



Campsie Town Centre


Planning Proposal Heritage Submissions Review

Evaluation Report

Submitted to City of Canterbury-Bankstown

MAY 2026

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EXECUTIVE SUMMARY

City Plan Heritage (CPH) has undertaken a review of the Planning Proposal Heritage Submissions received by City of Canterbury-Bankstown (Council) in response to the publicly exhibited Campsie Town Centre Planning Proposal (November 2025). These submissions objected to the potential heritage listing of 9 sites as heritage items under Part 1 of Schedule 5 of the *Canterbury Bankstown Local Environmental Plan (LEP) 2023*.

This Evaluation Report reviewed the previous heritage inventory forms prepared for each of the sites by Lucas Stapleton Johnson (LSJ) and Council’s heritage advisor, as well as additional documentation submitted by objectors. Some of these additional documents included heritage assessments of the sites undertaken by external heritage professionals. CPH also undertook a survey of each of the nine (9) nominated sites, including internal inspections of seven (7) of these sites.

The Evaluation Report concludes that of the nine sites nominated for heritage listing, CPH agree with the recommended listing for eight (8) of these sites. One of the nominated sites fails to satisfy the heritage significance criteria established by the Heritage Council of NSW, while the remaining 8 all sufficiently satisfy the criteria. Where CPH have agreed with the recommendation for heritage listing, we have also identified aspects of the site that should be excluded from the heritage listing.

For breakdown of each site and the summary of reasons for / against its heritage listing, refer to the table below. Section 3 of this report provides further detail on the reasons for the findings, including an assessment of each site against the NSW Heritage Council’s heritage significance criteria.

Table 1: Summary Table identifying Recommendations for each site.

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
1	26 Anglo Road, Campsie	St John the Evangelist Anglican Church	<p>While a number of alterations and additions have been made to the buildings with the complex, there is still considerable amount of original fabric retained that reflects the architectural style (Federation and Inter-war Gothic Revival) and spatial qualities.</p> <p>Therefore, the site and its buildings meet the threshold for heritage listing.</p> <p>Notwithstanding the finding, there is a need for a detailed significance ranking for each building to identify non-original fabric and spaces that have lesser significance. This will allow further work to be undertaken through heritage exemption pathway, enabling the church to continue to respond to its evolving local community.</p>	Agreed with the recommended listing
2	327-329 Beamish Street, Campsie	Inter-war hotel ‘Campsie Hotel’	<p>While interiors of the hotel have been modified and reconstructed to original detailing, the hotel still holds significance, including historical and social values that demonstrates its original and ongoing use as a hotel and pub since 1927. Externally the building maintains its original features</p>	Agreed with the recommended listing, excluding single storey rear extension (former bottle

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
			<p>and Inter-war architectural detailing, particularly at the upper floor levels above the awning.</p> <p>The listing should therefore include the two and three storey portions of the hotel. The c.2003 single storey extension (former bottle shop, now bistro) at the rear of the building is to be excluded from the listing.</p> <p>Interiors of the ground floor and upper level (accommodation level) have more flexibility for modification provided that the historical uses are maintained.</p> <p>Where reconstruction or repairs have been made, the elements, such as leadlight glazed windows and timber balustrades to main stair of the hotel reflect their original detailing. Any future alterations and additions should match this sympathetic form and detailing.</p>	shop, now bistro)
3	341-347 Beamish Street, Campsie	Inter-war shop group, with dwellings above	<p>The front façade of the shopfront above the awning, including the Dutch gable and the roof form, materials and detailing, are assessed as having significance. In contrast, the modified ground floor shopfronts, as well as the rear extensions to the building, are assessed as not having heritage significance.</p> <p>A minimum 7 metre setback from the Dutch gables should be included within the heritage listing / curtilage. Any future development / additions to the site, particularly in line with future re-zoning of the site, should be sited beyond this 7-metre setback. This is to ensure the visual presentation of the upper-level façade is retained.</p> <p>It is encouraged the above awning façade is also restored to original details should any development occur within the site.</p>	Agreed with the recommended listing, excluding ground floor shopfronts and interiors
4	406 Beamish Street, Campsie	Campsie Christadelphian Ecclesia	<p>While changes have been made to lessen the previous association to the Congregational faith, this does not diminish the significance of the site. It provides evidence of continued religious usage</p>	Agreed with the recommended listing, excluding timber

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
			<p>overtime in Campsie, from 1913 to present. The adaptive reuse of the building by the current occupants (Campsie Christadelphians) adds a layer to the historic use as these alterations have been made to suit their religious beliefs.</p> <p>Though some structural conditions were observed, this does not diminish the significance of the building</p> <p>The main masonry church building and masonry fencing are significant elements within the site, while the timber weatherboard and fibro panelled hall building and associated rooms are of lesser significance and could be excluded from the heritage listing. This would allow flexibility for making changes to the timber structures within the site.</p>	weatherboard and fibro panelled hall buildings
5	2 Burns Street, Campsie	Federation weatherboard house	The revised significance assessment means the dwelling does not satisfy the heritage significance criteria. Most of its fabric internally and externally have been replaced, and its streetscape integrity as a Federation-era weatherboard worker's cottage has been compromised. It does not demonstrate a good example of a Federation weatherboard house.	Do not agree with the recommended listing
6	225-229 Canterbury Road, Canterbury	Inter-war picture theatre former 'Windsor Theatre', current Mytilenian House	<p>The former picture theatre / cinema satisfies the criteria for heritage listing. Though the Inter-war architecture is modest, the façade of the building still retains an Art-Deco architectural style. The building also still maintains the original / early projection equipment and machinery in the projection room, which will be an industrial heritage for cinema projections. Historically, the building demonstrates elements of a picture theatre and use for community social activities and practices, including entertainment, education and leisure.</p> <p>Finally, the listing should recognise the social value of the building for its long-term use by the Mytilenian Brotherhood.</p>	Agreed with the recommended listing

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
7	10 Claremont Street, Campsie	Federation semi-detached houses ('Ruslip')	The semi-detached houses are intact examples of Federation-era Georgian Revival cottages. They demonstrate all key characteristics and motifs used in Federation-era embellishment. As a collective, the semi-detached houses are still intact despite some alterations to No. 12.	Agreed with the recommended listing
8	12 Claremont Street, Campsie			
9	66 Wonga Street, Canterbury	Inter-war house	<p>The house externally maintains its original Inter-war Californian Bungalow detailing thanks to restoration works undertaken by the owner. However, the listing should identify the nature of the modified interiors and lack of original detailing internally. Original elements internally include timber architraves and doors, and moulded plaster ceiling decoration and cornices to front bedrooms.</p> <p>It appears some of the door architraves and timber mantel piece within the rear family room have been relocated – these have a lesser value. Similarly, the rear garage has lesser significance.</p>	Agreed with the recommended listing

1. BACKGROUND

1.1. Project Background & Brief

City of Canterbury-Bankstown Council (Council) have engaged City Plan Heritage (CPH) to undertake an independent review of heritage submissions received during public exhibition of Council’s Campsie Town Centre Planning Proposal (Planning Proposal, November 2025). The Planning Proposal sought to implement the Campsie Town Centre Master Plan developed by Council, which included amendments to the *Canterbury Bankstown Local Environmental Plan (LEP) 2023*. Part of these amendments included the listing of seventeen (17) individual or group sites within the study area as heritage items under Part 1 of Schedule 5 of the *Canterbury Bankstown LEP 2023*. The proposed listing of these sites was supported by State Heritage Inventory (SHI) forms, mostly prepared by an external consultant (Lucas Stapleton Johnson – LSJ) as well as some forms prepared in house by Council’s heritage advisor.

Following public exhibition of the Planning Proposal, Council received heritage-related submissions concerning nine (9) of the 17 sites. These submissions were submitted by landowners and occupants, with some of these accompanied by submissions from heritage and town planning consultants.

Council therefore engaged CPH to prepare an independent heritage assessment of the nine (9) potential heritage sites, taking into consideration the submissions received. This Evaluation Report provides an overview of CPH’s findings.

1.2. Affected Sites

The nine (9) affected sites which are subject to this Evaluation Report are listed below:

Table 2: Identification of the Nine (9) Affected Sites subject to this Evaluation Report.

Item No.	Item Address	Item Name	Lot & DP
1	26 Anglo Road, Campsie	St John the Evangelist Anglican Church	Lot 14 and Lot 15 Section G DP 4190 Lot 1 and Lot 2 DP 115860
2	327-329 Beamish Street, Campsie	Inter-war hotel ‘Campsie Hotel’	Lot 1 DP 124365 Lot 1 DP 309552
3	341-347 Beamish Street, Campsie	Inter-war shop group, with dwellings above	Lot A-E DP 16533
4	406 Beamish Street, Campsie	Campsie Christadelphian Ecclesia	Lot 54 DP 4178
5	2 Burns Street, Campsie	Federation weatherboard house	Lot B DP 418042
6	225-229 Canterbury Road, Canterbury	Inter-war picture theatre, former ‘Windsor Theatre’, current Mytilenian House	Lots 1 and 2 DP 124317 Lot 14 DP 13752
7	10 Claremont Street, Campsie		Lots 1 and 2 DP 407920

Item No.	Item Address	Item Name	Lot & DP
8	12 Claremont Street, Campsie	Federation semi-detached houses ('Ruslip')	
9	66 Wonga Street, Canterbury	Inter-war house	Lot 1 DP 124426

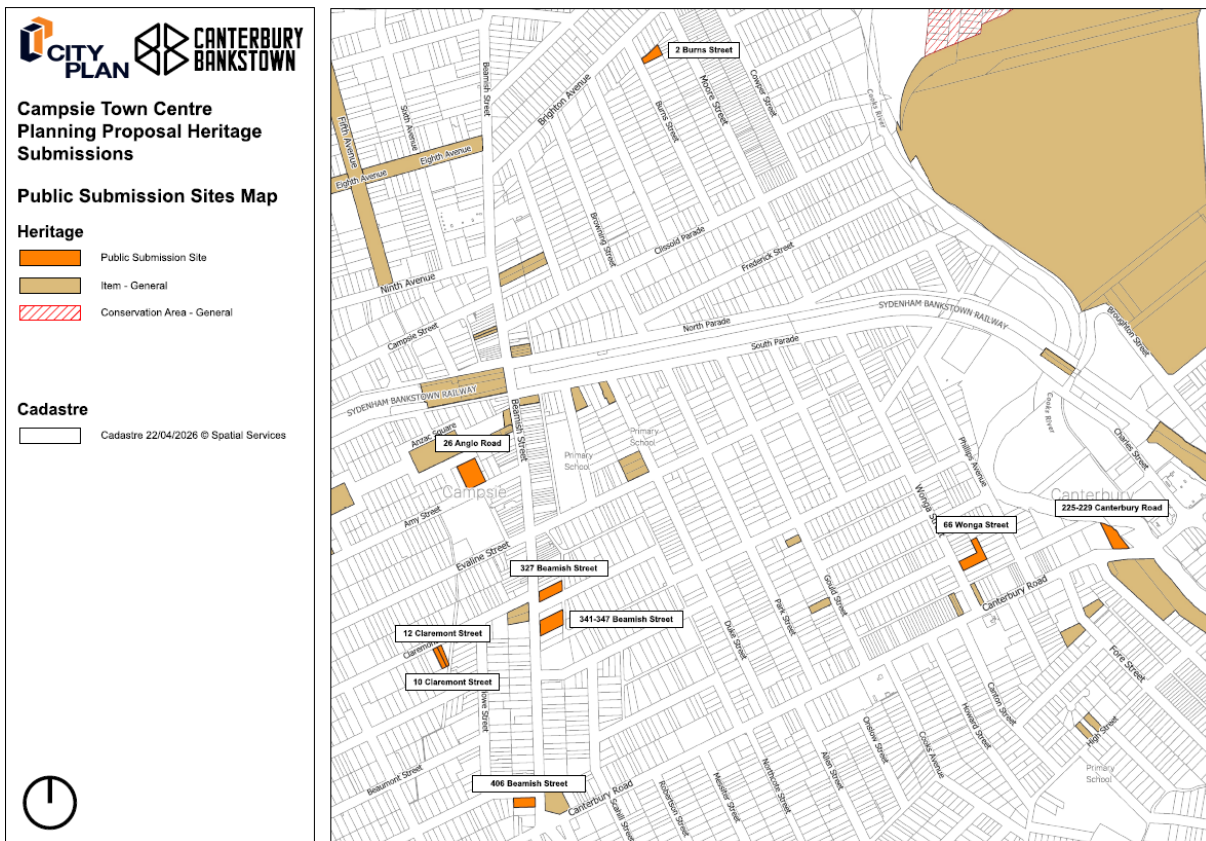


Figure 1: Existing Heritage Map of Canterbury-Bankstown, with location of the 9 sites reviewed as part of this Evaluation Report.

1.3. Methodology

The independent heritage assessment of the nine (9) affected sites adopted a three-staged approach.

Stage 1 comprised a desktop study and review of the previous documentation prepared to support the heritage listing nomination.

Stage 2 involved a site survey of the affected sites.

Stage 3 involved undertaking a heritage significance assessment of each site, utilising the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) publication *Assessing Heritage Significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria (Assessing Heritage Significance), 2025*.

Stage 1

- Reviewed the previous heritage documentation prepared for each of the sites. This included;
 - Inventory forms prepared for the site by Lucas Stapleton Johnson (LSJ) and Council's Heritage Advisor
 - Objections received from landowners, which included heritage significance assessments prepared by heritage and town planning consultants
- Undertook desktop historical research of each affected site to inform historical significance criteria (historic, association etc.)

Stage 2

Surveys of the nine (9) affected sites were carried out by CPH's Kerime Danis (Director – Heritage) and Kurt Dixon (Senior Heritage Consultant) with the purpose of photographing and understanding the sites.

- Inspections were undertaken on 23 April 2026, 24 April 2026 and 29 April 2026
- All sites were inspected from the public domain
- Where the heritage submissions objecting to listing specifically identified modified interiors as affecting heritage integrity, these sites were visually inspected internally with permission from the landowners. Sites that did not identify internal modifications affecting heritage significance were not inspected internally (CPH have relied on other sources to understand the interiors of each site).

Stage 3

CPH provided comment on the physical description and history of each site. This included a revision of the previous inventory forms prepared by LSJ or Council's heritage advisor, as well as any other heritage documentation submitted as part of the objections. CPH then utilised the NSW DCCEEW guidelines *Assessing Heritage Significance, 2025* to assess each site against the heritage significance criteria established by the Heritage Council of NSW. A revised Statement of Significance was then prepared utilising the updated significance criteria assessment. Following this, recommendations were made concerning the proposed heritage listing, including (where applicable) elements of a site to exclude.

1.4. Constraints and Limitations

- Limited community consultation was undertaken for this project. The main form of consultation was in the form of discussions with stakeholders during the inspections. CPH were accompanied by City of Canterbury-Bankstown officers during the surveys, who provided general information about the planning proposal process during the inspections.
- Only a visual assessment of each site from the public domain was carried out, and internally where permission was provided by landowners. Intrusive methods were not employed.
- Not all spaces were accessible, with some unsafe to inspect / inaccessible at the time of the survey. These are noted within the Summary of Survey Findings section of this report.
- Historical research did not include for the provision of a title search for each site.

1.5. Author Identification

The following report has been prepared by:

- Kurt Dixon, Senior Heritage Consultant (BA-LLB (History)) in association with Kerime Danis, Director - Heritage (MHeritCons (Hons), BArch, Associate RAI, M.ICOMOS, ICOMOS AdCom) who has also reviewed and endorsed its content.

1.6. Acknowledgements

CPH would like to acknowledge the following people to assisted in the preparation of this report:

- Mauricio Tapia, Coordinator Strategic Planning, City of Canterbury-Bankstown
- Patrick Lebon, Coordinator Strategic Assessments, City of Canterbury-Bankstown
- Michaela Newman, Senior Strategic Planner, City of Canterbury-Bankstown

CPH would also like to acknowledge the landowners and consultants who provided access and assisted CPH in undertaking the surveys for each site.

1.7. Photographs

The photographs included in this study were taken by Kerime Danis and Kurt Dixon of CPH between 24 April 2026 and 29 April 2026. All other photographs have been appropriately acknowledged.

2. PLANNING PROPOSAL SUBMISSIONS

Of the nine (9) heritage submissions objecting to heritage listing, the following common primary reasons for objection were identified. Other individual objections were noted for individual sites, with these provided below at Section 2.6.

Table 3: Summary of reasons for objections in the submissions received for the potential sites.

Identified Site	Lack of Heritage Significance	Modifications Affecting Integrity	Perceived Economic / Financial Hardship	Unreasonable Restriction on Use	Lack of Strategic Alignment
1. St John the Evangelist Anglican Church 26 Anglo Road, Campsie					
2. Inter-war hotel 'Campsie Hotel' 327-329 Beamish Street, Campsie					
3. Inter-war shop group, with dwellings above 341-347 Beamish Street, Campsie					
4. Campsie Christadelphian Ecclesia 406 Beamish Street, Campsie					
5. Federation weatherboard house 2 Burns Street, Campsie					
6. Inter-war picture theatre former 'Windsor Theatre', current Mytilenian House 225-229 Canterbury Road, Canterbury					
7. Federation semi-detached houses ('Ruslip') 10 Claremont Street, Campsie					
8. Federation semi-detached houses ('Ruslip') 12 Claremont Street, Campsie					
9. Inter-war house 66 Wonga Street, Canterbury					

2.1. Not Satisfying Heritage Significance Criteria

All of the Planning Proposal submissions objected to the heritage listing of the nine (9) sites on the basis that the Heritage Significance Criteria, as formulated by the Heritage Council of NSW, was not adequately established in the previous SHI forms.

The Heritage Significance Criteria is provided below:¹

- **Criterion (a) – Historic Significance**
 - *A place or object is important in the course, or pattern, of the local area’s cultural or natural history*
- **Criterion (b) – Historical Association**
 - *A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area*
- **Criterion (c) – Aesthetic / Creative / Technical Achievement**
 - *A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area*
- **Criterion (d) – Social, Cultural and Spiritual Significance**
 - *A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons*
- **Criterion (e) – Research Potential**
 - *A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history*
- **Criterion (f) – Rare**
 - *A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history*
- **Criterion (g) – Representative**
 - *A place or object is important in demonstrating the principal characteristics of a class of the local area’s:*
 - *Cultural or natural places*
 - *Cultural or natural environments*

When considering the heritage submissions, the common reasons for objecting to the site satisfying the heritage significance criteria are provided below:

- Historical information insufficient to satisfy criterion (a)
 - ‘Gaps’ in history (particularly recent histories of sites)
 - Incorrect historical information used
 - No clear identification of why the site is historically important in the local context compared to others
- Where sites satisfied criterion (b), associations were considered circumstantial
- Aesthetic significance (criterion (c)) was disputed, particularly the individual aesthetic value of sites compared to other like sites within the LGA

¹ Note: As none of the sites were previously assessed as having State level of significance, the State significance criteria were not considered in this report. Only the local level of heritage significance for each criterion is provided.

