

Appendix 3: Heritage Impact Statement



Heritage Impact Statement

124–142 Beamish Street, Campsie

December 2015

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Executive Summary

Urbis has been engaged by J Group to prepare the following Heritage Impact Statement in conjunction with the planning proposal for 124-142 Beamish Street, Campsie.

A heritage impact statement is required to assess the potential heritage impact of the proposed works at 124-142 Beamish Street, Campsie. The subject site does not comprise heritage listed items and is not located within a heritage conservation area; however it is in the immediate vicinity of heritage items, most notably the Orion Centre at 151-155 Beamish Street. The Orion Centre is an interwar cinema building which has been converted into a community meeting hall. It is locally listed heritage item as defined by the Canterbury Local Environment Plan (LEP) 2012 listing item number #137 provides evidence of the importance of localised entertainment in the district of Campsie. The theatre features rendered masonry walls with elements of Art Deco detailing, including plaster relief work. Other items in the vicinity include the State significant Campsie Railway Station and the Federation shop-top buildings at 158-160 Beamish Street.

An HIS is required to assess potential impacts to the heritage item, in the context of the proposed redevelopment.

The subject planning proposal has been assessed under the Canterbury LEP and DCP provisions. Extant site development is not of heritage significance and generally reflects a mix of later 20th century development and substantially altered early 20th century development, all of which is of poor architectural quality. The subject site does not contribute to the setting of the heritage items in the vicinity other than through its consistent scale, and where redevelopment is able to demonstrably respond to this, potential impacts are seen to be mitigated. It is further acknowledged that the site presents an opportunity to provide for increased density in line with Canterbury Council's density and urban renewal targets, and in a manner which does not unreasonably or significantly impact on heritage items in the vicinity.

The options provided in the urban design report are supported on heritage grounds, and the nominated option C (as preferred by the client) is recommended to Council for approval.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by J Group to prepare the following Heritage Impact Statement in conjunction with the planning proposal for 124-142 Beamish Street, Campsie. Campsie is located on the southern bank of the Cooks River in the Local Government Area (LGA) of Canterbury.

A heritage impact statement is required to assess the potential heritage impact of the proposed works at 124-142 Beamish Street, Campsie. The subject site does not comprise heritage listed items and is not located within a heritage conservation area; however it is in the immediate vicinity of heritage items, most notably the Orion Centre. The Orion Centre is an interwar cinema building which has been converted into a community meeting hall. It is locally listed heritage item as defined by the Canterbury Local Environment Plan (LEP) 2012 listing item number #137. Other items in the vicinity include the State significant Campsie Railway Station and the Federation shop-top buildings at 158-160 Beamish Street.

An HIS is required to assess potential impacts to the heritage item, in the context of the proposed redevelopment.

1.2 SITE LOCATION

The site is known as 124-142 Beamish Street, Campsie (Figure 1). The subject site is located on the western side of Beamish Street, and comprises all of the development fronting Beamish Street between Ninth Avenue and Campsie Street. The heritage listed former Orion Theatre is located on the eastern side of Beamish Street, opposite the site (refer Figure 1).

FIGURE 1 – AERIAL VIEW OF THE SITE AND SURROUNDS, INCLUDING THE HERITAGE ITEM OPPOSITE



SOURCE: SIXMAPS 2015

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

The proposed works have been assessed with reference to relevant controls and provisions contained within the Canterbury Local Environmental Plan 2012 and the Canterbury Development Control Plan 2012.

This report follows a site inspection, undertaken in November 2015. Interiors of the subject site were not inspected.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 THE PROPOSAL

This HIS has been prepared to accompany a planning proposal for the subject site, which is based on a site specific plan prepared by Stanistic Architects. Figure 2 indicates the preferred development (option C) for the site as proposed by Stanistic Architects, however this HIS assesses the three options considered for the site. The subject site is rectangular in shape and encompasses a street block of 3833m². There are three street frontages Ninth Avenue to the north, Beamish Street to the east and Campsie Street to the south. It is proposed that a mixed use development be constructed on the site. This is to allow for the increase of residential density in a key location.

The following options are summarised from the Urban Design Report.

Option A comprises perimeter buildings to the three street frontages creating a courtyard. Each building has zero setback to its respective street frontage with building modelling set to the internal courtyard face. The building height and bulk creates a continuous perimeter wall to the three street frontages with the tower element 'marking' the key corner. The proposal includes:

- 2 storey podium across the site
- 5 buildings ranging in height from 10-20 storeys, with a 20 storey element at the corner of Beamish Street and Ninth Avenue
- 5 x basement parking levels,
- Communal open space on roof of Building C and courtyard
- Continuous awning to Ninth Avenue, Beamish Street and the corner (Building B) of Campsie Street.

