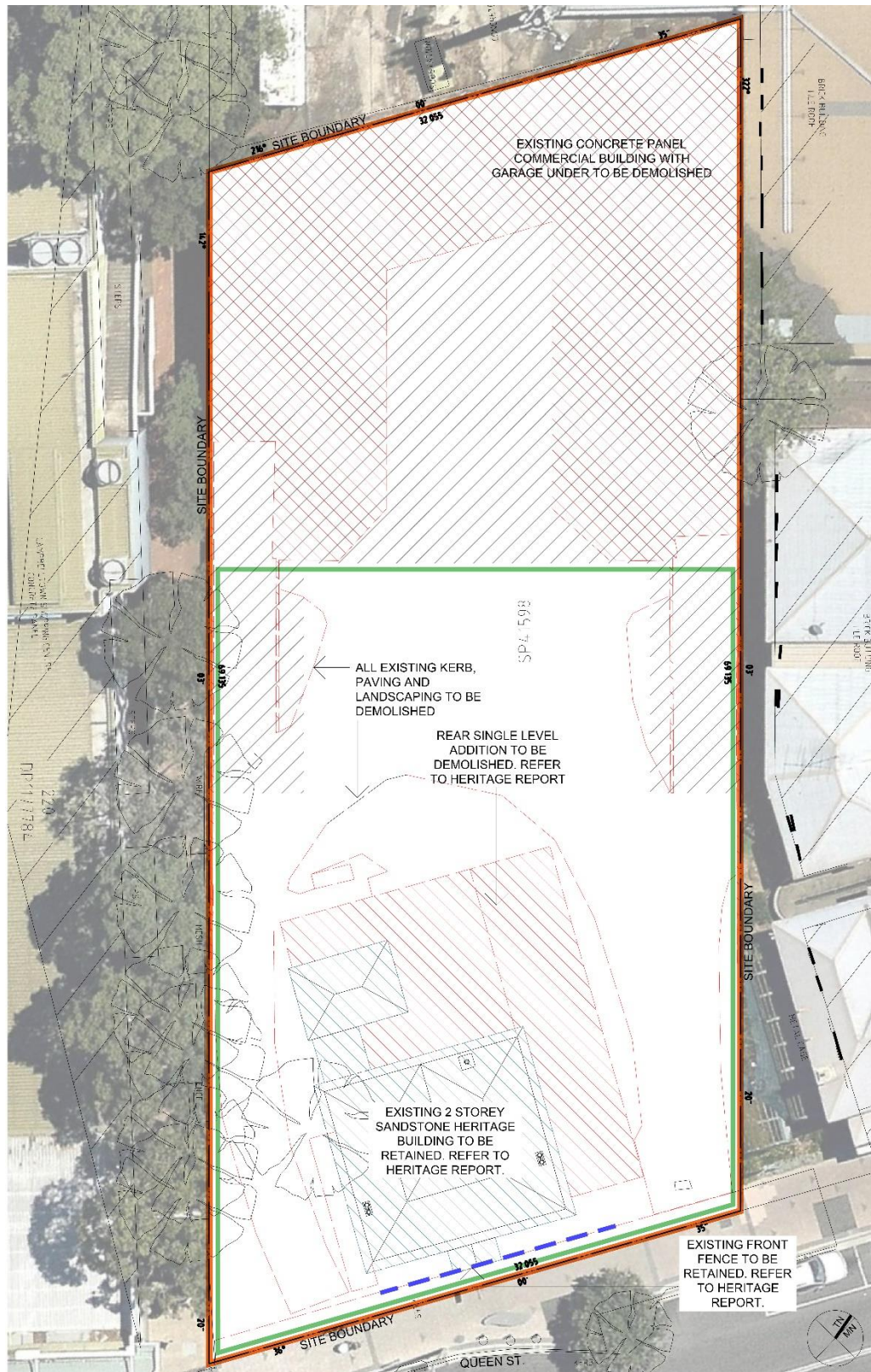
Figure 91 – The ground floor the former Bank of New South Wales branch at Maitland, showing again the similarity of Blacket's model to that at Campbelltown by Mansfield two decades later. (source: Mitchell Library, D215-1; 44)

## 5.5 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.





**LEGEND**

	INTRUSIVE BUILDING TO BE DEMOLISHED		ALLOTMENT CURTLAGE
	BUILDING WITH HERITAGE SIGNIFICANCE TO BE RETAINED		REDUCED VISUAL CURTLAGE
	FENCE TO BE RETAINED		EXCAVATED LAND WITH LITTLE POTENTIAL FOR ACHAEOLOGICAL RESOURCES

## 5.6 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 5.6.1 CRITERION (A) HISTORICAL EVOLUTION

*An item is important in the course, or pattern of NSW's and/or Campbelltown local government area's cultural or natural history.*

The former bank and its site provide evidence for the growth of Campbelltown as an agricultural centre and township with a need for commercial services in the late Nineteenth Century. The building demonstrates the extensive branch network of the former Commercial Banking Company of Sydney (now National Australia Bank) around 1880. This was only three decades after the various large banks in Australia started to build branch networks as a way of competing among themselves. The solid, impressive nature of the building demonstrates the tendency of the time for banks to compete with their buildings more than with competitive interest rates. The separation from the street and relative privacy of the banking chamber demonstrate the intended prestige of participating in banking that is now long lost. The building is associated with the group of Georgian commercial buildings nearby to the south-west along Queen Street because the CBC Bank occupied one of them as its first branch in Campbelltown.

This place satisfies this criterion generally at a local level. The group of Georgian commercial buildings nearby in Queen Street undoubtedly have State significance, and this site complements the setting of the older group, as a commercial building from a later generation with a similar scale. In this way, the former bank and adjacent post office have some State significance by complementing the setting of older buildings, despite being similar to many dozens of other bank branches across the state.

### 5.6.2 CRITERION (B) HISTORICAL ASSOCIATIONS

*An item has strong or special association with the life or works of a person, or group of persons, of importance in Campbelltown.*

The site is associated with the architect GA Mansfield and his office, who designed about 70 branches for the former Commercial Banking Company of Sydney, at least nine branch buildings for other banks, and hundreds of other buildings in the late Victorian era. The site is associated with the board of directors of the former CBC Bank, managed by Thomas Allwright Dibbs, who commissioned the building. The building is associated with the former staff of that bank (CBC, later known as National Australia Bank).

The former bank building satisfies this criterion at a local level.

### 5.6.3 CRITERION (C) AESTHETIC VALUES

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Campbelltown local government area.*

The former bank building and its site are a good example of a Victorian Italianate commercial building with a residence above. The external form is largely intact, including the two major facades with their decoration inspired by classical architecture, slate roof and palisade fence. The rear is considerably altered and less significant. The interiors are grandly scaled and fitted out with joinery work for a prestige building in Victorian taste. The bank manager's office and the first-floor residence are the more intact spaces.

The former bank certainly satisfies this criterion at a local level. It is on the margin of satisfying this criterion at a state level. While it is a fine Victorian Italianate commercial building, there are many others of a similar or superior kind across NSW that are more intact.

#### **5.6.4 CRITERION (D) TECHNICAL / RESEARCH VALUE**

*An item has potential to yield information that will contribute to an understanding of Campbelltown local government area's cultural or natural history.*

The documentary record suggests that the existing bank buildings are the first structures on their site. When the CBC purchased the site, it was drawn as being a cleared site while adjacent sites were shown as having structures on them. Any remains of the stables are likely to have been removed when the rear commercial buildings were constructed. The footings of the single-storey rear service wing may remain, but they are unlikely to provide information about the building in addition to what is available in the documentary record.

The former bank building has conventional construction for a prestigious late Victorian commercial building with manager's residence. The building is sufficiently intact to satisfy this criterion at a local level for its capacity to demonstrate period building techniques and fixtures.

#### **5.6.5 CRITERION (E) SOCIAL VALUE**

*An item has strong or special association with a particular community or cultural group in the Campbelltown local government area for social, cultural or spiritual reasons.*

The place is in the memory of Campbelltown people as a former bank, restaurant, medical centre and newspaper office, in which they may have worked or partaken in the services of the business. These collective memories do not amount to a particular community or cultural group. The place does not satisfy this criterion at a local or state level.

#### **5.6.6 CRITERION (F) RARITY**

*An item possesses uncommon, rare or endangered aspects of Campbelltown local government area's cultural or natural history*

As a Victorian Italianate commercial building with a residence above, the place with its former bank is rare at a local level. Such places exist in very limited numbers across the state, but it does not satisfy this criterion at a state level.

#### **5.6.7 CRITERION (G) REPRESENTATIVENESS**

*An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.*

The former bank is representative of late nineteenth-century bank branches, the Victorian Italianate style, and the architecture of GA Mansfield.

This criterion is not relevant at a local level. While there are many other Mansfield-designed bank buildings and grand bank branches in late Victorian styles in NSW that are more intact than this one, it is still a good representative of this class of buildings and the place satisfies this criterion at a state level.

**5.7 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE**

The former bank with residence above and its site provide evidence for the growth of Campbelltown as a local commercial centre in the late Nineteenth Century. The building demonstrates the extensive branch network of the former Commercial Banking Company of around 1880, and is a good example of a prestigious commercial building in the Victorian Italianate style. The site is associated with the architect GA Mansfield and his office, who designed about 70 branches for the former CBC, and hundreds of other buildings in the late Victorian era.

The building is largely intact with grandly scaled interiors that are fitted out with joinery work for a prestige building. The former bank building has capacity to demonstrate period building techniques and fixtures. The footings of the single-storey rear service wing may remain, but they are unlikely to provide information about the building in addition to what is available in the documentary record. The former bank and adjacent post office contribute to the setting of the Georgian commercial buildings to the south-west along Queen Street.



## 6.0 DEVELOPMENT OF CONSERVATION POLICY

### 6.1 INTRODUCTION

This section summarises all the information relevant to the development of conservation policies for the former bank at 263 Queen Street, Campbelltown. The establishment of requirements for the retention of the heritage significance of the place is the essential first step in the development of conservation policies. These requirements are based on the aspects of significance identified in the Statement of Significance and accompanying relative significance gradings for individual elements of the building and its setting. The development of an appropriate set of conservation policies for the place must include consideration of the following key factors including:

- *Constraints and Opportunities arising from the Statement of Significance;*
- *Constraints and Opportunities arising from the owner's requirements;*
- *Constraints and Opportunities arising from the physical condition of the building;*
- *Constraints and Opportunities arising from adaptive re-use options;*
- *Constraints and Opportunities arising from Commonwealth, State and Local government requirements; and*
- *Other statutory requirements.*

### 6.2 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE STATEMENT OF SIGNIFICANCE

#### 6.2.1 GUIDING PRINCIPLES

The future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for the Places of Cultural Significance*. The following measures are recommended:

- The maximum amount of significant fabric, uses, associations and meanings should be preserved and conserved. (Article 3, *Burra Charter*)
- Works to the fabric should be planned and implemented considering the relative significance of the elements of the place. Unavoidable intervention should be carried out on elements of lesser significance in preference to those of higher significance. Alterations to interior spaces, such as removal of original finishes, partitioning or construction of new openings and installation of new services should be carried out in spaces of lesser significance to those of higher significance. (Article 5.2, *Burra Charter*)
- Uses should, if possible, be related to the cultural significance rather than uses that do not take advantage of the interpretative potential of the place. (Article 7, *Burra Charter*)
- If possible, items of significance should be interpreted by either introduced interpretative devices or applicable restoration and reconstruction. (Article 25, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)
- All alterations and adaptations to the significant fabric should be clearly identified by means of introduced devices or by method of style or construction as new work. (Article 22.2, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)
- Conservation guidelines for the place, formulated in accordance with the 'Guidelines to the Burra Charter: Conservation Policy' should be prepared, adopted and implemented. (Article 26.2, *Burra Charter*)

#### 6.2.2 SPECIFIC CONSTRAINTS AND OPPORTUNITIES ARISING FROM SIGNIFICANCE

Issues arising from the requirement to conserve the significance of the place include the need to ensure that:

- development does not intrude upon the ability to understand and appreciate the building within a landscaped setting in a 'high street' setting;
- the importance of the site as contributing to the setting of the adjacent former post office and the Queen Street Colonial buildings to the south-west;
- change respects the independence of the building in its setting and ability to be appreciated in the round, from any surrounding development, in terms of physical and visual separation;
- modifications to the former bank and residence are sympathetic to the historical form and fabric of the building as a prestige commercial building in the Victorian Italianate style;
- works within the building and its setting do not obscure the interpretation of its previous bank branch use and associations bank branch networks in the late Nineteenth Century;
- original and early public views that enable the appreciation of the building in its setting are maintained and enhanced in accordance with significance; and

The significance of 263 Queen Street, Campbelltown is, in part embodied in the fabric of the building and its setting. The significant components of the architectural character and fabric of the place need to be appropriately conserved.

