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# **HERITAGE IMPACT STATEMENT**

124-142 Beamish Street,  
Campsie

Prepared for  
**J GROUP**  
8 April 2020

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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 #I37 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 20<sup>th</sup> century development and substantially altered early 20<sup>th</sup> 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.

The subject proposal responds to the heritage item in the provision of the lower scale podium, consolidating density into two tower forms. The two-storey podium retains the fine grain retail attributes, the prevailing street wall and maintains the human scaled “high street” qualities of Beamish Street. This in turn allows the Orion Centre to be read and remain prominent in that context, having regard for the prominent parapeted form of the heritage item. Similarly, the podium responds to the two storey shop-top buildings at 158-160 Beamish Street, and the overall scale of the towers is also mitigated by the separation of the site and the heritage item, located to the south of the site.

It is further acknowledged that the site presents an opportunity to provide for increased density in a manner which does not unreasonably or significantly impact on heritage items in the vicinity. The Sydenham to Bankstown Urban Renewal Corridor Strategy states that in order to achieve the objectives of the Strategy, changes to the current planning controls in the Canterbury Local Environmental Plan 2012 are required. This includes amendments to the zoning, height, density, and built form controls. This will occur through the state government Priority Precinct process. The vision for the greater Campsie Station Precinct has informed the proposal for the subject site, which forms part of the precinct. Within the plan, the anticipated main street shop top housing located along the town centre’s main streets, such as Beamish Street, will translate into intensification of the area.

The subject proposal is supported on heritage grounds and 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 below).



Figure 1 Aerial view with the subject site boundary indicated in red  
Source: [Sixmaps]

## 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 revises an earlier report prepared by Urbis in 2015. A site inspection was undertaken for the previous report, undertaken in November 2015. Interiors of the subject site were not inspected.

## 1.4. THE PROPOSAL

Turner Architects has prepared an Architectural Concept (refer to the submission) for the proposed mixed use development of the site, informed by a comprehensive urban design analysis.

The Design Strategy informing the proposed development is described by Turner as follows:

- *The concept plan for the site proposes a composition of two towers of varying heights supported by lower 8-4 storey linear buildings over a two-storey podium base supporting the intent to establish a dense and active Town Centre.*
- *The proposed built form and massing has been considered through:*
  - *A strategy to free up the ground plane for improved public domain benefit;*
  - *Design of the upper, medium to high rise residential built-forms to respond to the anticipated density for the site which meets the intended strategic vision for the town centre and the growth corridor;*
  - *Absorbing most of the density within two towers of 25 storeys;*
  - *Appropriate positioning of the towers to minimise adverse impact onto the amenity of the surrounding sites;*
  - *Orientating the towers to maximise ADG compliance.*
  - *Providing transition in the skyline to adjoining sites via the stepped built form of four, eight,*
  - *Substantial reduction in the height of the lower buildings fronting Beamish Street, improving the proportion of the streetscape.*
- *The Beamish Street 25-storey landmark tower (Building A1) addresses the corner of Beamish and Campsie Streets, nearest to the train station and the sculptured and highly articulated tower form offers a gateway statement for Campsie's Town Centre.*
- *The proposed tall buildings are designed as a slender tower forms to reduce visual and shadow impacts while absorbing significant density intended for the site. The tall slender tower forms reduce the footprint of the building on the ground plane foot print significantly, allowing for the delivery of a significant public plaza and landscaped through-sitelink.*
- *The cascading building height reduces towards the north and the west with the proposed lower 8-4 storey buildings providing transition of height to Beamish and Campsie Streets. This composition allows for a gradual transition in scale and height across the site which provides appropriate response to the neighbouring and anticipated future context.*
- *Proposed street walls and setbacks have been considered through*
  - *Freeing up the ground plane for improved public domain benefit;*
  - *Increasing activation of Ninth Avenue;*