- This tied into arguments raised about alterations and additions causing the original form of the site to be compromised / not as intact as other existing heritage items
- Social significance (criterion (d)) disputed in some instances, particularly by the occupants of sites to whom the site was assessed as being socially significant to
- Rarity value (criterion (f)) was considered not clear, particularly considering existing similar sites within the LGA
- The Representativeness (criterion (g)) of sites was the mostly considered accurate, however itself is not enough to justify heritage listing

As all submissions argued that the heritage significance of the sites was not met, this Evaluation Report provides a revised heritage significance assessment of the 9 sites. This involved additional research and fabric analysis, where applicable, with a revised assessment against the Heritage Criteria of NSW heritage significance criteria. CPH utilised the *Assessing Heritage Significance, 2025* guidelines to facilitate this revised assessment at Section 3.

2.2. Integrity Lost Through Modifications

All of the objections identified the sites to have been modified from their original form to such an extent that the sites could no longer demonstrate the original significant form / function of the site. This loss of integrity through alterations, additions and modifications was suggested to reduce the intactness of the item, which is one of the considerations from the NSW DCCEEW for *Assessing Heritage Significance*.

Step 5 – Consider the integrity and condition of the place or object

Significance can be affected by:

- *The integrity, nature and/or condition of a place or object, the authenticity of a place or object, and the sources of information associated with it (UNESCO 2021)*
- *The extent to which alterations, demolition of fabric and additions have impacted on readability of a place or object, including level of intrusiveness and reversibility of such alterations*
- *The extent to which the alterations or additions have contributed to the significance of the place (for example, expanding its historic use or adaptation to a new use)*
- *The existing context of the place or object, including whether it remains within its original context, for example, its original environment, use or collection.*

As such, this Evaluation Report considers the integrity, condition and intactness of each of the potential sites as it impacts on heritage significance.

2.3. Economic / Financial Burdens

Multiple sites also raised economic or financial burdens associated with heritage listing as a reason to object. This included impacts to the value of the property and additional costs to undertake repairs and maintenance. While the validity of these perceived burdens is not considered in this Evaluation Report, it is noted that the Heritage Council of NSW identified the following concerning economic impacts of heritage listing in *Heritage Listing Explained: What it means for you, 2011*.

Some Australian studies show listing has no effect on property value in most cases, and sometimes improves resale value. Listed residences with well- maintained heritage features have been found to attract a price premium compared to equivalent non-listed places in independent studies. Period features and other heritage attributes often feature prominently in property advertisements because of this appeal.

Listing gives you improved access to heritage grants, greater flexibility for uses including uses otherwise prohibited, and often reduced land tax

While maintenance of heritage items is encouraged, the Council cannot legally require an item of local heritage significance be maintained. The Local Government Act can only compel work to be undertaken for health and safety reasons. Minimum standards of maintenance are only required for items which are listed as having State heritage significance, of which none of the 9 objected sites were nominated as.

The *Assessing Heritage Significance 2025* guidelines do not consider financial or economic burdens as a relevant factor for consideration when assessing the heritage significance of a place. Therefore, this Evaluation Report does not comment on this aspect.

2.4. Unreasonable Restriction on Use

Some submissions noted that heritage listing would restrict the use and enjoyment of the properties, particularly community groups that use these properties as communal spaces. Submissions also noted that heritage listing would limit the potential for future development at the site.

As above, the *Assessing Heritage Significance 2025* guidelines do not identify the unreasonable restriction on use as a means by which to prevent heritage listing. Notwithstanding, where it is relevant, CPH have made recommendations for identifying specific elements of sites for heritage listing, including excluding spaces that do not contribute to the site's assessed heritage significance. This has been undertaken to provide both Council and the landowners with more certainty as to what is considered significant, and where future sympathetic development can be undertaken without causing heritage impact.

2.5. Lack of Strategic Alignment

Some submissions noted the proposed heritage listing of sites is in conflict with the Canterbury Bankstown Local Strategic Planning Statement (LSPS), the Housing Strategy, and the *Environmental Planning and Assessment Amendment (Planning Systems Reforms) Act 2025*. Specifically, it was suggested that heritage listing would “sterilise development potential” when the LSPS and Housing Strategy prioritise increased housing supply and diversity and urban renewal in proximity to transport corridors and centres.

Heritage listing of a site does not prevent development or eliminate its potential for change, instead it provides a lens by which to modify the site appropriately and sympathetically. Urban renewal and uplift in proximity to heritage is still possible, it requires development to be designed to and respond to its surrounding heritage character. A heritage item can be sympathetically altered to deliver additional housing supply, whether through extensions or additions. Heritage listing requires the landowner to conserve the cultural heritage values of the site, which can be achieved through well-designed and appropriate additions. The majority of urban and suburban corridors surrounding transport centres in the Greater Sydney area contain heritage items and heritage conservation areas, and these do not prevent uplift or sympathetic alteration to accommodate additional housing in accordance with the objectives of transport-oriented development. Therefore, the argument that heritage listing is contrary to the council's and the state's strategies for increasing the housing supply is unfounded.

The City of Canterbury-Bankstown LSPS specifically provides the following statement concerning development within the Eastern Lifestyle and Medical Precinct – Campsie to Kingsgrove area (which many of the potential sites are located within):²

Well designed buildings will respond to the area's character and heritage, and we'll [City of Canterbury Bankstown] protect these elements while focusing on medium and high-density housing around Beamish Street and Canterbury Road. Alongside this work, we'll look at public domain improvements and build public infrastructure to keep pace with growth.

² City of Canterbury Bankstown, *Connective City 2036: Local Strategic Planning Statement*, 2024, p. 27

Additionally, the LSPS specifically identifies the protection of the environment and built heritage as a priority under Evolution 6 – Urban and Suburban Places, Housing the City. This priority included the undertaking of a heritage review of the LGA, as well as using analysis of local character and heritage to inform master planning. Heritage is therefore an important priority in the Council's LSPS which requires identification and protection.

Finally, it is important to consider the NSW Department of Planning, Housing and Infrastructure publication *Guidance to Transport Oriented Development* (2024), which provides guidance on development of heritage sites in transport corridors. It notes that housing supply and heritage values are not mutually exclusive but co-exist, and there are guidance documents on designing infill development that responds to the area's heritage context.

2.6. Other Objections

In addition to the above objections that were common throughout most of the submissions, there were also individual objections towards heritage listing that have been addressed below.

2.6.1. 406 Beamish Street (Campsie Christadelphian Ecclesia)

The current occupants of the building at 406 Beamish Street – Campsie Christadelphian Ecclesia – were strongly opposed to the association with the former congregational church to the building. This is the reason for the intentional alterations and additions undertaken to the original church building, including replacement of stained-glass windows, removal of arched windows, removal of religious symbols and damage to the foundation stone. In the planning proposal submission, the group stated:

“our group [Christadelphians] [have] actively sought to alter and modify the building’s original features, both internally, and as much as possible, externally, so that it would NOT have an historical connection or significance. (Entirely due to the fact that our beliefs are divergent from that of the previous occupants.)

The Campsie Christadelphian Ecclesia therefore does not give social importance or value to the former church building itself. This will be noted in the updated heritage significance assessment for the building.

2.6.2. 225-229 Canterbury Road (Inter-war picture theatre, former ‘Windsor Theatre’, current Mytilenian House)

The submission to the heritage listing of 225-229 Canterbury Road noted that the site was already subject to existing heritage controls due to its proximity to the existing ‘Inter-war urban park – Saint Mary MacKillop Reserve’ (item I92 on the *Canterbury Bankstown LEP 2023*). Because of this, it was argued that heritage listing the property at 225-229 Canterbury Road would be “duplicative and unnecessary.”

It is true that the *Canterbury Bankstown LEP 2023* requires land in proximity to heritage items have a heritage management document be prepared to assess the heritage impact (section 5.10 (5) (c)), and that the *Canterbury Bankstown Development Control Plan (DCP) 2023* includes a chapter (4.4) that guides development in the vicinity of places of heritage significance. However, these statutory controls are to protect the heritage significance of these proximate heritage items, and not the potential heritage significance of a site in the vicinity. It is not uncommon for sites in close proximity to be individually listed as heritage items, particularly where they demonstrate different significance values. In the instance of 225-229 Canterbury Road, the potential heritage listing of the former ‘Windsor Theatre’ is not associated with the proximate Saint Mary MacKillop Reserve; they are separate sites with separate historical, associative, aesthetic and representative heritage values.

The statutory heritage controls for properties in the vicinity of heritage items are also different to that of heritage items. Sites with heritage items in the vicinity mainly require consideration to their exterior form

and presentation, ensuring they are sympathetic to the identified heritage values of the proximate heritage item. In contrast, the heritage controls for a heritage item capture different aspects of the site, from its interior and exterior form to its materiality, curtilage and use. The existing heritage controls that would apply to the property at 225-229 Canterbury Road as a site in the vicinity of a heritage item would therefore not provide the appropriate level of protection for the site, where it is considered to have heritage significance.

3. SUMMARY OF SURVEY FINDINGS

All nine (9) of the objected sites that were proposed for heritage listing under the November 2025 Campsie Town Centre Planning Proposal were visually inspected by CPH. Except for Nos. 10 and 12 Claremont Street, Campsie (items 7 & 8), all sites were also inspected internally at the invitation of the landowner / occupant. Nos. 10 and 12 Claremont Street were not inspected internally as the submissions received by City of Canterbury-Bankstown did not identify modified internal fabric or form that required consideration in a revised significance assessment.

Of the nine (9) sites proposed for heritage listing, CPH support the heritage listing of eight (8) sites. These include:

- St John the Evangelist Anglican Church, 26 Anglo Road, Campsie
- Inter-war hotel 'Campsie Hotel', 327-329 Beamish Street, Campsie
- Inter-war Shop groups, with dwellings above, 341-347 Beamish Street, Campsie
- Campsie Christadelphian Ecclesia, 406 Beamish Street, Campsie
- 225-229 Canterbury Road, Canterbury
- Federation Semi-detached house ('Ruslip'), 10 Claremont Street, Campsie
- Federation Semi-detached house ('Ruslip'), 12 Claremont Street, Campsie
- Inter-war house, 66 Wonga Street, Canterbury

These supported potential heritage listings are based on the results of the physical inspection undertaken by CPH, consideration of the planning proposal submissions including additional heritage documentation, and further historical research undertaken for each of these sites.

The following sections provides significance assessments of the nine (9) potential heritage items. These include an updated physical description with contemporary photographs as captured during the site survey, additional historical information where relevant, an assessment against the NSW Heritage Significance Criteria, a revised Statement of Significance for each site, and a final recommendation on heritage listing.

3.1. St John the Evangelist Anglican Church, 26 Anglo Road, Campsie

Physical Description

The physical description prepared by LSJ in the inventory form accurately describes the exterior appearance of all three buildings within the church complex (Church, Parish Hall and Soldier's Memorial Hall). It articulates the architectural features and detailing of each, particularly the church building which was originally constructed in 1911 and rebuilt in 1929 following a fire. The physical description notes that the interiors of each building were not inspected, and so CPH surveyed these to assist in the revised significance assessment. The following description therefore captures the interiors of the complex.

The church interior retains original and significant rooms, detailing and elements. This includes lancet windows with leadlight glazing, rose windows with leadlight glazing, pointed arched brick openings, wooden pews (repositioned on the sides of the nave), and polychromatic brickwork with quoining. The nave (primarily painted brick) features a high open timber-trussed ceiling with decorative timber brackets. A baptistry on the opposite side of the altar features a carved marble ecclesiastical furnishing, likely a baptismal font, with lancet windows with leadlight glazing with religious inscriptions. The altar features decorative timber pulpit, lecterns, altar console table and chairs, though these do not appear to be actively used. To the side of the altar is the façade of a former organ that was donated to the church approximately 30 years ago (the mechanical components of the organ have since been

removed). Throughout different areas of the church are memorial dedications to different influential individuals and groups within the Campsie Anglican community.



Figure 2: View from the altar of St John's Church facing towards nave. Central stage is used for religious services rather than the traditional altar.



Figure 3: View of the altar within the St John the Evangelist Anglican Church.



Figure 4: View of decorative timber furniture (including lectern, rails, chair, altar console table) within the altar of the church.



Figure 5: View of remnant pipe organ façade (mechanical components behind have been removed).



Figure 6: View of the baptistry at the rear of the church.



Figure 7: Examples of plaques within the church dedicated to different individuals within the Campsie Anglican community.

Though the interiors of the church have been modified in recent decades to accommodate religious services that are tailored to the local congregation, the original spaces are mostly intact to an extent that their former use can be identified and interpreted. For example, the former altar is identifiable. Religious services today are no longer conducted from the alter but instead from a small, carpeted stage recently erected within the nave, providing a more intimate service for parishioners. Similarly, the former vestry has been adaptively reused into a children’s play area, while the former church organ workings room (where the mechanical components of the former organ extended into) has been adaptively reused as a youth group classroom. It is acknowledged that some amendments made have reduced the integrity of the former church, including the removal of the choir steps to create a flat creche area and sealing of open arches in the youth group classroom. However, most amendments are generally sympathetic to the original form, including contemporary services and elements like the notice board, air conditioning, lights, fans, televisions, projector, heaters and speaker systems.



Figure 8: View of the former sacristy now used as a children's playroom. This is an example of the adaptive reuse of areas of the church.



Figure 9: Notice board installed within nave (next to the baptistry).

The Parish Hall (former Sunday School) building features some internal detailing that reflects its original construction in c.1915. This includes its end-matched tongue & groove (T&G) timber ceiling, hardwood

timber floor, lancet windows with arched brick lintels and brick air vents. The brick walls have been painted white (like the church), while the mansard-shaped timber end-matched T&G ceiling features several acoustic panels that have been installed more recently. A small timber stage (recent addition) is located within the main hall, this replacing a previous performance stage. Behind the stage is a storage room and classroom that were established with the removal of the former performance stage. Both the classroom and storage room are separated by a half wall partition. A separate bathroom was installed more recently, while the kitchen was remodelled approximately 15 years ago into a modern commercial kitchen with industrial grade stove/oven unit and exhaust system installed. Like other spaces, the interiors have been altered to be fit for purpose, featuring air conditioning units, lighting, televisions, fans, heaters, speakers and projector.



Figure 10: General interior view of Parish Hall structure.



Figure 11: View of the timber stage and wooden cross within the Parish Hall.



Figure 12: View of storage rooms at rear of hall building, behind the stage.



Figure 13: Contemporary kitchen spaces within the Parish Hall.

The Soldier's Memorial Hall (former Parish Hall) within the south-eastern corner of the site was erected in 1920. This building has been modified both internally and externally to accommodate changing uses overtime. This includes the Amy Street façade of the building, with modern timber framing and see through awning replacing original windows and doors. Internally the building has been partitioned into separate spaces, including a working space, former classroom area and a former café area. The wall separating the café space from the other rooms is painted brick, while the wall separating the classroom

from the working space is panelled. These latter rooms feature a vinyl floor covering, while the café space features stained timber floorboards. Like the other hall, the end-matched T&G timber ceiling features several acoustic panels that have been recently installed. The ceiling also features several skylights in all areas except the working area. The working area features a false ceiling.



Figure 14: General view of the working area within the Soldier's Memorial Hall.



Figure 15: General view of the former classroom area within the Soldier's Memorial Hall.



Figure 16: View within the former café area of the Soldier's Memorial Hall.



Figure 17: View of former café space entry from Amy Street.

The previous inventory form that LSJ prepared included a list of several modifications that have been undertaken to the church complex. The majority of these are within the first half of the 20th Century, based on historical resources that were accessed during their investigation into the site.

History

The history within the inventory form is considerably extensive, providing information on the original development of the church and its subsequent alterations. It identifies the first church built in the 1910s, with sources describing original elements and features of the church (designed in the Federation Gothic architectural style), as well as the church's architect William Henry Withers. It articulates several alterations to the complex during the early-mid 20th Century, as well as the 1928 fire which required the partial rebuilding of the church. Historical photographs and sketches of the church are also provided, assisting in understanding the buildings' original appearance and fabric.

A letter submitted as part of the objection to the heritage listing was prepared by Weir Phillips Heritage and Planning in 2021. This document also prepared a short history for the site. Compared to the LSJ SHI form, this letter included additional historical information on the early history of the Campsie area, as well as the Campsie Park Estate residential subdivision of 1880. While informative, this does not contribute directly to the history of the church complex. Considering the context in which the letter was prepared however, the history in this letter is well-informed and provides a succinct overview of the church's development.

During the site survey, previous alterations to the church complex as well as current and former uses were communicated. One of the key items raised was that the church has evolved considerably from its traditional use and appearance, with the buildings accommodating the local Mandarin community of Campsie. For example, the Parish Hall features a Mandarin Sunday Service, which has been active for several years and who have contributed to alterations to the space including the new toilet. English lessons are also taught within the church, with the alternative stage location within the nave providing a more intimate and engaging session for learners than from the original altar.

The church also features a former pipe organ that was acquired approximately 25-30 years ago. This was used for approximately 5 years before it was decided to remove the mechanical components of the organ and retain the façade from the altar side. The area which used to feature the components of the organ has been modified into a youth group room.

The former Soldier's Memorial Hall was also utilised by a youth services group called Fusion in the 1990s, which led to the reconfiguration of the space. Also in this space, a café operated out of the front room, though this ceased operations in the early 2020s.

It is considered by CPH that there is sufficient historical information about the history of the site from both the previous reports and the information shared during the site survey to inform the significance assessment.

Significance Assessment

For the Significance Assessment of the St John the Evangelist Anglican Church, CPH have included the previous significance assessment by Weir Phillips to ensure that this is considered in the revised assessment.

