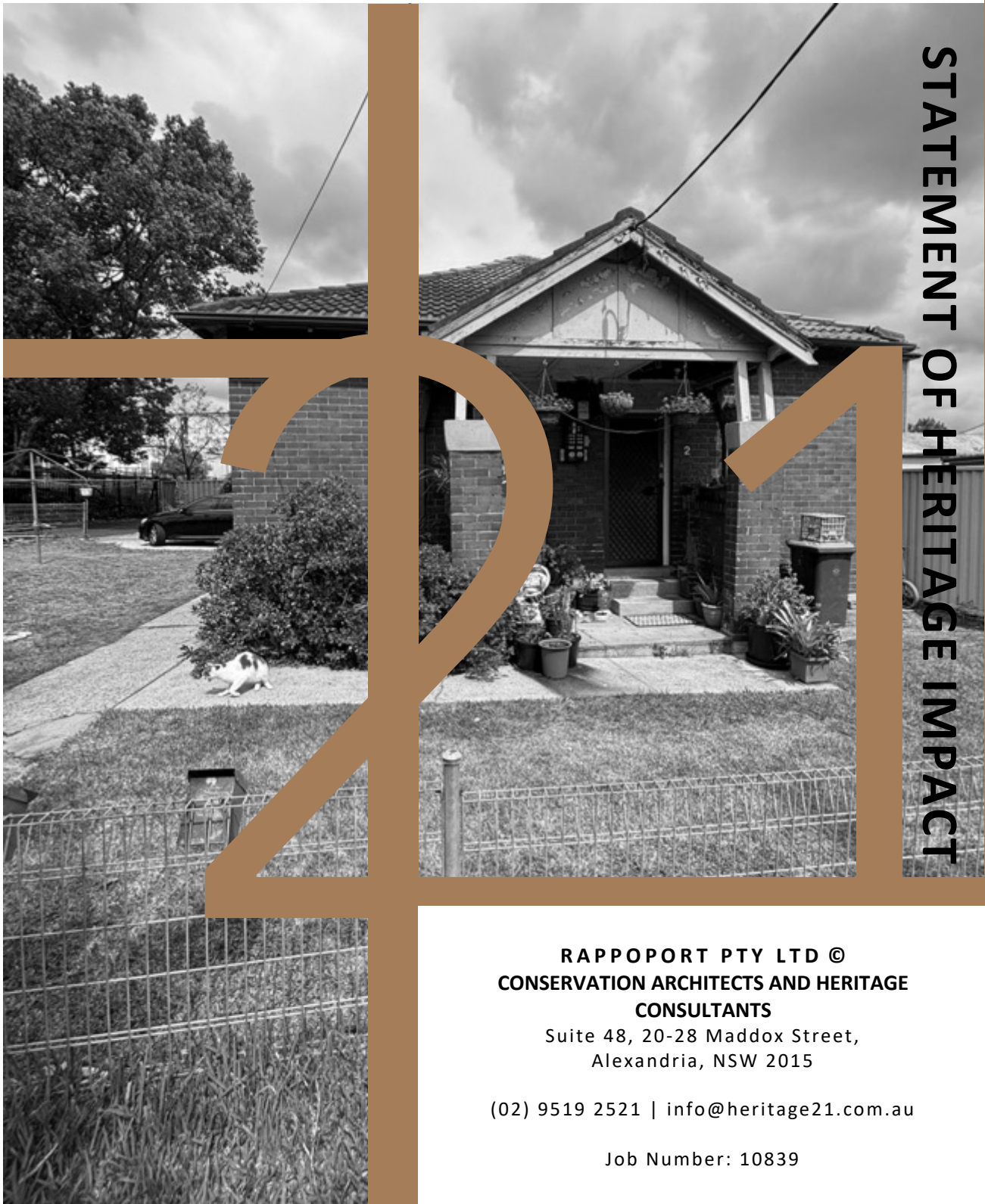


Proposed Development at –

26-30 Campsie Street & 1 Assets Street Campsie

STATEMENT OF HERITAGE IMPACT



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CONSERVATION ARCHITECTS AND HERITAGE
CONSULTANTS**

Suite 48, 20-28 Maddox Street,
Alexandria, NSW 2015

(02) 9519 2521 | info@heritage21.com.au

Job Number: 10839

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to Elders both past and present.

Name of the heritage item:

N/A

State Heritage Register / LEP heritage schedule item number and name:

N/A

Address and location:

26-30 Campsie Street & 1 Assets Street Campsie

Statement of heritage impact for:

The proposal is for the demolition of the existing dwellings and construction of a 16 storey mixed-use development with basement, apartments, childcare centre and single retail premises via an SSDA.

Prepared by:

Nicole O'Connell, Grad Dip Heritage Conservation - University of Sydney, Dip Hort/ Dip L Design

Heritage 21

48/20-28 Maddox St, Alexandria NSW 2015

(02) 9519 2521

info@heritage21.com.au

Prepared for:

Nascon Asset Pty Ltd

Cover image: Subject site at 1 Assets Street, Campsie, looking to front façade
(Source: Heritage 21, 20 February 2026).

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment	01.04.2026	NO	NO	NO
2	Draft report (D2) issued	01.05.2026	NO	NO	NO
3	Final report (R1) issued	05.05.2026	NO		NO
4	Final report (R2) issued	28.05.2026	NO		NO

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (“SOHI” or “report”) has been prepared for Nascon Asset Pty Ltd, in the context of a State Significant Development Application (“SSDA”) (SSD – _99727456) for proposed residential development at a property located at 26-30 Campsie Street and 1 Assets Street Campsie (“the subject site”).

This SOHI has been prepared in response to the following Secretary’s Environmental Assessment Requirements (“SEARs”) dated 15 April 2025:

22. Environmental Heritage

- *Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.*

1.2 Site Identification

The subject sites are located at 26-30 Campsie Street Campsie and 1 Assets Street Campsie which fall within the boundaries of the Canterbury – Bankstown Council Local Government Area and comprises Lot E DP386545; Lot D, DP386545; Lot A DP369868; Lot 74, DP5930; Lot C DP369868. As depicted in Figure 1, the sites are located on the corner of Assets Street and Campsie Street. The subject site comprises four detached residential dwellings of late 20th-century character and limited architectural distinction. The buildings appear to have undergone varying degrees of alteration and do not demonstrate a high degree of intactness or heritage value. The setting and topography of the site will be more fully described in Section 3.0.



Figure 1. Aerial view of the site, which is outlined in yellow (Source: NSW Spatial Services, “SDT Explorer,” accessed 26 March 2026, <https://beta.portal.spatial.nsw.gov.au/explorer/index.html>, annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is not listed** as an item of environmental heritage under Schedule 5 of the Canterbury Bankstown *Local Environmental Plan 2023* (“CBLEP 2023”). It **is not listed** on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), and/or the former Register of the National Estate.¹

¹ While the Register of the National Estate ceased as a statutory heritage list in 2007, it continues to exist as an inventory of Australian heritage places.



Figure 2. Detail from Heritage Map HER_006; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown. (Source: NSW Legislation Online, annotated by Heritage 21).

The subject site is **not located** within the boundaries of a heritage conservation area (“HCA”) under the Canterbury Bankstown LEP 2023.

1.3.2 Heritage Items in the Vicinity

As depicted in Figure 2, the subject site is situated within the general vicinity of the following heritage item listed under Schedule 5 of the CBLEP 2023. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Federation railway station buildings	Wilfred Avenue, 182 and 186B Beamish Street	Local	I63 (I40)

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item 63 (I40) (182 and 186B Beamish Street).

1.4 Purpose

The site is located in the vicinity of a heritage item, which is listed under Schedule 5 of the CBLEP 2023. This report has been prepared in the context of a SSDA to assess the heritage impact of changes within the subject site.

This SOHI has been prepared in response to the following Secretary’s Environmental Assessment Requirements (SEARs) dated 15 April 2025:

22. Environmental Heritage

- Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.