- Retention of the fine grain, “High Street” retail attributes of Beamish Street through a two storey retail/commercial podium;
- Appropriately placed retail to facilitate a vibrant, permeable and active public realm which connects and ties into the surrounding context;
- Improved solar access to retail central courtyard.
- The consistent street-wall provides a clearly defined edge to the site, improving the legibility of the streetscape and the proposed active retail offerings, commercial and residential lobbies enable the activation of Campsie Street and Ninth Avenue.
- Through-site-link and the public plaza are defined by the retail premises and provide a safe, protected and enjoyable space for the general public.
- Vehicular and service access has been diverted away from Beamish Street, utilising Ninth Avenue to minimise any direct conflicts between vehicular traffic and pedestrian access. Service vehicles, loading dock and the basement carpark ramp off Ninth Avenue are located away from the public plaza.

The proposed development is designed to address the requirements of State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the provisions of the accompanying Apartment Design Guidelines.



Figure 2 Concept Plan - Ground Plane

Source: [Turner Architects]



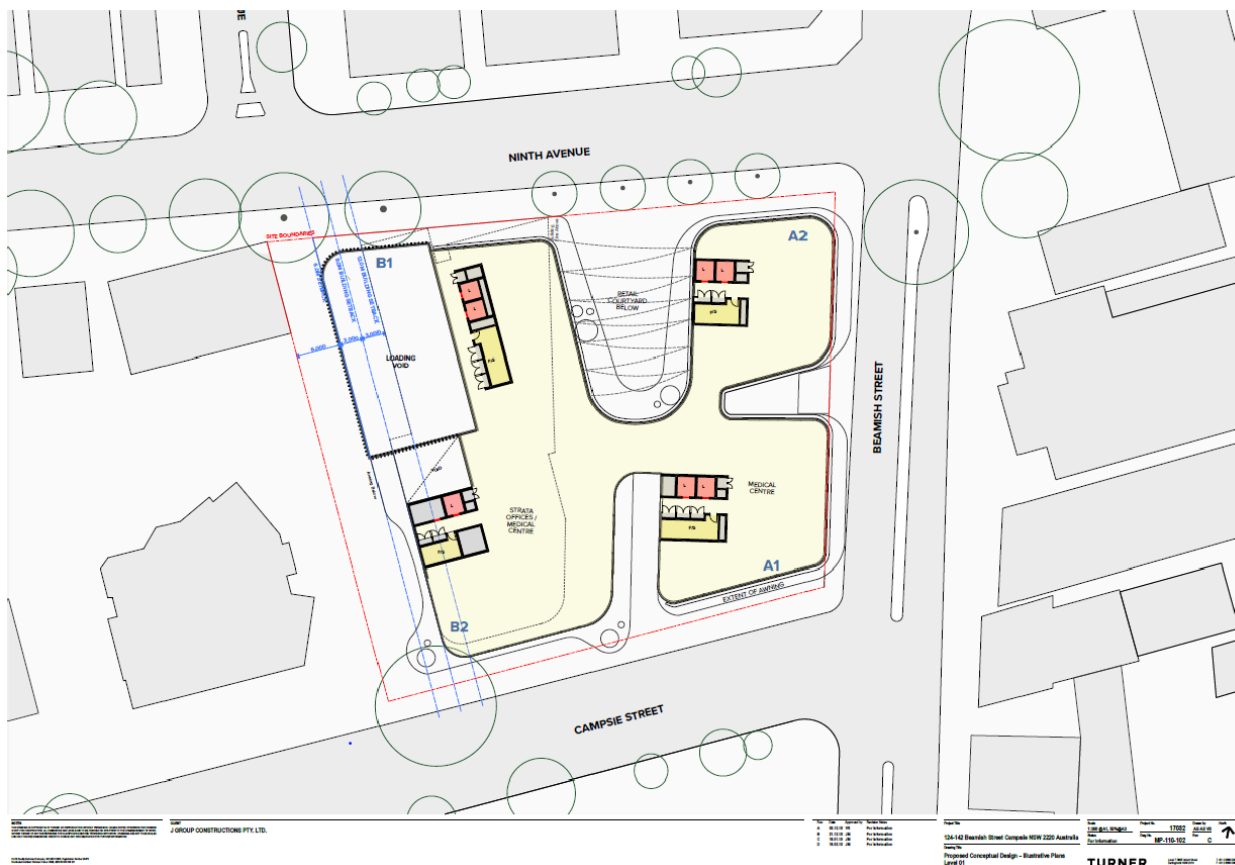


Figure 3 Concept Plan – Podium Level

Source: [Turner Architects]



Figure 4 Concept plan perspective – view from Ninth Avenue

Source: [Turner Architects]

A numerical summary of the proposed site development is as follows:

- Site area – 3,833m<sup>2</sup>
- Gross floor area – 30,777m<sup>2</sup>
- Total FSR – 8.03:1
- Commercial/retail floor area – 4,745m<sup>2</sup>
- Residential floor area – 26,032m<sup>2</sup>
- Number of apartments - 320

## **1.5. AUTHOR IDENTIFICATION**

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

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

## 2. SITE DESCRIPTION

The subject site is nominally rectangular in shape, and encompasses a street block of 3833m<sup>2</sup>. 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 20<sup>th</sup> 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 20<sup>th</sup> century construction.

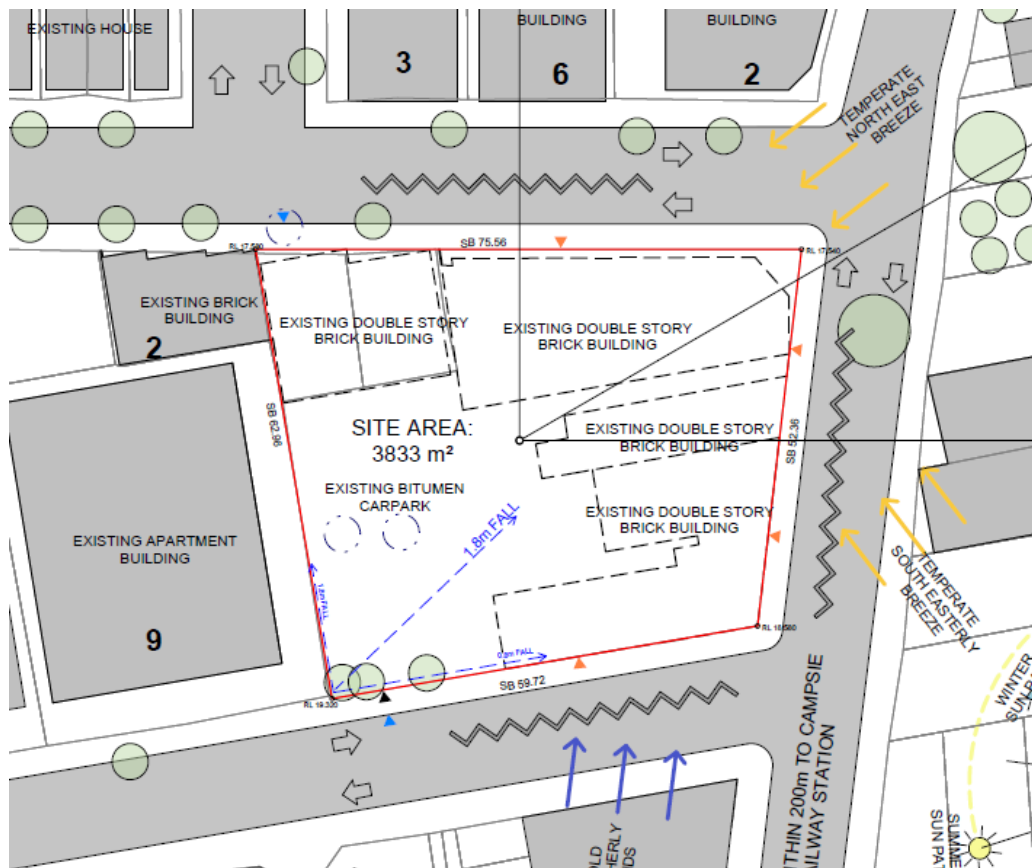


Figure 5 Plan of the subject site

Source: [Stanisic Architects]

