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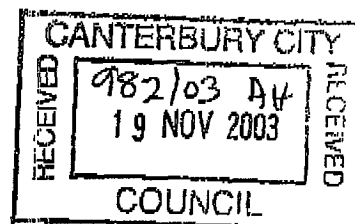
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Former Sunbeam Factory Site
Heritage Impact Statement

Report prepared for URS Australia Pty Ltd

November 2003

Report Register

The following report register documents the development and issue of this report titled Former Sunbeam Factory Site — Heritage Impact Statement and project undertaken by Godden Mackay Logan Pty Ltd in accordance with its Quality Assurance Procedures. Godden Mackay Logan operates under a quality system certified as complying with the Australian Standard for Quality Assurance AS/NZS ISO 9001:1994.

The term **Amended** means that specific sections of the report have been altered (and identified in the notes below) but the remainder of the report has not been completely reviewed and updated.

The term **Revised** means that the report has been completely reviewed and updated where necessary and contains information believed to be current as at the date of issue.

Our Reference	Issue No.	Notes	Issue Date
Y3-0453	1	Final Report	18 November 2003

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1.0 Introduction**1.1 Background**

Godden Mackay Logan has been commissioned by URS Australia Pty Ltd to prepare a heritage significance assessment and heritage impact statement for the proposed removal of structures and buildings which are part of the Sunbeam Factory property at 60 Charlotte Street, Campsie.

An initial Heritage Impact Statement was prepared for the Sunbeam Factory, Campsie by Godden Mackay Logan in October 2003 (henceforth 'the October 2003 HIS') as part of the development application (DA) for the demolition of part of the former Raw Materials Store of the Victa Warehouse (Presses); the Water Tower, Pump Room and adjacent outhouse and materials store. This demolition was to facilitate remediation of the site under the Voluntary Remediation Agreement between Sunbeam Corporation Ltd and the New South Wales Environmental Protection Authority (EPA).

Subsequent testing at the site has determined that the contamination is more widespread and an addendum to the original DA is to be submitted to Council. The addendum to the DA is for the partial demolition, and partial reinstatement, of an additional section of the Victa Warehouse (Presses) and the Troy Street Courtyard Block at the former Sunbeam Factory site (Rural Sales & Manufacturing and Rural R & D) (see Figure 1.2).

This Statement of Heritage Impact is a new independent report, which addresses the issues associated with the additional area proposed for demolition with reference to the area addressed in the October 2003 HIS. The additional area of the former Victa Warehouse and the Courtyard Block comprise elements which have some architectural merit, thus requiring more detailed assessment of the impact of the demolition on the factory building as a whole.

The former Sunbeam Factory is currently under consideration for inclusion as a heritage item on the *Canterbury City Council Local Environmental Plan No. 148 — Campsie Precinct*. The October 2003 HIS determined that the former factory has Local heritage significance.

1.2 Site Identification

The former Sunbeam Factory at Campsie site of 5.5ha, is owned by Parkview Sydney Developments Pty Ltd (Parkview) and occupies Lot 1, DP721721, within the Canterbury Local Government Area (LGA) (see Figure 1.1).

The Sunbeam Factory at Campsie is known as the No. 2 Plant and occupies an area of approximately 4.5ha (11 acres), the building occupies an area of 43,270m². It is bounded to the north by Troy and Sunbeam Lanes, with Charlotte Street to the east, Viking Street to the west and Harp Street to the south. The principal entries to the site are from either Wade or Troy Streets, which

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run south from Canterbury Road. An entry point to the rear of the site is located at the corner of Harp and Alfred Streets.

1.3 Author Identification

This report has been prepared by Jennie Lindbergh, Industrial Archaeologist, Christina Kanellaki Lowe, Built Heritage Specialist, and Laila Ellmoos, Historian. Tony Brassil, Associate and Senior Industrial Archaeologist, provided specialist advice. The report was reviewed by Prof Richard Mackay, AM, Managing Director of Godden Mackay Logan.

1.4 Methodology

The methodology used in the preparation of this report is broadly consistent with the guidelines of the *NSW Heritage Manual* published by the NSW Heritage Office and Department of Urban Affairs and Planning (now Department of Infrastructure, Planning and Natural Resources) for Statements of Heritage Impact and assessments of significance.