1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This Statement of Heritage Impact ("SOHI") is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of council's planning instruments, the Building Code of Australia (BCA) and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Aboriginal and Torres Strait Islander peoples' associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The Daruk (Darag, Dharug, Dharuk) and Eora people inhabited the area we now know as Canterbury and Bankstown until the arrival of European settlers in 1788.² The departure of the Indigenous population from this region was due to the result of clashes and conflict, as well as the spread of diseases.³

The first land grant in the Canterbury and Bankston area was granted to Rev Richard Johnson on 28 May 1793, and consisted of 40 hectares of land in the Ashbury-Hurlstone Park area named Canterbury Vale.⁴ Another important land grant was granted to George Johnston at Marquee point. However, in the early 1800s, it was a message from the admiralty requiring dispatch from the obtention of timber from the dockyards for the purpose of shipbuilding that transformed the economic and social structure of the area. This resulted in the attraction of new settlers to the forests of the Cumberland Plain.⁵

In 1851, the Scott Brothers purchased John Farm, renaming it Campsie Farm after a region in Scotland.⁶ The municipal district of Canterbury was declared in March 1879, with John Sproule elected as Mayor.⁷

The arrival of new settlers to the area resulted in the establishment of a Post Office in 1858 and the construction of St Paul's Church of England in 1860, designed by Colonial Architect Edmund Blacket. Further, the railway station opened in 1895 in Campsie.⁸

After World War I, many returning soldiers purchased land and property in the Canterbury district due to the lower price of land and the access provided by railway and tramways. The new residents created associations and improvement leagues with the goal of lobbying council for amenities for their suburbs. This resulted in the expansion of the access to public transport, which further resulted in the growth and development of home buildings and subdivision of lands.⁹

After 1945, many migrants from different cultures moved to the area. These included migrants from Greece, Lebanon, Vietnam and Korea. However, Chinese market gardeners residing near the Cooks River before the 1900s were the first migrants to the area.¹⁰

² Canterbury – Bankstown Council, n.d., 'History', *About Us*, <https://www.cbccity.nsw.gov.au/council/about-us/history>

³ Joan Lawrence, Brian Madden, Leslie Muir, 'A Pictorial History of Canterbury Bankstown, 1999, Kingslear Books, pp. 10-12.

⁴ Ibid, pp. 5-6.

⁵ Ibid, pp.7.

⁶ Ibid, pp. 121.

⁷ Ibid. pp. 33-34.

⁸ Ibid, pp. 28.

⁹ Ibid, pp. 77.

¹⁰ Ibid, pp. 119.

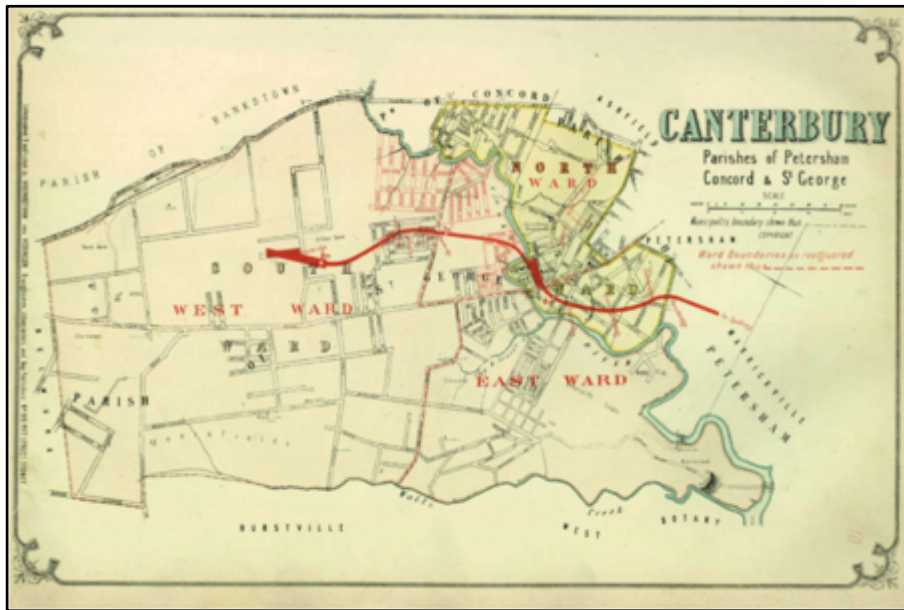


Figure 3. Atlas of the suburbs of Sydney, Canterbury 1888 - 1894. (Source: Dictionary of Sydney, <https://dictionaryofsydney.org/place/canterbury>, annotated by Heritage 21.)

2.2 Site Specific History

The subject site is located within land originally granted to John Redman (sometimes Redmond), comprising approximately 100 acres (Portion 76, Parish of St George) on 25 August 1812.¹¹ Redman, who served as Chief Constable of Sydney, established what became known as “John Farm,” later expanding his holdings to approximately 500 acres. The property was utilised for timber extraction, with convict labour supplying firewood to Sydney institutions for many years.

By the mid-1840s, the land had been acquired by Robert and (William) Hugh Scott, who renamed the estate “Campsie Farm.”¹² In 1885, the property was sold to the Anglo-Australian Investment Finance and Land Company Ltd, a land and investment company formed in 1880 with substantial capital backing.

The Anglo-Australian Investment Finance and Land Company Ltd subsequently subdivided Campsie Farm in 1885 as the Campsie Park Estate. This subdivision formed part of the broader late nineteenth-century pattern of land speculation and suburban expansion within the Canterbury district, supported by anticipated improvements in transport infrastructure, including the extension of the railway. The subdivision promoted relatively generous allotments, wide streets and public reserves, although early sales were initially slow.

Further subdivision and reconfiguration of allotments occurred into the early twentieth century, including the creation of smaller lots to encourage development.¹³ The opening of the railway in 1895 and subsequent improvements in transport accessibility contributed to the gradual consolidation of Campsie as a residential suburb.

While an exact date of construction of the existing dwellings has not been confirmed, analysis of available research material and historical aerial imagery indicates that development on the subject allotments had

¹¹Certificate of Title Vol. 966 Fol. 165

¹² Madden, B. and Muir, L., 1988; *Campsie's past: a history of Campsie and Croydon Park NSW*, Canterbury Municipal Council, p. 2

¹³ Old System Deed, No 904 Bk 311

occurred by the mid-twentieth century, with the current buildings likely constructed during the interwar to early post-war period.

The existing dwellings have undergone substantial modification over time, including alterations to original fabric, internal reconfiguration, and replacement of external elements. As a result, the buildings no longer clearly demonstrate the characteristics of their original period of construction and retain a low degree of integrity. While they reflect the broader pattern of residential development within Campsie during the twentieth century, they do not possess individual historical, aesthetic or associative significance.

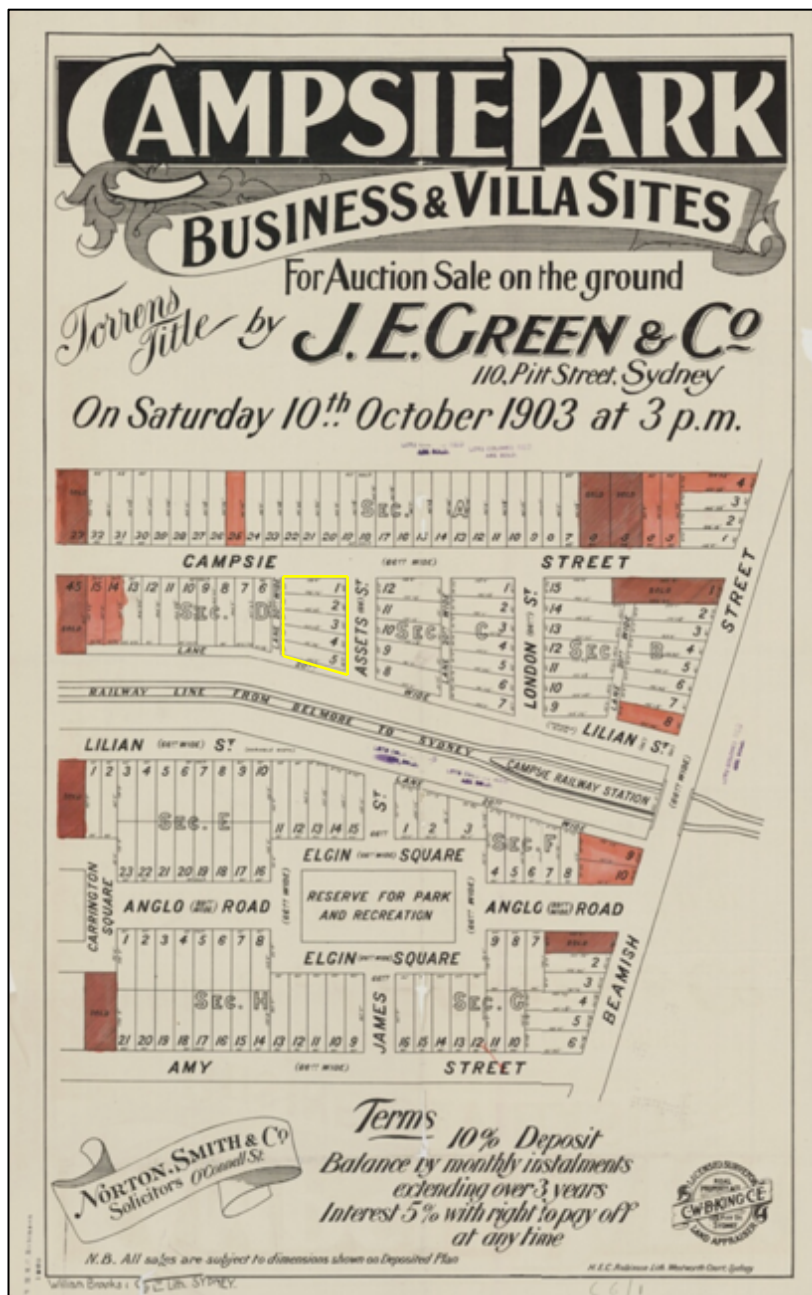


Figure 4. Subdivision Plan Campsie Park, October 1903 (Source: NSW State library, call no. 001-Z/SP/C6/1, accessed 26 March 2026, annotated by Heritage 21).