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 6 View north west on Campsie Street showing later twentieth century extensions to 140-142 Beamish Street

Source: [Urbis 2015]



Figure 7 View north east on Campsie St (towards Beamish Street)

Source: [Urbis 2015]



Figure 8 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 20<sup>th</sup> century construction however has been extensively modified

Source: [Urbis 2015]



Figure 9 Later 20<sup>th</sup> century commercial development at 132 Beamish Street

Source: [Urbis 2015]



Figure 10 124 Beamish Street (development at the corner of Beamish Street and Ninth Avenue (from Beamish Street))

Source: [Urbis 2015]



Figure 11 Development on the corner of Beamish Street and Ninth Avenue (showing the Ninth Avenue façade)

Source: [Urbis 2015]



Figure 12 Vacant lot/ parking area at the rear of the site and fronting Campsie Street of site

Source: [Urbis 2015]



Figure 13 Rear of development fronting Beamish Street

Source: [Urbis 2015]



Figure 14 Rear of late 20<sup>th</sup> century development at 16 -18 Ninth Ave

Source: [Urbis 2015]



Figure 15 Rear of development at 134-142 Beamish Street

Source: [Urbis 2015]

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 **Error! Reference source not found.**:

- 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 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 16 The Orion centre

Source: [Urbis 2015]



Figure 17 View north along Beamish Street

Source: [Urbis 2015]



Figure 18 Heritage listed shoptop buildings at 158-160 Beamish Street (within the block south of the intersection with Campsie Street)

Source: [Urbis 2015]



Figure 19 Campsie railway station

Source: [Urbis 2015]

## 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 20<sup>th</sup> century retail/ commercial development and modified early 20<sup>th</sup> 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 20 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 20<sup>th</sup> century construction.





Figure 20 1943 aerial view of the site with the approximate site boundary in red

Source: [Sixmaps]

### 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.<sup>1</sup>

<sup>1</sup> 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.<sup>2</sup>



Figure 21 Historical view of the Orion

Source: *[A Pictorial History of Sydney's Suburban Cinemas, Vol 1 by Sharp, Barry. Strawberry Hills, NSW: Barry Sharp, 1982, p22-23]*



Figure 22 Historical view of the Orion interior

Source: *[A Pictorial History of Sydney's Suburban Cinemas, Vol 1 by Sharp, Barry. Strawberry Hills, NSW: Barry Sharp, 1982, p22-23]*

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<sup>2</sup> 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. RELEVANT STATEMENTS 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.<sup>3</sup>*

#### 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.<sup>4</sup>*

#### 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.<sup>5</sup>*

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<sup>3</sup> Office of Environment and Heritage, 'Orion Centre':

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1300031>

<sup>4</sup> Office of Environment and Heritage, 'Shops':

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1300032>

<sup>5</sup> 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)