Decisions about works to the place, whether it is maintenance, repairs, reconstruction or adaptation works, must take into account the impact on the cultural significance of the place, both as a whole and on the individual components of the site and its significant structures. The approach and recommendations set out in sections 6.0 and 7.0 of this report should be used as a guide to future work.

#### 6.3 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE OWNER / MANAGER REQUIREMENTS

The owner intends to redevelopment the site of the late twentieth-century commercial building at the rear in response to the desired future character for the land zoned B3 Commercial Core in the *Campbelltown Local Environmental Plan 2015*. This redevelopment work would not have any physical impact on built heritage fabric.

The owner intends to conserve the former bank and its surrounds as part of the ensuing development application. To this end, a use will need to be found for the building that suits the building in its reduced volume when the conservation works are complete. The use will also need to be one that can be accommodated without adverse impacts on the heritage significance of the conserved building. This use(s) will need to be economically viable to support the ongoing maintenance of the building and its retained curtilage. A commercial use would be the most appropriate use for this building that has always had a commercial use.

#### 6.4 CONSTRAINTS & OPPORTUNITIES ARISING FROM THE PHYSICAL CONDITION OF THE BUILDING

The building is in fair condition and has building services that were up-to-date in the 1990s. The building has some deteriorated elements that are intended to be conserved. See the Schedule of Conservation Works. These building defects are expected to be rectified and so they do not impinge on the range of options for use for the building.

Nonetheless, the building has the following opportunities:

- A prestigious building in a prime commercial location on the main shopping strip of Campbelltown. As such, it is a local landmark;
- Some large rooms with high ceilings;
- Timber floors with potential for easy ducting of wiring for power and communications;
- Potential for equal access to the ground floor;
- Potential for the strongroom to be reconstructed;
- Potential for a residence associated with a home business.

## 6.5 CONSTRAINTS & OPPORTUNITIES ARISING FROM ADAPTIVE RE-USE OPTIONS

The conservation works are expected to remove all the extensions to the building, which date from 1958 through to the 1990s. This will make the building considerably smaller at the ground floor level. Some of the late twentieth-century uses, such as a restaurant, will no longer be possible when the extensions are removed. Most of the recent fabric will be removed as part of the conservation works, because this fabric has low heritage value, or is intrusive and its presence would limit the conservation of the building.

The conservation policies and schedule of conservation works set out the desirable reconstruction of missing parts of the building. This includes building elements that would change the circulation through building:

- the strongroom's doorway should be turned back to a fireplace facing G.05;
- it is desirable for the end walls of the strongroom to be reconstructed door facing G.02 with a door opening to Room G.02, preferably a strongroom;
- a second door between G.02 and G.03 should be reconstructed symmetrically;
- a door should be reconstructed from the stair hall G.04 to the reconstructed back verandah.

The building was constructed to be a commercial office with a strongroom on the ground floor, and have a residence above. A small family business that needs an office and can use an attached dwelling unit could be a good fit. An office use throughout the building would be an appropriate use likely to have the least impact on the original building because it is perhaps the use that is least likely to require impactful service spaces and ducting. The building would be very suitable as a professional suite for a firm of solicitors, who might have a use for a strong room. Most other small business professionals would also be suitable, such as accountants, surveyors, music teachers and counsellors.

The building has been used as a medical surgery in recent decades, and this could occur again.

The building could be used for a retail purpose, selling goods that do not require a lot of display windows. A display box behind the conserved palisade fence and no higher than the fence, if approved, is the most likely opportunity for the display of goods to the public in Queen Street.

The rear of the site is occupied by a single-storey 1990s commercial building with an underground car park. This building has no heritage significance, and has likely wiped out the archaeological resources that were in its footprint. The rear section of the site has potential to be redeveloped. There are no heritage reasons to limit excavation in areas that have been excavated for underground car parking.

## 6.6 CONSTRAINTS & OPPORTUNITIES ARISING FROM STATE AND LOCAL GOVERNMENT REQUIREMENTS.

### New South Wales Government Requirements

#### NSW Heritage Division of the Office of Environment & Heritage

The *Heritage Act 1977 (NSW)* provides several mechanisms by which items and places of heritage significance may be protected. *The Heritage Act* is designed to protect known heritage

items of State significance. The NSW Heritage Council's State Heritage Inventory identifies buildings that are protected under the *Heritage Act, 1977* or the *Environmental Planning and Assessment Act, 1979*. Local heritage items are listed in the Heritage Inventory and are protected by heritage schedules to local environmental plans (LEPs). Heritage items with State significance are listed on the State Heritage Register.

#### *State Heritage Register Listing and Heritage Council of NSW Approvals*

The subject site is registered on the NSW State Heritage Register (SHR). The SHR is established under Section 22 of the *Heritage Act*, and pursuant to Section 57(1) of the Act, the approval of the Heritage Council of NSW is required for any proposed development within the site, including subdivision, works to the grounds or structures or disturbance of any archaeological 'relics'. The SHR database entry for the site is included in Appendix E, section 8.3.

#### *Relics Provisions*

The Archaeological Assessment by Martin Carney 1994 identifies areas of the site with some potential to contain archaeological works or relics. Work that may disturb, destroy, remove or expose 'relics' situated within the SHR boundary would require approval from the Heritage Council.

'Relics' are defined in the *Heritage Act* as 'any artefact, object or material evidence which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is of State or local heritage significance.'

The Excavation Application may be supported by a Research Design (based on the archaeological assessment) which would address the likelihood of relics being in the parts of the site that might be excavated, and whether there is likely to be any significant information embodied in any such 'relics' that would add to the documentary record. If an archaeologist finds that such relics are likely to exist and have significance, their context will need to be managed, conserved and interpreted should approval be granted to remove any such 'relics'.

#### **Exemptions from Heritage Act Approval**

Section 57(2) of the *Heritage Act* provides for a number of Exemptions to Section 57(1) approval requirements. Exempted development does not require prior Heritage Council of NSW approval. Exemptions are of two types: Standard and Specific.

Standard Exemptions, which apply to all items on the SHR, generally include minor and non-intrusive works and are, in some instances, subject to some qualifications. Typical exempted works include maintenance (to buildings and gardens), minor repairs, repainting in approved colours and other works that would have minor impact. The Heritage Council of NSW's current Standard Exemptions are listed on its website.

Specific Exemptions include those works specifically approved for a site on the SHR.

Applications for Specific Exemptions may be made to the Heritage Council of NSW for particular works or activities in certain areas of the site and/or for some or all of the maintenance works and conservation specified in a Conservation Management Plan which has been endorsed by the Heritage Council of NSW.

#### **Exceptions to Section 139(4) of the Heritage Act 1977**

The Heritage Council of NSW has created a number of Standard and Specific Exceptions to Section 139(4) of the *Heritage Act* so that a Section 140 excavation permit may not be required to allow disturbance of archaeological relics in some circumstances (eg minor works). The Heritage Council of NSW's current gazetted Exceptions to Section 139(4) are attached at Appendix H.

#### **Local Government Requirements**

Local environmental plans are prepared for each local government area under the authority of the NSW *Environmental Planning and Assessment Act, 1979*. The site is listed as an item of local environmental heritage on Schedule 5 of the Campbelltown Local Environmental Plan 2015. The



site is affected by the principal development control plan applying to the Campbelltown local government area is the Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015).

The site is zoned B3 commercial core in the *Campbelltown Local Environmental Plan 2015*. This allows for high-rise development on the site, subject to other constraints in the LEP and DCP, and the consent of the Heritage Council. The rear of the heritage listed place currently occupied by late twentieth-century commercial development is the only appropriate place to put high-rise development. High-rise redevelopment at the rear of the site would conform to the desired future character of the area as stated in the planning documents. A wall of high-rise buildings behind the north-west side of Queen Street would have some adverse heritage impact on the setting of the heritage items along Queen Street, but will ultimately become an out-of-scale backdrop, whose contrast in scale might be disguised somewhat if planting between is successful.

## 6.7 OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by (insert council) council. Matters may be identified in this study that may require modification includes, but is not limited to, the following;

- *Building Code of Australia (BCA)*
- *Fire safety requirements*
- *Ingress and egress from the building*
- *Equal access code (Disability).*

Certain aspects of the building may be eligible for exemptions from the BCA where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority.

The timber structure of the first floor may limit potential for the building to be subdivided. Installing fire separation to the floor would have some adverse heritage impact on the building by concealing or destroying the remains of the original cornices.

The building is not suitable to house a lift or chair lift within it, though there may be potential to place one within the reconstructed rear veranda, and conceal it in weatherboard cladding. The building is unlikely to be compliant with The Commonwealth Disability Discrimination Act 1995 and 2005. DDA legislation for equal access if its heritage values are retained or enhanced. DDA makes it unlawful to discriminate against people on the grounds of their disability Section 23 of the ODA non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use.

## 6.8 NON STATUTORY LISTINGS

### National Trust of Australia

Listing by the National Trust of Australia (NSW) does not impose any statutory requirements on the building. The purpose of the National Trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification.

## **7.0 CONSERVATION POLICIES AND GUIDELINES**

### **7.1 INTRODUCTION**

The following general conservation policies are made as a guide to the care of (insert place) so as to enable the quality and significance of the place to be retained, and where possible recovered, while maintaining the usefulness and viability of the building. The intention of the policies is to:

- *Retain the significant character and quality of the building and its various elements;*
- *Permit alterations, adaptations and new works that are compatible with the above and which will make the place effective in its appropriate use;*
- *Identify elements that adversely affect the place, and need modification or removal;*
- *Provide an approach to the replacement of deteriorated fabric;*
- *Draw attention to the need for co-ordination of the conservation needs of the place both in the short term and over the longer life of the building with other functional and technical aspects and requirements for the place.*

Discussion of the preliminary information necessary for the preparation of the conservation policies and recommendations is set out in Section 6.0 – Development of Conservation Policies. The conservation policies are numbered sequentially and are accompanied by explanatory text where appropriate. The policies should be read in conjunction with the associated text to make the context clear and to aid consistency of interpretation/application. The policies include overall procedural matters, issues related to treatment of the significant features and fabric of the place (including buildings, landscape and gardens, setting, views, archaeology and relationship to context) and recommendations for future development. This section is organised as follows:

*7.2 Definitions*

*7.3 General Policies*

*7.4 Conservation Policies for the former bank building – Setting*

*7.5 Conservation Policies for the former bank building*

*7.6 Review of Existing Heritage Listings*

*7.7 Exemptions*

*7.8 Interpretation*

*7.9 Review of this Conservation Management Plan*

### **7.2 DEFINITIONS**

The treatment of existing component spaces, fabric and contents of the building should be in accordance with their assessed level of significance and generally as set out in the following table. The definition of terms set out below have the meaning given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*

LEVEL OF SIGNIFICANCE	ACCEPTABLE ACTION
Exceptional significance	<b>Preservation, restoration or reconstruction.</b> Adaptation in accordance with the <i>Burra Charter</i> guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
High significance	<b>Preservation, restoration or reconstruction.</b> Adaptation in accordance with the <i>Burra Charter</i> guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
Moderate significance	<b>Preservation, restoration or reconstruction or adaptation</b> to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric.
Little significance	More radical <b>adaptation</b> treatment of fabric with some significance may be acceptable to ensure the continual usability and security of the place as a whole.
Intrusive	<b>Modification or removal</b> in order that the significance of the building is enhanced by reduction of adverse effect.