1.5 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual* and the definitions contained in the Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance), 1999.

1.6 Limitations

This report does not separately assess the potential for historical archaeological relics at the Sunbeam Factory site at Campsie, as it is unlikely that significant relics would be affected by the proposed works. Nor does it assess the potential for Aboriginal cultural material to occur at the site.

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Figure 1.1 Location map of the Campsie suburb. The location of the Sunbeam Factory is indicated by an arrow. (Source: Sydway Greater Sydney and Blue Mountains Street Directory 2003)

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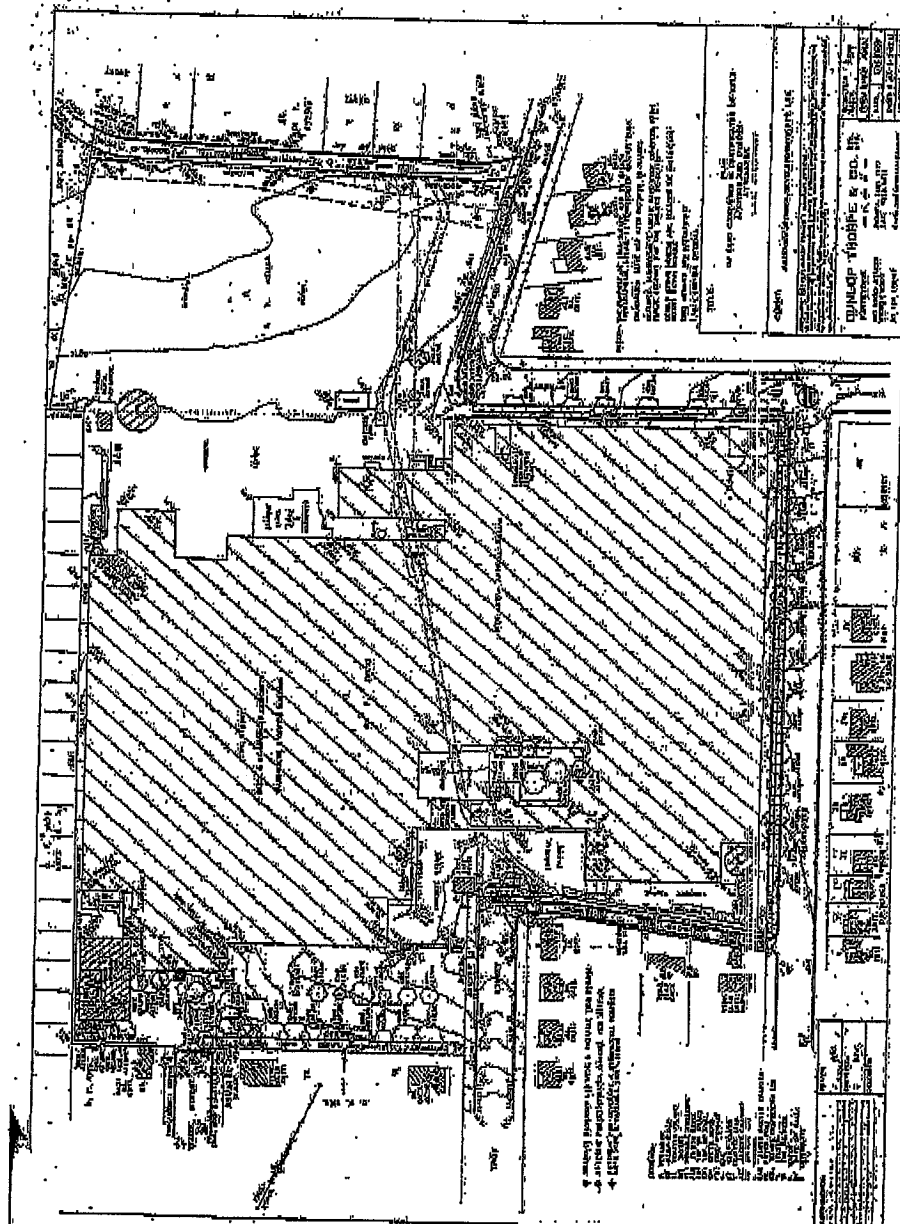


Figure 1.2 Plan of the Sunbeam Factory at Campsie (hatched) showing site boundaries. The structures proposed for demolition under the original development application are indicated by closer hatching in the lower left corner.