Figure 5. Aerial image of the sites c.1943 (Source: Historical Imagery)

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 26-30 Campsie Street and 1 Assets Street Campsie. The suburb of Campsie is located 13.4 kilometres south west of Sydney central business district.

3.2 Physical Description

26 and 28 Campsie Street, Campsie

The dwellings at 26 and 28 Campsie Street comprise single-storey detached buildings presenting a symmetrical, contemporary appearance following substantial alteration. The original presentation has been modified through the application of a unified rendered finish and replacement windows and doors.

The front façade is characterised by paired projecting gable elements with narrow vertical window openings, and a central recessed entry. A low, modern front fence and landscaped setback further contribute to the current presentation.

While the buildings may retain elements of an earlier structure, the extent of external alteration has substantially reduced the legibility of any original architectural style or detailing. As a result, the dwellings present as highly modified examples with limited remaining evidence of their original period of construction.

30 Campsie Street, Campsie

The dwelling at 30 Campsie Street comprises a single-storey detached building with a simple gabled roof form and a projecting front bay. The building appears to retain elements of its original form, including the overall massing, roof profile and portions of the front veranda structure.

However, the dwelling has undergone a range of alterations, including replacement windows and doors, the introduction of security screens, modification of the front veranda detailing, and the application of contemporary finishes. Internally, spaces have been updated with modern finishes, including tiled flooring, replacement joinery and kitchen fitout, which have reduced the legibility of any original layout or detailing.

While the building retains some underlying fabric, the cumulative effect of these alterations has diminished its integrity and ability to clearly demonstrate its original architectural character or period of construction. As such, the dwelling is considered to have limited heritage value.

1 Assets Street, Campsie

The dwelling at 1 Assets Street comprises a single-storey detached brick building with a hipped tiled roof and a modest projecting entry porch with gabled detailing. The building appears to retain its basic form, including face brick walls, chimney, and overall massing.

Notwithstanding this, the dwelling exhibits a number of alterations, including replacement windows with security grilles, modification of entry detailing, and the introduction of modern fixtures and finishes.

While the building retains some elements of its original form, it represents a typical example of mid-twentieth century suburban development and does not demonstrate distinctive architectural or historical characteristics.

3.3 Condition and Integrity

The dwellings at 26 and 28 Campsie Street are in good condition, having been subject to relatively recent renovation works. These works have included the application of contemporary finishes, replacement of windows and doors, and general upgrades to both external and internal elements. While the buildings are well maintained, the extent of these alterations has substantially reduced their integrity, with limited original fabric or detailing remaining evident.

The dwellings at 30 Campsie Street and 1 Assets Street are in a comparatively poor condition and exhibit signs of ongoing neglect. While both buildings retain elements of their original form and fabric, including primary walling and roof structures, maintenance appears limited and deterioration is evident in external finishes, joinery and surrounding site conditions.

Across the subject site, the cumulative effect of alterations (at Nos. 26 and 28) and deterioration (at Nos. 30 and 1 Assets Street) has resulted in an overall low to moderate level of integrity. None of the dwellings retain a sufficient degree of intactness to clearly demonstrate their original architectural character or period of construction. Accordingly, the buildings have limited ability to convey heritage significance.

3.4 Images

The following photographs were taken by Heritage 21 at the site inspection undertaken on 20 February 2026, unless stated otherwise.



Figure 6. View from the corner of Assets Street and Wilfred Avenue facing west with 1 Assets St indicated by the blue arrow.



Figure 7. View from the corner of Wilfred Avenue and Assets Street facing east. The Sydney Trains line is visible running along the southern side of Wilfred Avenue.



Figure 8. View from the corner of Wilfred Avenue and Assets Street facing east. The Sydney Trains line is visible running along the southern side of Wilfred Avenue. The location of listed item Federation railway station buildings (item 63 (40)) is indicated by the blue arrow.



Figure 9. View from Wilfred Avenue facing east with the Sydney Trains line to the south.



Figure 10. View from Wilfred Avenue facing north. 1 Assets Street is indicated by the blue arrow.



Figure 11. View from Wilfred Avenue facing west.

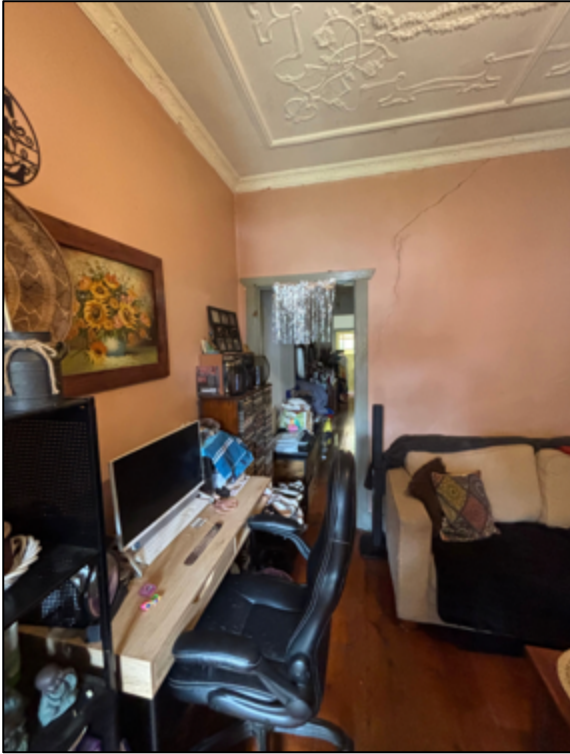


Figure 12. Internal view of 1 Assets Street.



Figure 13. Internal view of 1 Assets Street.



Figure 14. View from Campsie Street facing south showing 26, 28 and 30 Campsie Street.



Figure 15. View from Campsie Street facing west.



Figure 16. View from Campsie Street facing south showing 26, 28 and 30 Campsie Street.



Figure 17. View from Campsie Street facing south showing 26 Campsie Street.



Figure 18. Internal view of 26 Campsie Street.



Figure 19. Internal view of 28 Campsie Street.



Figure 20. Internal view of 28 Campsie Street.



Figure 21. Internal view of 30 Campsie Street.



Figure 22. View from the corner of Assets Street and Campsie Street facing east.



Figure 23. View from Assets Street facing south towards Wilfred Avenue and the Sydney Train line. 1 Assets Street is indicated by the blue arrow.



Figure 24. View from Assets Street facing west showing 1 Assets Street and the rear of 26 Campsie Street.



Figure 25. View from Assets Street facing west showing 1 Assets Street (blue arrow) and the rear of 26 Campsie Street (red arrow).

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these items. Accordingly, Statements of Significance for the Campsie Railway Station (refer to Sections 4.1.1) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact undertaken in Section 6.0.

4.1 Established Significance

4.1.1 Campsie Railway Station (Item I63 (I40))

While the significance of the site has not been assessed by Heritage 21, the following Statement of Significance for Campsie Railway Station Group (184-186 Beamish Street), dated 23 March 2006, is an extract from State Heritage Inventory:¹⁴

The Campsie Railway Station is historically significant for its place in the development of rail services to the area before the turn of the 20th Century. Also features station buildings which are representative examples of their period and type.

4.2 Assessment of Significance

4.2.1 The Subject Site

In order to make an assessment of whether the proposed development to the subject site would have a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The following assessment is based upon criteria established by the Heritage Council of NSW, which are specified in *Assessing heritage significance (2023)*.¹⁵

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structures located at 26 – 30 Campsie Street and 1 Assets Street, demonstrates any of the criteria against which heritage significance is usually assessed.