The significance of the former bank on its site is in part reliant on the character and quality of its surviving fabric. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse effect to the place as a whole that may arise from the action.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- *It makes possible the recovery of aspects of greater significance,*
- *It helps to secure the future security of the place,*
- *There is no feasible alternative, and*
- *Care is taken to minimise the adverse effect.*
- *Recovery of original character of the building should be a high priority.*

#### 7.2.1 SITE CONTEXT AND RELATED PLACES

The site context includes the public spaces that are necessary to allow for the intended public viewing of the heritage item. It also includes the surrounding commercial buildings along Queen Street that demonstrate the Development of a commercial centre in Campbelltown from the Georgian period, and are perhaps the finest collection of early nineteenth-century high street commercial buildings in NSW.

## 7.3 GENERAL POLICIES

### 7.3.1 ADOPTION AND REVIEW OF POLICIES

#### *Policy 1 – Adoption of Policies*

The conservation policies set out in this document should be reviewed by all relevant parties (including the owners of the site, Campbelltown Council and the NSW Heritage Division) and, after any required adjustment, should be adopted as a guide to the future conservation and development of the place.

Copies of this CMP should be held by/lodged with the Heritage Division of the Office of Environment and Heritage, Campbelltown Library and Council Archives.

#### *Policy 2 – Regular Review of Policies*

The conservation policies should be reviewed by the owners of the site and the Heritage Division at regular intervals to ensure works being carried out and/or planned conform to its recommendations.

Specific policies may need to be amended in the light of new circumstances (for example in the light of further information obtained during conservation works). The first review should be carried out within three years, with subsequent reviews at no more than five-year intervals. Copies of the revised policy should be deposited with the Campbelltown Library and Archives.

#### *Policy 3 – Professional Advice on Policies*

Appropriate professional advice should be obtained to help review and/or amend specific policies when required.

### 7.3.2 GENERAL PRINCIPLES FOR CARE AND USE

#### *Conservation Principles*

#### *Policy 4 – Conformity with Burra Charter Principles*

The future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, 1999*.

#### *Policy 5 – Role of Assessment of Significance*

The statement of cultural significance for the former bank building set out in this report should guide all planning for, and carrying out of, work on the site.

The Assessments of Significance (refer to Section 5.0) should guide the conservation of significant areas, elements and fabric of the place as well as key visual and functional relationships. In this context, conservation includes all the activities ascribed to it in the *Burra Charter* including maintenance, restoration, reconstruction and adaptation. The first two columns of the following table are the definitions of the levels (or gradings) of significance (in accordance with the Heritage Division guidelines: *Assessing Heritage Significance*). The third column identifies appropriate treatment for areas, elements, uses and fabric of the former bank related to respective levels of significance.



Table 7.1 Schedule of appropriate treatment of items and areas according to significance grading

Grading of Significance	Justification	Appropriate treatment of the former bank
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Retain, conserve, restore, reconstruct. Adapt and/ or interpret where significant layout, elements, use and/or fabric have been altered or are missing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	As for Exceptional, with greater allowance for adaptation, particularly for High/Moderate, where this is in accordance with overall significance, intactness/integrity and use.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Retain and conserve where possible. Adaptation and/or alteration permissible. Removal possible, subject to Policy 7.
Little	Alterations detract from significance. Difficult to interpret.	As for Moderate (above) with fewer constraints on removal, particularly where removal would result in the recovery of the overall character and significance of the place.
Intrusive	Damaging to the item's heritage significance.	Remove/modify to reduce adverse impacts.

***Policy 6 – Conservation in Accordance with Significance***

The elements of the layout and fabric of the former bank and its setting which contribute to its most significant historic, aesthetic and associative values should be appropriately conserved and interpreted as part of the future use and development of the site.

This policy builds on Policy 5 by highlighting the need to ensure that treatment of areas, elements and fabric is directly related to the nature and degree of significance and that priority is given to the conservation of areas, elements and fabric of highest significance. This policy also effectively summarises the importance of conserving the building and its setting because of its heritage significance.

***Policy 7 – Removal or Damage to Significant Aspects***

Removal or works which would adversely impact on significant areas, elements or fabric or other aspects of significance of the place should only be permitted where:

- The work makes possible the recovery of aspects of greater significance;
- The work helps ensure the security and viability of the place;
- There is no feasible alternative (eg to meet safety, disability access and/or legal requirements);
- The area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted; and
- Full assessment of alternative options has been undertaken to minimise adverse impacts.

This policy, in conjunction with Policies 5 and 6, also seeks to ensure that the major aspects of significance (including spaces, elements and fabric) are given priority and protection in the conservation, adaptation and development of the place.

It also considers the extent of alterations to original layouts, spaces, elements and fabric. While several these changes have contributed to the historic layering of the place, other works (particularly in relation to the rehabilitation use), as well as ongoing deterioration and attrition through incremental change, have detracted from and/or effectively obscured more significant values.

***Managing Change***

***Policy 8 – Co-ordinated Planning***

**Proposed changes to use or fabric and/or development of any part of the site should always be considered as part of a co-ordinated and documented plan for the whole.**

This approach is intended to facilitate an orderly and methodical approach to the care and management of the site as a whole (including any new development). It seeks to encourage careful investigation of alternative uses or developments for particular areas, elements and/or fabric in order to minimise adverse impacts on, and enhance or retain as far as possible, the significant values of the place.

***Policy 9 – Conservation Advice and Qualified Trades People***

**Relevant and experienced conservation advice and practitioners should be used to assist the development of works proposals for the site, for assessment and works programs for the building, and for carrying out conservation and related works on significant elements and fabric.**

This policy seeks to ensure that consultant advice and contractual work on significant elements and/or fabric are carried out by firms or persons with proven expertise in conservation-related projects in the relevant field(s).

***Policy 10 – Qualified Tradespeople***

**All work should be carried out by suitably qualified tradespeople with practical experience in the conservation of similar heritage items.**

***Policy 11 – Building Contractors***

**To ensure that the work is carried out in conformity with any approval conditions, the building contractor selected for the project should ensure that the heritage architect has a contractual role with the ability to issue instructions to the Contractor.**

This policy seeks to ensure that the heritage consultant has the contractual authority to ensure works are carried out in compliance with the approved conditions.

## **7.4 CONSERVATION POLICIES FOR THE BUILDING AND -SETTING**

### **7.4.1 INTRODUCTION**

*Policy for the conservation of the heritage significance of the setting of the former bank building has been developed having consideration for the need:*

- *To retain and enhance:*
  - *The ability to understand and appreciate the former bank in a commercial context; and*
  - *Its historical associations;*
- *To recover aspects of significance of the place that have been damaged or lost.*

This policy provides a framework for interpreting the site focussed on the original bank period of occupation (ie the 1880 to World War II period in which the building remained relatively unchanged) and the subsequent evolution of the site.

Policies are grouped as follows:

- General Policies
- Maintenance and Repair
- Treatment of Built Elements
- Key Views

#### 7.4.2 GENERAL POLICIES

***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).***

The building, its front fence and rear section capable of reconstruction, should be retained in accordance with their individually identified significance. A sufficient landscape buffer should also be provided on the south-western side of the building to retain the overall significance of the place as a late nineteenth-century bank building.

***Policy 13 – Key views to and from the former bank building's sides and front walls should be conserved.***

The former bank building with its residence above was constructed with the intention that its sides and front are to be seen from the public domain. Views from Queen Street to the former bank building, and where possible from Allman Street, are to be retained.

***Policy 14 – Views from the both levels of the main block of the former bank building should be re-established over the backyard.***

The former bank building with its residence above was constructed with timber-framed verandah and cast iron filigree columns on the north-western side, looking over the backyard. Conservation of the building present an opportunity to reconstruct this veranda, and allow for the traditional supervision of the yard from this verandah.

#### 7.4.3 LANDSCAPE

***Policy 15 – the front garden behind the palisade should be lowered to a level 300mm below the top of the sandstone plinth. The garden should be planted with flowering species that grow to not more than 1m tall, and do not require a large amount of water.***

The garden level has risen, and the high soil level keeps the sandstone plinth of the building and the fence damp for longer, which may carry salts higher into the stone work. Lowering the garden level will help the conservation of the stone.

The documentary record is not clear on what was planted in the front garden beds. Planting should be kept to no more than approximately 1m tall so that the windows and their decoration in render is not obscured. The remains of trees in the front garden should be removed so they do not grow into large trees that crack the original building and fence. The other plants remaining in 2017 have no significance and may be removed or replanted. The selected plants for the lowered garden should be somewhat drought tolerant so that it is not necessary to apply a lot of water to the garden, which might cause undesirable damp in the adjacent stonework.

***Policy 16 – Plant trees behind the former bank building to screen it from any future development***

The back verandah had a view to the rear, over the valley containing the railway line, and to the hills further to the west.

Given the desired future character in the Campbelltown LEP for high-rise buildings set behind the buildings on the north-west side of Queen Street, it would be appropriate to use trees to blur the contrast in scale between the original building and any development that may be approved in the rear of the site and in others nearby.

The back verandah had a view to the rear, over the valley containing the railway line, and to the hills

There is one Peruvian pepper tree (*Schinus molle*) growing to the south of the former bank, on the south side of the driveway. The documentary evidence shows that this species was also planted at the rear. Replanting further specimens would be appropriate, but other species could be selected if it can be demonstrated that such species would blur the contrast in scale between the buildings. Selected species should have dark green leaves, a symmetrical form to reference Victorian taste. Any planting near the sides of the building should be designed to avoid covering ornamented parts of the building, namely the original doors, windows and façade cornice.

***Policy 17 – Managing the Landscape Significance***

The Peruvian pepper tree (*Schinus molle*) growing to the south of the former bank was likely planted in the post-war era, though it is a species with a longer tradition of growing on the subject site. This tree has moderate landscape heritages significance. It is preferable that this tree should be retained as a landscaped setting for the building, and especially for its contribution to the landscaped buffer between the building and Campbelltown Mall to the south west.

The Virginian juniper (*Juniperus virginiana*) growing adjacent to the side entry by the south-west wall of the main building was probably planted c1940. It is not a rare species. It is not part of an evident landscape design. This tree has at most, moderate landscape heritages significance. It is preferable to retain it as a mature tree that provides a landscape setting to the former bank building. It does not appear to be damaging the building in 2017. If a structural engineer comes to form the view that the tree is damaging the footings or structure of the building, then it should be removed.

**7.4.4 ARCHIVAL RECORDING**

***Policy 18 –Recording for Archival Purposes***

**The existing building should be appropriately recorded prior to any intervention to the building.** Reference to the NSW Heritage Division standards for archival recording of items of State significance indicates that this will require accurate measured drawings and photographs. The measured drawings and extensive portfolio of photographs of the building in February 2017 exist. Once completed, copies of the records should be lodged with the Heritage Division of the NSW Office of Environment and Heritage and the Campbelltown Library local studies section.