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2.0 The Proposal

2.1 The Current Proposal

The current proposal is for the partial demolition of the former Victa Warehouse (Presses) and Troy Street Courtyard Block (Rural Sales & Manufacturing and Rural R & D) located in the northwestern section of the former Sunbeam Factory site (see Figure 2.1).

The purpose of the proposed demolition is to clear the site to ground level to enable soil remediation in the immediate vicinity of these buildings. Soil remediation will entail excavation below the slab to approximately 5–6m, as required. The demolition is to be undertaken in accordance with current best practice as documented in Australian Standards AS 2801, 2001 *Demolition of Structures*.

The proposed demolition of the structures is the minimum required to facilitate future remediation of the site under the Voluntary Remediation Agreement between Sunbeam Corporation Ltd and the NSW Environmental Protection Authority (EPA) (see Figures 2.1–2.5).

2.1.1 Building Demolition

The structures proposed for demolition to ground slab level are:

- the former Raw Materials Store (the two northernmost bays of the Victa Warehouse), the concrete Water Tower, the Pump Room, the Outhouse and Materials Store (as identified in the October 2003 HIS);
- additional section of the former Victa Warehouse (Presses) which is the eastern half of the three structural bays to the south of the former Raw Materials Store (see Figures 2.2 and 2.3);
- part of the former Rural Sales and Manufacturing wing of the Troy Street Courtyard Block (see Figures 2.2 and 2.4); and
- the former Rural R & D wing of the Troy Street Courtyard Block (see Figures 2.2 and 2.4).

Guttering and drainage pipes are also to be removed.

It is proposed to re-use the steel columns, bricks and some windows from the demolished sections of the factory building in the partial reinstatement, as appropriate (see Figure 2.5). It is also proposed to use profile steel sheeting such as Colorbond to seal openings left by the demolition.

The time frame for the demolition, disposal, and partial reinstatement of the above items is expected to take at least six weeks. This is, however, subject to confirmation by the appointed contractor.

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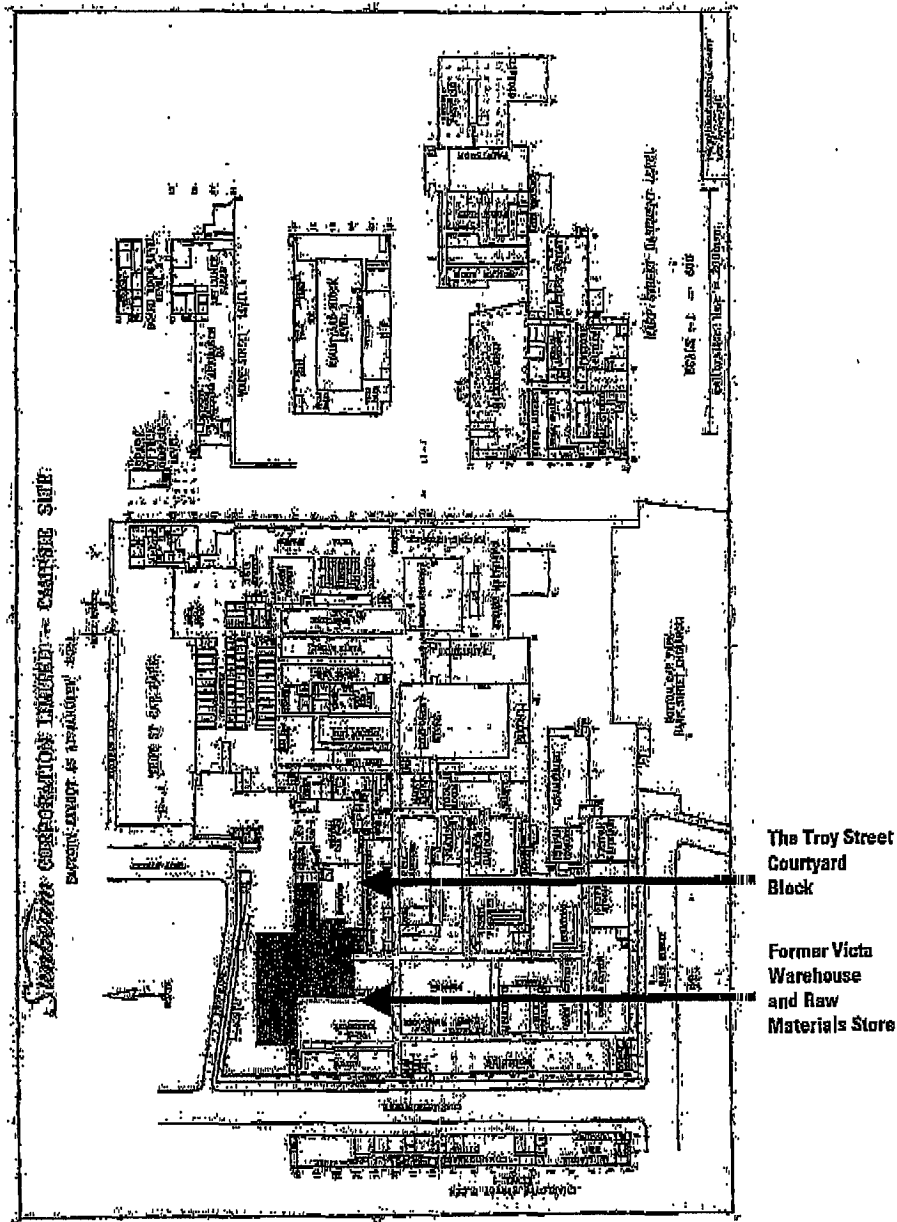