¹⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1300152>

¹⁵ Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

- The proposal is for the demolition of the existing dwellings and construction of a 16 storey mixed-use development with basement, apartments, childcare centre and single retail premises via an SSDA.

5.2 Background

5.2.1 Considerations of Alternatives

Heritage 21 attended a site inspection on 20 February 2026 and, following this inspection, provided a Preliminary Heritage Advice to the client based on a preliminary Concept Plan. Heritage 21 stated that they were in support of the proposed residential development; however, had the following recommendations:

- Given the scale of the proposed development and its visibility within the surrounding urban context, it was considered important that the material palette be carefully resolved. A restrained and cohesive selection of durable, high-quality materials was recommended to ensure the building integrated appropriately within the streetscape.

In particular:

- Ground level finishes should incorporate durable pedestrian-scaled materials, particularly masonry or stone elements, to reinforce the building's presence within the streetscape.
- Upper levels should utilise lighter-weight materials, such as precast concrete, rendered finishes or fibre cement panels in neutral tones to assist in visually reducing the perceived bulk of the building.
- Balcony balustrades and framing elements should be visually recessive, with preference given to neutral or dark powder-coated finishes.
- While the existing dwellings are not considered to possess heritage significance, it was recommended that any remaining original fabric of quality (such as fireplaces, timber joinery or other early detailing) be dismantled, salvaged and sold to an established dealer like Chippendale Restorations dealing in second-hand heritage building materials.

5.3 Drawings

Our assessment of the proposal is based on the following architectural drawings by Fuse Architects, dated 19 January 2026 and 1 April 2026 and received by Heritage 21 on 5 February 2026 and 29 April 2026 and landscape drawings by Melissa Wilson Landscape Architects, dated 13 January 2026 and received by Heritage 21 on 26 March 2026. These are reproduced below for reference only; the full set of drawings accompanying the Development Application should be referred to for any details.