Option B comprises perimeter buildings to the three street frontages creating a central courtyard. Each building has zero setback to its respective street frontage with buildings, creating street walls. Building C is setback above 4 storeys to respond to the residential streetscape of Campsie Street. The building height and bulk creates a continuous perimeter block wall to the three street frontages with the tower element marking the key corner. Higher buildings address Beamish Street and the two street corners. Lower scaled buildings address Campsie Street and Ninth Avenue creating the transition to the neighbouring residential zone. The proposal includes:

- 2 storey podium across the site
- 5 buildings ranging in height from 12 - 28 storeys with a 28 storey element in the form of a tower at the corner of Beamish Street and Ninth Avenue
- 5 x basement parking levels
- Communal open space on roof of Building C and courtyard
- Continuous awning to Ninth Avenue, Beamish Street and the corner (Building B) of Campsie Street

- Lower scale buildings, 12 storeys, set back from Beamish Street to address Campsie Street and Ninth Avenue

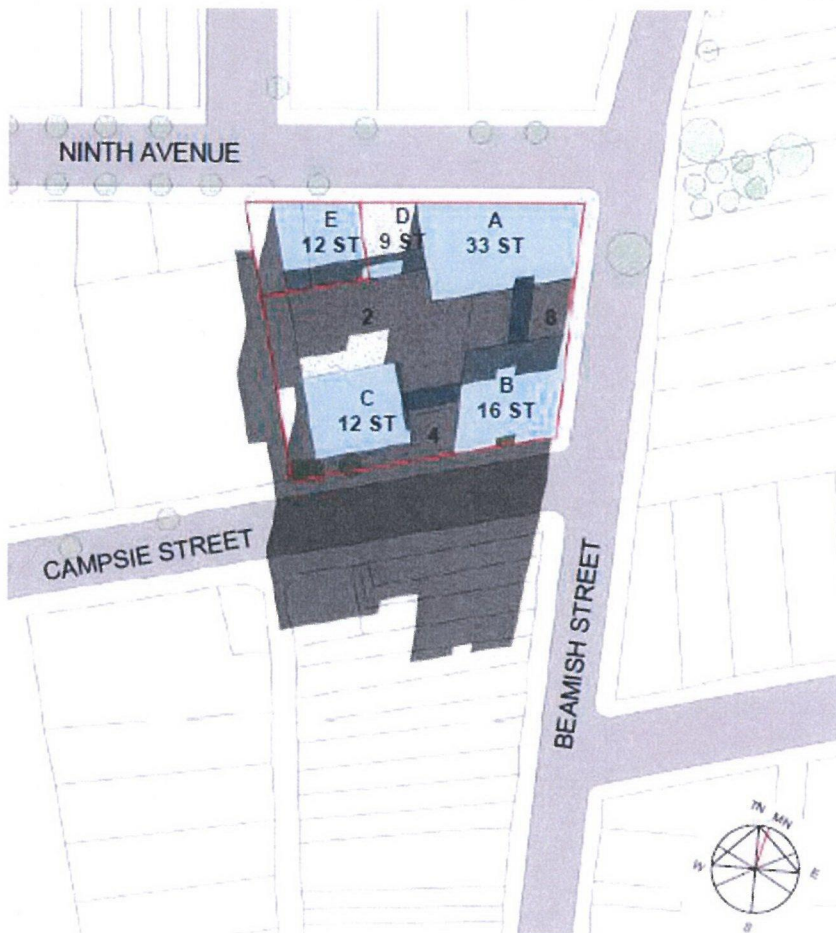
Option C comprises streets walls to the three street frontages forming a central courtyard. Building forms fragment into individual buildings above 4 storeys allowing daylight and solar access through the site. A tower element at the corner of Beamish Street and Ninth Avenue highlights the key corner. Street walls are established at Ground - L4 and then fragment by providing building separation between buildings substantially reducing building mass.

Varying building heights and creating openings between the buildings reduces shadowing impact on the properties to the south of the site and creates view corridors through the site. The proposal for option C includes:

- 2 storey podium across the site
- 5 buildings ranging in height from 9 - 33 storeys with the 33 storey element in the form of a tower at the corner of Beamish Street and Ninth Avenue
- 5 x basement parking levels
- Continuous awning to Ninth Avenue, Beamish Street and the corner (Building B) of Campsie Street
- Building bulk articulated by variety of building heights 8, 9, 12, 16 & 33 storeys
- Openings between buildings to allow daylight and views through site
- Communal open space on roof of Building D, Beamish Street Podium and courtyard

Option C is noted as the client's preferred solution in the Urban Design Report.