**7.4.5 USE**

***Policy 19 – Allowing for High-rise Development with a Strata Plan on the Site***

***Opportunity exists for a strata plan of the subject place, associated with the desired future character of the rear of the site in the Campbelltown Local Environmental Plan 2015.***

The site is zoned B3 commercial core in the *Campbelltown Local Environmental Plan 2015*. This allows for high-rise development on the site, subject to other constraints in the LEP and DCP, and the consent of the Heritage Council. The rear of the heritage listed place currently occupied by late twentieth-century commercial development is the only appropriate place to put high-rise development. A strata development for the whole site would allow for an appropriate funding model for the maintenance and conservation of the former bank building in its landscaped setting.

The former bank building should not be subdivided unless it can be demonstrated that a subdivision would have no adverse heritage impacts on the original building.

***Policy 20 – Consistency of Future Uses with Cultural Significance***

**The future uses of the place should be consistent with the conservation and interpretation of the cultural significance of the place.**

The use of the former building for commercial purposes is the preferred use.



## 7.5 CONSERVATION POLICIES FOR THE FORMER BANK BUILDING

### 7.5.1 INTRODUCTION

This sub-section is organised as follows:

- Building Policies: General (Section 7.6.2).
- Building Policies: Maintenance and Repair (Section 7.6.3).
- Building Policies: Form and Layout of House (Section 7.6.4).
- Building Policies: Treatment of Fabric (Section 7.6.5).
- Building Policies: Key Elements-Externally (Section 7.6.7).
- Building policies: Key Elements-Internally (Section 7.6.7).

### 7.5.2 BUILDING POLICIES: GENERAL

*Policy 21 – Conservation of Bank Use Period (1880–1982): Areas, Elements and Fabric*

The building should be conserved so as to retain and interpret surviving components relating to the Commercial Banking Company of Sydney Period, as designed by GA Mansfield.

This includes all areas, elements and fabric ranked High in Section 5.6 of this report. These areas, elements and fabric should generally be conserved in accordance with their significance as set out in section 7.3.2.

Restoration or reconstruction should generally be carried out where sufficient documentary and/or physical evidence is available to ensure accuracy, where this allows the retention or revelation of the greater significance of the site and/or where significant later layers are not destroyed. This policy ensures that the heritage significance of the surviving principal rooms and fabric from the bank use period is substantially retained.

### 7.5.3 BUILDING POLICIES: MAINTENANCE AND REPAIR

*Policy 22 – High Priority Maintenance and Repair Works*

Appropriate repair and maintenance works should be carried out as a matter of priority on significant components of the residence, building to secure particular fabric against further deterioration and ensure the intactness/integrity of the place is conserved. The Schedule of Conservation Works 2017 is to be carried out by the property owner.

Maintenance and repair works should be directed towards 'doing as much as necessary but as little as possible'. This includes retaining existing significant fabric (as assessed in Section 5.0) and patching wherever possible rather than replacing original elements. New work should take care to conserve and/or reconstruct original building elements and detailing. Evidence of previous elements, fabric and detailing should be appropriately recorded during the works.

A Maintenance Schedule should be prepared after the reconstruction works are detailed. It should also be reviewed if there is a change of use of the place and/or a notable change of condition (eg following a fire).

*Policy 23 – Specialist Advice*

Consultants and tradespeople involved in specifying and/or carrying out maintenance and repair work should be appropriately experienced in their fields with knowledge of good conservation practice. Care should be taken during all work to ensure significant fabric and features are not damaged.

This policy should be included as part of the Maintenance Plan for the site, following the completion of the high priority works in the Schedule of Conservation Works 2017.

#### 7.5.4 BUILDING POLICIES: FORM AND LAYOUT

##### *Policy 24 – External Form of the Main Building*

The main facades of the building shall be conserved and reconstructed to the original appearance, as understood from the physical evidence and comparison with similar bank branches by GA Mansfield such as Kiama.

The single-storey additions on the north-east and north-west sides are to be removed. The front side and walls shall be conserved in accordance with the Schedule of Conservation Works and selected colour scheme. The north-east wall appears to have been quite plain in the photographic evidence; it had only one window to room 1.05. When the fireplace in room G.02 is reconstructed, it would be permissible to construct a window on either side to the same detail inside and out as the window adjacent to the fireplace in room G.03. While not a strict reconstruction, such windows would balance the original decorative treatment on the other side, and allow passive surveillance over the space on the north-east side of the building, and allow more morning sunshine into G.02.

The rear verandah shall be reconstructed to the plan as drawn, with the details derived from other more intact bank branches designed by Mansfield in the 1870s and 1880s. The ground floor columns are to be timber; the first-floor columns are to be cast iron filigree.

The first-floor main windows retain their original timber housing for external venetian blinds. Venetian blinds may be installed within these housing zones, using slats made of painted timber or aluminium (for longevity). The slats are to be coloured the wall colour or 'drab' (a brown-cream). Pulleys should use existing holes. If new holes are required, make the holes through painted render so as to avoid damage to the window joinery.

##### *Policy 25 – External Form of the Service Building*

The two-storey service wing shall be conserved and reconstructed to the original appearance, as understood from the physical evidence and comparison with similar bank branches by GA Mansfield such as Kiama.

The external walls of the first-floor section are relatively intact, including an original window facing north-west. The ground floor section has been more extensively altered. Rendered brick walls with matching struck line work are to be constructed at ground floor level to match the first-floor walls, so the steel beams supporting the first floor can be removed. Reconstruct the door and windows at ground floor level as shown in the Schedule of Conservation Works.

##### *Policy 26 – Additions to the Building*

Additions to the building should not be constructed, except where there is historical precedent. Where an addition is essential for BCA compliance or practical use of the building, the addition should be clearly identifiable as an addition, and should be subservient in scale and detail to the extant original sections of the building.

This policy allows essential works to support the re-use of the building whilst retaining the appearance of the main facades and roofs of the building. Any essential change to the conserved building should be located to affect reconstructed fabric, and not original fabric.

##### *Policy 27 – Fire Egress and Protection*

Egress from the building is to comply with statutory requirements and should be incorporated in such a way that fabric of the building of high significance is not altered or removed.

A lift is undesirable, but if a lift is essential for the operation of the building, it should be located away from significant original facades, and so that it does not affect significant original fabric.

##### *Policy 28 – Vertical Transport*

It is desirable that the original stairs be the means of travel between floors

The stair hall is not suitable for the addition of a chair lift.

If a lift is found to be essential for the building to operate for an otherwise appropriate use, a lift should be installed through the reconstructed rear veranda, outside rooms G.06 and 1.05. The doors should open onto the veranda, not into the original enclosed rooms.

***Policy 29 – Internal Layout***

The original layout, fabric and architectural details of the rooms and spaces of High significance should be conserved, and where the original details of missing elements are known or can be deduced from other bank buildings by GA Mansfield, they should be reinstated. The reconstruction of internal doors and walls may be adjusted to suit the future use of the building. This policy identifies that priority is to be given to the original bank period form and layout where this survives and can be reinstated.

This policy should be an essential input into detailed planning for the conservation and adaptation of the building. Removal or alteration of elements is possible subject to Policy 7 (Removal or Damage to Significant Aspects). Under this policy, the layout and form of the significant spaces of the building should be retained and appropriately conserved to interpret their original character. Retention and/or reinstatement of the original use or a compatible equivalent is recommended for these major spaces to retain key functional and visual relationships, allow appropriate conservation of fabric and facilitate interpretation of significance.

***Policy 30 – Adaptation***

Adaptation works to the building should conform to the general policies of this CMP to ensure that changes will not adversely affect the overall significance of the place.

Adaptation of areas, elements or fabric associated with the banking period (ie ranked High significance) should be limited in extent and impact, and used to support essential re-use works to make the building code compliant. Adaptation should generally be readable and/or reversible without significant adverse impacts.

The removal of post-war areas and elements (ie ranked Intrusive) is appropriate in and scheduled in the Schedule of Conservation Works. This policy aims to provide a co-ordinated policy framework to guide detailed design and planning for the future use and upgrading of the building

When a use is found for the building, it is possible that some of the reconstruction of internal doors and walls around the strong room might not be desired. These internal reconstruction works could be delayed if its suits the use of the building at the time.

**7.5.5 BUILDING POLICIES: TREATMENT OF FABRIC – AUTHENTICITY**

***Policy 31 – Distinguishing between Original/Reconstruction and New Fabric***

Conservation works (including reconstruction and repair works) should match the original materials and details as far as possible. Adaptive works that do not have a historical precedent are to be appropriately identified.

An entirely new element that has no historical precedent should be clearly distinguished as new and/or be of modern design. For reconstructed elements specified in the Schedule of Conservation Works, it would be appropriate to date stamp new timbers.

***Policy 32 – Evaluation of Alternatives***

Proposals to remove original fabric should be made in the context of adequate evaluation of the use and significance of the place, consideration of reasonable alternatives and appropriate advice from conservation professionals.

This policy reflects the need for co-ordinated decision-making to ensure the appropriate conservation of the site's significant features and components. It also takes into account the

standard requirement of statutory authorities that alternatives be considered where works are proposed which may adversely impact on areas, elements or fabric of significance.

***Policy 33 – Evidence and Reversibility***

Where original elements or fabric are removed, evidence of their location and/or character in situ should be retained where possible to allow interpretation. Where significant elements or fabric are able to be removed and stored for later reinstatement, their location (in situ) should be recorded and the items catalogued and stored safely for possible future replacement or relocation.

This policy seeks to ensure that significant evidence of the form, layout and detailing of the place is retained as far as possible when adaptation/change is carried out. Where, for example, new openings are required in original/early walls, nibs and/or arches around the new opening provide evidence of the previous layout. Original doors or windows may also be able to be retained and fixed closed (to accommodate new layouts or uses) in a manner which allows ready reversibility.

**7.5.6 BUILDING POLICIES: KEY ELEMENTS – EXTERNALLY**

***Roofs***

***Policy 34 – Conservation of the Slate Roofs***

The roof of the building should be conserved to retain its original form and detailing, including materials and fixing and associated rainwater goods. Adaptation/modification of areas and/or elements may be carried out to deal with specific problems where the works are of a minor nature, where they will not adversely affect the overall function of the roof and/or where they will not adversely impact on the external appearance of the building.

The present slate roof may be largely original, with c1930s terracotta ridge capping. If the slate roofs are largely original, they may be close to the end of their serviceable life. If an expert slate roofer recommends replacement of the slate roof and battens to matching detail, then this would be an appropriate conservation work to protect the sensitive internal fabric. The terracotta ridge tiles may be reused if serviceable, if not, the ridge capping should be a sheet metal such as dark grey zinc or galvanised steel. The box gutter must be cleared and repaired. Similarly, the slate roof over the service wing shall be conserved.

***Policy 35 – Original Roof Penetrations in the Main Building***

**Original chimneys shall be conserved.**

The three chimney stacks shall be conserved in accordance with the Schedule of Conservation Works.

If the jade plant can be retained in the one chimney stack without damage to the building, then that should be done. The jade plant should be removed if it is damaging the building fabric.

***Policy 36 – Modern Roof Penetrations in the Main Building***

**Modern roof penetrations should be avoided or restricted to the slopes of the roof which are not visible from the street. Such penetrations should not disrupt the slope of the roof and should not contrast in colour to that of the roof.**

This policy restricts new penetrations to the north-west slope of the main roof and restricts them in size and appearance.

Adaptation works may be carried out to make good structural problems and/or detailing which is contributing to ongoing deterioration (such as inappropriate/ malfunctioning detailing, junctions and/or drainage). Access hatches and/or platforms (to allow for maintenance etc) and traditional roof-lights (ie inserted in the plane of the roof), may be installed, if required, in areas hidden from major public views. New or modified areas of roof should generally match the appearance and detailing of the original slate roof of the building where exposed to public view.