Figure 2.1 Plan of the former Sunbeam Factory showing the original functional areas. The area proposed for demolition is shaded (2001). (Source: URS Australia Pty Ltd)

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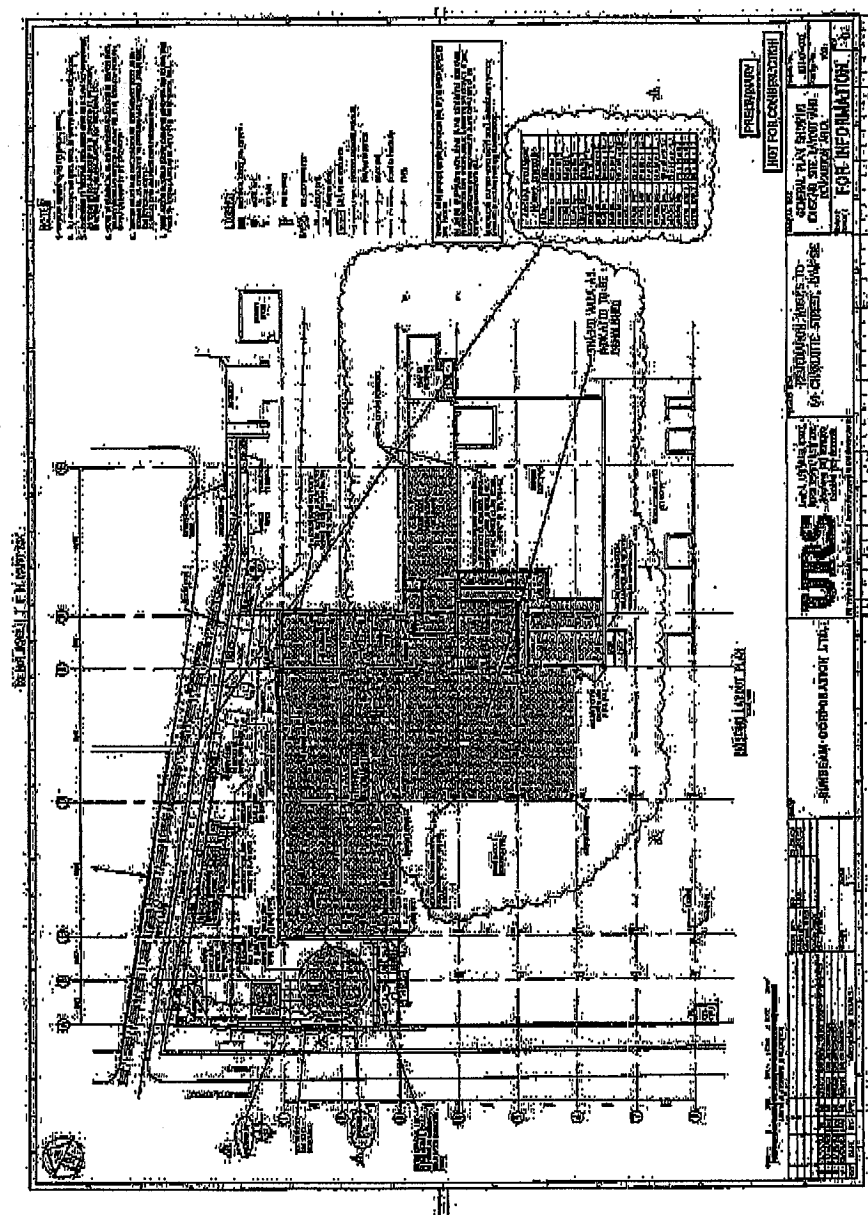