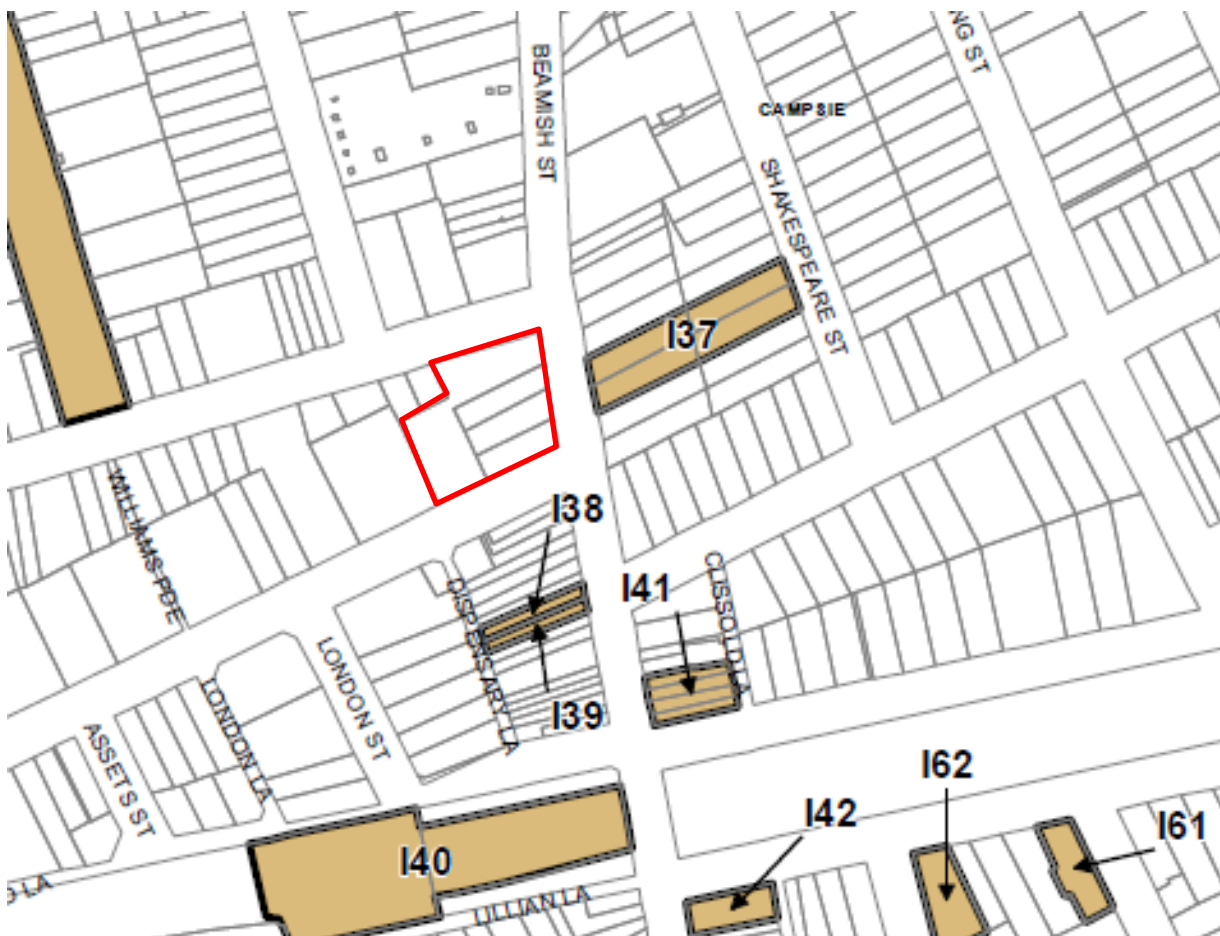


Figure 23 Heritage map, showing the subject site and heritage items in the vicinity (notably item #I37)