***Policy 37 – Stone Steps and Thresholds***

Grey slate thresholds are to be retained and conserved. It is desirable to retain and conserve sandstone steps. Where a step is damaged, it may be replaced with new sandstone or grey slate.

The side entry to the residence is grey slate in fair condition. The top sandstone step at the main entrance is damaged and has been repaired with a layer of cement. This damaged step should be reconstructed from the original material, or Mintaro slate if its longevity is preferred. The tessellated tiles in the entry shall be conserved.

***Policy 38 – Allow the Sandstone to Breathe***

Keep garden levels as low as possible so that the sandstone plinth has good access to air flow, minimising the uptake of salt-laden moisture through the walls as rising damp.

Lower the level of the front garden by 220mm. Remove the paint from the plinth with a poultice. It is desirable to remove the paint from the sandstone sills.

***Policy 39 – Conserve Original Render***

The original render is to be repaired where necessary and maintained as painted.

Conserve the original render in accordance with the Schedule of Conservation Works. Paint the external render according to a selected scheme that references the original colours and pattern.

***Policy 40 – Salvage Reusable Elements***

When approval is granted to removal the single-storey side extension, salvage the four ceiling roses, profiled cornices and profiled timber skirting that matches that in Room G.02 for reuse within the original building. None of these materials are original. The skirting matches that in Room G.01 only. The ceiling roses could be reused in the first-floor rooms if there is no evidence of the original ceiling roses on that level. The cornices might be useful for patching those in the original rooms, if there are no cornices in some rooms when the suspended ceilings are removed.

**7.5.7 BUILDING POLICIES: KEY AREAS AND ELEMENTS – INTERNALLY, GROUND FLOOR**

***Policy 41 – Room G.01 (Former Entry Hall)***

The integrity of the design of the former Entry Hall is to be conserved by:

- Not permitting any new openings to be made in the walls or ceiling of the room;
- Retaining all the original tessellated tiles, joinery and pressed metal ceiling decoration; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this small room.

***Policy 42 – Room G.02 (Banking Chamber)***

The integrity of the design of the former Banking Chamber is to be conserved by:

- Not permitting any new openings to be made in the north-east wall;
- Retaining original fabric, including floor boards, windows, doors to G.01 and to G.03;
- Reconstructing missing elements; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this large room.

The former Banking Chamber may be adapted by:

- Adding one window on each side of the reconstructed fireplace to match the window in G.03, adjacent to its fireplace;

This policy allows for passive surveillance over the space on the north-east side. It is a reasonable change that is consistent with the original design of this bank branch and many others of the same period by GA Mansfield.

***Policy 43 – Room G.02 (Banking Chamber)***

**Reconstruction of missing details shall be based on evidence (physical evidence at this site and other banks designed by GA Mansfield).**

This policy encourages replication of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

The opening to the north-east side extension shall be bricked-in. The missing fireplace and fireplace surround on the north-east wall of the room should be replicated. The brick fireplace should match that immediately above in room 1.04. A Victorian cast iron coal grate should be found similar to that in G.03. A late Victorian style marble mantelpiece similar to those in other Mansfield banks should be installed here.

The second door to Room G.03 should be reconstructed because the physical evidence shows there were two symmetrical doors in this wall, and this is typical of Mansfield's other bank branches.

It is desirable that the large opening to Room G.05 be reduced to the same size as the door G.02 to G.03, and that a door leaf be fixed to match.

***Policy 44 – Non-Original Elements in Room G.02 (Banking Chamber)***

**Non-original elements of Little significance (intrusive) should be removed.**

This policy encourages the removal of the cornice, which is c1990. It was selected with some sensitivity, though the different parts were not combined especially well. The cornice may be retained, but would preferably be replaced with one similar to Baileys French FRC 002, to be a more similar design to those of other Mansfield branches. The ceiling rose is unlikely to be original, but it is an appropriate selection and shall be retained. The ceiling may be removed and replaced to match existing, if necessary to support the ducting of services.

The timber counter and raised floor should be removed.

***Policy 45 – Room G.03 (Former Bank Manager's Office)***

**The integrity of the design of the former Drawing Room should be maintained by:**

- not permitting any new openings to be made in the external walls or north-west wall of the room; and
- retaining all the original joinery, fireplace and cast iron fire grate, intact wall plaster, staff moulds and plaster cornice.

This policy retains the level of significance of this relatively intact room.

***Policy 46 – Missing Details in Room G.03 (Former Bank Manager's Office)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses. In this regard, the missing marble mantelpiece should be fixed to the existing brick fireplace on the south-west wall of the room so as to fit the cast iron coal grate and the fireplace wall. Select a coloured marble mantelpiece similar to that in the bank manager's office in Kiama. The door to Room G.02 is to be reconstructed as above.

***Policy 47 – Non-Original Elements in Room G.03 (Former Bank Manager's Office)***

**Non-original elements of Little significance (intrusive) should be removed.**

This policy encourages the removal of the air-conditional in window WG4. Repair window to working order in original detail. Beware of likely asbestos in the in-fill panel.

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

The timber mantelpiece is to be removed. The sandstone hearth stones are to be retained. Fix Victorian style hearth tiles with lime-cement mortar to the hearth stones, allowing for a tile joint where the stone gap is. Select Victorian style hearth tiles (colour applied to a black/brown transfer print). Edge with a fender kerb in matching marble or a plain tile that matches a colour in the hearth tiles.

The ceiling is not original and appears to be plasterboard fixed to the underside of a damage lath-and-plaster ceiling. The lower section of the original cornice is exposed. When the suspended ceiling is removed, investigate if the original cornice remains in its entirety. Conserve and repair the cornice.

***Policy 48 – Room G.04 (Stair Hall)***

**The integrity of the design of the Stair Hall is to be conserved by:**

- Not permitting any non-original openings to be made;
- Retaining original fabric, including floor boards, stair and doors;
- Reconstructing missing door to back veranda; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this largely intact space.

***Policy 49 – Room G. 04 (Stair Hall)***

**Reconstruction of missing details shall be based on evidence (physical evidence at this site and detail at other banks designed by GA Mansfield).**

This policy encourages replication of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

The doorway to the rear verandah is to be reconstructed to match original detail. Use exterior-grade timber. Inside face is to be shellac. The exterior and unseen parts of the closed door and frame are to be painted.

***Policy 50 – Non-Original Elements in Room G. 04 (Stair Hall)***

**Non-original elements of Little significance (intrusive) should be removed.**

This policy encourages the removal of the battened ceiling, which is c1920. It should be replaced with plasterboard set flush at the original level. Conserve the original cornice. Reuse a

ceiling rose from this building, or select Allplasta AR111-V. The upper level ceiling is to have a similar ceiling.

***Policy 51 – Room G.05 (Former Office)***

The integrity of the design of the former Office should be maintained by:

- Removing intrusive fabric;
- Reconstructing missing elements;
- retaining all the original joinery, niches, intact wall plaster, staff moulds and original plaster cornice; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy enhances the level of significance of this room.

***Policy 52 – Missing Details in Room G.05 (Former Office)***

Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

In this regard, the doorway to Room G.06 should be closed up and turned back into a fireplace. Fix a cast iron coal grate and mantelpiece similar to the layout at Moss Vale. The missing marble mantelpiece should be fixed to the existing brick fireplace on the south-west wall of the room so as to fit the cast iron coal grate and the fireplace wall. Select a coloured marble mantelpiece similar to that in the bank manager's office in Kiama. The door to Room G.02 should be reconstructed as above. The existing architrave for the oversized door may be used. The hearth tiles should be replaced with Victorian style hearth tiles.

The north-west wall is likely to have had two windows openings arranged symmetrically in this wall, based on other Mansfield banks. These openings should be reconstructed in the reconstructed wall, to face the rear verandah. If the future use would prefer one window and one door in this wall, that would be acceptable. The timber-framed window(s) should have the same size and detail as WG3, and a sill stone, but no decoration in render. If one opening is made into a door, it should have similar detailing to DG6 and be exterior grade timber. Use a Mintaro slate threshold.

***Policy 53 – Non-Original Elements in Room G.05 (Former Office)***

**Non-original elements of Little significance (intrusive) should be removed.**

This policy encourages the removal of the battened ceiling suspended from the original surface. Conserve the cornice as may be found to a design the same profile shape but larger scale as that in Room G.04. Fix plasterboard at the original ceiling surface and fix ceiling rose similar to allplasta AR74-V.

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

***Policy 54 – Room G.06 (Former Strong Room)***

The integrity of the design of the former Strong Room should be enhanced by:

- Restoring the original circulation;
- Reconstructing missing elements;
- retaining the original iron work and brick texture; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy enhances the level of significance of this room.



***Policy 55 – Missing Details in Room G.06 (Former Strong Room)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now.

The entry to G.06 should be closed as above. The north-west end wall must be reconstructed, ideally with brick walls 600mm thick. The south-east end walls should also be reconstructed with a door to G.02. Ideally this door would be a salvaged heavy steel door. If a regular door is selected, it should be timber framed and have a similar shape to door DG6, but no decorative profiles so it is not interpreted as original.

***Policy 56 – Space G.07 (Rear Veranda)***

**The significance of this space should be enhanced by reconstructing the rear verandah at both levels according to the detail at other bank branches design by GA Mansfield.**

This policy enhances the of significance of the building by allowing its original form to be interpreted through reconstruction.

The former CBC bank branch at 478 Argyle Street, Moss Vale is the most appropriate model to guide the reconstruction work. The ground floor material of the verandah will be informed by the remains found during the demolition works; this is likely to be sandstone flags, or timber tongue-and-groove floor with Mintaro slate capping to the rendered brick verandah plinth. There were likely three timber columns at ground level, each 150x150 hardwood. Ensure the exterior new render is lined to match the original.

Evidence may be found of steps from the original rear verandah down to the yard ground level. If no evidence is found, construct steps from rendered brickwork with Mintaro slate treads.

Restore the storeroom between rooms G.04 and G.08, using undecorated Victorian style ledged doors. Alternatively, the space could continue as a breezeway if essential for the adaptive reuse, since that is close to its current use and would affect a smaller quantity of fabric. Reconstruct the door into Rooms G.08 and G.09, as a timber ledged door in a timber frame.

***Policy 57 – Rooms G.08 and G.09 (Former Kitchen)***

**The significance of this space should be enhanced by reconstructing missing fabric according to on-site detail and the detail at other bank branches design by GA Mansfield.**

This policy would enhance the significance of this highly altered space. It is desirable to restore this space to a rectangular configuration. Considering that this is a highly altered space, it is appropriate that services with ducts be located here, rather than in other parts of the building where they would be more damaging to the original fabric.

***Policy 58 – Permissible changes in Rooms G.08 and G.09 (Former Kitchen)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses. The physical evidence on site and comparison with other GA Mansfield bank branches suggests that this was originally one rectangular room, connected to the breezeway.

The partition walls under the original brick walls of the space above are to be reconstructed in matching rendered brickwork. Construct a timber-framed window in the north-east wall the same as WF12 above. Two windows the same as WF12 are to be reconstructed in the south-west wall, symmetrically placed in the wall as seen from the interior.

The internal walls are unlikely to be original, and may be removed. The floor and wall tiles, suspended ceiling and all bathroom fixtures are from recent decades and may be retained or replaced as desired. Construct a new ceiling with no decoration.

#### 7.5.8 BUILDING POLICIES: KEY AREAS AND ELEMENTS – INTERNALLY, FIRST FLOOR

##### *Policy 59 – Room 1.01 (Upper Stair Hall)*

The integrity of the design of this room should be maintained by:

- not permitting any new openings to be made in the walls;
- retaining all the original joinery to skirtings, architraves and stair, intact wall plaster, and staff moulds; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this intact room.