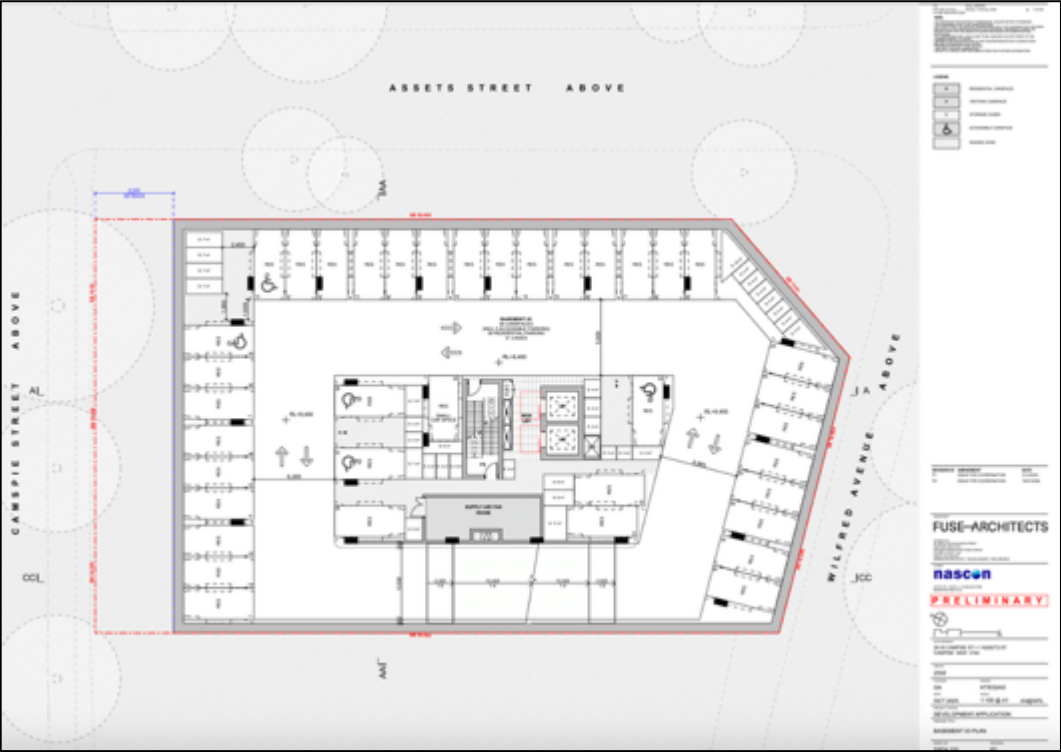


Figure 28. Basement 03 Plan

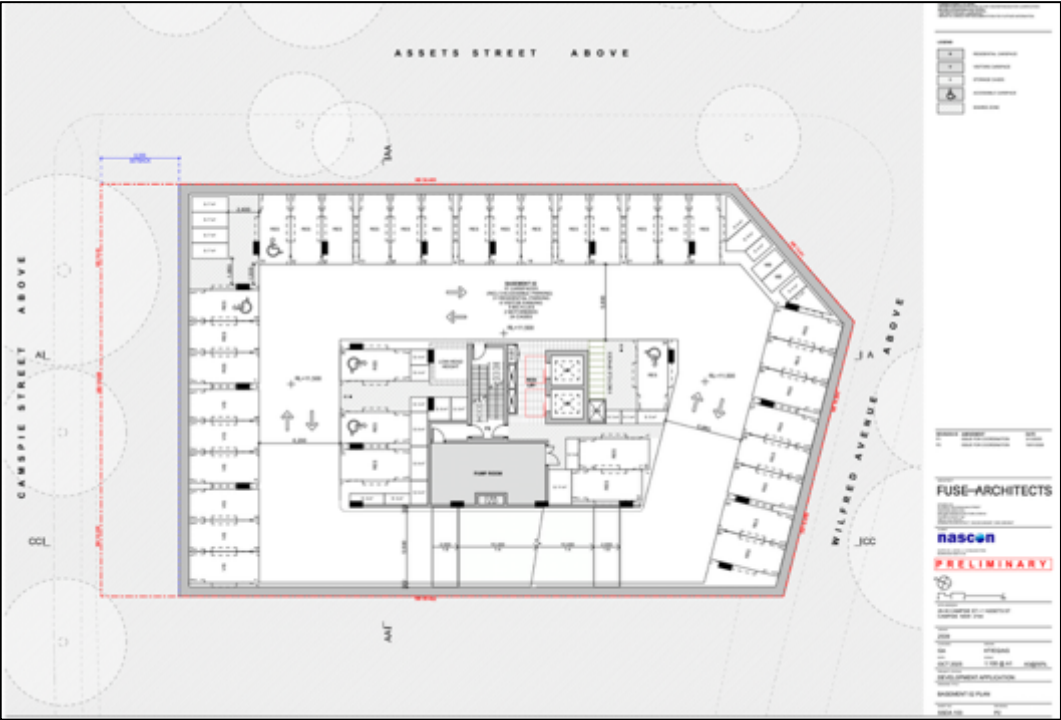


Figure 29. Basement 02 Plan

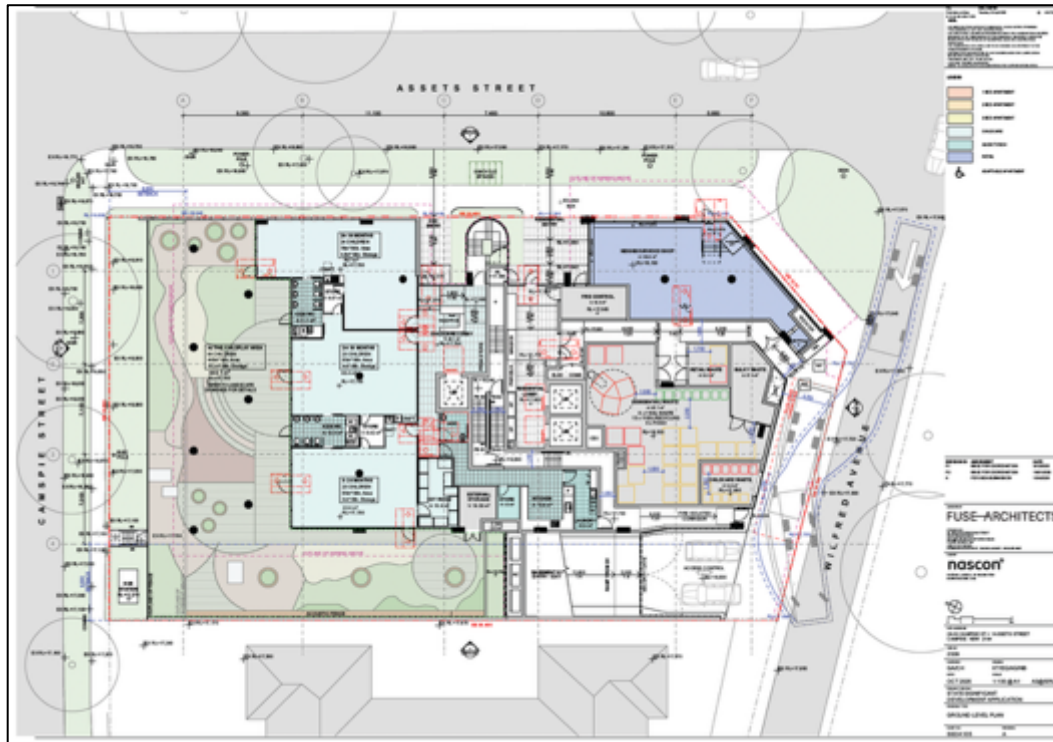


Figure 30. Ground Level Plan

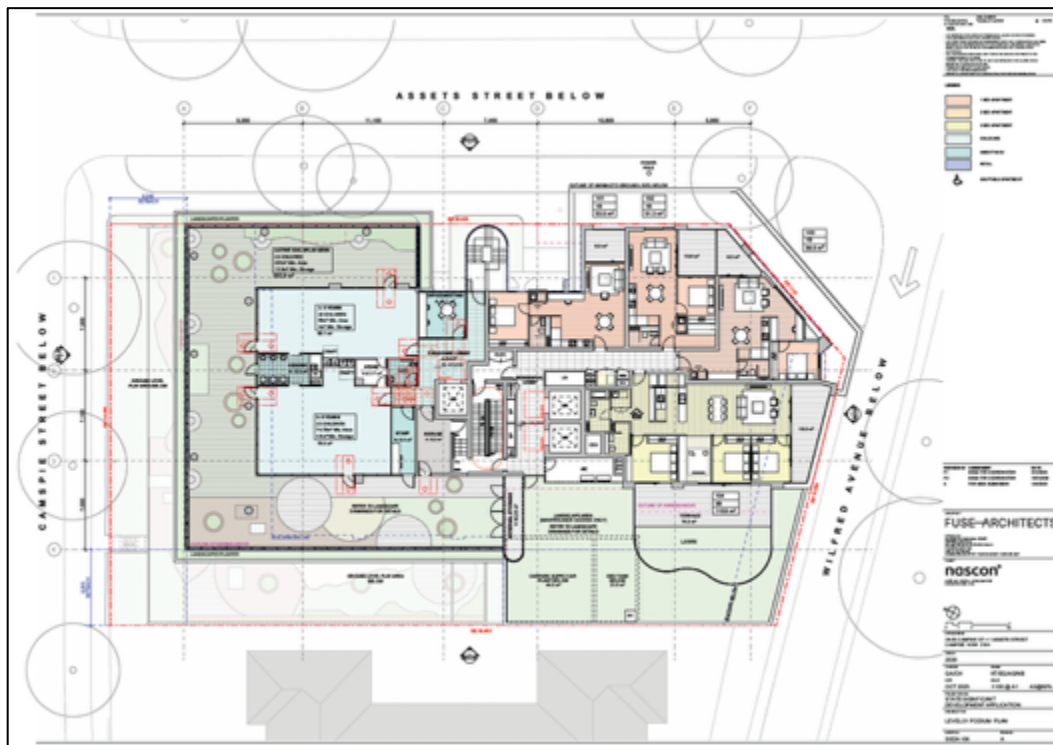