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 LEP Provisions

Clause	Discussion
<p><b>5.10 Heritage conservation</b></p> <p><b>(1) Objectives</b> The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Canterbury,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.</p>	<p>1) The subject site does not comprise heritage items and does not impact on items in the vicinity (as identified in section 5.1 above). The subject site comprises two storey retail and commercial buildings. Development on the northern side of the site fronting Ninth St is 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. Overall it is considered that the subject buildings make no contribution to the heritage items in the vicinity, other than to provide a consistent two storey datum which defines the character of Beamish Street.</p> <p>The subject proposal responds to the heritage items in the provision of the lower scale podium, consolidating density into two tower forms. The proposed two-storey podium retains the fine grain retail attributes, the prevailing street wall and maintains the human scaled "high street" qualities of Beamish Street. This in turn allows the Orion Centre, as a civic building to be read and remain prominent in that context, having regard for the prominent parapeted form of the heritage item. Similarly, the podium responds to the two storey shop-top buildings at 158-160 Beamish Street.</p> <p>The identified heritage significance of the items (as defined in section 4.2 above) is not altered by the subject proposal.</p>
<p><b>(5) Heritage assessment</b> The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent</p>	<p>The site is in proximity to the following items:</p> <ul style="list-style-type: none"> <li>▪ The former Orion Theatre/ Orion Centre (#137) at 151–155 Beamish Street;</li> <li>▪ Inter war shop with dwelling above (#138) at 158 Beamish Street;</li> <li>▪ Inter war shop with dwelling above (#139) at 160 Beamish Street; and</li> <li>▪ Federation railway station buildings (#140) at 184–186 Beamish Street (Campsie Railway Station)</li> </ul> <p>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.</p>

Clause	Discussion
<p>to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>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. It is further acknowledged that the site presents an opportunity to provide for increased density in accordance with the Sydenham to Bankstown Urban Renewal Corridor Strategy which anticipates amendments to the zoning, height, density, and built form controls. This will occur through the state government Priority Precinct process. The vision for the greater Campsie Station Precinct has informed the proposal for the subject site, which forms part of the precinct. Within the plan, the anticipated main street shop top housing located along the town centre's main streets, such as Beamish Street, will translate into intensification of the area.</p> <p>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 the planning proposal responds to this character (and the relatively consistent character of Beamish Street) by providing for a two storey podium at the base of the development, which continues the pedestrian scaled high street character of the site.</p> <p>The subject proposal similarly seeks 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, and the dominant parapeted form of the theatre building, which is not affected by the subject proposal.</p> <p>The proposed massing also responds to the 8 storey height datum to the north, with a lower scale 8 storey building located at the corner of Beamish and Ninth Streets.</p>

Source: Canterbury LEP 2012

## 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 DCP Provisions

Provision	Discussion
<p><b>PART 6.5: HERITAGE CONSERVATION</b></p> <p><b>OBJECTIVES FOR HERITAGE CONSERVATION</b></p> <p>O1. Canterbury's cultural heritage is conserved.</p> <p>O3. The significant fabric, materials and finishes, visual setting, landscape elements and fencing of places of cultural heritage value are conserved.</p> <p>O6. Development on land in the vicinity of a place of cultural heritage value is designed in accordance with the conservation process.</p>	<p>it is noted that broader strategic planning for the area via the Sydenham to Bankstown Urban Renewal Corridor Strategy anticipates amendments to the zoning, height, density, and built form controls in this area. The subject site forms part of the Campsie Station Precinct, one of the state government Priority Precincts. The Campsie Station Precinct has been earmarked as a District Centre within the Greater Sydney Commission's Sydney South District.</p> <p>The proposal for the Site at 124-142 Beamish Street has been carefully considered through several massing and spatial planning options and has regard for future master planning of the corridor and priority precinct.</p> <p>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.</p> <p>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. As a robust civic building the Orion remains visually prominent in the streetscape.</p> <p>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.</p>
<p><b>6.5.2 Analysis and documentation</b></p> <p>ii. 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 structural condition report may be required for an</p>	<p>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</p>