Table 4: St John the Evangelist Anglican Church – Heritage Significance Criteria Assessment

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
<p>Criterion (a) – Historic Significance</p> <p><i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i></p>	<p><i>St John's was constructed to meet the growing needs of the Anglican Community in Campsie following the subdivision of the Campsie Park Estate in 1880. The existing Church is the second building on the site to bear the name St. Johns on this site. The original church was destroyed by a fire in 1928.</i></p> <p><i>Many other churches from different denominations were constructed throughout the locality during the Federation and Inter-war eras to meet the needs of the expanding community as the outer suburbs of Sydney. Church halls are a typical adjunct to churches for the purpose of activities ancillary to worship. Their contribution to cultural history is limited to a record of social events that take place within the congregation.</i></p> <p><i>The site is unlikely to have any more historic significance than any other comparable church of the same period that has also served its congregation for a long period.</i></p>	<p><i>St John the Evangelist Anglican Church group, comprising church, parish hall and former Sunday school building is of historical significance for being associated with the growth of the Anglican Church in the suburb of Campsie, dating from the early 20th century. The group provides evidence of the development of local social and cultural institutions that accompanied the suburb's growth.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees with the historical significance assessment undertaken by LSJ. While the original 1911 church was partially destroyed in a fire, the original church hall survived, with the new church rebuilt to this. The rebuilding of the church demonstrates the perseverance of the Campsie Anglican community. The additional halls and buildings that have been erected overtime also reflect the growth of the Campsie Anglican community throughout the 20th Century, with these halls hosting religious services and events.</p> <p>Recent modifications and adaptive reuse of spaces within the church complex reflect the changing needs of the Campsie community and the shifting role of religion. These alterations therefore add rather than detract to the historical significance of the site.</p> <p>Meets the criterion at a Local level.</p>

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
	<p><i>The site does not meet the threshold for listing under this criterion.</i></p>		
<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i></p>	<p><i>The Church was designed by W.H. Withers who was a government employed architect. Withers, a Campsie local, donated his architectural services to the church multiple times for the original construction and reconstruction of the church, and design of the Soldier's Memorial Hall and school building. He was responsible for a number of buildings during his tenure at the Harbour Trust including the original design of the Maritime Services Board Building in Circular Quay. He was also responsible for a school hall, of similar style to the one on site in Greenwich. While associated with this architect, it is not widely recognized as an example of his work.</i></p> <p><i>The site does not meet the threshold for listing under this criterion.</i></p>	<p><i>The Church and Soldier's Memorial Hall buildings are associated with architect William Henry Withers (1882-1947), architect, who worked as an architect with the Sydney Harbour Trust from around 1910 until his retirement in 1946, at which time the organisation became the Maritime Services Board and he was lead architect. He is remembered today as the supervising architect for the Maritime Services Board head office building at Circular Quay, Sydney (now the Museum of Contemporary Art). He was heavily involved in church life, and as the Church's honorary architect, Withers was responsible for the original 1911 church and the 1929 restoration / reconstruction works following its partial destruction by fire.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The St John the Evangelist Anglican Church is strongly associated with the local Campsie architect William Henry Withers, who was responsible for not only the original construction of the church in 1911 but the additional alterations and rebuilding of the site throughout the 20th Century. In addition to serving as the Maritime Services Board supervising architect, Withers was active in the Anglican community as a member of the Parish Council, Parochial Association and Vestry, and was an honorary organist and choirmaster.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (c) – Aesthetic / Creative</p>	<p><i>The church, although in the Federation Style, was rebuilt during the</i></p>	<p><i>The St John the Evangelist Church group is of aesthetic</i></p>	<p>The St John the Evangelist Anglican Church complex has aesthetic significance at the</p>

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
<p>Technical Achievement</p> <p>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</p>	<p><i>Inter-war years following a fire in 1928. The internal configuration of the church is no longer fit for purpose for the congregation which is evidenced through the reorientation of the layout and disuse of the chancellery.</i></p> <p><i>The internal integrity of the church has been compromised. The interior of the church has been painted white. The original pipe organ mechanism has been removed. The transepts are utilized as childcare facilities and storage areas. The adjoining halls similarly have had later internal partitions installed to suit the different organisations that utilize the spaces.</i></p> <p><i>The Church, [and] its two halls do not relate well to each other in a functional sense. There is no covered access between buildings and there isn't a large outdoor gathering space.</i></p> <p><i>The site does not meet the threshold for listing under this criterion.</i></p>	<p><i>significance as good representative examples of the Gothic Revival style of the Federation and Interwar eras. All three buildings display key characteristics of the style, applied to a church building and two parish hall buildings and together they make a notable contribution to the historical character of Anglo Road, Campsie.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>local level for its level of integrity and demonstration of the Inter-war era Gothic Revival architectural style. This can be seen most clearly in the arched motifs throughout the church and halls, including with its arched lancet windows with leadlight glazing, arched brick openings and steeply pitched gabled roof. The polychromatic brickwork utilised both internally and externally are visually appealing, while the lancet windows with leadlight glazing have strong visual presence internally. Internally, while traditional spaces of the church have been modified to incorporate new uses, the modification is sympathetic and many original elements and detailing are still intact. This includes the altar and apse, baptistry and nave. The hall buildings have been more modified than that of the church, retaining fewer elements and detailing from the original construction. Regardless, the church complex collectively is intact both internally and externally and are visually appealing in the context of the local Campsie area.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p>	<p><i>The fabric of the existing Church does not have social significance for its current congregation.</i></p>	<p><i>As church buildings that have been in continuous use since 1911, the St John the Evangelist Church</i></p>	<p>While it is acknowledged that the traditional form of the original church does not serve the needs of the community of Campsie, the modifications</p>

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
<p>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</p>	<p>The existing Church (and its associated halls) does not serve its congregation in the appropriate manner. Their form of worship and outreach is not suited to the more formal way in which services were conducted in the past and which is reflected in design and layout of the existing Church. The current congregation, for example, do not use pews or an altar in a fixed location; They require multipurpose facilities with audio visual display for ministry and community outreach programmes that can be operated throughout the week.</p> <p>In addition to changes in the way that worship is conducted, there is considerably less demarcation in what the various church buildings are used for than has been the case in the past. In the past, churches were solely used for worship, hence their formal layouts and inward-looking focus, typified by windows limiting views to the outside. All social activities were held within the separate church halls. The activities of the current congregation at St</p>	<p>group may be of social significance to the local community, as the long-term focal point for the Anglican Church in Campsie. However, no formal assessment of social values has been undertaken.</p> <p>Potentially meets the criterion on a Local level.</p>	<p>and alterations that have been undertaken in the past 30 years have made the church complex a usable and significant site for the local Anglican community. The changing demographics of Campsie to a more multi-cultural and multi-lingual society has been reflected in the way the church conducts religious and community services.</p> <p>However, it is acknowledged that the St John's Anglican Church community formally opposed heritage listing of the site. The social significance therefore cannot be understood at this time.</p> <p>Potentially meets the criterion at a Local level, however this cannot be ascertained without further consultation.</p>

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
	<p><i>John's are far more integrated.</i></p> <p><i>The Church is unlikely to have more social significance than any other church of its period.</i></p> <p><i>The site does not meet the threshold for listing under this criterion.</i></p>		
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area's cultural or natural history</i></p>	<p><i>The site is not considered significant under this criterion. It does not provide information that is not readily available from other, better, often preserved examples. It is not an important benchmark site.</i></p> <p><i>The site does not meet the threshold for listing under this criterion.</i></p>	<p><i>The Church and Soldier's Memorial Hall buildings have the potential to provide further information into the architectural works of William Henry Withers, a local resident and committed Anglican, of whose work little appears to be known outside of the Sydney Harbour Trust and Maritime Services Board.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>While this church complex has the potential to provide additional information on the architectural works of William Henry Withers, there is little known architectural work of Withers within the Canterbury Bankstown area. Accordingly, it is not considered that the site would contribute to an understanding of the local area's history.</p> <p>Does not meet the criterion.</p>
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses uncommon, rare or endangered aspects of the local area's cultural or natural history</i></p>	<p><i>While competently designed example of a Federation style church constructed in the Inter-war period. The church and its halls are not particularly architecturally distinctive examples of their type. There are numerous local churches and halls listed within the locality of similar vintage, architectural style and ornamentation, the</i></p>	<p><i>As known examples of the work of William Henry Withers, architect, undertaken for the Anglican Church and outside of his role as lead architect for the Maritime Services Board, the church group is considered to be rare.</i></p> <p><i>The St John the Evangelist Church group, is not</i></p>	<p>The church complex itself is not distinctly rare, being one of multiple church complexes constructed across the Canterbury Bankstown area in the early-mid 20th Century. Other Anglican church complexes in the LGA include St Paul's Anglican Church in Canterbury and the St Saviour's Church of England in Punchbowl, while there are several other intact church complexes in the area (e.g. Roman Catholic, Methodist).</p>

Heritage Significance Criteria	Previous Assessment (Weir Phillips)	Previous Assessment (LSJ)	CPH Assessment
	<p><i>church is not rare. Listed examples include in the locality include:</i></p> <ul style="list-style-type: none"> <i>o Methodist Church, 301-301A Canterbury Road, Canterbury (I71)</i> <i>o St Mel's Catholic Church and Buildings, 7 Evaline Street, Campsie (I54)</i> <i>o Church, 113-115 Mount Druitt Road, Mt Druitt I47</i> <i>o Church—St Paul's Anglican</i> <p><i>The site does not meet the threshold for listing under this criterion.</i></p>	<p><i>considered rare, being one of numerous similar groups located throughout the suburbs of Sydney.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>Though the church is associated with renowned architect William Henry Withers, this does not make the church complex specifically rare. Association significance is found under criterion b.</p> <p>Does not meet the criterion.</p>
<p>Criterion (g) – Representative</p> <p><i>A place or object is important in demonstrating the principal characteristics of a class of the local area's:</i></p> <ul style="list-style-type: none"> <i>-Cultural or natural places</i> <i>-Cultural or natural environments</i> 	<p><i>The site is similar in appearance and function to many other churches in the locality, it is not considered to be a representative example of its type.</i></p> <p><i>It does not meet the threshold for listing under this criterion.</i></p>	<p><i>St John the Evangelist Church group are good, simply detailed, representative examples of Federation and Interwar era Gothic Revival ecclesiastical buildings.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees that the church complex is a good representative example of a suburban Anglican church complex that is typical of the early-mid 20th Century, including typical in the Canterbury Bankstown area.</p> <p>Meets the criterion at a Local Level.</p>

Revised Statement of Significance

The St John the Evangelist Anglican Church has heritage significance at the local level for demonstrating the evolution of religious services throughout the 20th and early 21st Century. The church was originally constructed in 1911 in the Federation Gothic-Revival architectural style, and when part of the church

was destroyed in a fire in 1928, the church was rebuilt to continue this architectural style. The building's original architect was William Henry Withers, a local architect and member of the Anglican community who also served as supervising architect in the NSW Maritime Services Board. In addition to undertaking alterations and additions to the church overtime, including the rebuilding in 1928-1929, Withers was a member of the Parish Council, Parochial Association and Vestry, and was an honorary organist and choirmaster. St John's Church is historically associated with Withers, as well as the individuals who are dedicated in memorials and plaques across the complex (the level of importance of these other individuals is lesser than that of Withers).

The church, parish hall and former soldier's memorial have been actively used by the local community since their original construction between 1910-1930, with alterations made to each of these structures as the needs of the local Campsie community shifted. The traditional church usage has shifted towards more intimate religious sessions and services for the local multi-cultural community, as seen in recent additions. This includes reorienting the presentation in the church to a carpeted stage within the church nave (away from the altar) and partitioning in the parish hall and soldier's memorial hall. While these buildings have been modified in recent decades to alter their internal form, they still retain original elements and detailing from their original construction and Gothic Revival architectural style. The altar, apse and baptistry are all intact and retain original elements, including arched lancet windows with leadlight glazing, decorative timber furniture (pulpit, lectern, rails, chair, altar console table), marble baptismal font and polychromatic brickwork. The Gothic Revival arched motif is replicated across the complex, including in the aforementioned lancet windows, brick openings and doors and steeply pitched gable roof. Collectively, while the complex has been modified, original elements of the church are identifiable.

St John the Evangelist Anglican Church is a good representative example of a Sydney suburban Anglican church complex that is typical of the early-mid 20th Century, particularly in the Canterbury Bankstown area.

Recommendations

The St John the Evangelist Anglican Church **should be listed** as a heritage item under Part 1 of Schedule 5 of the *Canterbury Bankstown LEP 2023*.

As part of the objection to the heritage listing, it was suggested by the Campsie Anglican Church that heritage listing would *"severely restrict our ability to adequately respond to the growing multi-ethnic population of Campsie, & it will stifle efforts to serve them as our lord Jesus would have us do."* In consideration of this, it is important that a detailed significance ranking for each building and space be undertaken to identify non-original fabric and spaces that have lesser significance. This would allow flexibility for further work to be undertaken to the church complex to continue accommodating the multi-ethnic population of Campsie through a heritage exemption pathway.

3.2. Campsie Hotel, 327 Beamish Street, Campsie

Physical Description

The physical description undertaken by LSJ in the inventory form provides an accurate identification of the exterior of the Campsie Hotel building. It articulates the main building fronting the Beamish Street and Hill Street intersection employs an Inter-war Mediterranean architectural style. This is demonstrated in the above awning upper levels of the building, which consists of loggias with Tuscan columns and decorative iron balustrades (first floor) or square arch balconies with rendered sills (second floor). This form is repeated on the Beamish Street, Hill Street and splay corner of the upper façade. Above this is a multi-hipped roof with Marseille tiling, which also reflects this Mediterranean style. The upper levels of the Beamish Street and Hill Street façades also feature timber sash windows with painted timber louvres

and rendered sills, with the first floor windows also featuring infilled blind arches above. Comparing with the inventory form prepared by LSJ, the roughcast render above the awning has been repainted in recent months, from red to cream colour.



Figure 18: View of the Campsie Hotel, looking east from Beamish Street.

The below awning façades of the hotel appear modified. Previous window and door openings have been infilled, with new window and doors installed. Multiple contemporary under-awning signs are situated beneath the awning on both Beamish Street and Hill Street façades, identifying the different rooms of the hotel (e.g. sports bar, bistro, accommodation).



Figure 19: Hill Street façade of the Campsie Hotel.



Figure 20: View of infilled former openings of Campsie Hotel, visible on Hill Street.

A single storey building on the northern side of the hotel (accessible from Beamish Street) is identified as the sports bar. This building form features a decorative parapet with moulded plaque with the letters 'CH', which are also visible on a plaque on the splay corner between levels 1 and 2. The building was erected prior to the hotel in the mid-1910s, being acquired by the hotel in the late 1920s, which explains its different architectural form.



Figure 21: View of northern single-storey sports bar of Campsie Hotel, with decorative parapet.

The hotel was extended in the late 1920s immediately following its original construction, which can be seen in the two-storey portion of the hotel visible on Hill Street. This extension features architectural

detailing that is similar to that of the primary hotel, this being the roughcast render with hipped Marseille tiled roof, loggia with Tuscan columns and rendered sills, and timber sash windows with timber louvre shutters. A further addition is present, this a single storey bistro that formerly operated as an attached liquor store and was erected under approved development DA 519/2003.



Figure 22: View of the rear extensions to the hotel (single storey and two storey).

The interiors of the Campsie Hotel were not inspected as part of the previous investigation and so CPH undertook a site survey with the hotel's owner to inspect internal fabric and rooms. The site survey revealed that many interiors had been modified and renovated, particularly the accommodation on the first and second floor of the hotel. Rooms and lobbies did not appear to retain any original fabric. The bar area accessed off Hill Street had been renovated in the previous 2 years to implement a wainscoting appearance. The former bottle shop (which is at a lower level than the hotel) had also been converted into a bistro in recent years. The contemporary gaming room provided access to a sub-floor basement / storage area where concrete foundations were visible.

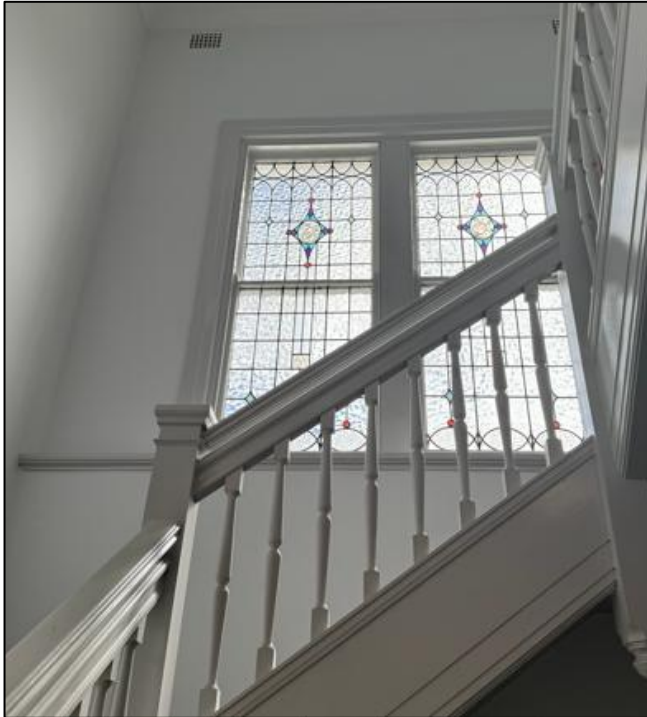


Figure 23: View of contemporary staircase and balustrade, alongside non-original windows with leadlight glazing.



Figure 24: General view of first floor lobby of hotel accommodation.



Figure 25: General interior view of bar area (accessed from Hill Street).



Figure 26: General view within bar area, facing towards lower bistro and sports bar areas (partitioned off).



Figure 27: General view of contemporary bistro area.



Figure 28: General view of sub-floor basement.

History

The history prepared for the site identifies the original architects and builders of the hotel in 1926, as well as the architects who undertook alterations in 1938. It identifies the hotel to be the first erected in the Campsie area, and that this hotel resulted in an influx of hotel development as the population of Campsie expanded in the 1930s. It also identifies the original building based on the historical sources (the three-storey hotel, the two-storey rear extension, and the single storey Beamish Street sports bar that was formerly a separate Balmain Co-operative Society branch). This is supplemented with historical photographs of the hotel that depict its external appearance, which assists in identifying original

elements and detailing. Finally, historical information on the building's architects are provided, including information on their typical architectural styles.

While the history provides a thorough understanding of the original construction and the hotel's early alterations, there is limited information about the hotel from recent decades. The inventory form includes the dates of alterations and additions, these being:

- 1983 – internal alterations including replacing front bar with gaming room (G F Bettesworth – architect)
- 1990 – internal alterations (Haig Dowsett – architectural draftsman)
- DA 519/2003 – single storey rear addition with drive through bottle shop and new entry
- DA 231/2013 – internal alterations (Caldis Cook Group – architects)

The site survey CPH undertook with the hotel's owner revealed additional information that is relevant for the assessment. This includes the remodelling of the hotel's accommodation on the upper levels of the hotel, which was undertaken approximately 25 years ago. This required the replacement of the stairwell and balustrade, as well as fire walls on level 1. It was also revealed that the leadlight glazing visible within the stairwell is not original but was undertaken in c.1972. The former store and gaming room on the ground floor was converted into a bar area (entry from Hill Street). The gaming room has also been modified overtime to its current configuration.

This information is sufficient to undertake the significance assessment of the site.