Figure 31. Level 01 Podium Plan



Figure 32. Level 02 -15 Typical Plan

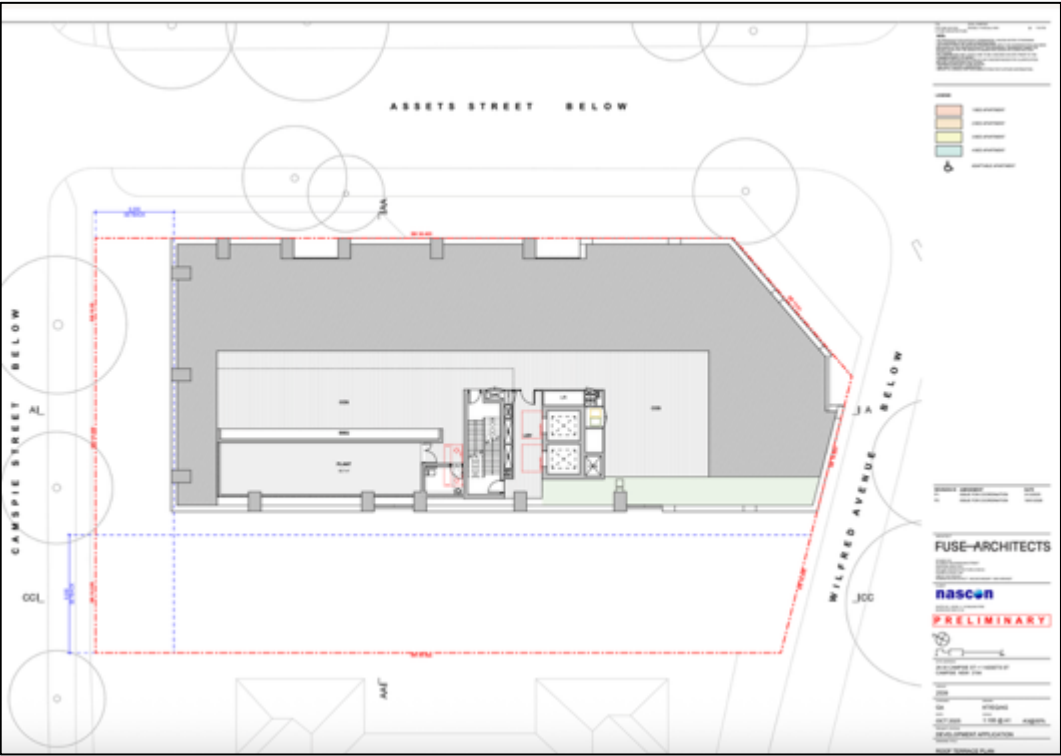


Figure 33. Roof Terrace Plan

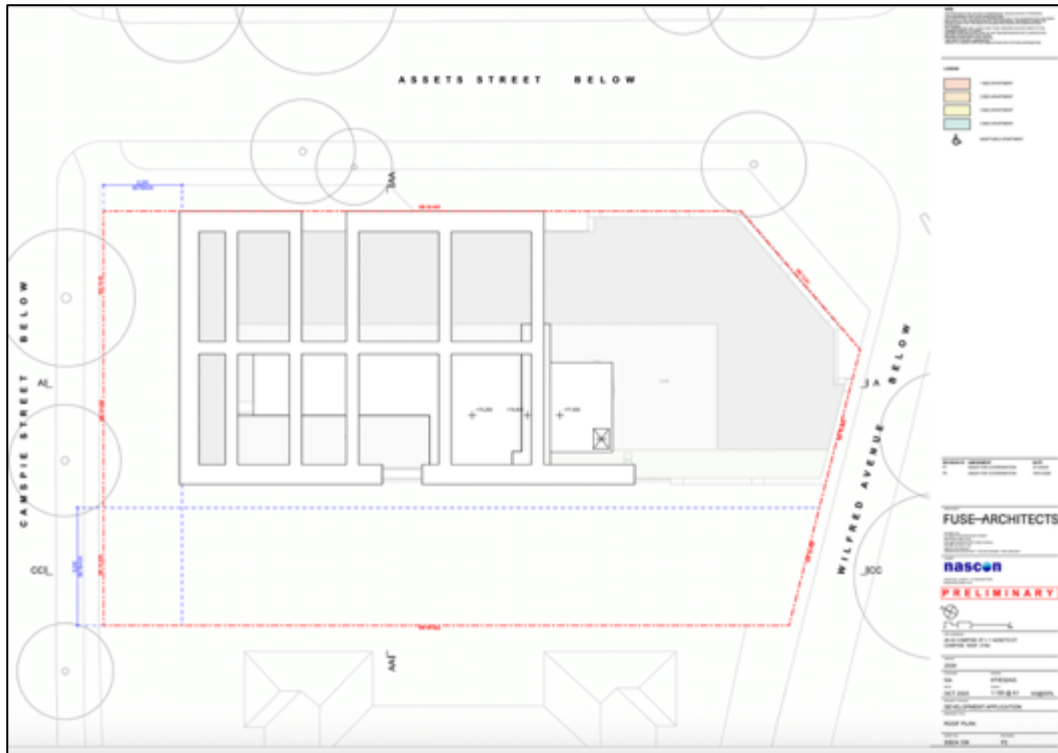


Figure 34. Roof Plan

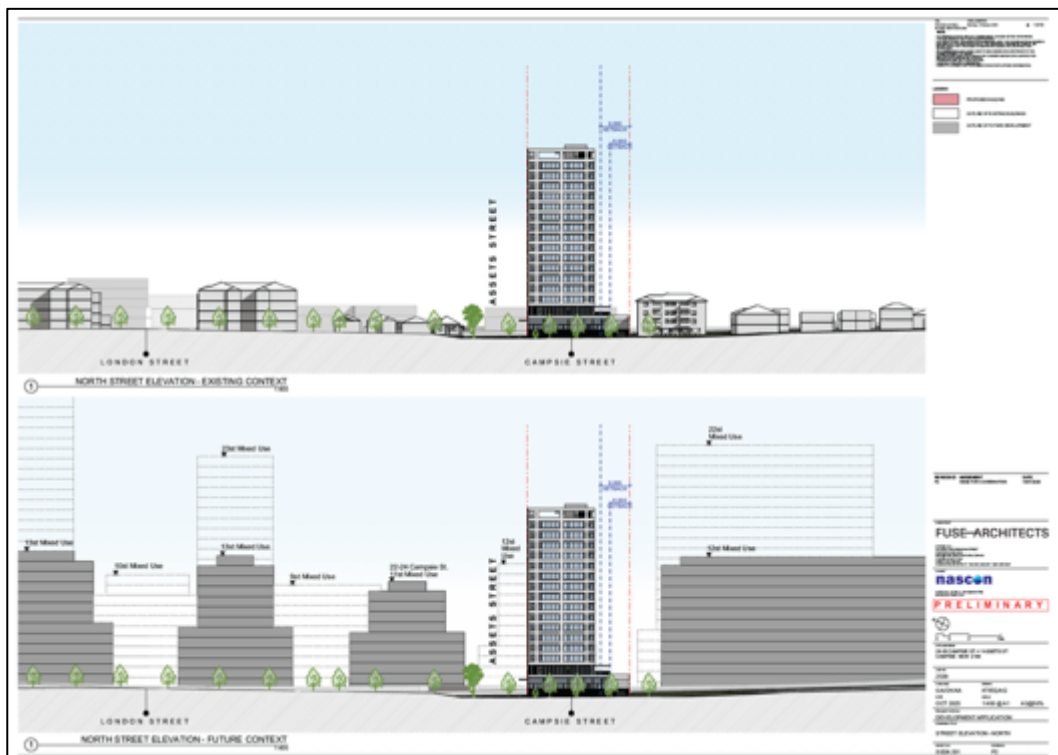
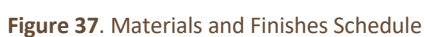