Figure 2.2 Detail plan of the Sunbeam Factory at Campsie. The shaded area encompasses the area of the proposed demolition: the northwestern section of the Troy Street Courtyard Block, the former Victa Warehouse, the Water Tower, the Pump Room, the Outhouse and Materials Store.

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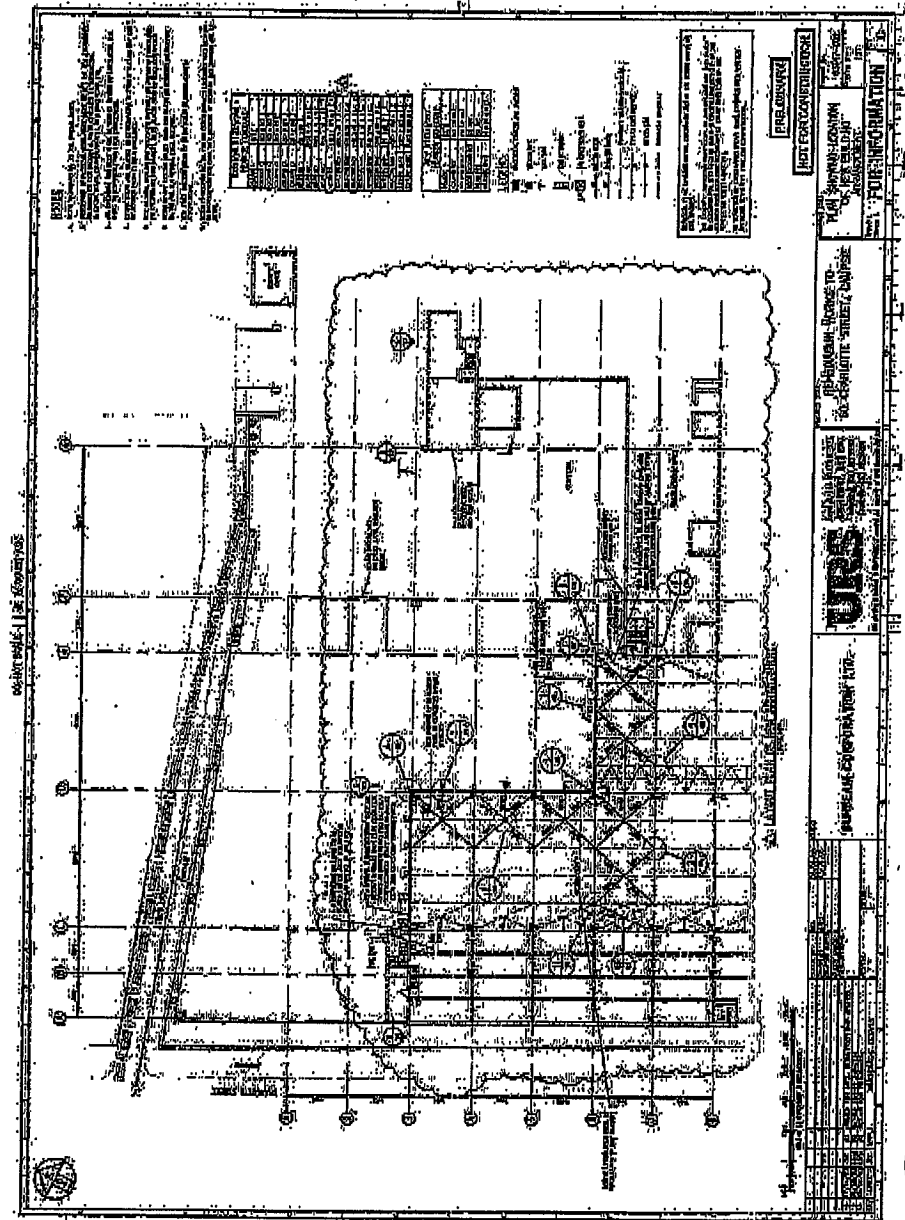