Significance Assessment

Table 5: Campsie Hotel – Heritage Significance Criteria Assessment.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (a) – Historic Significance	<i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i>	<i>Opening in June 1927, the Campsie Hotel is of historical significance as the first hotel to be established in the suburb following strong protests by the local community against the construction of any hotels in Campsie and has been operating continuously to date. The hotel is also representative of the Inter-war era expansion of the commercial precinct of Campsie down Beamish Street.</i>	The Campsie Hotel has historical significance at the local level as the first hotel constructed in the suburb of Campsie. While Beamish Street features other hotels from the same Inter-war period to the north along Beamish Street, it was the Campsie Hotel that was the first to be constructed as the population of the suburb expanded in the 1920s. Historical research indicates it has operated since 1927, even though there was strong local opposition to the erection of the hotel originally. The continuous use as a hotel for almost a century provides evidence of the local area's commercial activities overtime. Alterations and additions to the hotel overtime also reflect changing needs of the local community, from redeveloped gaming rooms and bars to a bottle shop and later bistro.
		<i>Meets the criterion on a Local level.</i>	Meets the criterion at a Local level.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i></p>	<p><i>The Campsie Hotel is associated with noted hotel architects Prevost, Synott & Ruwald, who designed hotel building in 1927 for then owners Tooth & Co. The architectural firm designed numerous hotels in NSW between 1924 and 1931 for Tooth & Co., a highly successful and influential brewer and hotelier company.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The Campsie Hotel has association with the architecture firm Prevost, Synott & Ruwald, who designed the original hotel in 1927. While Prevost, Synott and Ruwald also designed other hotels in NSW, Campsie Hotel's unique architectural style gives a strong association with the firm. This architecture firm also has local importance as it was Mr C Ruwald who was responsible for the design of the former Canterbury Hotel (also listed as a heritage item), which was designed and built 14 years after the Campsie Hotel in 1941.</p> <p>Meets the criterion at the Local level.</p>	
<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i></p>	<p><i>Campsie Hotel is of aesthetic significance as a hotel designed by noted architectural firm Prevost, Synott & Ruwald in the Inter-war Mediterranean style. The building exhibits many key characteristics of the architectural style including the overall form of the hotel, Marseille tile roof, loggias, Tuscan columns, blind arched recesses, multi-pane windows with shutters, paterae details and plaques. Although the ground level facades have been altered (sympathetically), and little evidence of the original internal configuration and detailing remains, the hotel is substantially intact and being located on the corner of Beamish and Hill Street, it is a visual landmark in the locality. It makes a strong contribution to the surviving historical character of Beamish Street.</i></p>	<p>The Campsie Hotel has aesthetic significance at the local level for its demonstration of the Inter-war Spanish Mission architectural style in the upper-level façade of the building. This is particularly evident in the loggias with Tuscan columns, square arched balconies with rendered sills, decorative iron balustrades, roughcast rendered façade and Marseille tiled roof. The building also has landmark presence on Beamish Street, evidenced by its splay corner presentation with rendered shield motif above the awning. Despite alterations to the ground level façade and most interiors of the hotel, the original form and architectural style of the building is discernible. It provides a positive visual contribution to the historical commercial centre of Campsie.</p> <p>Meets the criterion at the Local level.</p>	

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
		<i>Meets the criterion on a Local level.</i>	
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>	<p><i>Campsie Hotel may be of some value to the local community as a contributing element to the historical character of Beamish Street and as the oldest surviving hotel in the area. As a hotel in continuous operation since 1927, the place may also be of social significance to the local residents as an historical gathering place and recreational venue.</i></p> <p><i>Potentially meets the criterion on a Local level.</i></p>	<p>The Campsie Hotel has social value to the local Campsie community as a place of leisure and entertainment that has functioned as such for almost a century. The hotel has served as a local gathering place for residents and community groups, being the first of its kind on Beamish Street. The sports bar area of the hotel also has some association with the former Balmain Co-operative Society Ltd, who used the single storey building prior to being acquired and merged with the hotel.</p> <p>Meets the criterion at the Local level.</p>	
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>	<p><i>As a hotel designed in 1927 by noted architectural firm Prevost, Synott & Ruwald, the Campsie Hotel may have potential to yield further information regarding the design of hotels for Tooth & Co. by this firm and the application of the Inter-war Mediterranean style to hotel buildings. The Campsie Hotel retains evidence of its evolution as an early 20th century Sydney pub and demonstrates the processes of change in buildings of its type, responding to the changing needs of the community which it continues to serve.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>While the hotel was owned by Tooth & Co by 1933, this was after the original hotel had been built and extended along Hill Street. As such, the site would not reveal additional information on the architecture of Tooth & Co hotels specifically. However, there may be research potential associated with the architecture firm Prevost, Synott & Ruwald. They erected several hotels across NSW, including the Canterbury Hotel. The difference in architectural styles between these two hotels suggests the firm was experienced in multiple Inter-war styles, and therefore the Campsie Hotel has research potential to investigate how diverse the firm were at designing hotels in the state.</p> <p>Meets the criterion at a Local level.</p>	
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses</i></p>	<p><i>The Campsie Hotel is considered historically rare as the first hotel building to</i></p>	<p>The Campsie Hotel is considered rare as the first hotel erected in Campsie in 1927. There are also only two other current hotels that are listed as heritage items in</p>	

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<i>uncommon, rare or endangered aspects of the local area's cultural or natural history</i>	<i>be constructed in the suburb in 1927.</i> <i>Meets the criterion on a Local level.</i>	the Canterbury Bankstown area (Bankstown Hotel and Hotel Canterbury), therefore the Campsie Hotel is considered rare as one of only three surviving hotels from the early 20 th Century in the LGA. Meets the criterion at a Local Level.
Criterion (g) – Representative	<i>A place or object is important in demonstrating the principal characteristics of a class of the local area's:</i> <ul style="list-style-type: none"> ▪ <i>Cultural or natural places</i> ▪ <i>Cultural or natural environments</i> 	<i>The Campsie Hotel is a good representative example of a hotel building designed by Prevost, Synott & Ruwald for Tooth & Co in the Inter-war Mediterranean style, that remains substantially intact externally.</i> <i>Meets the criterion on a Local level.</i>	CPH agrees that the Campsie Hotel is a good representative example of Inter-war hotel development in the Canterbury Bankstown area. Meets the criterion at a Local Level.

Revised Statement of Significance

The Campsie Hotel has heritage significance at the local level as the first hotel in the Campsie area. The hotel was constructed in 1927 and designed by the architecture firm Prevost, Synott & Ruwald, who were responsible for the design of several hotels in the Sydney area during the Inter-war era. This includes the former Canterbury Hotel, designed and built 14 years after the Campsie Hotel by Mr C Ruwald. Accordingly, Campsie Hotel is strongly associated with Prevost, Synott & Ruwald, with the distinctive Inter-war Spanish Mission architectural style employed unique compared to other hotels this firm designed. In this sense, the Campsie Hotel has both associative significance and research potential for understanding the architectural skill and proficiency of Prevost, Synott & Ruwald.

While interiors of the hotel have been modified and reconstructed to original detailing, the hotel still has aesthetic significance, primarily for its intact upper-level façade that retains detailing from the Inter-war Spanish Mission style. This includes the loggias with Tuscan columns, square arched balconies with rendered sills, decorative iron balustrades, roughcast rendered façade and Marseille tiled roof. Collectively, this gives the building landmark value and strong streetscape presence on the historic Beamish Street.

The hotel is a good and intact example of hotel development in the Canterbury Bankstown area, particularly during the expansion of the suburbs during the Inter-war era. The hotel's continuous original use as a pub for almost a century provides strong evidence of the history of the local area. The site also holds some social value for being a prominent site frequented by the local community as a place of recreation and entertainment for so many years.

Recommendations

The Campsie Hotel **should be listed** as a heritage item under Part 1 of Schedule 5 of the *Canterbury Bankstown LEP 2023*. The listing should include the two and three storey portions of the hotel. The single storey extension (former bottle shop, now bistro) at the rear is to be excluded from the listing.

Interiors of the ground floor and upper level (accommodation level) have more flexibility for modification provided that the historical uses are maintained.

Where reconstruction or repairs have been made, the elements such as leadlight glazed windows and timber balustrades to main stair of the hotel reflect their original detailing. Any future alterations and additions should match this sympathetic form and detailing.

3.3. Inter War Shopfront, 341-347 Beamish Street, Campsie

Physical Description

The previous physical description of the building by LSJ provides a thorough and accurate description of the building's exterior appearance. It identifies the architectural style to be Inter-war Spanish Mission, which is evidenced by its three Dutch gable parapets with rendered shield motifs, stucco rendered façade and mixed glazed terracotta tiled gable roof to the front roof plane. It is noted that a previous *Heritage Assessment & Heritage Impact Statement* report ('Heritage Assessment') was prepared for the site in 2009 by Ruth Daniell, which was submitted to oppose the proposed heritage listing of this building. This report identified the architectural style to be a form of Anglo Dutch revival. The below ground front façade of the building features contemporary shopfronts.



Figure 29: View of the Inter-war shopfront at 341-347 Beamish Street.



Figure 30: View of the front and southern (side) elevations of the building.



Figure 31: View of the modified shopfronts of Nos. 341A, 343 & 345-347 at the ground floor level.



Figure 32: View of rear façade of No. 341-347 Beamish Street.

The interiors of the building were not previously inspected for the inventory form and therefore CPH undertook a site survey of the interiors alongside the landowner. The interiors inspected were that of Nos 341 and 341A; No. 345 was inspected from the outside (as the building was not accessible) while only one space within the interior of No. 347 was accessed and inspected.

It was evident that all ground floor interiors have been modified to accommodate commercial uses overtime. Most recently, No. 343 was modified to accommodate a real estate agency tenant, while No. 345-347 features a dental laboratory. Nos. 341 and 341A were stripped of their ground floor interiors (previous restaurant and hairdresser uses). No. 341 featured tiled flooring and patched walls (part plasterboard, part brick etc.). No. 341A featured a contemporary panelled ceiling with timber floor, alongside a tiled rear room (former kitchen / breakroom).



Figure 33: General view of the interior of Shop No. 341.



Figure 34: View of the interior of No. 341, facing towards the Beamish Street entry.



Figure 35: View of ground floor interior of No. 341A, showing contemporary glazed shopfront behind roller door.



Figure 36: View of the rear addition to No. 341A.



Figure 37: View of modified ground floor interior of No. 345-347 Beamish Street.

Only the first floor of No. 341 was accessible during the survey. This is because the staircase within No. 343 did not appear structurally safe, while Nos 345 and 347 were tenanted at the time (landowner informed that the upstairs of 345-347 was sealed from the ground floor and that it was open to the elements). The first-floor interior of No. 341 has been modified with the removal of original elements. This includes the ceiling (though a wooden frame remains), window architraves facing Beamish Street and rear window facing Unara Lane (now both are aluminium framed), picture rails, cornices and skirting. The only original elements that appear intact are the tiled subfloor and the timber balustrade, skirting and Newell post of the staircase. The 2009 Heritage Assessment includes some photos of the first floor of No. 341A, though these are not the best quality photographs. They show the general configuration of the former residential tenancy.



Figure 38: View of the interior first floor of No. 341 Beamish Street.



Figure 39: View of the roof cavity within No. 341, showing brick wall and terracotta tiling.



Figure 40: View of first floor windows of No. 341, showing modified architraves.



Figure 41: View of staircase including original timber Newell post, balustrade and skirting.



Figure 42: View of staircase leading to No. 341A first floor. It was assessed as unsafe to traverse during the inspection.



Figure 43: 2009 photo of the first-floor interior of No. 341A, showing configuration of former tenancy.



Figure 44: 2009 photo of the first-floor interior of No. 341A. This was not accessible during the 2026 inspection.

The site survey also revealed that extensions to the rear of No. 341 Beamish Street were illegally undertaken by a previous tenant (Figure 45).



Figure 45: View of rear addition to No. 341, which was illegally constructed by a former tenant.

History

The history prepared in the inventory form is well researched and informative, providing a definite builder and approximate construction date for the building. Prior to the construction of the building, the land title history of the site is provided. More in-depth historical investigation into the pre-1930 development of the site is provided in the 2009 Heritage Assessment report by Ruth Daniell, with this including information on the land subdivisions of Campsie and the development of Beamish Street. This information does not specifically contribute to the significance assessment of the site and therefore its omission or lesser importance in the inventory form is understandable. Compared to the 2009 report, there is additional historical information and sources contained within the inventory form about the construction of the building, including information on the owner Arthur Sutcliffe Nicolle and builder Ernest Theodore Ohlsson. The historical information and photographs in the inventory form overall provides a sufficient basis by which to undertake the historic and association significance assessment.

The 2009 Heritage Assessment report notes that prior to the current landowner's acquisition of the site in the early 2000s, the upper floors were partly tenanted and partly occupied by squatters, who had caused damage to the interior fabric. The 2009 report also included photographs of the building that, when compared to how the building was inspected in 2026, shows some minor amendments to the site. This includes the removal of the plaster ceiling in the first-floor tenancy above No. 341, and the removal of a brick wall nib in the same space.



Figure 46: View of the first-floor interior of No. 341, showing brick wall nib and plaster ceiling that have since been removed.

Previous development applications for the building identify when works were undertaken to the site. For example, DA-315/2005 involved the internal ground floor fitout of No. 341A for a DVD rental business, while DA-329/2005 involved the change of use of No. 347 to a dental laboratory.

It is noted that since the LSJ heritage inventory form was prepared, No. 343 has become occupied by a real estate agency new tenants; Ray White Bankstown.

Significance Assessment

For the Significance Assessment of 341-347 Beamish Street, CPH have included the previous significance assessment by Ruth Daniell to ensure that this is considered in the revised assessment.

Table 6: Inter-war Shopfront – Heritage Significance Criteria Assessment.

Heritage Significance Criteria	Previous Assessment (Ruth Daniell)	Previous Assessment (LSJ)	CPH Assessment
<p>Criterion (a) – Historic Significance</p> <p><i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i></p>	<p><i>341-347 Beamish Street Campsie was built on land, which like most of Campsie, were post European settlement land grants for farming that were subdivided for suburban development after the construction of the railway in the 1890. A substantial amount of suburban development had occurred by 1914, and it appears that the building at 341-347 Beamish Street was constructed in later phase of suburban consolidation c. 1931. Nos. 341-347 Beamish Street are part of the suburban development of Campsie but like most of Campsie are not sufficiently important enough to satisfy this criterion.</i></p> <p><i>341-347 Beamish Street Campsie does not satisfy this criterion.</i></p>	<p><i>The row of shops at Nos. 341 to 347 Beamish Street, Campsie, constructed c1931, replacing earlier dwellings and the first Campsie Police Station, is of historical significance as forming part of the Inter-war era expansion of the commercial precinct of Campsie down Beamish Street.</i></p> <p><i>Meets the criterion on a Local level</i></p>	<p>The shopfronts at 341-347 Beamish Street have historic significance at the local level for demonstrating the Inter-war commercial development of Campsie, particularly that of Beamish Street. The shopfronts were constructed in 1930, during a period of time in which commercial development expanded south along both sides of Beamish Street from the railway station. This can be seen in the intactness of the first-floor façade above the awning, which demonstrates the Inter-war Spanish mission architectural style. While in recent decades there has been fewer active tenants in the space, the shopfronts as a collective have been used for commercial tenants for almost 100 years, demonstrating a continuous commercial use that is historically important.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance</i></p>	<p><i>There are no strong or important associations with individuals or groups whose life or work is of importance to NSW's cultural or natural history. Moreover this lack of important associations is also true of the local area.</i></p> <p><i>341-347 Beamish Street Campsie does not satisfy this criterion.</i></p>	<p><i>Nos. 341 to 347 Beamish Street, Campsie were constructed for owner Arthur Sutcliffe Nicolle, shoe manufacturer and retailer, and built by Ernest Theodore Ohlsson, a successful builder, who although they may have been of note at the time, are not well known today.</i></p>	<p>CPH agrees that the individuals associated with the site at 341-347 Beamish Street are not important in the history of the local Canterbury Bankstown and Campsie area. While the builder Ernest Ohlsson constructed similar buildings across suburban Sydney, there are no other known examples in the local area. Likewise, Arthur Sutcliffe Nicolle resided in different Inner West suburbs and</p>

Heritage Significance Criteria	Previous Assessment (Ruth Daniell)	Previous Assessment (LSJ)	CPH Assessment
<p><i>in the cultural or natural history of the local area</i></p>		<p><i>Does not meet the criterion.</i></p>	<p>operated businesses outside Canterbury-Bankstown, therefore there is no strong historical association in the local area.</p> <p>Does not meet the criterion.</p>
<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i></p>	<p><i>341-347 Beamish Street Campsie is not a seminal work by an important architectural practice. It has one original section of the facade remaining and this has a parapet with decorative interest designed in an Anglo-Dutch Revival style. However it is not at the level of creative achievement that satisfies this assessment criterion.</i></p> <p><i>No.341-347 Beamish Street Campsie does not satisfy this criterion.</i></p>	<p><i>Nos. 341 to 347 Beamish Street, Campsie are of aesthetic significance as “shop top” housing built in the Inter-war Spanish Mission style. Although the shopfronts are much altered, the treatment of the upper level remains substantially intact and is aesthetically distinctive.</i></p> <p><i>Restoration and reconstruction would be possible based on historic photographs. The Dutch gable parapets with coloured tiled mosaics in blind arched recesses are uncommon and highly attractive and make a strong aesthetic contribution to the commercial streetscape of Beamish Street.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The 341-347 Beamish Street shopfront has aesthetic significance at the local level for being an intact example of the Inter-war Spanish Mission architectural style, which is rare in the Canterbury Bankstown LGA. The building’s unique aesthetics comes from its three Dutch gable parapets above the awning, which feature a stucco rendered façade with some featuring rendered shield motifs. Alongside this, the mixed glazed terracotta tiled gable roof plane and facebrick southern façade are all intact and demonstrative of the Inter-war Spanish Mission architectural style. While the ground floor of the shopfront has been modified overtime with successive tenancies and fitouts, and extensions have been erected to the rear of the shops, the upper level of the building still demonstrates the historic façade of the building. It makes a positive contribution to the historic commercial streetscape of Beamish Street.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (d) – Social, Cultural and</p>	<p><i>This criterion requires the use of a place or the occurrence of a seminal</i></p>	<p><i>As a row of shops with a variety of uses since their construction, it is</i></p>	<p>CPH agrees with both previous assessments that the site does not contain strong</p>

Heritage Significance Criteria	Previous Assessment (Ruth Daniell)	Previous Assessment (LSJ)	CPH Assessment
<p>Spiritual Significance</p> <p>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</p>	<p>event that is important to a particular cultural or community group. 341-347 Beamish Street Campsie appears to have no strong or special associations with any particular community or cultural group on a level to satisfy this criterion. This is true in the context of NSW and the more immediate local area.</p> <p>No. 341-347 Beamish Street Campsie does not satisfy this criterion.</p>	<p>unlikely that they hold any particular social value to the local community. They may however be of value to those with an interest in Inter-war Spanish Mission architecture and the historical development of Campsie.</p> <p>Does not meet the criterion.</p>	<p>social significance. Historic research undertaken has not identified uses or strong links to communities / groups of local importance.</p> <p>Does not meet the criterion.</p>
<p>Criterion (e) – Research Potential</p> <p>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</p>	<p>The building is a typical design and construction, and does not have the potential to yield useful or new information that could contribute to a further understanding of NSW’s cultural or natural history. This assessment also holds true in respect to the local area.</p> <p>341-347 Beamish Street Campsie does not satisfy this criterion.</p>	<p>The comparative analysis suggests that further research of the place could improve our understanding of the application of the Inter-war Spanish Mission style to commercial buildings and further research may reveal a responsible architect.</p> <p>Meets the criterion on a Local level.</p>	<p>Based on the investigation undertaken by LSJ, the site has potential to be investigated further to identify the architect responsible that designed the building in the unique Inter-war Spanish Mission architectural style. On this basis, the site has research potential.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (f) – Rare</p> <p>A place or object possesses uncommon, rare or</p>	<p>No. 341-347 Beamish Street Campsie cannot be said to be rare.</p> <p>No. 341-347 Beamish Street Campsie does not satisfy this criterion.</p>	<p>Nos. 341 to 347 Beamish Street, Campsie are rare in the local area, as a row of shops with dwellings above that were built in the Inter-war Spanish Mission</p>	<p>Based on the investigation undertaken by LSJ, the site is considered rare for retention of its unique Inter-war Spanish Mission architectural style, particularly in the above awning street presentation. The comparative analysis</p>

Heritage Significance Criteria	Previous Assessment (Ruth Daniell)	Previous Assessment (LSJ)	CPH Assessment
<p><i>endangered aspects of the local area's cultural or natural history</i></p>		<p><i>style, an architectural style that is uncommon in the Canterbury-Bankstown local government area.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>undertaken has identified this architectural style is uncommon for commercial buildings in the local Canterbury Bankstown area.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (g) – Representative</p> <p><i>A place or object is important in demonstrating the principal characteristics of a class of the local area's:</i></p> <ul style="list-style-type: none"> <i>-Cultural or natural places</i> <i>-Cultural or natural environments</i> 	<p><i>The façade of the building has been extensively altered below the building awning and the remaining architectural features, except for the windows and open balconies, survive on the first façade and the sloping roof facing the street. The interiors of the shops have been altered extensively and the residential accommodation has been altered and partly demolished.</i></p> <p><i>The building at Nos. 341-347 Beamish Street Campsie is not a good representative example of a two storey group of shops designed in an Anglo Dutch revival style. The first floor façade and parapet has some representative values.</i></p> <p><i>No.341-347 Beamish Street Campsie does not fully satisfy the criterion for representational values.</i></p>	<p><i>Nos. 341 to 347 Beamish Street, Campsie are representative examples of Inter-war period "shop top" housing on the principal commercial street of Campsie.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees that the Inter-war shop-top houses are a good representative example of Inter-war era commercial / mixed development that was typical in commercial centres like that of Beamish Street during the early-mid 20th Century. While it has been modified overtime, particularly internally and within the ground floor, the upper-level façade maintains its original appearance and can be considered demonstrative of Inter-war commercial development of the Campsie area.</p> <p>Meets the criterion at a Local Level.</p>

Revised Statement of Significance

The shopfront at 341-347 Beamish Street has heritage significance at the local level, primarily for being an intact example of the Inter-war Spanish Mission architectural style. The site was developed into its current form in 1930, demonstrating the commercial development of Campsie and Beamish Street in the Inter-war period. While the ground floor, rear and interiors have been modified with alterations and additions, the façade above the awning is intact, including the distinctive Dutch gable parapets with rendered stucco finish and mixed glazed terracotta tiled gable roof to the front roof plane. Alongside this, the southern elevation of the building which is visible from the south along Beamish Street retains its original facebrick façade. As the Inter-war Spanish Mission architectural style is rare in the Canterbury-Bankstown LGA, particularly for commercial buildings, the upper level of the building is assessed as having heritage significance at the local level. It is a good representative example of Inter-war era shop-top housing in the Campsie area.