FIGURE 2 – OPTION C (PREFERRED) PROPOSAL – SUBJECT SITE OUTLINED IN RED



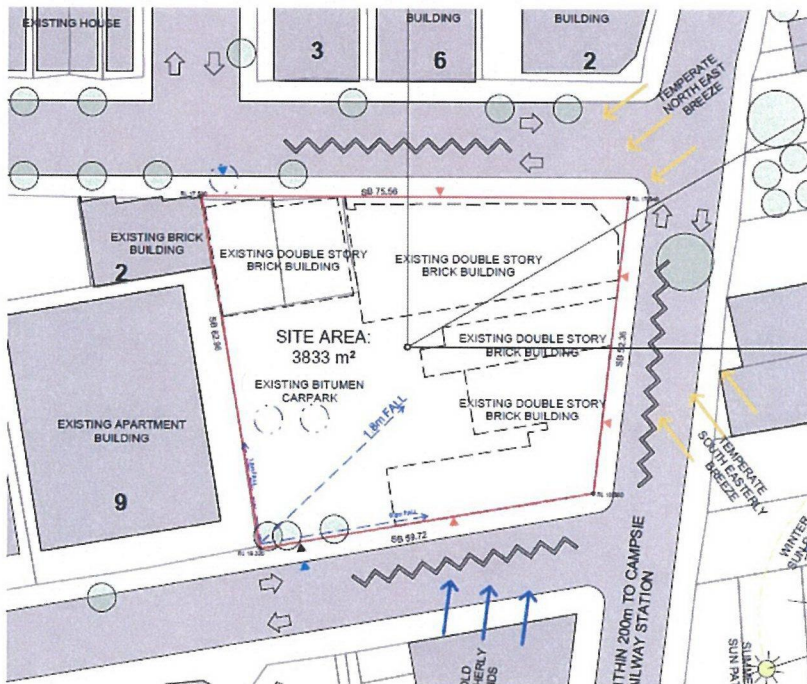
SOURCE: STANISIC ARCHITECTS OCTOBER 2015

2 Site Description

The subject site is nominally rectangular in shape, and encompasses a street block of 3833m². It has three street frontages: Ninth Avenue to the north, Beamish Street to the east and Campsie Street to the south. It sits in the Campsie shopping strip, close to grocery stores, eateries and services and is 1.0km from the parkland along the Cooks River.

Currently the subject site is occupied by two storey retail and commercial buildings with onsite parking at the rear. The buildings on the northern part of the site (124-132 Beamish Street and 16-18 Ninth Avenue) are generally of post-1950 construction and generally of poor architectural quality. Development fronting Beamish Street at 134-142 Beamish Street appears to be of early 20th century construction however has been so substantially modified that it is no longer discernible as such. Extensions to 140-142 Beamish Street fronting Campsie Street are also of later 20th century construction.

FIGURE 3 – PLAN OF THE SUBJECT SITE



SOURCE: URBAN DESIGN REPORT/ SITE ANALYSIS (SECTION 5.2) PG 14

The site buildings match the height of the shopping strip to the south of Campsie Street. To the north of the site on Ninth Avenue are mixed use developments, 3 - 6 storeys in height. Directly opposite on Beamish Street is two storey strip shopping and the heritage listed Orion Theatre. Directly to the west of the site on Campsie Street is an 8-9 storey mixed use development.

140-142 Beamish St is a two storey retail building currently housing a number of businesses including a tax agent, gift shop, real estate and Malaysian restaurant. 134-138 Beamish Street is of a similar design to 140-142 Beamish St, both buildings are present in the 1943 aerial image of the site although have been substantially altered and the latter has been extended. The retail space is currently occupied by a nail salon, and a vitamin shop.

132 Beamish Street is a two storey retail space of post 1950s construction. This two storey building currently houses a variety of businesses including a tax agent and real estate agent. 130 Beamish Street is a later twentieth century building housing a retail space on the ground floor and professional suites on the second story. 16-18 Ninth Avenue consist of a redbrick structure which is currently occupied by a tutoring business.

FIGURE 4 – VIEWS OF THE SUBJECT SITE



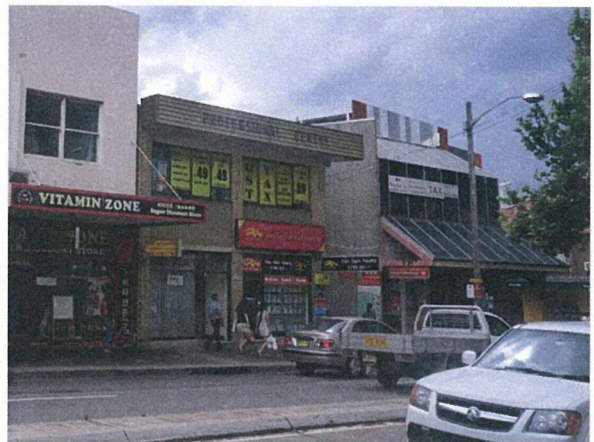
PICTURE 1 – VIEW NORTH WEST ON CAMPSIE ST SHOWING LATER TWENTIETH CENTURY EXTENSIONS TO 140-142 BEAMISH STREET