Figure 35. Street Elevation North



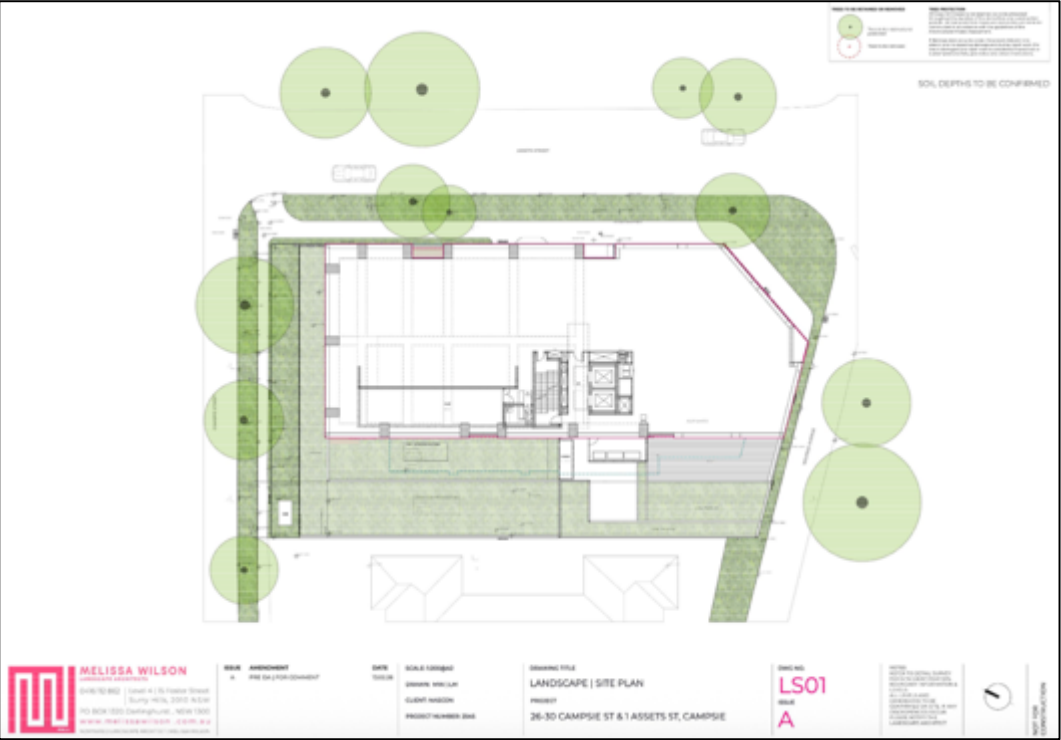


Figure 38. Landscape Site Plan

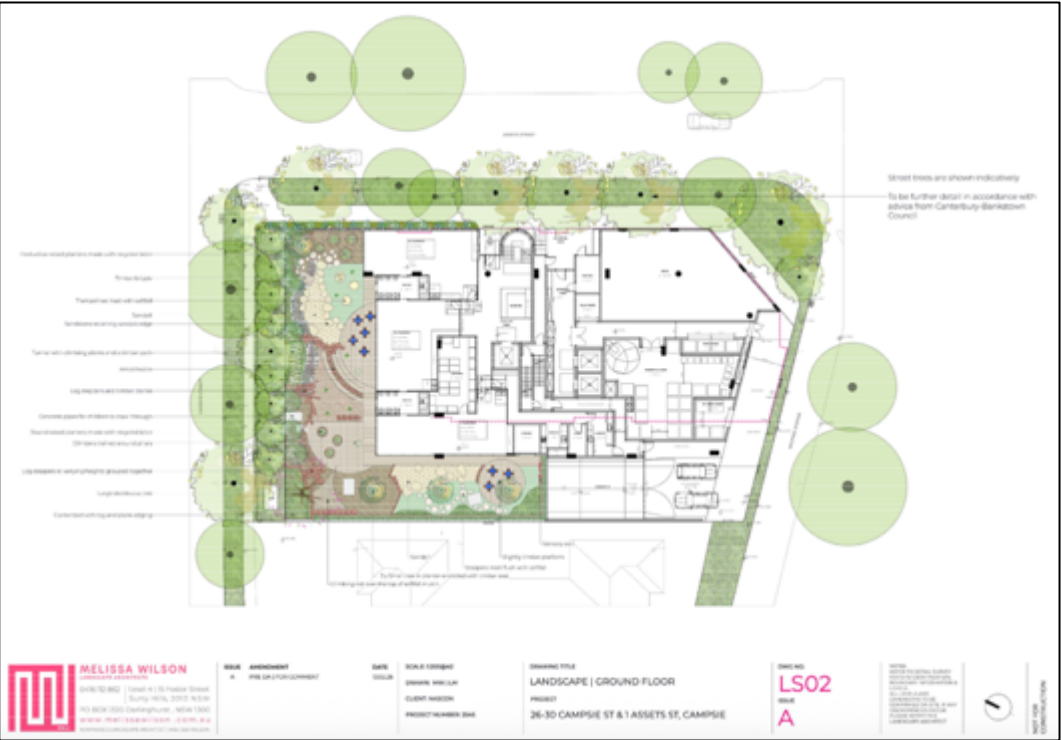


Figure 39. Landscape Ground Floor



Figure 40. Landscape Level One

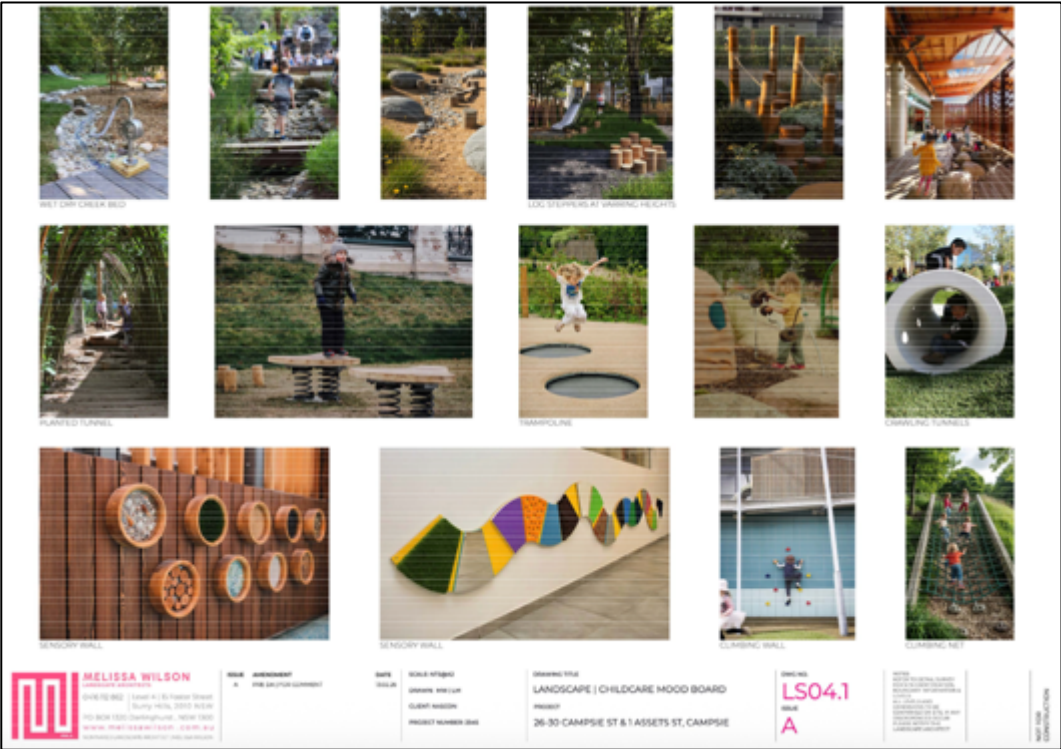


Figure 41. Landscape Childcare Mood Board

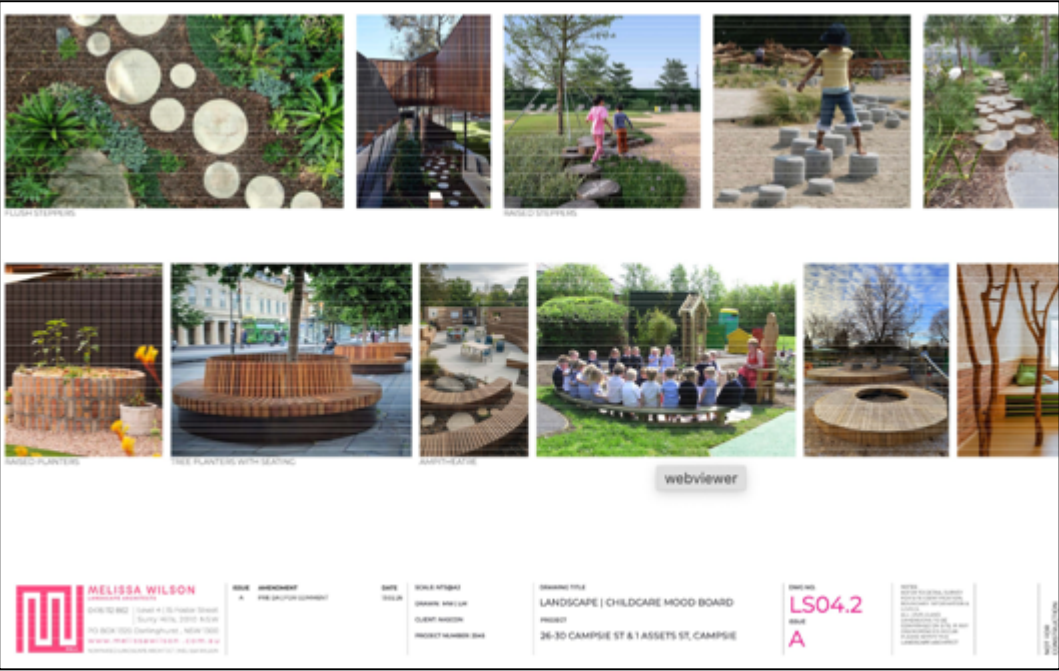


Figure 42. Landscape Childcare Mood Board



Figure 43. Landscape Roof

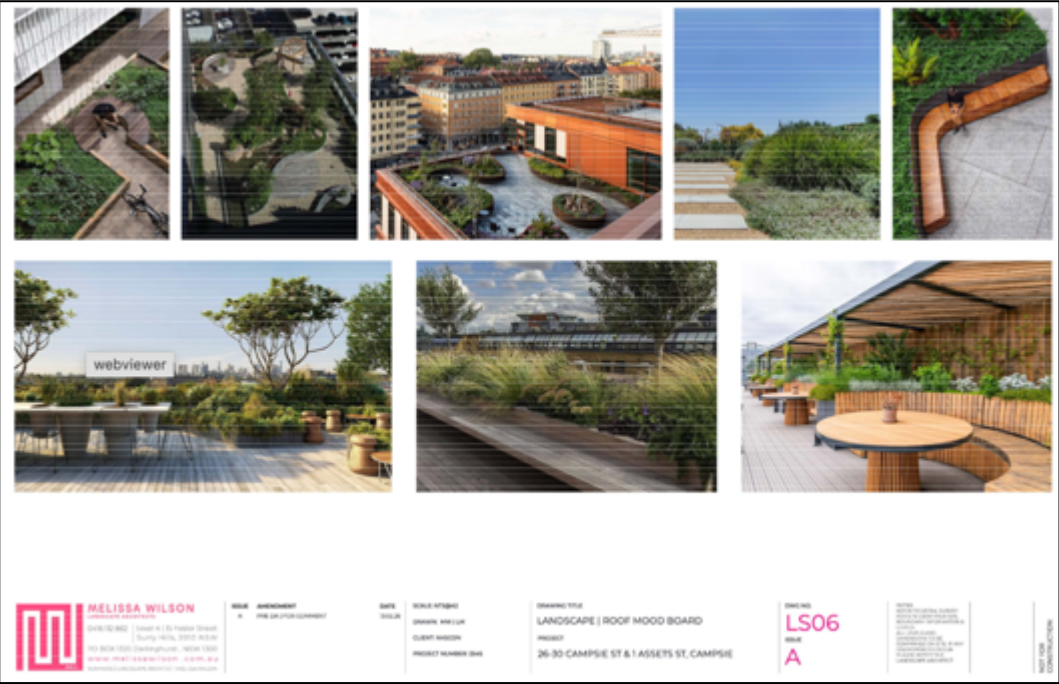


Figure 44. Landscape Roof Mood Board

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Canterbury Bankstown Local Environmental Plan 2023

The statutory heritage conservation requirements contained in Section 5.10 of the *Canterbury Bankstown Local Environmental Plan 2023* ("CBLEP 2023") are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

6.1.2 Canterbury Bankstown Development Control Plan 2023

Our assessment of heritage impact also considers the heritage-related sections of the Canterbury Bankstown Development Control Plan 2023 ("CBDPC") that are pertinent to the subject site and proposed development. These include:

Chapter 4 Heritage

Chapter 4.4 Development in the Vicinity of Places of Heritage Significance

Note – The BDCP 2026 does not strictly apply to State Significant Development by virtue of Section 2.10(a) of the State Environmental Planning Policy (Planning Systems) 2021.

6.1.3 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aimed at directing and triggering heritage impact assessments.¹⁶ These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a Heritage Conservation Area or item in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Works adjacent to a heritage item or within the Heritage Conservation Area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the Heritage Conservation Area?*

¹⁶ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Department of Planning and Environment, NSW Government, 2023).

- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the Heritage Conservation Area?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the heritage item in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0) and a review of the Heritage Management Framework (refer to Section 6.1).

6.2.1 Streetscape Context

The subject site is located within a mixed and evolving urban environment characterised by a combination of detached dwellings, low to medium density residential development and more recent higher density buildings associated with the Campsie town centre. The proximity of the Campsie Railway Station has contributed to an increase in density and built form scale within the locality.

The proposed development would be read within this broader urban context rather than as an isolated intervention. While the proposal introduces a larger built form than the existing development, this reflects the ongoing transition of the area and is consistent with the emerging character of the locality.

It is the assessment of Heritage 21 that the provision of a defined street edge, together with a considered ground floor interface and landscape treatment, would ensure that the development contributes positively to the streetscape and maintains an appropriate relationship with nearby heritage items.