Recommendations

The Inter-war Shopfront **should be listed** as a heritage item under Part 1 of Schedule 5 of the *Canterbury Bankstown LEP 2023*. This listing should explicitly exclude the ground floor shopfronts and interiors, as well as the rear additions to the building. These are considered non-significant as they have been considerably altered from their original form and appearance. The heritage item should therefore employ a reduced curtilage.

The front façade of the shopfront above the awning, including the Dutch gable and the roof form, materials and detailing are significant as they demonstrate the Inter-war Spanish Mission architectural style that is not common in the Canterbury Bankstown LGA, particularly for commercial buildings. As such, these above-awning elements should be protected. It is recommended that a minimum 7 metre setback from the Dutch gables should be included within the heritage listing. This will provide protection to the historic elements at the upper level of the existing building while enabling additions to the rear of the site in the future, in line with potential zoning uplift of the site.

It is also encouraged that the above awning façade be restored to original details should any development occur within the site.

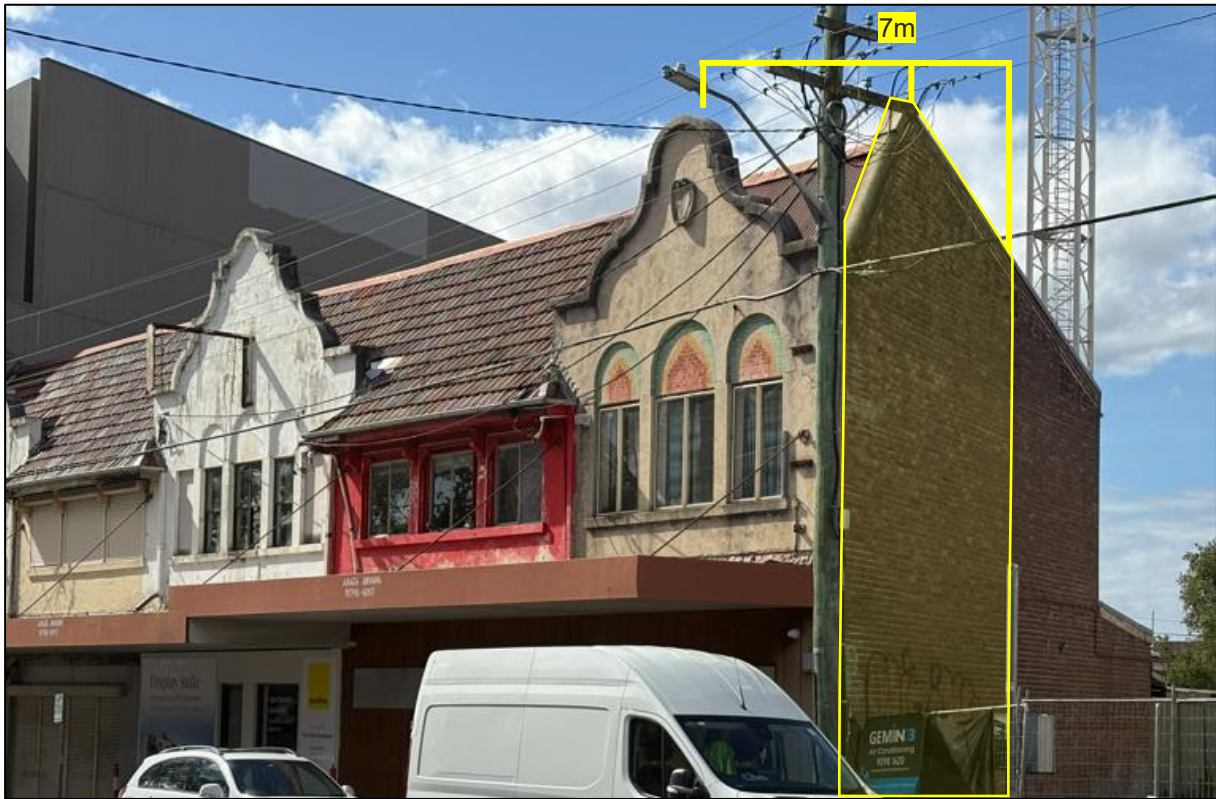


Figure 47: Mark up showing area where heritage curtilage should extend to on the southern façade, with the 7-metre setback.

3.4. Campsie Christadelphian Ecclesia, 406 Beamish Street, Campsie

Physical Description

The existing physical description in the inventory form of the former church building is well articulated, though there are some errors present. The inventory form generally provides a thorough description of the exterior of the building, depicting its streetscape presence. It identifies original elements and detailing of the church building to be its facebrick façade, arched pointed windows with leadlight glazing, arched brick lintels and sills, Marseille tiled roof, gabled parapet on Beamish Street, entry porch with crenelated parapet and timber entry door. It also describes the front landscaped setting with low brick boundary wall and mature trees. Interiors of the building were not inspected for the previous inventory form, and so CPH undertook an inspection of the interior as part of this Evaluation Report.



Figure 48: View of the front elevation of the Campsie Christadelphian Ecclesia, as viewed from Beamish Street.



Figure 49: View of entry porch and Fletcher Street elevation of the church. This captures original detailing (arched brick lintels and windows, entry door, crenelations atop entry) as well as modifications undertaken by the Campsie Christadelphians (entry porch windows, rose window above porch, signage atop the gable).



Figure 50: View of landscaped setting of the church (Beamish Street elevation) as well as contemporary sign erected for the Campsie Christadelphians.

The interior of the building is mostly intact, with parts of the former church identifiable, most notably the nave with rows of wooden pews. A small library and notice board are installed on the eastern wall of the nave. The northern and southern walls (rendered and painted brick) retain a chair rail alongside a series of arched stained-glass windows and small air vents, while new elements have been introduced (e.g. air conditioning units, lights). The clerestory ceiling is end-matched T&G timber lining. It is apparent that alterations have been made to the interior to be in keeping with the Christadelphians beliefs. This is most prominent with the replacement of the rose window above the entrance to the church.



Figure 51: Interior of the former Congregational Church building, showing nave, clerestory and narthex.

In addition to the church building, the interiors include a former hall space, kitchen and children's room. These have been modified and/or do not contain fabric that contributes to the significance of the site.



Figure 52: View of the former hall space, showing signs of water damage in the ceiling.



Figure 53: View of the kitchen attached to former hall at rear of the site.



Figure 54: View within the children's room (timber weatherboard addition).

As identified at section 2.6.1 above, the Campsie Christadelphian Ecclesia have made alterations and additions to the building throughout their occupancy, particularly in relation to diminishing the association with the former Congregational church. This includes:

- Removal of stain glass windows at entry porch and round 'rose' window above, and replacement with amber frosted glazing
- Removal of arched windows and doors within the building
- Removal of carpets, symbols, pulpit and woodwork
- Modifying the foundation stone to be illegible

The submission also made clear that the Christadelphians do not place importance or spiritual value on the building as a church as this is against their religious beliefs.

The site survey conducted by CPH identified additional alterations and additions made to the interior of the building. These include:

- Hand-painted mural on wall above former altar
- Installation of double-glazed window in mother's room (next to former altar)
- New air conditioning units, sound system etc.
- Internal configuration amendments to non-significant areas of the site

The site survey also revealed apparent cracking in the rendered walls within the building, showing potential structural problems. This is evident in the nave, former altar and transept areas of the building. Additionally, damp was seen in ceiling panels in the rear kitchen.



Figure 55: View of structural cracking appearing in altar and transept areas of the building.

History

The history prepared in the LSJ inventory form is well researched and investigated. It provides a clear and concise chronology of the building during its use by the Congregational Church, including its original construction in 1913, the 1926 kindergarten hall erected to the rear, and the rebuilt church in 1935. It also identifies the transfer of the former church to the Campsie Christadelphian Ecclesia in August 1971.

Less historical information is contained within the inventory form about the current occupants of the building, the Campsie Christadelphians.

The submission received for this potential item provided additional history on the Campsie Christadelphian Ecclesia, this including the following:

- The Ecclesia rented the Masonic Hall in Amy Street in the 1950s and 1960s, prior to their acquisition of the former Congregational Church
- Prior to the Campsie Christadelphian Ecclesia acquisition of the church, the rear hall building was rented out by the Congregational Church for election purposes (which is against the religious beliefs of the Christadelphians to be involved in this process)

Significance Assessment

Table 7: Campsie Christadelphian Ecclesia – Heritage Significance Criteria Assessment.

Heritage Significance Criteria	Previous Assessment	CPH Assessment
<p>Criterion (a) – Historic Significance</p> <p><i>A place or object is important in the course, or pattern, of the local area’s cultural or natural history</i></p>	<p><i>The Campsie Congregational Church (former), established in 1913, is of historic significance as evidence of the growth of the Congregational Church throughout the Canterbury-Bankstown area and for its long-term associations with the local community of Campsie. The place is also of significance for its associations with the Christadelphian Ecclesia who have occupied the place since the late 1970s.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees with the assessment that the site has historic significance at a Local level for demonstrating different religious practices in Campsie for over a century. The former church was erected and altered for the Congregational Church in 1913 and then again in 1935, with the architecture of the building reflecting their religious beliefs. When the Campsie Christadelphians acquired the site in 1971, several alterations were made to the building, including removal of religious symbols and imagery and modifying the foundation stone. While this has somewhat diminished the association of the building with its original inhabitants, it also demonstrates a rare example in the Canterbury Bankstown area of different religious denominations interacting with the same structure. Despite these changes, the church form of the building is identifiable, and the site can clearly demonstrate different religious uses of the site since the early 20th Century.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i></p>	<p><i>Funded and supported by the local community, the church is associated with a number of persons who were deeply involved with the Congregational Church including Mr. W.G. Freeland, Mrs. Mills and Mr. J. P. Larcombe, the various ministers of the church, as well as the builders S. Brocchie (1913 church) and</i></p>	<p>CPH agrees with the previous assessment that there is no historical association significance with the former church building. Early Congregational Church members associated with the original construction and rebuilding in 1930 are not known today. Likewise, the builders and architect likely responsible for the construction / alterations to the church are not locally significant in the Canterbury Bankstown area.</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<p><i>A. Clayton (1935), although none are well known today.</i></p> <p><i>The 1935 church building may also be associated with architect Kenneth M. Branch, who was responsible for undertaking alterations and additions to numerous Congregational Church buildings throughout Sydney.</i></p> <p><i>Does not meet the criterion.</i></p>		<p>Does not meet the criterion.</p>
<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i></p>	<p><i>The former Congregational Church is a good example of a modest Inter war Gothic Revival church building that exhibits many of the key characteristics of the style including pointed arch windows, crenelations, a tower, rose window, parapeted gable, a rose window and entry porch. The weatherboard attached church hall is also of some interest as a simply detailed Federation style building, and the two buildings set in a well-kept garden setting make a strong contribution to the streetscape.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The former church building has aesthetic significance as a relatively intact example of an Inter-war Gothic Revival church. Original elements that appear to have been retained include the form of the church both externally and internally. This includes most of the pointed arched windows with leadlight glazing, arched brick lintels and sills, brick buttresses, stone crenelations atop the entry porch and gabled parapet on the Beamish Street elevation. Internally, original details include the end-matched tongue & groove (T&G) timber ceiling, timber window and door architraves, and timber pews. The front landscaped setting of the site also contributes to its streetscape presentation, particularly the front garden with low brick boundary wall. While some original elements have been removed (e.g. arched windows at entry porch, rose window above entry porch) and additions have been made to the site (e.g. the signage above the rose window, and the freestanding sign within the landscaped area), these demonstrate the alterations to the site by the Campsie Christadelphians to remove the previous association with the Congregational Church. As such, they are not detracting to the appearance of the site but instead contributory to understanding the site’s history.</p>	<p>Meets the criterion at a Local level.</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>		<p><i>As a church building that has been in continuous use since 1913, firstly by the Congregational Church and then by the Christadelphian Ecclesia, the place may be of social value to current and past congregants and Church officials, as well as the broader local community of Campsie, although no formal assessment has been undertaken.</i></p> <p><i>Potentially meets the criterion on a Local level.</i></p>	<p>Based on the submission received for the site by the current occupants, the former church building does not have social value from the Campsie Christadelphians. Their submission highlighted their faith’s lack of importance placed on church buildings and therefore it determined that the site does not have social or spiritual significance.</p> <p>Does not meet the criterion.</p>
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>		<p><i>The (former) Campsie Congregational Church has the potential to provide further information about the operations of the Congregational Church in the suburbs of Sydney in the early and mid 20th century and the history of the Christadelphian Ecclesia in Campsie. The place may also be able to provide further information into the works of architect K.M. Branch for the Congregational Church.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The site has the potential to yield additional information on both the Congregational and Christadelphian denominations who have occupied the site overtime. It is noted that some modifications undertaken in recent decades has diminished the ability to research the original Congregational religion that built the church. However, the alterations and additions undertaken to the building since the early 1970s when the Campsie Christadelphians acquired the site would provide evidence of their religion’s spiritual beliefs and doctrines, particularly concerning the lack of importance placed on the church building itself.</p> <p>Meets the criterion at a Local level.</p>
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history</i></p>		<p><i>The (former) Campsie Congregational Church is not considered to be rare, being one of a number of former Congregational Church buildings located throughout the suburbs of Sydney and one of a large number of Inter-war Gothic Revival church buildings, a preferred architectural style</i></p>	<p>CPH agrees that the church is not particularly rare in the Campsie and Canterbury Bankstown area, being one of several churches erected in the area in the early 20th Century. As noted, the architectural style is typical of ecclesiastical architecture, particularly during the Inter-war period.</p> <p>Does not meet the criterion.</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
		<p>for ecclesiastical architecture.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (g) – Representative</p> <p>A place or object is important in demonstrating the principal characteristics of a class of the local area's:</p> <ul style="list-style-type: none"> ▪ Cultural or natural places ▪ Cultural or natural environments 		<p>The (former) Campsie Congregational Church is a fine representative example of an Inter war Gothic Revival church building that, although small in scale, is handsome in appearance and displays many of the key characteristics of the style. The church hall is a good representative example of a Federation style weatherboard hall.</p> <p>Meets the criterion on a Local level.</p>	<p>CPH agrees that the church complex is a good representative example of an Inter-war Gothic Revival style church that is typical of the early 20th Century.</p> <p>Meets the criterion at a Local Level.</p>

Revised Statement of Significance

The former Congregational Church (current Campsie Christadelphian Ecclesia) is significant at the local level for demonstrating evolving religious adherence in Campsie. The church building was originally constructed in 1913 and then rebuilt in 1935, serving as a Congregational church that was designed in the Inter-war Gothic Revival architectural style. Original elements and detailing are visible from this construction, including the pointed arched windows with leadlight glazing, arched brick lintels and sills, brick buttresses, stone crenelations atop the entry porch and gabled parapet on the Beamish Street elevation. Internally, original details include the end-matched T&G timber ceiling, timber window and door architraves, and timber pews. The landscaped area of the site fronting Beamish Street with garden setting and low brick boundary wall contributes to its streetscape presentation. While some original elements have been removed (e.g. arched windows at entry porch, rose window above entry porch) and additions have been made by the Campsie Christadelphians, these alterations do not diminish the significance of the space. They instead build upon the previous religious use of the site and demonstrate how different local faiths interact with the site.

Recommendations

The Inter-war Shopfront **should be listed** as a heritage item under Part 1 of Schedule 5 of the Canterbury Bankstown LEP 2023. This listing should explicitly exclude the **timber weatherboard and fibro panelled hall buildings**.

The main masonry church building and masonry fencing are significant elements within the site, while the timber weatherboard and fibro panelled hall building and associated rooms are lesser significance and could be excluded from the heritage listing. This would allow flexibility for making changes to the timber structures within the site.

3.5. Wilton Cottage, 2 Burns Street, Campsie

Physical Description

The existing physical description provided for the building in the LSJ inventory from is mostly accurate, capturing the existing condition and appearance of the cottage from the street. It identifies the cottage as a Federation-era weatherboard cottage in vernacular architectural style, though the late construction date of 1915 dates this more accurately as Late Federation / early Inter-war. The description also notes it references the preceding Victorian Georgian cottage form, though this has been mostly modified during the physical alterations to the front façade of the cottage. Modifications include the roof, verandah roof (now skillion, former bullnose), verandah frieze and timber brackets.



Figure 56: Front elevation of the cottage at 2 Burns Street (identified as 'Wilton').



Figure 57: View of front façade of the Wilton cottage. Modified elements include roof, verandah roof (skillion), and verandah brackets and frieze.

The submission received for this site, as well as the site survey, provides the following additional information to be considered in the revised assessment.