PICTURE 2 – VIEW NORTH EAST ON CAMPSIE ST (TOWARDS BEAMISH STREET)



PICTURE 3 – VIEW OF THE SUBJECT SITE WITH 140-142 SHOWN AT THE LEFT END OF THE GROUP. DEVELOPMENT AT 134-142 APPEARS TO BE OF EARLY 20TH CENTURY CONSTRUCTION HOWEVER HAS BEEN EXTENSIVELY MODIFIED



PICTURE 4 – LATER 20TH CENTURY COMMERCIAL DEVELOPMENT AT 132 BEAMISH STREET



PICTURE 5 – 124 BEAMISH STREET (DEVELOPMENT AT THE CORNER OF BEAMISH STREET AND NINTH AVENUE (FROM BEAMISH STREET)



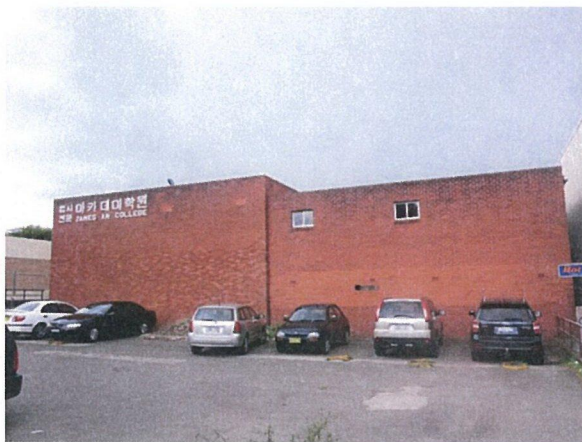
PICTURE 6 – DEVELOPMENT ON THE CORNER OF BEAMISH ST AND NINTH AVE (SHOWING THE NINTH AVENUE FAÇADE)



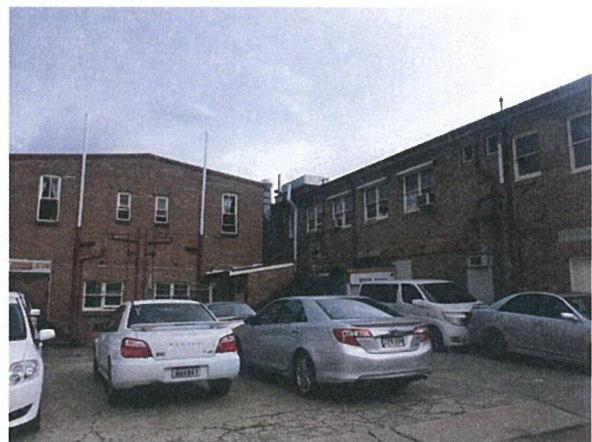
PICTURE 7 – VACANT LOT/ PARKING AREA AT THE REAR OF THE SITE AND FRONTING CAMPSIE STREET OF SITE



PICTURE 8 – REAR OF DEVELOPMENT FRONTING BEAMISH STREET



PICTURE 9 – REAR OF LATE 20TH CENTURY DEVELOPMENT AT 16 -18 NINTH AVE



PICTURE 10 – REAR OF DEVELOPMENT AT 134-142 BEAMISH STREET

The subject site is in the vicinity of heritage items, most notably the former Orion theatre opposite the site at 151155 Beamish Street. With consideration for the scale of the proposed redevelopment, this HIS also considers nearby additional heritage items as listed below and pictured at Figure 4:

- Inter war shop with dwelling above (#138) at 158 Beamish Street;
- Inter war shop with dwelling above (#139) at 160 Beamish Street; and
- Federation railway station buildings (#140) at 184–186 Beamish Street (Campsie Railway Station)

The former Orion Theatre is a large cinema building, which has been converted into a Community meeting hall by Canterbury Municipal Council. It features rendered masonry walls with some Art Deco detailing including plaster relief work and galvanised iron roof. There has been some minor modification to the façade below the awning level.

FIGURE 5 – STREETSCAPE VIEWS AND ITEMS IN THE VICINITY



PICTURE 11 – THE ORION CENTRE



PICTURE 12 – VIEW NORTH ALONG BEAMISH STREET



PICTURE 13 – HERITAGE LISTED SHOPTOP BUILDINGS AT 158-160 BEAMISH STREET (WITHIN THE BLOCK SOUTH OF THE INTERSECTION WITH CAMPSIE STREET)



PICTURE 14 – CAMPSIE RAILWAY STATION

3 Historical Overview

3.1 AREA HISTORY

The following historical overview has been sourced from the City of Canterbury Library electronic article entitled 'Campsie NSW'.