Figure 2.3 Detail plan showing the method for closing voids left after partial demolition of the former Victoria Warehouse using profile steel sheets, columns and trusses.

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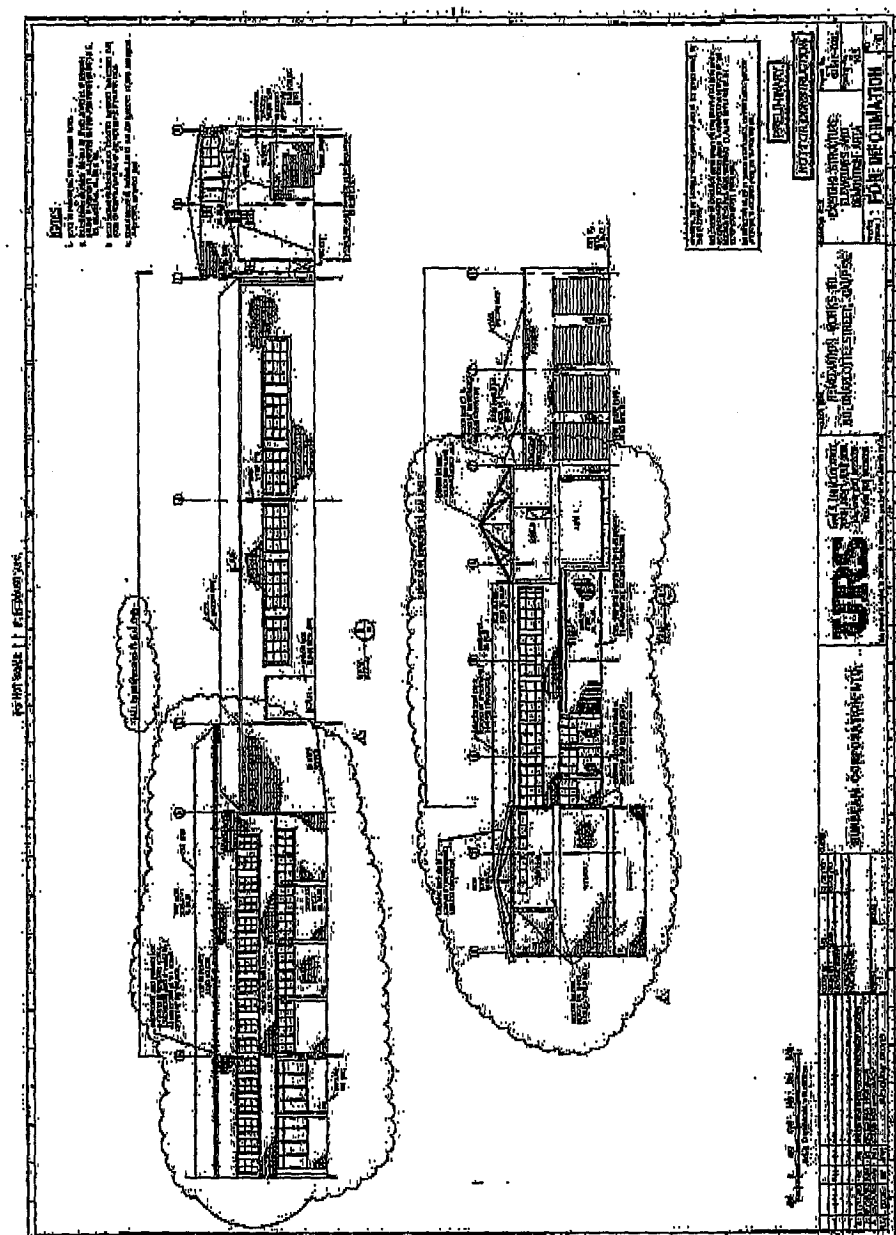


Figure 2.4 The brick walled north elevation of the former Victa Warehouse and Courtyard Block (before demolition).