- The rear yard area features several 1-inch-deep blocks (not a concrete slab as previously identified in the LSJ inventory form)
- The building has been modified, primarily externally in the c.1950s:
 - The former bullnosed verandah roof was replaced with a skillion roof
 - The original roof was replaced with a galvanised iron roof painted in Colorbond grey colour
- Other modifications (exact unknown date) include:
 - Due to no rear eaves over the kitchen / bathroom portion of the residence (rear), the original weatherboards were water damaged and have since been replaced
 - A rear sunroom was added
 - The carport to the north of the cottage was rebuilt by 1991. This previously extended further along the building's northern elevation
 - The timber picket fence (in front of the property) and the side timber gate are later alterations
 - The chimney has been petitioned off internally, with a gas heater installed and running through this
 - The decorative timber brackets on the verandah are later additions (c.1970s-1980s)
 - The rear shed was originally half the size and rebuilt to the current by the early 1980s



Figure 58: View of rear elevation of cottage, with sunroom addition (centre) and replaced weatherboards (left, red arrow) visible.



Figure 59: View of rear shed (c. early 1980s) and former outhouse located behind the cottage.

The original early 20th Century cottage form is more intact internally. This includes the end-matched T&G timber ceiling, fibre panelled walls (e.g. hallway) and end-matched T&G timber walls (egg, bedrooms), and the blend of vinyl laminate (e.g. hallway) and timber hardwood flooring (egg, bedrooms). Joinery and furniture generally dates from the 1930s, including timber multipaneled doors, door hardware, and light switches.



Figure 60: General view of interiors of the cottage, including hallway (left) and bedroom (right).

History

The previous history for the site accurately captured the historical development of the site in the 20th Century. It captures the previous land use of the site and its purchase in 1914, which led to the erection of the present weatherboard cottage. It provides considerable information on the building’s likely builder, Mr Frederick Albert Rowlands, including his service history in the Australian Imperial Forces during World War One. It also provides information on its subsequent owners through land title transfers. While this is informative in understanding the ownership and later what alterations have been made to the cottage, this does not contribute specifically to an understanding of the local Canterbury Bankstown area’s history.

The builder’s current owner, Mervyn Robb, is a descendant of Kenneth William Robb, who purchased the site in 1936. Mervyn has resided in the property since this time. As a long-term occupant, Mervyn has considerable knowledge about the building alterations and additions overtime, as articulated in the physical description above. Mervyn also corrected the previous history concerning the building’s former owners. The owners of the property between 1929 – 1932 were Edith and William Tagg (erroneously written as Edith and William Fagg).

Significance Assessment

Table 8: Wilton Cottage – Heritage Significance Criteria Assessment.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (a) – Historic Significance			
	<i>A place or object is important in the course, or pattern, of the local area’s</i>	<i>Wilton, No. 2 Burns Street, Campsie, is of historical significance as forming part of the early 20th century phase of development of the Mildura Estate.</i>	While the cottage is generally representative of workers cottages constructed in suburban Sydney and the Canterbury Bankstown area, it is not considered to strong have historical significance.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<i>cultural or natural history</i>	<p><i>As a simple, workers weatherboard cottage, constructed c1915, it is of historical significance as a good representative example of the early residential development of the locality.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The Mildura Estate subdivision occurred from as early as 1892, with this site not purchased until after the later 1912 Mildura Estate auction. The majority of building stock from this subdivision would have been erected by the time Frederick Rowlands constructed the cottage in 1915.</p> <p>While internally the building is mostly intact, the exterior presentation of the building means that it does not strongly communicate the typical weatherboard cottage of the Federation period.</p> <p>Does not meet the criterion.</p>
	<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i></p>	<p><i>No. 2 Burns Street, Campsie was likely built by Frederick Albert Rowlands, labourer and carpenter, who owned the property and constructed the weatherboard cottage for his family and originally named the house ‘Doris’ after his daughter, although the Rowlands family are not known today.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>While the historical research within the previous inventory form provides historical information on the cottage’s builder Frederick Albert Rowlands, the previous significance assessment does not consider this individual to have local significance in the Canterbury Bankstown area.</p> <p>Does not meet the criterion.</p>
	<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i></p>	<p><i>No. 2 Burns Street is of aesthetic significance as a substantially intact, modest weatherboard cottage of old-fashioned detailing. The architecture reflects the transition from Victorian Georgian vernacular to Federation period details, illustrated by the symmetrically arranged frontage that incorporates double hung sash windows on either side of the entry door fashionable in the Federation period, and with a hipped roofed form and separate verandah to the</i></p>	<p>The cottage while generally representative of early 20th Century development, does not have strong aesthetic value. It dates from the late Federation / early Inter-war period, which is generally after typical weatherboard cottages were more common. The original fabric and form of the cottage is intact internally, however the street presentation of the building is modified. This includes the front verandah, which has a skillion roof (replaced the bullnosed roof), timber brackets and frieze that are all later additions to the façade. Also modified is the front carport and timber picket fence.</p> <p>Due to the level of modification and the lack of decorative detailing on the building’s front façade, the cottage does</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<p><i>front of the house typical of the Victorian period.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>not possess a high degree of creative achievement or aesthetic significance at a local level. The comparative analysis undertaken as part of the original assessment identified more intact and better examples of Federation-era weatherboard workers cottages in the LGA.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>	<p><i>As a private residence, the place is unlikely to have social value to the local community.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>CPH agrees with the previous assessment as there is no known social value or significance associated with this residence.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>	<p><i>No. 2 Burns Street Campsie has little potential to provide further information regarding Federation style weatherboard residences that has not already been well documented.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>CPH agrees with the previous assessment that the site offers little potential for research significance. The site does not appear to provide any further information that would contribute to the local area’s history.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history</i></p>	<p><i>Wilton, No. 2 Burns Street, Campsie, is not considered to be rare, being one of a number of early 20th century weatherboard cottages of modest design located throughout the local government area.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>CPH agrees that the site does not have rarity, particularly as it appears to be a very typical early 20th Century weatherboard workers cottage. The Canterbury Bankstown LEP 2023 contains several Federation-era weatherboard residences that are more intact externally.</p> <p>Does not meet the criterion.</p>	

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (g) Representative	–	<i>Wilton, No. 2 Burns Street Campsie is a good representative example of a modest weatherboard workers cottage constructed in the early 20th century, demonstrating the stylistic transition from Victorian Georgian to Federation in its detailing.</i>	CPH agrees that the weatherboard cottage is a representative example of a modest weatherboard workers cottage that is typical of the early 20th Century. Meets the criterion at a Local Level.
		<i>A place or object is important in demonstrating the principal characteristics of a class of the local area's:</i>	
		<ul style="list-style-type: none"> ▪ <i>Cultural or natural places</i> ▪ <i>Cultural or natural environments</i> 	
		<i>Meets the criterion on a Local level.</i>	

Revised Statement of Significance

The Wilton weatherboard cottage at 2 Burns Street does not have local heritage significance in the Canterbury-Bankstown area. The cottage has been considerably modified externally, which impacts its intactness and aesthetic appearance. The cottage does not employ any architectural detailing or embellishment that makes it exemplar or significant in the local context, being a traditional and simple weatherboard residence with modified façade elements. While internally the building is more intact and demonstrative of an early 20th-Century interior, it is not particularly detailed or important in the local Canterbury Bankstown context. The comparative analysis previously undertaken identifies more intact examples of weatherboard cottages that reflect the Federation-era architectural styles. While the cottage is a representative of the early 20th Century residential development of Campsie, this alone is not enough to warrant heritage listing.

Recommendations

The building **does not meet the significance criteria** for heritage listing at the local level on the Canterbury Bankstown LEP 2023. Therefore, **CPH do not agree with the recommended heritage listing.**

3.6. Inter-war Picture Theatre, former ‘Windsor Theatre’, current Mytilenian House, 225-229 Canterbury Road, Canterbury

Physical Description

The physical description provided of the building in the inventory form is considered accurate as it reflects the exterior presentation of the building. It identifies the building demonstrating the Inter-war Art Deco architectural style, exemplified by its “large, stepped parapet divided into six sections.” The description of the exterior of the building captures most elevations of the building, except for the northern elevation visible Tasker Park. The northern elevation contains a brick extension (c.2000s – contemporary amenities area) which features a series of frosted glazed windows with metal security grilles.



Figure 61: General view of the Mytilenian House (former Windsor Theatre) at 225-229 Canterbury Road.



Figure 62: Norther (rear) elevation of the Mytilenian House, featuring c.2000s amenities extension.



Figure 63: View of interior of contemporary amenities extension behind the stage.

The interior description of the building relied on photographs of the interior as an internal inspection was not undertaken. While this identifies internal fabric of the building, it does not identify the level of modification and alteration that has occurred, particularly in recent decades associated with the site's use as the Mytilenian House.

The submission received for this site, as well as the site survey, confirms the interiors have undergone considerable modifications overtime associated with the Mytilenian's community usage of the building. These include;

- Contemporary glazed doors at entry
- Contemporary bar and entry area
- Decorative cornice cut at certain areas of the hall
- Contemporary embellishment detailing / architraves around windows within the hall
- Services installed on interior walls including air conditioning, Wi-Fi, electrical, audio
- Contemporary amenities facility (c.2000s) to the north of the building (rear, behind the stage)
- Compliance upgrades



Figure 64: General view of the interior of the Mytilenian Hall building, facing towards stage.



Figure 65: General view of the hall space within the building, facing towards the front entry.



Figure 66: View of upper wall and ceiling of hall space. Modified elements include cut decorative cornice, decorative window elements, audio speakers etc.



Figure 67: View from contemporary bar / entry area facing towards hall space of the building.

While the internal inspection identified there to be several modifications and additions associated with the usage of the site by the Mytilenian Brotherhood, the inspection also revealed some significant spaces. One such was a room to the west of the front entry area that features a distinctive narrow timber staircase.

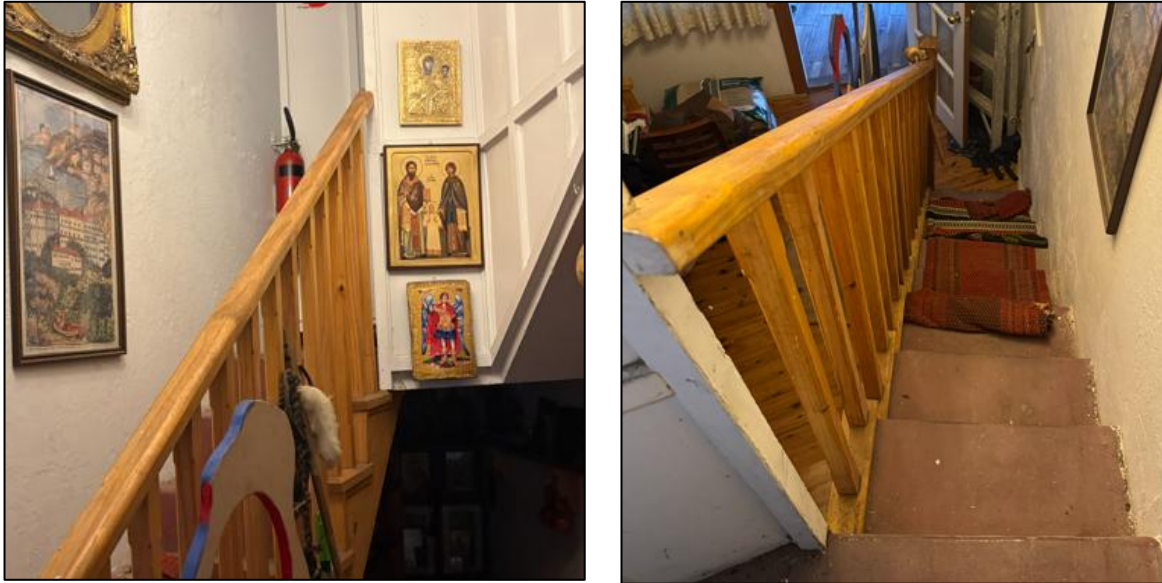


Figure 68: View of the staircase room that provides access to the former gallery and projection room on the first floor.

Another original space of the former theatre was that of the former gallery and projection room on the first floor. Accessed by the staircase room referenced above, this space contained elements associated with the former theatre usage of the space, including:

- Westrex Type 14 High Intensity Lamp projectors (x2)
- Projector openings (x4) in the northern wall
- Electrical services associated with the former theatre use



Figure 69: View of Westrex projectors within the former gallery room.



Figure 70: View of former cinema openings on northern wall of the former gallery room.

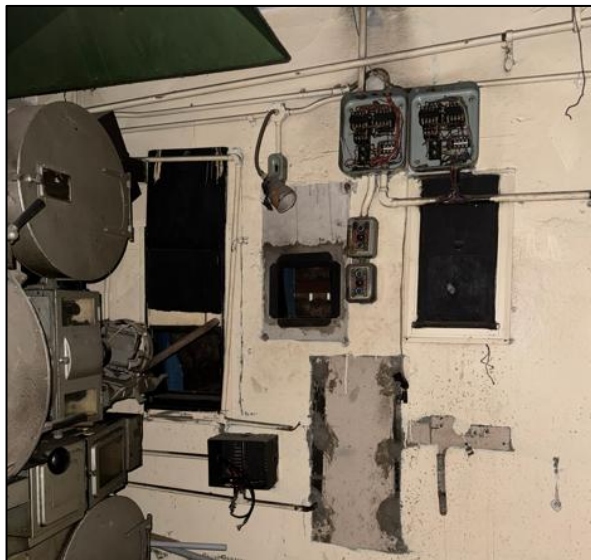


Figure 71: View of electrical services associated with the former theatre usage of the site.

History

The submission received for this site identified the following limits of the previous historical research and comparative analysis:

- *The comparative analysis is limited and does not adequately test whether the subject site stands apart from other former suburban cinemas or halls of the same era*

- *There is insufficient evidence to demonstrate rarity or representativeness at a level that meets the threshold for local heritage significance*
- *The research focuses on the former cinema use, without adequately distinguishing between historical interest and heritage significance as required by the Burra Charter.*

The historical information present in the inventory form is well researched, particularly in consideration of the building’s original construction as the Windsor Theatre and the building’s architects, W. Kenwood and Sons. It provides information concerning the building’s purchase, the construction of the former theatre and its opening, which was reportedly opened by then Mayor of Canterbury S. E. Perry and “a large and representative gathering of leading citizens of the district.” This suggests that the building’s opening was a considerable event in the local area, despite the presence of other theatres in the Canterbury-Bankstown area at the time (i.e. Excelsior Cinema, Princes Theatre, Campsie Theatre, Palace Theatre, Paragon No. 1, and Magnet Theatre). The building also functioned as a theatre for a considerable portion of time throughout the “golden years” of cinemagoing, from 1938 – 1960s and 1974 – 1981. Collectively, this gives the site historical significance at the local level as it was a public cinema that was frequented by the local community throughout the mid-20th Century.

Following the discovery of the projectors and former gallery room, additional research was conducted to understand the significance of these elements. The Westrex projectors appear visually similar to those captured in a photograph of the Orion Theatre at 155 Beamish Street, Campsie (Figure 72). These film projectors and the associated openings in the wall are considered significant as they provide an understanding of the former cinema usage of the space. While it is acknowledged that the gallery room is not commonly accessed at present due to the narrow staircase leading to the first floor, these significant elements can be seen and appreciated by occupants of the hall.

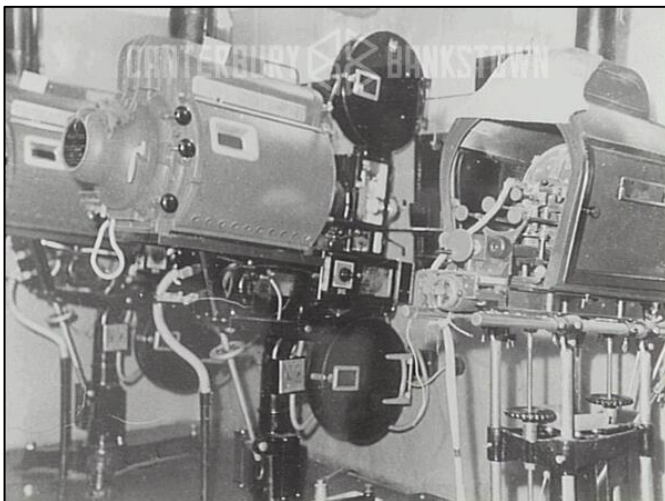


Figure 72: Photograph of the projectors at the Campsie Odeon Theatre, c.1960s. These are similar to those discovered at the Mytilenian House (former Windsor Theatre). Source: Canterbury Bankstown City Library photography collection, courtesy Barry Sharp & City of Canterbury Local History Photograph Collection. Item No. 101668.

The comparative analysis provided in the inventory form compares the former Windsor Theatre with similar Inter-war Art-Deco theatres in suburban Sydney that are listed as heritage items (five other former cinemas in total). While the submission argues the comparative analysis does not identify how the form Windsor Theatre “stands out” compared to these other cinemas, it is noted that the proposed heritage listing is at the local level (Canterbury Bankstown LGA) rather than at a State level. The comparative analysis uses one surviving example of the former Orion Theatre at 151-155 Beamish Street that is listed on the Canterbury-Bankstown LEP 2023, as well as four other examples of cinemas listed on their respective local environmental plans. The comparative analysis specifically notes that there were several theatres in the Canterbury-Bankstown area prior (listed above), however these have since been demolished or altered beyond recognition. This comparative analysis therefore is sufficient to establish the historic significance of the site, as well as its assessed rarity value due to the limited surviving number of theatres in Campsie.

It is acknowledged that limited historical information is provided about the site's use as the Mytilenian House from the 1980s – present. The history generally identifies the Mytilenian Brotherhood in Sydney, though their use of the site is not documented. From the inspection, a commemorative plaque is displayed in the entry area, commemorating the building's reopening as the Mytilenian House on 6 November 1982. Also present are honour boards of the life members and past presidents of the Mytilenian Brotherhood of Sydney & NSW. The Past Presidents honour board in particular provides the names and dates of the former presidents from after the acquisition of the former Windsor Theatre in 1981. Within the interior of the building are a number of paintings, artworks, signs and memorabilia that commemorate the Mytilenian Brotherhood and their ancestry, particularly within the hall, bar area and staircase room. These demonstrate the continued use of the building by the Mytilenian Community for the last 40+ years.



Figure 73: Commemoration plaque within the building that commemorates the opening of the site as the Mytilenian House in November 1982.



Figure 74: Honour boards for the Mytilenian Brotherhood of Sydney & NSW, identifying life members (first three boards from left to right) and past presidents (right board). Presidents from 1981 – present are indicated below wording that identifies the acquisition of this building in 1981 (red arrow).