Before European colonisation of the Sydney area the area between the Cooks and Georges Rivers consisted of forest. The area of Campsie consists of a slightly sloped area beginning at the ridge which is now Canterbury Road and continuing through to the Cooks River on the east and north. The south of the area had a steeper incline to the Cup and Saucer Creek. The area in the vicinity of the Cooks River was recorded by Captain Cook's officers in 1770. Due to the fertility of the land the area was settled soon after the establishment of Sydney. In 1804 Hannah Laycock and her sons received a land grant in the area. Beamish Street is recorded as serving as the road between their farm and the river. Beamish Street served as a boundary in defining blocks when further land grants were made.

The suburb of Campsie formed part of a grant of 100 acres which was made to John Redman in 1808 or 1809, the title confirmed in 1812. Redman served as the Chief Constable of Sydney and named it "John Farm". The land was sold following Redman's death in 1837, then again in 1846 to Robert and Hugh Scott. The Scott brothers renamed the land "Campsie Farm" after the Campsie Hills in Scotland.

"Campsie Farm" was sold in 1884 to the Anglo-Australian Investment, Finance and Land Company who speculated that a new railway line would be routed through the area. The land was subdivided in 1885 as part of the "Campsie Park Estate". The Sydney Morning Herald ran the first advertisement for the Campsie Park Estate on 13 October, 1885. The Campsie Park Estate featured wide streets with large blocks of land. The estate was bordered by Campsie Street and Evaline Street to the north and south, and Loftus and Beamish Street to the east and west. Although the company had owners in parliament who were confident of the railway development, it did not eventuate. Before the 1890s financial depression the Campsie Park Estate had only been able to sell a few blocks of land, the company folded in 1895.

In 1909 the population of the municipality was approximately 6000 and by 1914 the population had grown to 24000.

3.2 THE SUBJECT SITE

The subject site comprises several lots of predominantly two storey late 20th century retail/ commercial development and modified early 20th century development. Beamish Street was established as the shopping hub of Campsie and predominantly developed as a retail shoptop precinct with a mix of late Victorian, Federation and early inter-war period development, and the subject site is much the same. The 1943 aerial; indicates what appears to be retail/ commercial development fronting Beamish Street, with residential development fronting Campsie Street and Ninth Avenue (refer Figure 6 below).

Development on the corner of Beamish and Campsie Streets on the southeast corner of the site is shown on the 1943 aerial. The rear elevations suggest a late Victorian/ Federation period construction; however the principal Beamish Street façade has been substantially modified such that it is not recognisable as earlier development. Development on the northern section of the site replaced previous development and is post 1950 and late 20th century construction.

FIGURE 6 – 1943 AERIAL OF THE SUBJECT SITE (RED)



3.3 THE ORION CENTRE

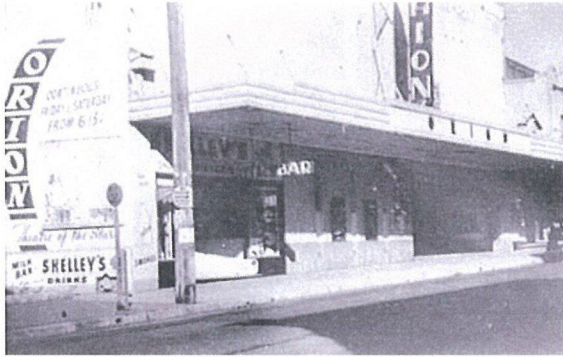
The Campsie Palace was the first theatre of the Campsie area, an open air picture theatre; it opened in 1910 on the corner of Beamish Street and Evaline Street. The Campsie Palace was to become the Excelsis and later the Odeon. In the 1920s Beamish Street was already established as the shopping hub of Campsie. As the population of the area grew local services and social activities in the area began to develop, however Beamish Street had remained a dirt track and was not concreted until the 1930s. The Campsie Orion Theatre was opened on 7 March, 1936 and was the second theatre in the Campsie area.

The Campsie Orion Theatre is located at 155 Beamish Street, opposite the subject site. The original name was “Orion- theatre of the stars” and was named after the Orion constellation. The Orion also had close links with the *RMS Orion* an Orient Company ocean liner. The theatre’s lobby included a mural of the liner, which had been launched from Brisbane in 1934. The theatre contained seating for 999 people, and was independently operated. In 1949 the building underwent extensive renovations, the stalls consisted of a parabolic floor with a curve, this allowed an unrestricted view from all areas. The stage curtain was red, blue and silver with the auditorium consisting of concealed lighting. Greater Union took over the theatre in 1953 and ran the theatre on a restricted policy where movies were only shown on Friday and Saturday. This policy saw the theatre profits reduce and the building ceased operation as a theatre in 1959.¹

¹ Sharp, Barry. A Pictorial history of Sydney's suburban cinemas. Volume 1. Strawberry Hills, NSW: Barry Sharp, 1982, p 22-23. Referenced in:
<http://photosau.com.au/Canterbury/scripts/genericIncluder.asp?filename=info/TheatreCampsieOrion>