Provision	Discussion
<p>application that proposes the demolition of a heritage item.</p>	<p>subject site does not comprise heritage items and a CMP is therefore not necessary.</p>
<p><b>6.5.13 Development in the vicinity of a place of cultural heritage value</b></p> <p>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.</p> <p>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.</p> <p>iii. Comply with the following design principles in the design of development in the vicinity of a place of cultural heritage value:</p> <ul style="list-style-type: none"> <li>• Be sympathetic in scale to the significant place,</li> </ul>	<p>i) Complies, refer to the LEP discussion above. The subject proposal responds to the consistent streetscape setting and the heritage items (in particular the Orion Centre opposite the site and the shop-top buildings to the south) through the provision of the two storey podium. In the case of the Orion, 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.</p> <p>ii) Complies, refer to DCP objectives above.</p> <p>iii)</p> <ul style="list-style-type: none"> <li>• Whilst the development will be out of scale with the proximate heritage items, the proposed design seeks to mitigate impacts by creating the two storey podium.</li> </ul> <p>The proposal also consolidates density in the two proposed towers, designed as slender tower forms to reduce visual and shadow impacts and reduce the footprint of the building on the ground plane footprint significantly, while allowing for the delivery of a significant public plaza. The cascading building height reduces towards the north and the west with the proposed lower 8-4 storey buildings providing transition of height to Beamish and Campsie Streets. Along with the two storey podium this composition allows for a gradual transition in scale and height across the site which provides appropriate response to the neighbouring and anticipated future context.</p>

Provision	Discussion
<ul style="list-style-type: none"> <li>• Set back adequately from site boundaries so that the new development does not visually dominate the significant place,</li> <li>• Respond to the form and proportions of the significant place,</li> <li>• Respond to the size, placement and proportions of window and door openings of the significant place,</li> <li>• Use materials and finishes that complement those of the significant place</li> </ul> <p>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.</p>	<p>As noted above, it is considered that the increased scale does not unreasonably impact on the setting of the heritage items in the vicinity.</p> <ul style="list-style-type: none"> <li>• 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. See also discussion above.</li> <li>• Complies, the proposed redevelopment responds to the consistent scale of the streetscape and the heritage listed theatre and shop-top buildings.</li> <li>• 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.</li> <li>• Details of the lower podium are subject to development and again it is noted that specific replication is not considered appropriate.</li> </ul> <p>iv) No identified significant views are affected by the subject proposal.</p>

Source: Canterbury Development Control Plan 2012

## 6. CONCLUSION AND RECOMMENDATIONS

Extant site development is not of heritage significance and generally reflects a mix of later 20<sup>th</sup> century development and substantially altered early 20<sup>th</sup> 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 and respond to the heritage items (in particular the Orion Centre) in the provision of the lower scale podium, consolidating density into two tower forms. The two-storey podium retains the fine grain retail attributes, the prevailing street wall and maintains the human scaled "high street" qualities of Beamish Street. This in turn allows the Orion Centre to be read and remain prominent in that context, having regard for the prominent parapeted form of the heritage item. Similarly, the podium responds to the two-storey shop-top buildings at 158-160 Beamish Street, and the overall scale of the towers is also mitigated by the separation of the site and the heritage item, located to the south of the site. The heritage listed railway station is substantially distanced from the site and presents as a one off townscape item.

It is further acknowledged that the site presents an opportunity to provide for increased density in a manner which does not unreasonably or significantly impact on heritage items in the vicinity. The proposal has regard for the Sydenham to Bankstown Urban Renewal Corridor Strategy which anticipates changes to the current planning controls in the Canterbury Local Environmental Plan 2012, including amendments to the zoning, height, density, and built form controls. The site forms part of the greater Campsie Station priority precinct and the vision for the precinct has also informed the proposal for the subject site. Within the plan, the anticipated main street shop top housing located along the town centre's main streets, such as Beamish Street, will translate into intensification of the area. A specific goal for the precinct is the accommodation of a mix of medium-high, high rise residential and mixed-use developments generally within 400m of the rail station, while preserving the character of Beamish Street.

The subject proposal aligns with the strategic vision for the precinct while also providing a considered response to preserve the heritage items and the human scale high street quality of Beamish Street. The subject proposal is therefore supported on heritage grounds and is recommended to Council for approval.

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#### Inventory Listings:

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

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

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

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