Significance Assessment

Table 9: Inter-war Picture Theatre, former 'Windsor Theatre', current Mytilenian House – Heritage Significance Criteria Assessment.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (a) – Historic Significance	<i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i>	<i>The former Windsor Theatre, Canterbury is of historical significance as a former cinema, constructed in 1938 and in operation for the following five decades. The place is of significance as one of a small number of surviving Art Deco style cinemas located within the Canterbury- Bankstown area, which were once numerous. The former Windsor Theatre is illustrative of the popularity of cinema going during the 1930s to 1960s.</i> <i>Meets the criterion on a Local level.</i>	CPH agrees with the previous assessment of historical significance. The building clearly functioned as a picture theatre from 1938 – 1960s, then shortly through the 1970s until its acquisition by the Mytilenian Brotherhood. It historically demonstrates the importance of cinemas in the mid-20th Century in the Canterbury-Bankstown region, being one of several in the immediate area. This history is emphasised by the survival of the former gallery and projection room, located on the first floor of the building, with intact projector equipment. Meets the criterion at a Local Level.
Criterion (b) – Historical Association	<i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i>	<i>The former Windsor Theatre is associated with the architectural firm W. Kenwood and Sons, who were successful suburban architects of the Interwar period, although not well known today. The place is also associated with the Mytilenian Brotherhood, a Greek community organisation who have used the place as a meeting house, community and entertainment centre known as Mytilenian House since the 1980s, although the organisation is not widely known.</i> <i>Does not meet the criterion.</i>	CPH agrees with the assessment of the site not satisfying the historical association significance. The architecture firm W. Kenwood and Sons who constructed the original Windsor Theatre building are not significant specifically to the local Canterbury-Bankstown area. While the history research identifies they constructed the bowling green club at Campsie in 1929, this site no longer exists today. There are no other known buildings within the LGA that this architecture firm were responsible for. Additionally, while the site has been associated with the Mytilenian Brotherhood for the past 40+ years, they are not associated with the historic use of the site as a former theatre. Does not meet the criterion.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i></p>		<p><i>The former Windsor Theatre is of aesthetic significance as a relatively intact Interwar Art Deco style cinema building that retains its internal detailing to the main auditorium and with a distinctive stepped parapet that is a landmark building on the western side of the Cooks River.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The Inter-war Theatre is of aesthetic significance for the retention of its modest Inter-war Art Deco façade that were typical of cinema theatres in the local area. Original detailing of this architectural style is seen in the stepped parapet on the front elevation divided into six sections with decorative moulding, gabled roof and facebrick side elevations (divided into vertical bays with brick piers).</p> <p>Internally, original detailing and form is seen in the staircase room and first floor gallery and projection room, though it is acknowledged that these are not publicly accessible or used by the Mytilenian Brotherhood. The main hall and bar spaces of the building that are used by the owners and community have been modified overtime to fit their current use.</p> <p>The building’s siting on Canterbury Road just before the Cooks River gives this site landmark value and a strong streetscape presence. This is exemplified by the retained Art-Deco parapet and façade above the awning level. Therefore, though interior modifications have altered original fabric and detailing, the exterior of the building is relatively intact and contains local aesthetic value.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>		<p><i>The former Windsor Theatre, operating as Mytilenian House since the 1980s, is likely to be of value to members of the Mytilenian Brotherhood and the broader Greek community, although no formal assessment has been undertaken.</i></p> <p><i>Potentially meets the criterion.</i></p>	<p>The objection to the heritage significance of the site by the community suggests the Mytilenian Brotherhood do not attribute social significance to the site. However, the Mytilenian community’s use of the site since 1982 should be acknowledged as the building has been used as social gathering place for several decades.</p> <p>Does not meet the criterion.</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>	<p><i>The former Windsor Theatre has the potential to provide further information about the architectural works of the firm W. Kenwood and Sons, a successful suburban architectural firm of the Interwar period.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>While the site is not likely to provide information on the building’s architects W. Kenwood and Sons, CPH agrees the site has research significance for the former theatre usage of the site. Specifically, the Westrex projectors and intact equipment within the former gallery and projector room can provide additional information on cinema theatres in the Canterbury-Bankstown area from the mid-20th Century.</p> <p>Meets the criterion at a Local Level.</p>	
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history</i></p>	<p><i>The former Windsor Theatre is considered to be rare on a Local level, being one of only a small number of surviving Interwar theatre buildings that were once prolific through the Canterbury Bankstown local government area that is substantially intact and in a compatible use.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees with the assessment of the site having rarity value at the local level. The former theatre is one of only two surviving Inter-war era former theatres in the Canterbury-Bankstown area.</p> <p>Meets the criterion at a Local Level.</p>	
<p>Criterion (g) – Representative</p> <p><i>A place or object is important in demonstrating the principal characteristics of a class of the local area’s:</i></p> <ul style="list-style-type: none"> ▪ <i>Cultural or natural places</i> ▪ <i>Cultural or natural environments</i> 	<p><i>The former Windsor Theatre is a good representative example of an Interwar Art Deco style suburban cinema of moderate to high integrity both externally and internally, and is a representative example of the work of architectural firm W. Kenwood and Sons from the Interwar period and as one of a number of 1930s cinema buildings to survive in the Canterbury-Bankstown area, and is representative of the popularity of picture theatres as a recreational past time from the 1930s to c1960s.</i></p>	<p>CPH agrees that the former Windsor Theatre is a good representative example of Inter-war era theatres that were typical in the mid-20th Century of Canterbury-Bankstown. It is also representative of the Inter-war Art Deco architectural style.</p> <p>Meets the criterion at a Local Level.</p>	

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
		<i>Meets the criterion on a Local level.</i>	

Revised Statement of Significance

The Mytilenian House is significant at the local level as an intact and demonstrable example of a former Inter-war Art Deco cinema theatre from the mid-20th Century. The former Windsor Theatre was constructed by W. Kenwood and Sons in the late 1930s, officially opening in January 1938. The building is evidence of the golden age of cinema going in the local area (1930s-1960s), where multiple cinemas operated out of Campsie and Canterbury. The building retains original elements and fabric from its construction, including its distinctive stepped parapet with decorative moulding, gabled roof and facebrick side elevations (divided into vertical bays with brick piers). Internally the building retains original elements, including the stage with simple detailed, stepped and reefed proscenium and stepped ceiling with central fretted vent details. Most significant internally is the former projector gallery room, which contains original projectors, electrical equipment and projector openings. These projectors specifically have research significance for the technical information they can provide about Westrex projectors and cinema going in general in the local area during the mid-20th Century.

The building is one of only two surviving examples of former Inter-war cinemas in the LGA and is therefore considered rare locally. It is representative of the growth of cinemas during the Inter-war period of the 1930s in Canterbury Bankstown.

The objection to the heritage significance of the site by the community suggests the Mytilenian Brotherhood do not attribute social significance to the site. However, the Mytilenian community's use of the site since 1982 should be acknowledged as the building has been used as social gathering place for several decades.

Recommendations

The submission received for the proposed site provided the following three alternative positions for the building, were heritage listing to be considered.

- (1) *That any heritage recognition be limited to external elements only, expressly excluding interiors*

The revised significance assessment (informed by the site survey and additional historic research) identifies the place has heritage significance at the local level. The significance of the former theatre is not just communicated through the exterior façade and street presentation of the building; the interior of the hall contains elements that contribute to the significance of the site. Additionally, the former gallery room on the first floor with intact former theatre projectors, wall openings and electrical services provides direct evidence of the building's former cinema use. As such, the heritage listing should capture the building and its interior.

It is noted that the submission requested a detailed fabric analysis be conducted to identify elements and fabric of significance within the space, so as to provide guidance to the Mytilenian community about future works and development of the site. This level of assessment is not within the scope of this peer review and should be conducted by the landowner when considering future works or development. It is generally stated that contemporary elements and additions to the building identified in this report (e.g. amenities facility, front bar and entry area) should be considered as non-significant.

- (2) *That the site be managed through existing LEP and DCP controls, including development in the vicinity provisions, rather than individual listing*

As discussed above at section 2.6.2, the existing heritage constraints on the building as a site in the vicinity of a heritage item does not provide heritage protection to the former theatre itself. As this revised assessment has established the site is significant at the local level, a separate heritage listing from the ‘Inter-war urban park – Saint Mary Mackillop Reserve’ (item I92) is recommended.

(3) That the place be treated, at most, as a contextual or contributory building, rather than an individually listed heritage item

The identification of the building as contributory or contextual building would be appropriate where the site is within or proximate to an existing heritage conservation area (HCA). As there is no HCA in proximity to the Mytilenian House, there is no conservation area to which the site can be identified as contributory to.

Therefore, the building **should be listed** as a heritage item under Part 1 of Schedule 5 of the Canterbury Bankstown LEP 2023.

The listing should also recognise the social value of the building for its long-term use by the Mytilenian Brotherhood.

3.7. Federation Semi-Detached Houses (‘Ruslip’), 10-12 Claremont Street, Campsie

Physical Description

The physical description in the inventory form prepared by Council’s heritage advisor correctly captures the condition and appearance of the semi-detached residences at 10-12 Claremont Street. It accurately describes elements that are present on the house that are typical of Federation-era suburban dwellings. This includes its facebrick façade, symmetrical presentation of the front façade accentuated by the central fire wall, steeply pitched hipped roof form, bullnosed roof verandah, decorative timber posts, frieze and brackets, curved verandah enclosure walls and roughcast rendered base. The front elevations of the dwelling feature three multipaned glazed casement windows with transom lights and coloured glazed insets, alongside banded brickwork at the sill level.



Figure 75: View of the Federation Semi-Detached House at 10-12 Claremont Street, Campsie. Discernible is symmetrical form, steeply pitched hipped roof, brick corbelled chimney and central firewall.



Figure 76: View of front façade of 10-12 Claremont Street, with decorative verandah and elements visible.

During the site survey of the property, it was noted that a decorative tulip motif is present in the timber frieze of both Nos 10-12, as well as in the front timber fence of No. 10. Use of tulip motifs is a typical decorative element of Federation-era in Australian suburban residences, although the existing inventory form notes the timber picket fence as a later addition to the property (likely copying this form). The survey also revealed the pair of distinctive brick chimneys with corbelled tops and terracotta pots at the eastern and western rear roof plane of the semi-detached houses. The side elevations of both feature intact window openings with segmental arched brick lintels, though No. 12 also features some additional air conditioning units and services on the side elevation.



Figure 77: Side elevation (west) of the semi-detached house, with No. 12 featuring air conditioning units and partially enclosed verandah.



Figure 78: Side elevation (east) of the semi-detached house, with No. 10 featuring a cleaner presentation (no enclosed verandah, no air conditioning units).

The submissions received for these semi-detached houses provide the following additional information to be considered in the revised assessment.

- Tessellated tiles in the verandah floor have been removed from No. 12, with these remaining in the verandah floor of No. 10
- Tuck pointing and extensive window modifications (including new security bars) have been made to No. 12

Both of these alterations are evident in the exterior façade of the houses. Also discernible is the differences in the front fencing (No. 10 has a timber picket fence with tulip motif, while No. 12 has an aluminium palisade-style fence), front pathways (No. 10 with a concrete path, No. 12 with a brick path), tiling on the verandah steps (No. 12 more intact) and different painted timber verandah elements (No. 10 red and white, No. 12 white). No. 12 also features a side panel that partially encloses the verandah, which is not replicated at No. 10. Despite these differences and changes noted above, they do not detract from the mostly symmetrical and uniform streetscape appearance of the house.

History

The previous history for the site is not as extensive as other histories prepared for items, nonetheless it captures the main construction of the semi-detached houses as being in 1913. The site was designated originally as a single allotment (Lot 66) in the Beamish Estate Third Subdivision that was first put up for sale in October 1904. While it was not one of the first properties purchased, the current building dates from the Federation-era in which the subdivision occurred and thus can be considered demonstrative of this previous subdivision. This subdivision captured land bounded by Charlotte Street to the west, Beamish Street to the east, Canterbury Road to the south and the railway line to the north. A general survey of these streets suggests most remnant residences within this estate are either Inter-war era cottages (c.1918 – 1940) or two-storey c.1970s brick flats. As there is limited evidence of Federation-era cottages present (that date from the original subdivision), the semi-detached house at 10-12 Claremont Street is considered historically representative of the original subdivision.

It is noted that the historic themes identified in the previous inventory form are not accurate to this property. It is recommended that these be updated to the state historical theme 'Towns, suburbs and villages', specifically the 'Accommodation' sub-theme.

Significance Assessment

Table 10: Federation Semi-Detached Residence ('Ruslip') – Heritage Significance Criteria Assessment.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (a) – Historic Significance	<i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i>	<i>The pair of semi-detached dwellings are of historical significance as dwellings built c1914 by William James Lord for rent, on land which was part of the 1904 Beamish Estate third subdivision. The dwellings demonstrate the range and type of speculative development occurring at that time.</i>	CPH agrees with the findings that the semi-detached houses have historic significance at the local level. This is because they demonstrate the Beamish Estate Third Subdivision of the early 20 th Century. The semi-detached houses date from the time period when the land was first designated as a residential allotment. They clearly demonstrate the early 20 th Century residential development of Campsie. Meets the criterion at a Local Level.
Criterion (b) – Historical Association	<i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i>	<i>The site is not known to be associated with any prominent people or architects. The item does not meet this criterion.</i>	CPH agrees with the previous assessment as there is no known historical association associated with this residence. The original owner of the land, William James Lord, is not a particularly significant individual in the local history of Campsie and Canterbury-Bankstown. Does not meet the criterion.
Criterion (c) – Aesthetic / Creative / Technical Achievement	<i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area</i>	<i>The pair of semi-detached dwellings are of local aesthetic significance as a good representative example of the late Federation period that feature high hipped roof, bullnose verandah with decorative timber frieze and valance, and dichromatic brickwork.</i>	The semi-detached houses have aesthetic significance at the local level for demonstrating Federation-era Georgian Revival architecture. This is seen primarily in the front façade of the houses, which feature a symmetrical presentation accentuated by the central fire wall, steeply pitched hipped roof, bullnosed roof verandah, decorative timber posts, frieze and brackets, curved verandah enclosure walls and roughcast rendered base. While No. 10 is more intact externally than that of No. 12, the pair of semi-detached houses collectively have landmark qualities in the Claremont Street context. Meets the criterion at a Local Level.

Heritage Significance Criteria	Previous Assessment	CPH Assessment
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>	<p><i>A detailed assessment of social significance has not been undertaken. Given the property is in private use, it is unlikely to be of social value to the local community.</i></p> <p><i>The item does not meet this criterion.</i></p>	<p>CPH agrees that the site does not possess any known social value to the local community, being a standard residence.</p> <p>Does not meet the criterion.</p>
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>	<p><i>Whilst the expressed firewall is uncommon for the LGA, this type of construction generally is well understood and is unlikely to yield any new information already known about the period and style.</i></p> <p><i>The item does not meet this criterion.</i></p>	<p>CPH agrees with the previous assessment that there is no research or technical significance associated with this residence.</p> <p>Does not meet the criterion.</p>
<p>Criterion (f) – Rare</p> <p><i>A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history</i></p>	<p><i>As demonstrated by the comparative analysis, the building is not a rare example of its period and style.</i></p> <p><i>The item does not meet this criterion.</i></p>	<p>CPH agrees that the property is not distinctly rare, with other similarly intact examples of similar architectural style present within the Canterbury-Bankstown LGA.</p> <p>Does not meet the criterion.</p>
<p>Criterion (g) – Representative</p> <p><i>A place or object is important in demonstrating the principal characteristics of a class of the local area’s:</i></p> <ul style="list-style-type: none"> ▪ <i>Cultural or natural places</i> 	<p><i>The dwellings are good representative examples of late Federation period semi-detached housing that demonstrate the activities of entrepreneurs seeking to build good quality buildings for rent in the early years of the 20th century.</i></p>	<p>CPH agrees that the semi-detached houses at 10-12 Claremont Street are representative of early 20th Century residential development of Campsie, particularly that of the Beamish Estate Third Subdivision.</p> <p>Meets the criterion at a Local Level.</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<ul style="list-style-type: none"> Cultural or natural environments 		

Revised Statement of Significance

The semi-detached houses at 10-12 Claremont Street are of local heritage significance for being a representative example of Federation-era residential development in the Campsie area, and particularly in association with the Beamish Estate Third Subdivision of the early 20th Century. The houses are an intact example of Federation-era Georgian Revival architecture applied in semi-detached form, particularly with their front façade and streetscape presentation. Most prominent is the tulip-inspired decorative motif that is demonstrative of typical Federation-era detailing, which is replicated in the timber frieze and timber picket fence of No. 10. Some alterations have been made to No. 12, including removal of tessellated tiled verandah floor, aluminium palisade fence, partial verandah infill and installation of air conditioning units on the western elevation. Despite these alterations, the semi-detached houses of No 10 and 12 collectively have aesthetic qualities within the Claremont Street context.

Recommendations

The semi-detached houses **should be listed** as a heritage item under Part 1 of Schedule 5 of the Canterbury Bankstown LEP 2023.

3.8. Californian Bungalow, 66 Wonga Street, Canterbury

Physical Description

The physical description provided in the previous inventory form is mostly correct, though there have been several changes to the building that were not originally captured (due to lack of internal access). The dwelling clearly reflects the Inter-war Californian Bungalow architectural style that was common in the Canterbury-Bankstown area in the 1920s and 1930s. Intact elements of this architectural style include the prominent half-timbered double gable roof and the part brick and part roughcast render façade. Other significant original elements of the front façade include the use of sandstone piers in the verandah columns and bay window walls, low brick verandah wall, tessellated tiling verandah floor, brick quoining and the casement windows with leadlight glazing in Art Nouveau style.



Figure 79: Front elevation of 66 Wonga Street.



Figure 80: View of front L-shaped verandah and façade of the dwelling.



Figure 81: View of the front façade and verandah of 66 Wonga Street.

The survey of the building on 24 April 2026 identified several changes to the original building that had occurred within the previous 10 years. This is based on a comparison with real estate photographs of the building from 2015, when the site was last sold, Google Street View imagery from pre-2015, and the landowner's testimony of works undertaken. These changes include the following:

- Front elevation
 - Repainting front gables, door and window joinery, verandah posts, and new roughcast render on front façade
 - Brick repointing of verandah and front façade in an excellent workmanship
 - Verandah light replacement (previously fixed to verandah ceiling, now fixed to façade at roughcast render area)
 - New front garden (removal of trees)
 - Timber picket fence / gate replacing metal wire fence / gate
 - Removed timber lych gate at entry
 - Concrete slab driveway from gate to backyard / garage
 - Roof tiling replaced
- Interior
 - Partitions and walls removed to create open plan layout (at kitchen / dining / lounge area)
 - Joinery, ceilings & cornices removed from kitchen area in new kitchen
 - Bathrooms renovated
 - Sunroom converted to outdoor timber deck (deck balustrade replace sunroom windows)
 - Timber skirting, picture rail, decorative door frames in rooms all repainted

- Extension erected behind kitchen (northern elevation)
- New bedroom established near front elevation (new wall partition separating it from lounge room)
- Partition within former enclosed verandah (northern side) establishing ensuite (accessed from bedroom) and study (accessed from lounge)
- Walls repainted
- Carpet replaced with timber hardwood floorboards
- Kitchen removed and replaced (includes joinery, walls and decorative ceiling / cornices)
- Decorative cornice in modified rooms replaced (still visible in some rooms like bedrooms)
- Backyard
 - Concrete driveway / path slab added from street to rear garage
 - Timber staircase replacing previous sunroom stairs
 - Concrete slab within rear yard
 - Removal of trees
 - Removal of a wall within rear garage

While there has been considerable alterations and additions within the previous 10 years of ownership, there are few internal elements that have significance that date from the Inter-war Californian Bungalow architectural period. These include:

- Timber architraves and doors
- Moulded plaster ceiling decoration and cornices



Figure 82: View of the entry timber panelled door with leadlight glazing. Also visible are Inter-war era decorative timber architraves (centre background). While these are original, they have been reinstalled throughout the house at doors which were not original to the building.



Figure 83: View of the plaster decorative ceiling and cornice within front bedroom.