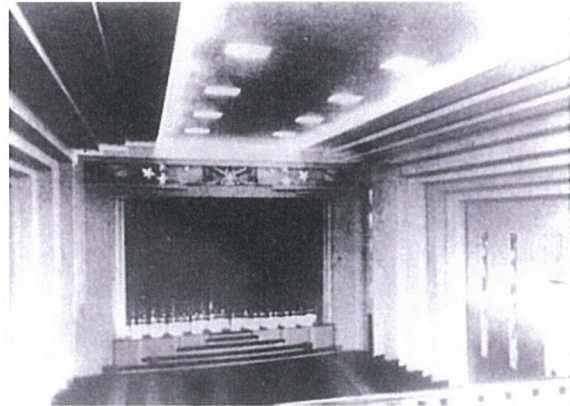
The City of Canterbury Council purchased the building in 1964, as the Canterbury Town Hall had been demolished the Orion had been considered as a possible replacement. This did not eventuate and the theatre functioned as a community space- hosting markets, serving a rehearsal space for theatre groups and functioning as neighbourhood centre for migrant groups. In 1984 the council began an extensive restoration process on the building with the view to the building being used as a function centre. The renovations provided a stage of 12 by 18 metres with dressing rooms and storage facilities located on a lower level. The mezzanine and foyer were made available to host smaller functions and the main hall provided seating for 650 people. The building is referred to as the Orion Centre.²

FIGURE 7 – HISTORICAL VIEWS



PICTURE 15 – THE ORION C.1960

SOURCE: A PICTORIAL HISTORY OF SYDNEY'S SUBURBAN CINEMAS. VOL 1 BY SHARP, BARRY. STRAWBERRY HILLS, NSW: BARRY SHARP, 1982, P 22-23.



PICTURE 16 – INTERIOR OF THE THEATRE C.1960

SOURCE: A PICTORIAL HISTORY OF SYDNEY'S SUBURBAN CINEMAS. VOL 1 BY SHARP, BARRY. STRAWBERRY HILLS, NSW: BARRY SHARP, 1982, P 22-23.

² Ibid

4 Heritage Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 STATEMENT OF SIGNIFICANCE

The following statements of significance for items in the vicinity have been sourced from the respective Office of Environment and Heritage inventory listings for the site:

4.2.1 'ORION CENTRE'

Orion Centre is evidence of the importance of localised entertainment in the district, especially in the district centre of Campsie.³

4.2.2 'SHOPS' 158-160 BEAMISH STREET

These shops are virtually the only examples of the 1910's shop building boom, which provide qualitative evidence of that period.⁴

4.2.3 CAMPSIE RAILWAY STATION GROUP

Campsie Railway Station has local significance as a station which has its origins in the 1890s expansion of the railways undertaken to encourage agriculture and suburban growth in the late 19th and early 20th century. The existing station layout, platform buildings and overbridge date from 1915 and demonstrate the ongoing expansion of the railways in the early 20th Century and represent the period of suburban development particularly the War Service residential development that took place during the interwar period along this line. The station is associated historically with the movement of railway employees to and from the Enfield/Chullora workshops area. The extant largely intact 1920s platform buildings and the Beamish Street overbridge are representative of railway structures of this period.⁵

³ Office of Environment and Heritage, 'Orion Centre':
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1300031>

⁴ Office of Environment and Heritage, 'Shops':
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1300032>

⁵ Office of Environment and Heritage, 'Campsie Railway Station Group':
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4801101>