##### *Policy 60 – Room 1.01 (Upper Stair Hall)*

Reconstruction of missing details shall be based on evidence (physical evidence at this site and detail at other banks designed by GA Mansfield).

This policy encourages replication of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

There is no visible evidence of a cornice. If evidence of a cornice is found above a suspended ceiling, it should be conserved through repair and reconstruction of missing elements. If no evidence of a cornice is found, install the decorative profiled cornice salvaged from the demolition.

##### *Policy 61 – Non-Original Elements in Room 1.01 (Upper Stair Hall)*

Non-original elements of Little significance (intrusive) may be removed.

The timber cupboard for the firehose reel may be retained if required. If required, fix timber panelled doors to match existing remains of the cupboard.

The picture rail is not original, but may be retained as evidence of early twentieth-century change.

The largely original balustrade is 970mm above floor height, so it is very close to complying to BCA requirements. Seek heritage advice if change is required, to minimise intervention to the original fabric.

##### *Policy 62 – Rooms 1.02 and 1.04 (Former Drawing Room and Bedroom)*

The integrity of the design of these former Bedrooms should be maintained by:

- not permitting any new openings to be made in the walls;
- retaining all the original joinery, fireplaces, intact wall plaster, staff moulds and plaster cornice; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of these very similar relatively intact rooms.

##### *Policy 63 – Missing Details in Rooms 1.02 and 1.04 (Former Drawing Room and Bedroom)*

Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

In this regard, the missing timber panel door to room 1.04 shall be reconstructed to match the materials, shape and profiles of door DF1.

While the cast iron fire grates appear to be a few decades after 1880, they are close enough to what is appropriate that they may be retained. The timber mantelpiece must be removed and replaced with marble mantelpieces in Victorian style, similar to those of other Mansfield banks, as fits the coal grates and fire breast dimensions. The hearth stone is to be tiled with tiles selected to match the pattern or at least match the predominant colour in each fire surround's border tiles. Ensure a control joint at the gap between the stones.

***Policy 64 – Non-Original Elements in Rooms 1.02 and 1.04 (Former Drawing Room and Bedroom)***

**Non-original elements of Little significance (intrusive) should be removed.**

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

The picture rail in Room 1.04 is not original, but may be retained as evidence of early twentieth-century change. Remove the c1990 chair rail from Room 1.02.

The ceiling is not original and appears to be plasterboard fixed to the underside of a damaged lath-and-plaster ceiling. The lower section of the original cornice is exposed. When the suspended ceiling is removed, investigate if the original cornice remains in its entirety. Conserve and repair the cornice to match what is found, or a similar design to that found in Room G.04. Install a new ceiling at the original height. Conserve any ceiling rose that may be found. If none is found, install a rose salvaged from the demolition works in the centre of the ceilings.

***Policy 65 – Room 1.03 (Small Former Bedroom)***

**The integrity of the design of this room should be maintained by:**

- not permitting any new openings to be made in the walls;
- retaining all the original joinery to skirtings, architraves, intact wall plaster, and staff moulds; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this intact room.

***Policy 66 – Non-Original Elements in Room 1.03 (Small Former Bedroom)***

**Non-original elements of Little significance (intrusive) may be removed.**

The picture rail is not original, but may be retained as evidence of early twentieth-century change.

The fluorescent light should be removed and replaced with a contemporary pendant light fitting.

The air vents are reproductions, but appropriate, and should be retained.

The carpet should be removed. Stained floorboards are the preferred floor surface.

The ceiling is unlikely to be original. If evidence of a cornice is found above a suspended ceiling, it should be conserved through repair and reconstruction of missing elements. If no evidence of a cornice is found, install the decorative profiled cornice salvaged from the demolition. Fix a ceiling rose salvaged from the demolition.

***Policy 67 – Room 1.05 (Former Bedroom)***

The integrity of the design of this former Bedroom should be maintained by:

- retaining the original joinery (skirting, architraves, door leaf and window), intact wall plaster and staff moulds; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this relatively intact room.

There is some evidence of change in the render of the north-west wall, suggesting that there may have been a window here. It would be acceptable to insert a timber-framed window here. The shape should be the same as window WF9, but the profiles should be simpler so it is discernible as new work. A new window here should have no decorative external render other than a sill.

***Policy 68 – Missing Details in Room 1.05 (Former Bedroom)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

There is no visible evidence of a cornice. If evidence of a cornice is found above a suspended ceiling, it should be conserved through repair and reconstruction of missing elements. If no evidence of a cornice is found, install the decorative profiled cornice salvaged from the demolition. The finished ceiling is to be at the original height. Conserve any ceiling rose that may be found. If none is found, install a rose salvaged from the demolition works in the centre of the ceilings.

***Policy 69 – Non-Original Elements in Room 1.05 (Former Bedroom)***

**Non-original elements of Little significance (intrusive) should be removed.**

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

The picture rail is not original, but may be retained as evidence of early twentieth-century change.

The ceiling is not original and should be removed.

Remove the fluorescent lights and install a pendant light from the centre of the ceiling at the original height.

***Policy 70 – Room 1.06 (Former Bedroom and Bathroom)***

The integrity of the design of this former Bedroom should be maintained by:

- not permitting any new openings to be made in the walls;
- retaining the original joinery (skirting, architraves, door leaves and window), intact wall plaster and staff moulds; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this room that was likely subdivided with a smaller room at the south-west end that would have been the original family's bathroom. The larger remaining space was a bedroom with a door to the rear veranda.

***Policy 71 – Missing Details in Room 1.06 (Former Bedroom and Bathroom)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**



This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

A light-weight wall may be constructed to partition the southern third of this space, since it was originally a bathroom with a cast iron bath in front of the window.

The suspended ceiling conceals the space for the air-conditioning system, which has not been inspected to see if there is evidence of a cornice. If evidence of a cornice is found above a suspended ceiling, it should be conserved through repair and reconstruction of missing elements. If no evidence of a cornice is found, install the decorative profiled cornice salvaged from the demolition. The finished ceiling should be at the original height. Conserve any ceiling rose that may be found. If none is found, it is not essential to install one here.

***Policy 72 – Non-Original Elements in Room 1.06 (Former Bedroom and Bathroom)***

**Non-original elements of Little significance (intrusive) should be removed.**

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

The ceiling is not original and should be removed.

Remove the fluorescent lights and install one or two pendant lights from the ceiling at the original height.

***Policy 73 – Room 1.07 (Hallway)***

The integrity of the design of this former Bedroom should be maintained by:

- not permitting any new openings to be made in the walls;
- retaining the original joinery (skirting, architraves, door leaves, window and linen cupboard), intact wall plaster, arches and staff moulds; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy retains the level of significance of this relatively intact room.

***Policy 74 – Missing Details in Room 1.07 (Hallway)***

**Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).**

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses.

There are apparent fragments of a cornice at the roof access hole, with evidence that the visible ceiling is suspended under steel battens. If evidence of a cornice is found, it should be conserved through repair and reconstruction of missing elements. If no evidence of a cornice is found, install the decorative profiled cornice salvaged from the demolition. The finished ceiling is to be at the original height. Conserve any ceiling rose that may be found.

***Policy 75 – Non-Original Elements in Room 1.07 (Hallway)***

**Non-original elements of Little significance (intrusive) should be removed.**

The carpet and underlay may be removed. Stained floorboards are the preferred floor surface.

The ceiling is not original and should be removed.

Remove the fluorescent lights and install pendant lights if desired, from the ceiling at the original height.

***Policy 76 – Space 1.08 (Rear Veranda)***

The significance of this space should be enhanced by reconstructing the rear verandah at both levels according to the detail at other bank branches design by GA Mansfield.

This policy enhances the of significance of the building.

The former CBC bank branch at 478 Argyle Street, Moss Vale is the most appropriate model to guide the reconstruction work, except that the first-floor columns here at Campbelltown are to be cast iron filigree columns similar to column No. 10 in the Wagga Iron Foundry General Column Catalogue. The ground floor material of the verandah will be informed by the remains found during the demolition works; this is likely to be sandstone flags or timber tongue-and-groove floor. The first floor should have a timber tongue-and-groove floor.

***Policy 77 – Rooms 1.09, 1.10, 1.11 (Former Maid's Room)***

The integrity of the design of this former Bedroom should be maintained by:

- retaining the original joinery (windows);
- allowing the relocation of original fabric previously moved within the building (panelled stained doors, architraves and skirting);
- allowing the removal of non-original internal walls; and
- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy would enhance the significance of this highly altered space. It is desirable to restore this space to a rectangular configuration. Considering that this is a highly altered space, it is appropriate that services with ducts be located here, rather than in other parts of the building where they would be more damaging to the original fabric.

***Policy 78 – Permissible changes in Rooms 1.09, 1.10, 1.11 (Former Maid's Room)***

Reconstruction of any missing details should be based on thorough evidence (ideally a combination of on-site physical evidence and detail at other banks designed by GA Mansfield).

This policy encourages the reconstruction of missing architectural details where the evidence is sufficient for the replica to impart more significance to the space than the space now possesses. The physical evidence on site and comparison with other GA Mansfield bank branches suggests that this was originally one rectangular room, connected to a loch space (above the ground floor breezeway), connected to the stair hall.

It is desirable that the ceiling be raised to the original ceiling height. It is unlikely that there was ever a cornice or ceiling rose in this space.

The internal walls are unlikely to be original, and may be removed. The varnished joinery in these internal walls is to be retained on site, whether in a functional circumstance or stored on site, such as under the stairs.

The floor and wall tiles, and all bathroom fixtures are from recent decades and may be retained or replaced as desired.

***Policy 79 – Front Fence***

The integrity of this significant streetscape element should be conserved by:

- not permitting any new openings to be made in the fence;
- retaining the original intact materials (sandstone plinth, pier, iron palisades, lead housing);
- reconstructing the iron gate according to photographic evidence;
- If further fencing along the Queen Street frontage is required, follow (or at least respond) to the original precedent for Victorian style timber picket and pier fencing shown in the early photographs; and

- Conservation of existing fabric in accordance with the Schedule of Conservation Works 2017.

This policy enhances the level of significance of this structure.

**Policy 80 – Signage**

The significance of the building as a commercial building should be conserved by:

- permitting traditional signage on the building;
- removing post-war signage (all evident signage);
- allowing the (re)construction of limited illuminated signage on the site only if the building is to be used for a retail use, and that it can be demonstrated that the retail use will not cause the removal of original fabric in the building.

This policy conserves the significance of the building, while recognising that it has always been used as a commercial building with signage.

Painted wall signage with a maximum area of 1.2m<sup>2</sup> as measured on the entire building should be permitted to identify the business names of the building occupants. Painted wall signs on this building should not promote any other parties, such as businesses that do not own or lease the former bank building. The colours of painted signs should be limited to a traditional Victorian period colours.

The business name of building occupants may be fixed to the glass in the front façade as transfer letters or paint. The letter and logos must be in one colour: black or gold or brown. Signage on the glass may take up no more than 10% of the area of the glass.

Metal plaques may be fixed to the front façade to name persons working in the building. Such plaques are to be no larger than 400x120mm. Fix into undecorated, un-lined plain render.

Signage near the Queen Street boundary to make known the name of business(es) in the proposed tower, and the name of the mixed-use tower development would be appropriate. Any such signage should not obscure the former bank building or the adjacent former post office. Any such signage should not conflict with Campbelltown Council's signage policy for Queen Street.

Consider a display box to be located in the garden behind the palisade fence, but no taller than the palisade fence if a retail use is intended, and if it can be demonstrated that the retail use would not cause the removal of significant fabric from the building.