Figure 84: General view of lounge room / kitchen / dining area, which has been reconfigured in the last decade.



Figure 85: View of rear elevation of the dwelling, showing open deck (former sunroom) with timber stairs leading to backyard.



Figure 86: View of the garage structure at the rear of the residence. Also visible in concrete slab driveway.

History

The history for the site is well researched, containing information that informs the significance assessment. It identifies the residence as originally advertised for sale as part of the Taybank Estate subdivision of 1918, and the purchase of the allotment by local builder Charles Rupert Ward in the early 1920s. Additional historical research on Mr Ward revealed him to be a speculative developer, purchasing numerous additional allotments within the local Campsie area which he would develop and sell on for considerable profit. The previous comparative analysis and history identified at least 17 allotments which

Ward purchased and developed, demonstrating the impact he had on the local area's suburban development.

While there was appropriate historical research identifying the original construction of the dwelling, there is less information contained about alterations and additions undertaken to the site. This is particularly so for the alterations that have been made in the previous 10 years, though it is noted that most internal alterations were not known to the previous consultant (as they had no interior access). Much of the interior of the residence has been modified (as identified in the physical description section above), with remnant original detailing present towards the front (west) of the residence. Photographs of the building as it appeared when it was sold in September 2015 are included below, as well as a marked-up site plan that depicts alterations to the interior configuration of the site (Figure 93).



Figure 87: View of 66 Wonga Street from May 2014, prior to works being undertaken to improve its streetscape presentation. Source: Google Street View, May 2014.



Figure 88: View of interior of the dwelling in September 2015. Source: The Agency – Inner West Marrickville/Dulwich Hill, September 2015, accessed May 2025 via: <https://www.realestate.com.au/sold/property-house-nsw-canterbury-120723973>



Figure 89: View of the former kitchen within the dwelling, as photographed in September 2015. Source: As above.



Figure 90: View of a former bedroom space within the cottage, as captured in September 2015. Source: As above.



Figure 91: View of former sunroom within the dwelling, as captured in September 2015. Source: As above.



Figure 92: View of the front elevation / verandah of the dwelling, as captured in September 2015. Source: As above.

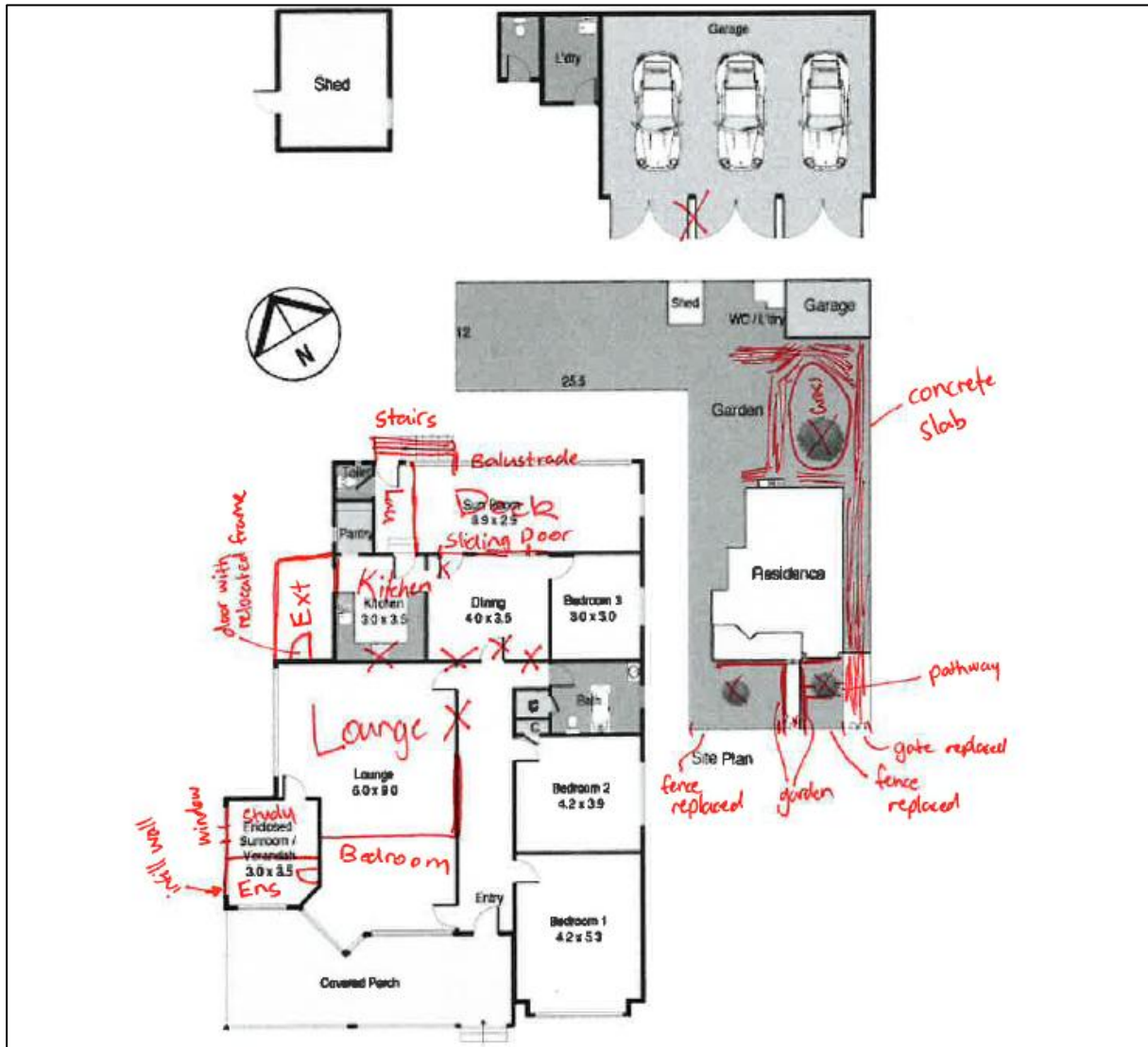


Figure 93: Mark up of a site plan for the dwelling, showing alterations made to the interior and exterior of the site in the previous 10 years. Internally, this includes reconfiguration of the kitchen / dining / lounge area, while external changes primarily involve altering the front and rear landscape of the site and opening up the sunroom into a deck. Source: As above.

Significance Assessment

Table 11: Californian Bungalow – Heritage Significance Criteria Assessment.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
Criterion (a) – Historic Significance			
<i>A place or object is important in the course, or pattern, of the local area's cultural or natural history</i>		<i>The dwelling at 66 Wonga Street is of historical significance as a representative example of the work of local builder Charles Rupert Ward and as a fine example of the early residential development of the</i>	The dwelling has historical significance at the local level for being representative of residential development in Campsie associated with the Taybank Estate subdivision of 1918. The site is also associated with land speculation in the early 20 th Century in the Campsie area.

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
		<p><i>Taybank Estate. The place has historic significance as forming part of the early 20th century residential development of area following the subdivision of the early land grants.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>Shortly after the Taybank Estate subdivision of 1918, the dwelling was purchased and erected in the early 1920s utilising the Inter-war Californian Bungalow architectural style. The builder, Charles Rupert Ward, was responsible for the erection of similar cottages across the Campsie area as speculative development. The house was the residence of Mr Ward and his family, which is evidenced by the intactness and detailing utilised in the original building compared to other allotments he purchased and speculatively developed.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (b) – Historical Association</p> <p><i>A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area</i></p>		<p><i>Originally known as Hazelville, the place is associated with Charles Rupert Ward, after whose daughter Hazel the house is named. Ward was a successful local builder, who constructed the house as his family home and built numerous dwellings in the local area as speculative development. Although he is not well known today, a number of houses built by Ward survive in the Canterbury area and make a strong contribution to the historical built character of the locality.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>The historical research and comparative analysis in the inventory form indicates the original owner of the site, Charles Rupert Ward, was a notable local builder in the Canterbury Bankstown area. As he was responsible for building many dwellings around the early-mid 20th Century in the Campsie area, Ward is considered to be important in the local history of the area. As 66 Wonga Street was his own residence, the site is a well-articulated and decorative home, as opposed to the other properties he developed for sale. As such, the site is strongly associated with Rupert Ward.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (c) – Aesthetic / Creative / Technical Achievement</p> <p><i>A place or object is important in demonstrating aesthetic characteristics and/or a high degree of</i></p>		<p><i>The dwelling is of aesthetic significance as a large, finely detailed California Bungalow style dwelling with Arts and Crafts influences, that remains substantially intact externally. Notable features include the unusual terracotta flat roof tiles, the</i></p>	<p>CPH agrees with the previous assessment that the site is of aesthetic significance due to the intactness of the front façade of the building. The dwelling was designed in an Inter-war Californian Bungalow architectural style, most typified with its double gable roof, angled bay windows with leadlight glazing and L-shaped verandah with sandstone balustrade and piers. The cottage has strong streetscape</p>

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
	<p><i>creative or technical achievement in the local area</i></p>	<p><i>projecting angled bay window with leadlight glazing, the wrap around verandah with sandstone balustrade and piers, the timber framed casement windows and double gable front with timber battening and shingles. It is a good representative example of the style, that makes a strong contribution to the historical character of the locality.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>presence, complimented by the sympathetic landscaping undertaken in recent years to the front of the building. Internally, the dwelling is considerably altered, with only minimal original detailing present. Regardless, the building demonstrates a picturesque historic appearance that is of aesthetic appeal.</p> <p>Meets the criterion at a Local Level.</p>
<p>Criterion (d) – Social, Cultural and Spiritual Significance</p> <p><i>A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i></p>	<p><i>As a private residence, the place is unlikely to have social value to the local community.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>CPH agrees with the previous assessment that the site does not contain social significance, being a private residence.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (e) – Research Potential</p> <p><i>A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history</i></p>	<p><i>The California Bungalow style dwelling at 66 Wonga Street has the potential to provide further information into the professional work of local builder Charles Rupert Ward, who built the house for himself and family, and was responsible for the development of numerous similar styled dwellings throughout Canterbury.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH disagrees with the previous assessment that the site offers potential for research significance. The Inter-war Californian Bungalow architectural style is not particularly rare or distinctive in the local area that would warrant further investigation into.</p> <p>Does not meet the criterion.</p>	

Heritage Criteria	Significance	Previous Assessment	CPH Assessment
<p>Criterion (f) – Rare</p> <p>A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history</p>	<p><i>The dwelling at 66 Wonga Street, is not considered rare, being one of a large number of California Bungalow style residences constructed throughout the Canterbury area in the first decades of the 20th century, although it is a large and well detailed example making it uncommon within the LGA.</i></p> <p><i>Does not meet the criterion.</i></p>	<p>CPH agrees with the previous assessment that the site is not particularly rare or uncommon as there are several existing Inter-war Californian Bungalow style dwellings that remain in the Canterbury Bankstown area, as evidence by existing heritage items.</p> <p>Does not meet the criterion.</p>	
<p>Criterion (g) – Representative</p> <p>A place or object is important in demonstrating the principal characteristics of a class of the local area’s:</p> <ul style="list-style-type: none"> ▪ Cultural or natural places ▪ Cultural or natural environments 	<p><i>No. 66 Wonga Street is a good representative example of an Interwar California Bungalow residence with Arts and Crafts influences. It is of high integrity externally and retains notable original details including the unusual terracotta flat roof tiles, the projecting angled bay window with leadlight glazing, the wrap around verandah with sandstone balustrade and piers, the timber framed casement windows and double gable front with timber battening and shingles.</i></p> <p><i>Meets the criterion on a Local level.</i></p>	<p>CPH agrees that the dwelling is a good representative example of the Inter-war Californian Bungalow architectural style for residences that are typical of the early-mid 20th Century in the Canterbury Bankstown area.</p> <p>Meets the criterion at a Local Level.</p>	

Revised Statement of Significance

The dwelling at 66 Wonga Street in Campsie has heritage significance at the local level as a representative example of the Inter-war Californian Bungalow architectural style of the early 20th Century in the Canterbury-Bankstown area. The dwelling is also representative of the historical Taybank Estate subdivision of 1918, which is when the site was purchased by Charles Rupert Ward. Ward was a notable local builder in the Campsie area, erecting multiple dwellings as speculative development in the early-mid 20th Century. 66 Wonga Street was Ward’s residence and is therefore the most intact and

architecturally detailed example of his work. The house was designed in the Inter-war Californian Bungalow architectural style, with detailing of this style evident in the front façade. This includes the double gable roof, angled bay windows with leadlight glazing and L-shaped verandah with sandstone balustrade, piers and tessellated tiling floor. Further elements contribute to the aesthetic appearance of the residence, including its part roughcast rendered and part brick façade, and decorative brick quoining visible on the front elevation. Despite the interior modifications that have compromised most of its original detailing and configuration, the site still is representative of suburban development in Campsie during the early 20th Century.

Recommendations

The dwelling at 66 Wonga Street house **should be listed** as a heritage item under Part 1 of Schedule 5 of the Canterbury Bankstown LEP 2023

The listing should however identify the nature of the modified interiors and lack of original detailing internally. For example, the rear garage is assessed as having lesser significance due to modified interiors. Remnant original elements of the dwelling internally include timber architraves and doors, timber mantel piece and moulded plaster ceiling decoration and cornices to the front bedrooms. It is noted however that some of these timber door architraves and timber mantel pieces have been reused in new areas of the dwelling, disrupting the original placement and position of these – these therefore have a lesser value. CPH specifically would like to note the commendable conservation work undertaken by the owners, which have preserved the original features, detailing and form of this Inter-war Californian Bungalow.

4. CONCLUSION

This Evaluation Report provides an independent heritage review of the heritage inventory forms prepared for nine (9) sites during public exhibition of the Campsie Town Centre Planning Proposal (November 2025). This review involved a physical survey of the sites (which, in most instances, included interior inspections). This was to update the respective building's existing condition and integrity, particularly in response to submissions made by the landowners / occupants concerning the sites not having requisite integrity for heritage listing. CPH have also reviewed and commented on the previous history of each site, providing updates based on information provided by landowners. From this, a revised statement of significances was developed for each site, based upon an updated assessment of each site against the NSW's Assessing Heritage Significance criteria.

The key recommendations of this Evaluation Report are the following:

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
1	26 Anglo Road, Campsie	St John the Evangelist Anglican Church	<p>While a number of alterations and additions have been made to the buildings with the complex, there is still considerable amount of original fabric retained that reflects the architectural style (Federation and Inter-war Gothic Revival) and spatial qualities.</p> <p>Therefore, the site and its buildings meet the threshold for heritage listing.</p> <p>Notwithstanding the finding, there is a need for a detailed significance ranking for each building to identify non-original fabric and spaces that have lesser significance. This will allow further work to be undertaken through heritage exemption pathway, enabling the church to continue to respond to its evolving local community.</p>	Agreed with the recommended listing
2	327-329 Beamish Street, Campsie	Inter-war hotel 'Campsie Hotel'	<p>While interiors of the hotel have been modified and reconstructed to original detailing, the hotel still holds significance, including historical and social values that demonstrates its original and ongoing use as a hotel and pub since 1927. Externally the building maintains its original features and Inter-war architectural detailing, particularly at the upper floor levels above the awning.</p> <p>The listing should therefore include the two and three storey portions of the</p>	Agreed with the recommended listing, excluding single storey rear extension (former bottle shop, now bistro)

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
			<p>hotel. The c.2003 single storey extension (former bottle shop, now bistro) at the rear of the building is to be excluded from the listing.</p> <p>Interiors of the ground floor and upper level (accommodation level) have more flexibility for modification provided that the historical uses are maintained.</p> <p>Where reconstruction or repairs have been made, the elements, such as leadlight glazed windows and timber balustrades to main stair of the hotel reflect their original detailing. Any future alterations and additions should match this sympathetic form and detailing.</p>	
3	341-347 Beamish Street, Campsie	Inter-war shop group, with dwellings above	<p>The front façade of the shopfront above the awning, including the Dutch gable and the roof form, materials and detailing, are assessed as having significance. In contrast, the modified ground floor shopfronts, as well as the rear extensions to the building, are assessed as not having heritage significance.</p> <p>A minimum 7 metre setback from the Dutch gables should be included within the heritage listing / curtilage. Any future development / additions to the site, particularly in line with future re-zoning of the site, should be sited beyond this 7-metre setback. This is to ensure the visual presentation of the upper-level façade is retained.</p> <p>It is encouraged the above awning façade is also restored to original details should any development occur within the site.</p>	Agreed with the recommended listing, excluding ground floor shopfronts and interiors
4	406 Beamish Street, Campsie	Campsie Christadelphian Ecclesia	<p>While changes have been made to lessen the previous association to the Congregational faith, this does not diminish the significance of the site. It provides evidence of continued religious usage overtime in Campsie,</p>	Agreed with the recommended listing, excluding timber weatherboard

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
			<p>from 1913 to present. The adaptive reuse of the building by the current occupants (Campsie Christadelphians) adds a layer to the historic use as these alterations have been made to suit their religious beliefs.</p> <p>Though some structural conditions were observed, this does not diminish the significance of the building</p> <p>The main masonry church building and masonry fencing are significant elements within the site, while the timber weatherboard and fibro panelled hall building and associated rooms are of lesser significance and could be excluded from the heritage listing. This would allow flexibility for making changes to the timber structures within the site.</p>	and fibro panelled hall buildings
5	2 Burns Street, Campsie	Federation weatherboard house	The revised significance assessment means the dwelling does not satisfy the heritage significance criteria. Most of its fabric internally and externally have been replaced, and its streetscape integrity as a Federation-era weatherboard worker's cottage has been compromised. It does not demonstrate a good example of a Federation weatherboard house.	Do not agree with the recommended listing
6	225-229 Canterbury Road, Canterbury	Inter-war picture theatre former 'Windsor Theatre', current Mytilenian House	The former picture theatre / cinema satisfies the criteria for heritage listing. Though the Inter-war architecture is modest, the façade of the building still retains an Art-Deco architectural style. The building also still maintains the original / early projection equipment and machinery in the projection room, which will be an industrial heritage for cinema projections. Historically, the building demonstrates elements of a picture theatre and use for community social activities and practices, including entertainment, education and leisure.	Agreed with the recommended listing

Item No.	Address	Name	Findings of Survey & Review of Documentation	Outcome / Recommendation
			Finally, the listing should recognise the social value of the building for its long-term use by the Mytilenian Brotherhood.	
7	10 Claremont Street, Campsie	Federation semi-detached houses ('Ruslip')	The semi-detached houses are intact examples of Federation-era Georgian Revival cottages. They demonstrate all key characteristics and motifs used in Federation-era embellishment. As a collective, the semi-detached houses are still intact despite some alterations to No. 12.	Agreed with the recommended listing
8	12 Claremont Street, Campsie			
9	66 Wonga Street, Canterbury	Inter-war house	<p>The house externally maintains its original Inter-war Californian Bungalow detailing thanks to restoration works undertaken by the owner. However, the listing should identify the nature of the modified interiors and lack of original detailing internally. Original elements internally include timber architraves and doors, and moulded plaster ceiling decoration and cornices to front bedrooms.</p> <p>It appears some of the door architraves and timber mantel piece within the rear family room have been relocated – these have a lesser value. Similarly, the rear garage has lesser significance.</p>	Agreed with the recommended listing