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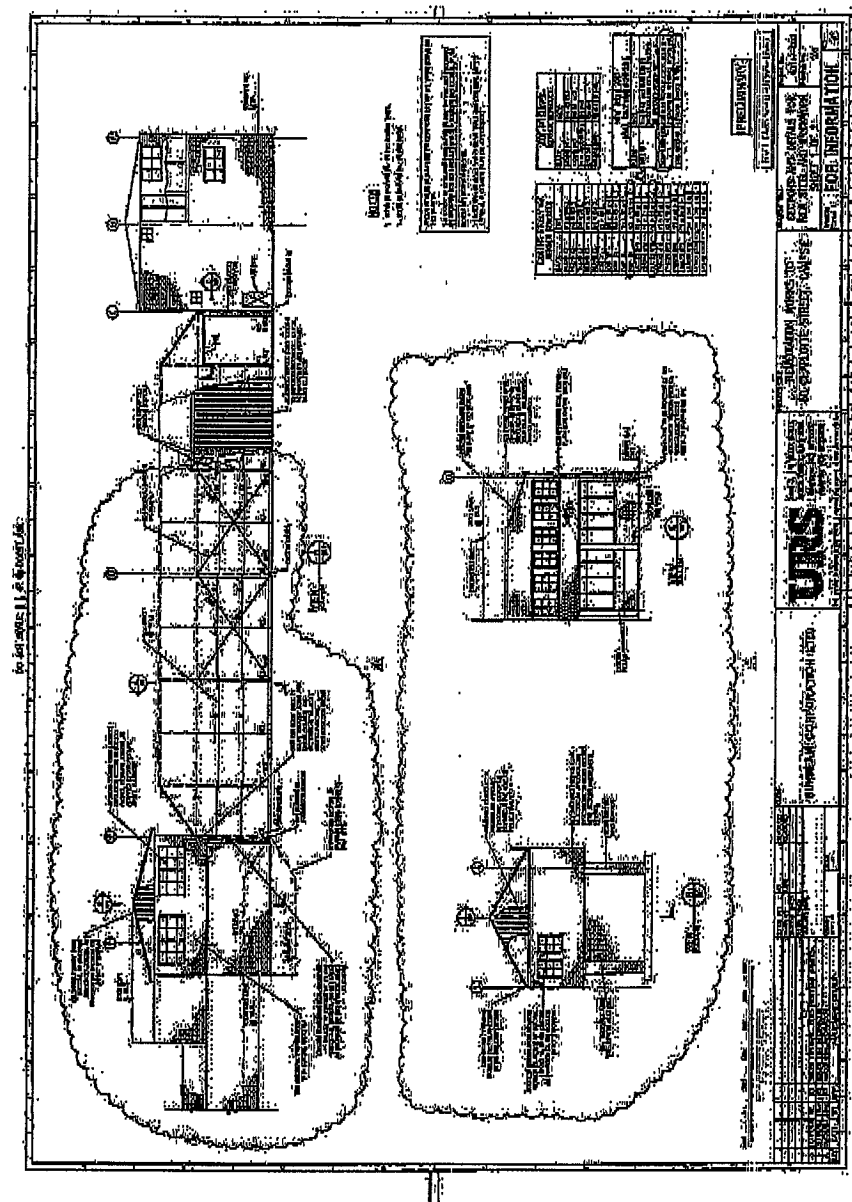


Figure 2.5 Detail elevations showing the proposed future appearance of the former Victa Warehouse (using profile steel sheet) and the Courtyard Block showing walling of voids left by the demolition using salvaged bricks and windows.