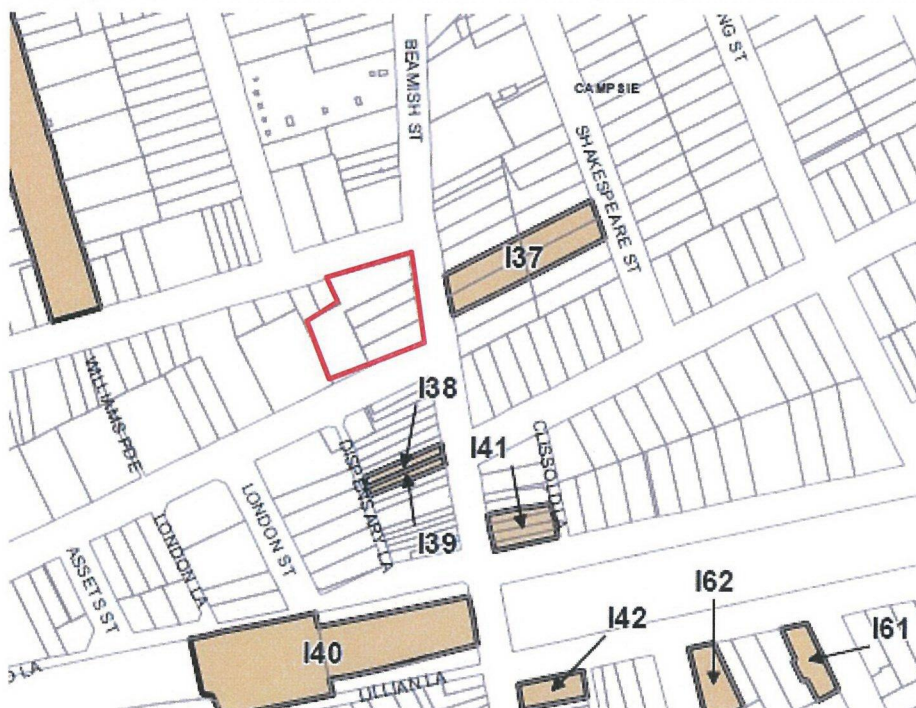
5 Impact Assessment

5.1 HERITAGE LISTING

The subject property is not a listed heritage item and is not in a conservation area, however is in the vicinity of heritage items as listed under the Canterbury City Council Local Environmental Plan 2012, and as shown on the heritage map below. Heritage items in the vicinity include:

- The former Orion Theatre/ Orion Centre (#I37) at 151–155 Beamish Street;
- Inter war shop with dwelling above (#I38) at 158 Beamish Street;
- Inter war shop with dwelling above (#I39) at 160 Beamish Street; and
- Federation railway station buildings (#I40) at 184–186 Beamish Street (Campsie Railway Station)

FIGURE 8 – HERITAGE MAP, SHOWING THE SUBJECT SITE AND HERITAGE ITEM IN THE VICINITY (#I37)



SOURCE: CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 HERITAGE MAP – SHEET 006

5.2 STATUTORY CONTROLS

5.2.1 CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

TABLE 1 – RELEVANT LEP CLAUSES

CLAUSE	DISCUSSION
5.10 Heritage conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Canterbury,	1) The subject site does not comprise significant or heritage items and does not impact on items in the vicinity, other than to alter the context of the items as detailed below.

CLAUSE

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

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

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

DISCUSSION

The site is in proximity to the following items:

- The former Orion Theatre/ Orion Centre (#I37) at 151–155 Beamish Street;
- Inter war shop with dwelling above (#I38) at 158 Beamish Street;
- Inter war shop with dwelling above (#I39) at 160 Beamish Street; and
- Federation railway station buildings (#I40) at 184–186 Beamish Street (Campsie Railway Station)

The primary consideration is the former Orion Theatre, which is located opposite the site. Further afield items have been included with consideration for the scale of the proposed redevelopment. The railway station is substantially distanced from the site and presents as a one off townscape item. The proposed redevelopment will form part of a back drop of development in the mixed context of development around the station.

The heritage listed inter-war shops at 158-160 Beamish Street are located in the block south of the subject site and form part of a more consistent context of one two storey Federation and inter-war period shop-top development. The proposed development will not detract from this context and all of the proposed options respond to this character (and the relatively consistent character of Beamish Street) by providing for a two storey podium at the base of the development.

Similarly each of the proposed redevelopment options seek to mitigate impacts to the heritage listed former Orion Theatre opposite the site, through the proposed podium design. Other than being consistent in scale, it is considered that the extant development does not significantly contribute to the setting of heritage item, as the site is of a mixed and altered character, and is generally of low architectural quality. The heritage item is separated from the site by Beamish Street and continues to be read in the context of lower scale 1-2 storey development on the eastern side of the street. The setting and prominence of the heritage item is also aided by the further setback of the adjoining single storey community centre building, which is not affected by the

CLAUSE	DISCUSSION
	subject proposal. Whilst the development will be out of scale with the heritage item, the proposed design seeks to mitigate impacts by creating the two storey podium as detailed above, and providing street awnings; and the proposed option C also seeks to mitigate impacts of massing by varying the scale of the tower forms (between 9 and 33 storeys) and articulating the towers on the Beamish Street frontage and providing for slot views and separation between the towers.

5.2.2 DEVELOPMENT CONTROL PLAN 2012

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

TABLE 2 – DEVELOPMENT CONTROL PLAN

PROVISION	DISCUSSION
PART 6.5: HERITAGE CONSERVATION	
OBJECTIVES FOR HERITAGE CONSERVATION	
O1. Canterbury's cultural heritage is conserved.	O1) The subject site is not of heritage significance and the proposed redevelopment responds to and seeks to mitigate visual impacts to items in the vicinity as detailed in the LEP discussion above.
O3. The significant fabric, materials and finishes, visual setting, landscape elements and fencing of places of cultural heritage value are conserved.	O3) As detailed above in the LEP discussion, it is considered that the setting of the former Orion Theatre is not unreasonably impacted. The development is located on the opposite side of the road and the theatre continues to be able to be read in the context of 1-2 storey development on the eastern side of the street. The development also responds to the consistent character of the area by providing for a two storey podium form.
O6. Development on land in the vicinity of a place of cultural heritage value is designed in accordance with the conservation process.	O6) The conservation process is outlined in two key documents – the <i>Burra Charter</i> and the <i>NSW Heritage Manual</i> . The proposed redevelopment is cognisant of and responds to the heritage items in the vicinity as detailed above.
6.5.2 Analysis and documentation	
li. A statement of heritage impact is required with all development applications that affect a place of cultural heritage value. A conservation management plan or archaeological assessment may also be required. A	This HIS has been prepared to assist the consent authority in their assessment of the subject proposal and has been prepared in accordance with the DCP provisions as set out in section 6.5.2 and 6.5.3. The

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structural condition report may be required for an application that proposes the demolition of a heritage item.