## **7.6 REVIEW OF EXISTING HERITAGE LISTINGS**

### **7.6.1 STATE HERITAGE REGISTER LISTING**

**Policy 81 – Updating of State Heritage Register Listing**

The present New South Wales State Heritage Register Listing should be reviewed to take account of the additional documentary and physical evidence and comparative analysis of the former CBC bank branch as set out in this CMP and any ensuing Statements of Significance.

## **7.7 EXEMPTIONS**

**Policy 82 – Standard Exemptions for Works Requiring Heritage Council of NSW Approvals**

The standard exemptions from further approval for works requiring Heritage Council approval apply to the area covered by the SHR listing.

This exemption includes repainting of the building in the existing colours. Any new colour scheme for the building would need approval from the Heritage Council under S60 of the *Heritage Act*, unless otherwise told by the Heritage Division.

## **7.8 INTERPRETATION**

### *Policy 83 – Interpretation Requirements Generally*

Measures to interpret the major aspects of significance of the place should be incorporated into the conservation and development proposals for the site as a whole. The object of interpretation is to ‘tell the story’ of the place.

Methods of interpretation include conserving original features and fabric, reconstructing missing or damaged elements based on documentary and/or archaeological evidence, introducing interpretative devices such as discrete labelling, the use of historic photographs, preserving evidence of original finishes and fabric (eg a cleaned patch of original wall colour), and allowing access for specialist study and/or presentation in publications.

### *Policy 84 – Interpretation through Conservation Works*

Preservation, restoration and reconstruction of key significant elements, areas and fabric is the preferred method of meaningfully interpreting important attributes and associations. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and/or role of removed or altered elements where appropriate.

Revealing previously hidden or missing or unsympathetically modified elements, and defining new elements as part of reconstruction and adaptation (as recommended in the *Burra Charter* and general policies section of this report), are appropriate methods of interpretation in this context.

### *Policy 85 – Interpretation as Part of New Development*

Appropriate measures to interpret the history and significance of the site should be incorporated into any new development.

- The development of a residential tower with two levels of commercial space at the rear of the allotment will bring many people to the site. It is intended that an interpretation panel be fixed into the landscaped forecourt to the tower, which will serve as the landscaped setting of the former bank.
- The development of a tower is linked to the conservation of the former bank branch, whose costly repair and reconstruction works will allow for enhanced interpretation of the building as a Victorian Italianate bank with residence.

## **7.9 REVIEW OF THIS CONSERVATION MANAGEMENT PLAN**

### *Policy 86 – Updating the Conservation Management Plan*

This CMP could be simplified and should be updated when the Schedule of Conservation Works is carried out to this building and its site. The significance of the building in its site is expected to be enhanced by the conservation works, strengthening the justification for listing on the State Heritage

Register. This CMP should be updated every five years, from March 2017.



8.0 APPENDICES

8.1 APPENDIX A – BURRA CHARTER

# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## **ICOMOS**

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## **Australia ICOMOS**

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## **Revision of the Burra Charter**

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999. Following a review this version was adopted by Australia ICOMOS in October 2013. The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org) Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## **Citing the Burra Charter**

The full reference is The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013. Initial textual references should be in the form of the Australia ICOMOS Burra Charter, 2013 and later references in the short form (Burra Charter).

## **© Australia ICOMOS Incorporated 2013**

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart. This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

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Secretariat: c/o Faculty of Arts

Deakin University

Burwood, VIC 3125 Australia

<http://australia.icomos.org/>

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# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members. Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

## Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

## Using the Charter

The Charter should be read as a whole. Many articles are interdependent. The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter. The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in The Illustrated Burra Charter, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

## What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter, Ask First: a guide to respecting Indigenous heritage places and values and Significance 2.0: a guide to assessing the significance of collections. National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

## Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
  
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
  
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.  
  
Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
  
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.  
  
Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
  
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.



## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

## Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

## Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

## Explanatory Notes

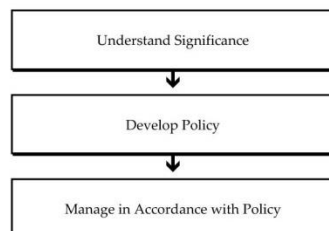
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.



## Articles

# Conservation Processes

## Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

## Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

## Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

## Explanatory Notes

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

The Burra Charter, 2013



## Articles

### Article 18. Restoration and reconstruction

*Restoration and reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

### Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

## Articles

### Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter Process

- 26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.
- 26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

### Article 27. Managing change

- 27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

### Article 28. Disturbance of fabric

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

## Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

## Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for *conservation*.

*Words in italics are defined in Article 1.*

## Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be inexpensive.

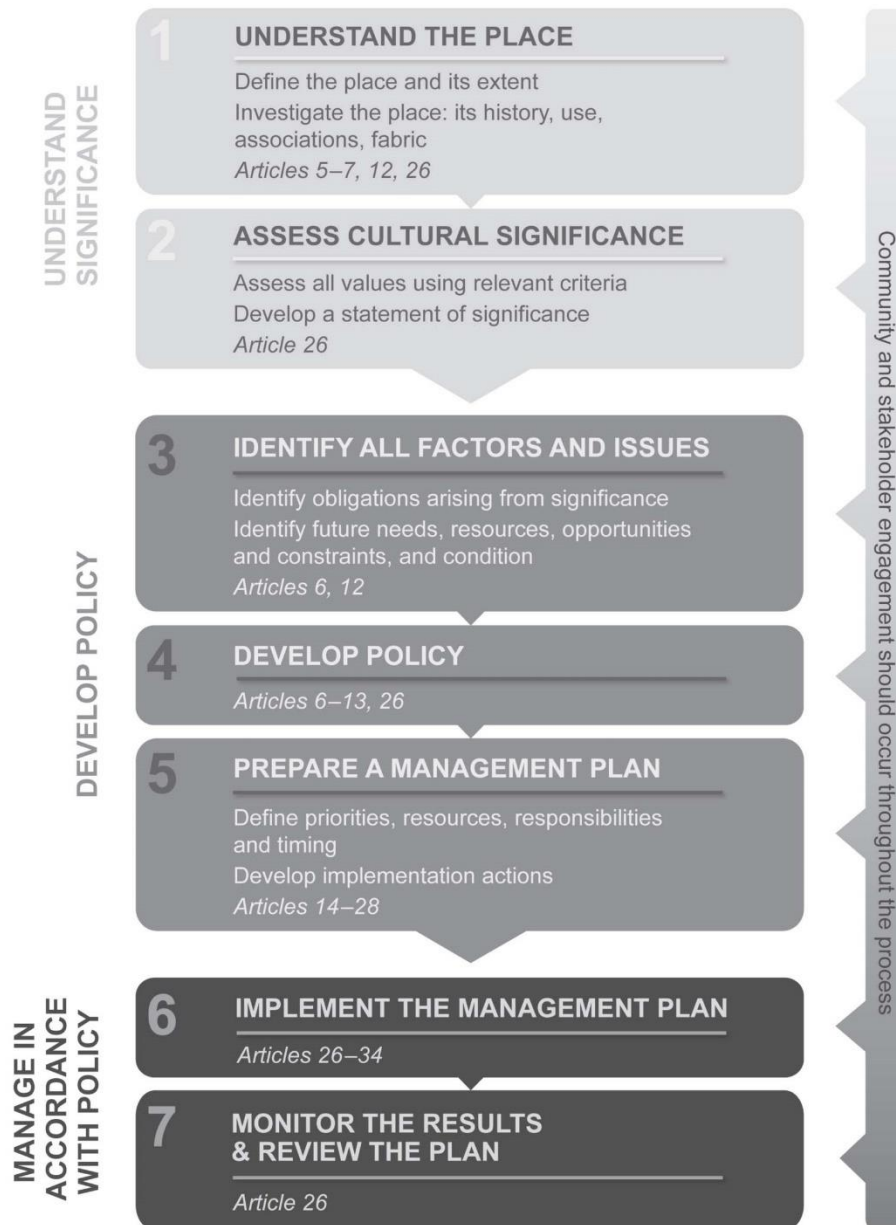


## The Burra Charter Process

### Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.





## 8.2 APPENDIX B – DETAILED GUIDELINES FOR HERITAGE ASSESSMENT

### 8.2.1 CRITERION (A) HISTORICAL EVOLUTION

An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> <li>Shows evidence of a significant human activity.</li> <li>Is associated with a significant activity or historical phase.</li> <li>Maintains or shows continuity of a historical process or activity.</li> </ul>	<ul style="list-style-type: none"> <li>Has incidental or unsubstantiated connections with historically important activities or processes.</li> <li>Provides evidence of activities or processes that are of dubious historical importance.</li> <li>Has been so altered that it can no longer provide evidence of a particular association.</li> </ul>

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;*
- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;*
- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and /or*
- Items where the physical fabric (above or below ground) demonstrates any of the points described above;*

### 8.2.2 CRITERION (B) HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>Shows evidence of a significant human occupation.</li> <li>Is associated with a significant event, person, or group of persons.</li> </ul>	<ul style="list-style-type: none"> <li>Has incidental or unsubstantiated connections with historically important people or events.</li> <li>Provides evidence of people or events that are of dubious historical importance.</li> <li>Has been so altered that it can no longer provide evidence of a particular association.</li> </ul>

Types of items that meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the item or any of its structures;*

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above.*

### 8.2.3 CRITERION (C) AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>• Shows or is associated with, creative or technical innovation or achievement.</li> <li>• Is the inspiration for a creative or technical innovation or achievement.</li> <li>• Is aesthetically distinctive.</li> <li>• Has landmark qualities.</li> <li>• Exemplifies a particular taste, style or technology.</li> </ul>	<ul style="list-style-type: none"> <li>• Is not a major work by an important designer or artist.</li> <li>• Has lost its design or technical integrity.</li> <li>• Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded.</li> <li>• Has only a loose association with a creative or technical achievement.</li> </ul>

Types of items which meet this criterion include:

- *Items which demonstrate creative or technical excellence, innovation or achievement;*
- *Items which have been the inspiration for creative or technical achievement;*
- *Items which demonstrate distinctive aesthetic attributes in form or composition; and/or*
- *Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect.*
- *Items which demonstrate the culmination of a particular architectural style (known as climactic).*

### 8.2.4 CRITERION (D) SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>• Is important for its associations with an identifiable group.</li> <li>• Is important to a community's sense of place.</li> </ul>	<ul style="list-style-type: none"> <li>• Is only important to the community for amenity reasons.</li> <li>• Is retained only in preference to a proposed alternative.</li> </ul>

Types of items which meet this criterion include:

- *Items which are esteemed by the community for their cultural values;*
- *Items which if damaged or destroyed would cause the community a sense of loss; and/or*

- *Items which contribute to a community's sense of identity.*

#### 8.2.5 CRITERION (E) TECHNICAL / RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>• Has the potential to yield new or further substantial scientific and/or archaeological information.</li> <li>• Is an important benchmark or reference site or type.</li> <li>• Provides evidence of past human cultures that is unavailable.</li> </ul>	<ul style="list-style-type: none"> <li>• Has little archaeological potential.</li> <li>• Only contains information that is readily available from other resources or archaeological sites.</li> <li>• The knowledge gained would be irrelevant to research on science, human history or culture.</li> </ul>

#### 8.2.1 CRITERION (F) RARITY

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>• Provides evidence of a defunct custom, way of life or process,</li> <li>• Demonstrates a process, custom or other human activity that is in danger of being lost.</li> <li>• Shows unusually accurate evidence of a significant human activity.</li> <li>• Is the only example of its type.</li> <li>• Demonstrates designs or techniques of exceptional interest.</li> <li>• Shows rare evidence of a significant human activity important to a community.</li> </ul>	<ul style="list-style-type: none"> <li>• Is not rare.</li> <li>• Is numerous but under threat.</li> </ul>

#### 8.2.2 CRITERION (G) REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of the area's

- cultural or natural places; or
- cultural or natural environments.