6.2.2 Bulk and Scale

The proposal represents a substantial increase in height and density relative to the existing development on the site and nearby low-scale buildings. This has the potential to introduce visual impacts, particularly in views from the public domain and in the setting of the Campsie Railway Station Group.

Notwithstanding this, Heritage 21 notes that the proposal incorporates a number of design measures which assist in mitigating the perceived bulk and scale of the development, including:

- articulation of façades to break down building mass,
- modulation of the building form,
- setbacks to upper levels, and
- incorporation of landscaping and communal open space.

It is our assessment that these elements contribute to reducing the visual dominance of the building and allow it to be read as a contemporary addition within a changing urban environment.

Given the separation between the subject site and the heritage item, and the absence of any shared curtilage, it is considered that the proposal would not dominate or overwhelm the heritage item, but would instead be perceived as part of the broader town centre context.

6.2.3 Materials and Finishes

The submitted materials schedule indicates that the proposed development would incorporate a combination of precast concrete, masonry brick, stone cladding, aluminium elements in bronze and dark grey powder-coated finishes and clear glazing.

The use of masonry brick (Daniel Robertson Overland Freycinet Pristine) and dark stone cladding at lower levels is supported, as these materials provide a visually grounded base and reference the material character of the surrounding built environment, including nearby heritage items such as the Campsie Railway Station Group. This approach assists in reinforcing a pedestrian-scaled interface and contributes positively to the streetscape.

The incorporation of precast concrete and lightweight cladding to upper levels, together with aluminium-framed elements, provides a lighter-weight expression that assists in reducing the perceived bulk of the development. In our opinion, the use of bronze and dark grey powder-coated finishes for balustrades, louvres and window framing is appropriate, as these tones are generally recessive and assist in minimising visual prominence.

It is the assessment of Heritage 21 that the material palette achieves an appropriate balance between durability, visual weight at lower levels, and a lighter expression above. The clear distinction between contemporary materials and the historic fabric of nearby heritage items is consistent with the principles of the Burra Charter.

6.2.4 Landscaping

The proposal incorporates landscape treatment, including deep soil planting, communal open space and planting to building interfaces.

Landscaping will play an important role in softening the built form and mediating the interface between the development and the public domain. It will also assist in providing visual relief and contributing to the overall setting of the development when viewed in the context of nearby heritage items.

Subject to detailed design, the landscape treatment is expected to have a positive effect on the streetscape and support the integration of the development within its broader heritage context.

6.2.5 Impact of the proposed development on the heritage items located in the vicinity of the site

The below table outlines the impact of the proposed development on the heritage items located in the vicinity of the subject site. For the reasons outlined below, Heritage 21 believes that the proposal would generally comply with the objectives of *Chapter 4.4 Development in the Vicinity of Places of Heritage Significance* CBDP 2023.

Heritage Item Located in the Vicinity	Heritage Impact Assessment
Campsie Railway Station Group (Item I63 (I40))	The Campsie Railway Station Group is located within the wider vicinity of the subject site and forms part of the established transport and civic infrastructure of the locality. The proposed development would be visible within the broader area; however, it would be read within a context of increasing urban density associated with the Campsie town centre. The subject site does not form part of the historic curtilage of the heritage item and is physically separated by existing development and infrastructure. The architectural drawings indicate that the proposal incorporates articulation, setbacks and a defined material base, which assist in reducing

	perceived scale and ensuring that the building does not present as a visually dominant element in relation to the heritage item. While the proposal introduces a contemporary built form, it is considered that it would not adversely impact upon the heritage significance of the Campsie Railway Station Group, nor would it detract from its ability to be understood and appreciated within its setting.
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6.2.6 Impact Assessment Against the CBLEP 2023

The statutory heritage conservation requirements contained in Section 5.10 of the *Canterbury Bankstown LEP 2023* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the <i>CBLEP 2023</i> . It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.3) would not engender a negative impact on the heritage significance of the heritage items located in the vicinity of the site, including their contributory fabric and general setting.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Application in order to enable the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the heritage items located in the vicinity.
(5) Heritage assessment	

6.2.7 Impact Assessment Against the NSW Department of Climate Change, Energy, the Environment and Water Guidelines

As acknowledged in Section 6.1.3, the NSW Department of Climate Change, Energy, the Environment and Water has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Works adjacent to a heritage item or within the Heritage Conservation Area (listed on an LEP)	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the Heritage Conservation area?</i>	The proposed works would not directly affect any heritage fabric. The subject sites are not listed as heritage items and are not located within a Heritage Conservation Area. The assessment has therefore focused on potential indirect impacts on the Campsie Railway Station Group (Item I63 (I40)). While the proposal introduces a larger built form within the locality, it is considered that the development would be read within the broader and evolving urban context of the Campsie town centre. The site does not form part of the historic curtilage of the heritage item and is physically separated by intervening development and infrastructure. Accordingly, it is the opinion of Heritage 21 that the proposal would not adversely affect the heritage significance of the item.
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	The proposed development would be visible in some views within the surrounding area, including from portions of the public domain in proximity to the heritage item. As such, the proposal would introduce a

Question	Assessment
	contemporary built form into the existing visual context. However, these views are experienced within a mixed and evolving urban environment characterised by a range of building scales and forms. The proposal incorporates a number of design measures that assist in mitigating visual impacts, including façade articulation, upper level setbacks, modulation of building mass, and the use of a defined masonry base. Landscaping further assists in softening the interface with the public domain. As a result, it is the assessment of Heritage 21 that the proposal would not present as visually dominant and would be read as part of the broader town centre environment.
<i>Will the proposed works impact on the integrity or the streetscape of the Heritage Conservation Area?</i>	The subject site is not located within a Heritage Conservation Area and therefore would not impact on the integrity or streetscape of such an area. The assessment has instead considered the broader streetscape context and the relationship of the proposal to nearby heritage items. The locality is characterised by a mix of built forms and is undergoing a transition towards increased density. The proposal incorporates a defined street edge, appropriate materiality at lower levels and landscape treatment, which together contribute to a cohesive streetscape outcome. On this basis, it is the opinion of Heritage 21 that the proposal is not considered to result in an adverse impact on the integrity of the surrounding environment.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.¹⁷

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the heritage item in the vicinity:

- The proposal has been designed to respond to its context through articulation, setbacks and modulation of built form, reducing the perceived bulk and scale of the development.
- The use of a defined masonry base at lower levels provides a visually grounded building form that is compatible with the material character of the surrounding environment, including nearby heritage items.
- Upper levels incorporate lighter-weight materials and a recessive palette, assisting in reducing visual prominence when viewed from the public domain.
- The proposal does not form part of the curtilage of the Campsie Railway Station Group and maintains a physical and visual separation from the heritage item.
- Landscaping and public domain treatment would assist in softening the built form and improving the interface with the street, contributing positively to the setting of nearby heritage items.
- The proposal would be read within the broader Campsie town centre context, which is characterised by an evolving built form and increasing density.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which would result in a detrimental impact on the heritage items in the vicinity, including the Campsie Railway Station Group.

While the proposal introduces a building of increased scale relative to the existing development, this has been addressed through appropriate design measures, including articulation, setbacks and a considered material palette, which mitigate potential visual impacts.

Accordingly, the overall impact of the proposal is considered to be neutral. The aspects of the proposal which respect the heritage significance of nearby heritage items have been addressed in Section 7.1.1. Recommendations are provided in Section 7.2 as further mitigation measures.

¹⁷ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

7.2 Mitigation Measures/Recommendations

Heritage 21 also recommends the following:

7.2.1 Salvage Schedule

A salvage schedule should be prepared for the dwellings that are proposed for demolition as part of the proposed development. The salvage schedule should focus on the salvage of any traditional materials and building elements such as windows, doors, fireplaces, internal and external joinery, stone, masonry, and/or tiles. These traditional materials are to be dismantled, salvaged and sold to an established dealer like Chippendale Restorations dealing in second-hand heritage building materials.

7.3 General Conclusion

The proposed development at 26-30 Campsie Street and 1 Assets Street involves the demolition of existing buildings of no heritage significance and the construction of a new mixed-use development within an evolving urban context.

It is the opinion of Heritage 21 that the proposed development would not result in an adverse impact on the heritage significance of heritage items in the vicinity. While the proposal represents an increase in scale, it has been designed to respond to its context through articulation, materiality and landscaping, and will be read as part of the broader Campsie town centre environment.

Heritage 21 is therefore satisfied that the proposed development is consistent with relevant heritage controls and would not adversely affect the heritage significance of nearby heritage items. We therefore recommend that the Department of Planning and Environment view the application favourably on heritage grounds.

8.0 SOURCES

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