6.5.13 Development in the vicinity of a place of cultural heritage value

i. Development near a place of cultural heritage value can have an impact almost as great as development on the same site as a place of cultural heritage value. On rare occasions, development can have a physical impact if works on an adjoining site (such as excavation) are not properly regulated. Usually, however, the impact is on the visual setting of a place. New development on adjoining land should not imitate a place of cultural heritage value, but it should be respectful in the way it is situated, its scale, its proportions, the materials and finishes used, and the manner in which the site is landscaped. In certain situations it may not be possible to achieve the maximum development potential on adjoining land if this would have a detrimental impact on the visual setting of the significant place.

ii. Development on land in the vicinity of a place of cultural heritage value should, like development on the site of the significant place itself, be designed in accordance with the conservation process.

iii. Comply with the following design principles in the design of development in the vicinity of a place of cultural heritage value:

- Be sympathetic in scale to the significant place,
- Set back adequately from site boundaries so that the new development does not visually dominate the significant place,

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subject site does not comprise heritage items and a CMP is therefore not necessary.

i) Complies, refer to the LEP discussion above. All options and in particular option respond to the consistent streetscape setting and the heritage item through the provision of the podium. The site is also separated from the heritage item by Beamish Street and the item continues to be read in the consistent lower scale of the eastern side of the street.

ii) Complies, refer to DCP objectives above.

iii)

- Whilst the development will be out of scale with the heritage item, the proposed design seeks to mitigate impacts by creating the two storey podium and providing street awnings; and the proposed option C also seeks to mitigate impacts of massing by varying the scale of the tower forms (between 9 and 33 storeys) and articulating the towers on the Beamish Street frontage and providing for slot views and separation between the towers. It is considered that the increased scale does not unreasonably impact on the setting of the heritage items in the vicinity.

- The proposed development is located opposite the Orion Theatre and will not visually dominate the item. The item remains a prominent item in the streetscape owing to its highly decorative parapeted façade and street front awning.

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- Respond to the form and proportions of the significant place,

- Respond to the size, placement and proportions of window and door openings of the significant place,

- Use materials and finishes that complement those of the significant place

iv. Locate and design development in the vicinity of a place of cultural heritage value so that it does not interrupt any important views towards the significant place from the public domain. This includes both buildings and landscape elements.

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- The proposed redevelopment responds to the consistent scale of the streetscape and the heritage listed theatre and shoptop buildings.

- Details of the lower podium are subject to development and this should consider articulation and modulation of shopfronts along Beamish Street however it is not considered relevant or appropriate that the new development replicate the heritage item detailing. It is noted that the theatre is somewhat unique in the streetscape context, although it is consistent in its scale.

- Details of the lower podium are subject to development and again it is noted that specific replication is not considered appropriate.

iv) No identified significant views are affected by the subject proposal.

6 Conclusion and Recommendations

Extant site development is not of heritage significance and generally reflects a mix of later 20th century development and substantially altered early 20th century development, all of which is of poor architectural quality. The subject site does not contribute to the setting of the heritage items in the vicinity other than through its consistent scale and where redevelopment is able to demonstrably respond to this, potential impacts are seen to be mitigated. It is further acknowledged that the site presents an opportunity to provide for increased density in line with Canterbury Council's density and urban renewal targets, and in a manner which does not unreasonably or significantly impact on heritage items in the vicinity.

Whilst the development will be out of scale with the noted heritage items, the proposed redevelopment seeks to mitigate impacts by creating the two storey podium. The proposed option C also seeks to mitigate impacts of massing by varying the scale of the tower forms (between 9 and 33 storeys) and articulating the towers on the Beamish Street frontage and providing for slot views and separation between the towers.

The 3 options provided in the urban design report are supported on heritage grounds, and it is considered that there is no further impact posed to the heritage items in the vicinity by the increased heights in option C (up to 33 storeys) as the design similarly responds to the consistent streetscape scale and mitigates impacts of massing through the modulated tower forms of the complex. In particular, the proposed redevelopment will have no impact on the heritage listed Federation shop top buildings and the railway station which are substantially distanced from the subject site.

7 Bibliography and References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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