GUIDELINES FOR INCLUSION	GUIDELINES FOR EXCLUSION
<ul style="list-style-type: none"> <li>• Is a fine example of its type.</li> <li>• Has the principal characteristics of an important class or group</li> <li>• Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.</li> <li>• Is a significant variation to a class of items.</li> <li>• Is part of a group which collectively illustrates a representative type.</li> <li>• Is representative because of its setting, condition or type.</li> <li>• Is outstanding because of its integrity or the esteem in which it is held.</li> </ul>	<ul style="list-style-type: none"> <li>• Is a poor example of its type.</li> <li>• Does not include or has lost the range of characteristics of a type.</li> <li>• Does not represent well the characteristics that make up a significant variation of a type.</li> </ul>



### 8.3 APPENDIX C – STATE HERITAGE REGISTER LISTING

## CBC Bank

### Item details

Name of item:	CBC Bank
Type of item:	Built
Group/Collection:	Commercial
Category:	Bank
Location:	Lat: -34.0685245071 Long: 150.8120062770
Primary address:	263 Queen Street, Campbelltown, NSW 2560
Parish:	St Peter
County:	Cumberland
Local govt. area:	Campbelltown
Local Aboriginal Land Council:	Tharawal

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
			CP/SP	41598

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
263 Queen Street	Campbelltown	Campbelltown	St Peter	Cumberland	Primary Address

## Statement of 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).

**Date significance updated:** 26 Oct 11

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

## Description

<b>Designer/Maker:</b>	Mansfield Brothers
<b>Construction years:</b>	1874-1881
<b>Physical description:</b>	<p>Site:</p> <p>There is a large yard behind the bank which contains an 1874 stable/ coach house, now used as a garage. (Branch Manager's Report, 100/85, 26/3/1985).</p> <p>Bank:</p> <p>A fine and restrained Victorian Italianate style rendered and painted building symmetrically designed about a small portico. The banking chamber has been altered, but it is understood that the building still contains a stone domed vault, and the original staircase and other joinery (ibid, 1985).</p> <p>C-shaped building around a courtyard.</p> <p>It includes a stone-domed bank vault.</p> <p>1960s commercial building towards the rear of the site.</p>
<b>Physical condition and/or Archaeological potential:</b>	<p>The banking chamber has been altered, but it is understood that the building still contains a stone domed vault, and the original staircase and other joinery. There is a large yard behind the bank which contains a stable/coach house, now used as a garage. (Branch Manager's report, 100/85, 26/3/1985).</p>

**Date condition updated:** 08 Jul 08

<b>Modifications and dates:</b>	<p>1950s - extension on the north side to the rear, alteration with parapet walls to the existing string course level and fenestration in keeping with the old building's style.</p> <p>1960s - newer commercial building built to the rear of the site - there is no physical connection between the buildings.</p> <p>1985 - The banking chamber has been altered (original bank fittings removed), but it is understood that the building still contains a stone domed vault, and the original staircase and other joinery. There is a large yard behind the bank which contains a stable/ coach house, now used as a garage. (Branch Manager's report, 100/85, 26/3/1985).</p> <p>1985 - approval 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.</p> <p>1992 - major redevelopment in the former rear yard. 1874 Stables/coach house was demolished after being archivally recorded.</p>
<b>Current use:</b>	vacant
<b>Former use:</b>	Bank; restaurant (downstairs); offices (upstairs), Newspaper headquarters, Medical Centre

## History

<b>Historical notes:</b>	<p>Permanent European settlement in the Campbelltown area had begun in 1809 as an alternative to the flood-prone Hawkesbury district. Work on a road from Sydney to Liverpool was started in 1811. It was opened in August 1814 and was soon extended further south to Appin. This road, variously known as Campbelltown Road, Appin Road or the Sydney Road, passed through Campbelltown. The section through the town was called the High Street until the last decade of the 19th century when it was renamed Queen Street (Orwell &amp; Peter Phillips, 1995, vol.2, 1-2).</p> <p>The land on which the Queen Street cottages stand was part of a grant of 140 acres to Joseph Phelps in 1816. He had been working the land for some years before receiving formal title to it. Phelps was one of the farmers of Airds and Appin who subscribed funds for a Sydney courthouse in July 1813. His grant was seized, possibly as soon as it was formally issued, by the Provost Marshal, William Gore in lieu of payment by Phelps of debts totalling 170 pounds. The land was auctioned in January 1817 to William Bradbury for 100 pounds plus twelve cattle and the grain produced from the crop growing on the land (ibid, 1995).</p> <p>Immediately north of Phelps' grant, Assistant Surveyor James Meehan had informally reserved 175 acres for a village (AMCG, 1994 say 'in 1815'.) In 1816 most of the land in the area was granted, leaving a portion of 175 acres unalienated, and surrounded by several grants (AMCG, 1994, 9).</p> <p>The reserved land was formally declared a town by Governor Macquarie in December 1820 and named Campbelltown in honour of his wife (Elizabeth)'s family (ibid, 1995).</p>
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William Bradbury (1774-1836) a native of Birmingham, was transported to NSW aboard the 'Guildford' in 1812. His wife Elizabeth remained in England but his daughter, Mary (1797-1852) followed her father to Australia in 1815. Bradbury had no other children in NSW, though he established a relationship with a woman named Alice and in April 1836 married a Campbelltown widow, Catherine Patrick, nee Acres (c.1801-1883). Bradbury died two months later (ibid, 1995, 2).

Governor Macquarie visited Campbelltown in January 1822. He and his party ate a 'hearty' breakfast at 'Bradbury's', indicating that Bradbury had built an inn. This was probably the inn later known as the Royal Oak, on the western side of the High Street. Macquarie noted in his journal that 'Bradbury is building a very good two storey brick house on his own farm and on a very pretty eminence immediately adjoining Campbell-Town as an inn for the accommodation fo the public, and having asked me to give his farm a name, I have called it Bradbury Park. In 1826 Bradbury Park House was considered by William Dumaesq, inspector of roads and bridges, as the best building in Campbelltown when he reported on buildings suitable for military use (ibid, 1995, 2).

As the main street of Campbelltown, High Street or Sydney Road and later Queen Street, was at the edge of town, one side of the street was not within the town boundary while the other was. Canny traders soon realised that either side of the main road was as good as the other and leased or bought land from the grantees bordering the town proper. By the 1840s more than a few shops and hotels occupied the western side of the High Street. The coming of the railway in 1858 also aided in securing the commercial focus of the town on Queen Street (AMCG, 1994, 9).

The Queen Street terraces were identified by Helen Baker (Proudfoot) in the early 1960s as a unique group of two-storey late Georgian vernacular buildings which were considered to form the only surviving late-1840s streetscape within the County of Cumberland. The buildings were acquired by the Cumberland County Council and its successors, the State Planning Authority and Department of Planning, to ensure their preservation (ibid, 1995, 1).

CBC Bank:

Joseph Phelps was granted 140 acres adjoining the future site of Campbelltown in 1816. His was one of a group of the first grants made that year. The subject property (the future 263 Queen Street) represents a small portion of the original grant. Phelps did not develop the portion of the grant that is the subject of this study. In fact no plan shows any development before 1881 (AMCG, 1994, 9).

Phelps increased his holdings to 170 acres in 1817, and that year conveyed the larger property to Thomas Clarkson. It passed through several hands up to 1870, however it appears was not developed in any way. It was presumably used for agricultural purposes (ibid, 1994, 14).

Samuel Parker, blacksmith, bought the subject property as part of a larger parcel in 1870 from Charles Morris. Parker owned the adjoining property (south side) and appears to have worked and resided on the property. What use, if any, he made of the subject site is unclear (Parker's house can be seen to the left of the bank in an 1881-83 photograph) (ibid, 1994, 14).

The Commercial Banking Company:



The Commercial Banking Company (CBC) of Sydney opened its first Campbelltown office in leased premises, McGuannes House at 286 Queen Street (across the road from no. 263) in 1874, with George L. Jones as manager. McGuannes House is separately listed on the State Heritage Register. It is owned by the Department of Environment & Planning and is at present leased as a doctor's surgery (Branch Manager's report, 100/85, 26/3/1985). AMCG (1994, 14) states that CBC bought the property (263 Queen St.) from Samuel Parker (not Morris) in 1876 and had the present building built in 1881. AMCG states that the bank's first permanent manager from 1874 was A.J. Gore, who served until he retired in 1904 (ibid, 14).

The bank moved into its own premises at 263 Queen Street in 1881. This building (built between 1874 and 1881) was designed by the Mansfield Brothers who were important Victorian architects employed by the CBC Bank on a number of projects (Branch Manager's report, 100/85, 26/3/1985) designing many bank chambers, examples surviving in many country towns (ibid, 1994, 14). It is a fine and restrained Italianate style rendered and painted building symmetrically designed about a small portico (Branch Manager's report, 100/85, 26/3/1985).

The bank sold a portion of the land it bought from Parker in 1880. The land was purchased in the name of the Queen for a new post office. That building was completed the same year as the CBC chambers (AMCG, 1994, 14).

In 1959 the bank sold off another portion of its 1876 purchase to the Commonwealth of Australia, presumably for the creation of a telephone exchange (AMCG, 1994, 14).

The banking chamber has been altered, but it is understood that the building still contains a stone vault, and the original staircase and other joinery. There is a large yard behind the bank which contains a stable/ coach house, now used as a garage (Branch Manager's report, 100/85, 26/3/1985).

The CBC sold the bank chambers and property at 263 Queen Street in 1986, moving to new premises (as the National Australia Bank). In recent times the former bank building at 263 Queen Street has been leased by a Pancake restaurant and is today (1994) used as the offices for a local newspaper (AMCG, 1994, 19).

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy- Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	Banking-
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4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Bank residence-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Suburban Centres-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Demonstrating Governor Macquarie's town and landscape planning-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing suburbia-

## Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Heritage Act	Order Under Section 57(2) to exempt the following activities from Section 57(1): (1) The maintenance of any building or item on the site where maintenance means the continuous protective care of existing material; and (2) Garden maintenance including cultivation pruning and tree surgery, but not including extensive lopping, weed control, the repair and maintenance of existing fences, gates and garden walls. (3) Changes of use; and (4) Maintenance and repairs to existing access roads, footpaths and outside lighting.	May 1 1987
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977  I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:  1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection	Sep 5 2008

			<p>57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	
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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00499	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00499	01 May 87	75	2242
Local Environmental Plan	Commercial Bank of Sydney (former)	100499	11 Mar 16		

## References, internet links & images

Type	Author	Year	Title
Tourism		2007	Campbelltown Heritage Walk

Tourism	Attraction Homepage	2007	Campbelltown Heritage Walk
Written	Carney, Martin & Dana Mider; Archaeological Management & Consulting Group Pty Ltd. Title: Archaeological assessment of the property located at 263 Queen Street, Campbelltown / Martin Carney & Dana Mider. Date: .	1994	Archaeological assessment of the property located at 263 Queen Street, Campbelltown
Written	Michael Knight, MLA for Campbelltown	1985	Heritage Protection for Campbelltown Bank, (press release)
Written	Orwell & Peter Phillips	1990	Outline conservation plan for the Queen Street historic precinct, Campbelltown
Written	Orwell & Peter Phillips Architects	1995	Conservation Management Plan - 288-294 Queen Street, Campbelltown



## Data source

The information for this entry comes from the following source:

**Name:** Heritage Office

**Database number:** 5045430

**File number:** EF14/4520; S90/3118; HC 33294



**8.4 APPENDIX D – SCHEDULE OF CONSERVATION WORKS**