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3.0 Historical Outline

3.1 The Early Development of Campsie

The suburb of Campsie is within the Municipality of Canterbury and is located to the south of the Cooks River. One of the earliest grants in the Campsie district was 500 acres to Hannah Laycock in 1804. Hannah Laycock was the wife of the New South Wales Corps Quartermaster Thomas Laycock; she named her land grant King's Grove Farm, in honour of the Governor King. Laycock's former land grant now forms part of the suburb of Kingsgrove to the south of Campsie.¹

In c1804, Governor King also granted Hannah and Thomas Laycock's sons, William and Samuel, 100 acres each to the north of King's Grove Farm, on either side of what is now Canterbury Road, between Northcote and Charlotte Streets (see Figure 2.1).²

The Sunbeam Factory site at Campsie is located on approximately 11 acres of land that had been a part of William Laycock's 100 acre grant, known as Northumberland Farm.

By 1814, Samuel Laycock had leased his land, Percy Farm, to William Cluer, a local smoking pipe and tile maker who also ran livestock on the property. Meanwhile, Samuel's brother, William Laycock, was running cattle for the Commissariat on the Northumberland Farm property to the south.³

By the 1820s, the Campsie district had become more attractive to settlement and a number of large estates began to be subdivided and sold off. By the 1830s, there was a land boom in the area, a consequence of the influx of free settlers to the colony. In 1831, William Laycock sold Northumberland Farm and adjacent properties to his sister-in-law, Jemima Jenkins.⁴

William Laycock's original grant of 100 acres was divided into two in the 1840s, with 74 acres sold to James and Mary Quigg. Thomas and Hannah Troy purchased the western portion of the estate, comprising 24½ acres, in August 1848.

The establishment of Canterbury Road during the early 1850s encouraged the growth of the Campsie district. At this time, 3 1/3 acres of land was resumed from the former Northumberland Farm for the construction of this new road.⁵

In 1879, the Municipality of Canterbury was proclaimed, which included the suburb of Campsie. The extension of the Illawarra Railway from Sydenham to Belmore in 1895 encouraged land speculation and increased settlement and land subdivisions into the early twentieth century. The Campsie Park Estate, for example, was the subject of extensive land subdivision in 1885, precipitated by discussions about the extension of the Illawarra Railway in the 1880s.

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3.1.1 Background to the Development of the Sunbeam Factory Site

By the 1860s, the northern section of William Laycock's former property along Canterbury Road had been further subdivided through the sale of allotments. James Quigg sold the easternmost 24½ acres to John and Charles Gabb who called it Gabb's Grove, while Quigg's son-in-law, James McFadzen appears to have taken occupancy of the west side of Quigg's land beside the Troy property. As Figure 2.2 indicates, each of these separate properties was provided with at least one structure. However, the southern portion of the 24½ acres of land owned by Thomas and Hannah Troy, known as the Troy Estate, appears to have been reserved for pasturage or farming only, as there is no indication of a structure on this property.

In c1908, the former Troy Estate was divided into two. Prior to subdivision, the estate comprised 24 acres, 3 roods and 33½ perches and was bounded by Canterbury Road and Harp and Charlotte Streets. The northern part of the estate, which included Troy and Wade Streets, was divided into 76 allotments which had 'covenants requiring buildings of at least £150 in Canterbury Road and £100 elsewhere' (see Figure 2.3).⁶ The southern part of the estate, encompassing just over 12 acres, was transferred to market gardener James McFarlane in c1908. In 1922, McFarlane transferred the title to George Hocking and George Mackinder, who were also market gardeners.⁷

The Survey Detail Sheet (DS) 1498 for 60 Charlotte St, Campsie, of 8 December 1919 shows a wooden building known as Alice Villa with a wooden shed and larger iron shed on the land. The revised survey of 16 May 1949 shows that these buildings continued to occupy the site which was still used as a market garden. The area was sewered by 13 October 1952 when the wooden building was still on the property but the sheds had gone.⁸

3.2 The Development of the Sunbeam Company

The Sunbeam Corporation was an American company founded in 1883 by TJ Clarke and JK Stewart as the Chicago Flexible Shaft Company, which specialised in the manufacture of mechanical clippers for horse grooming, and later sheep shearing. In 1902, the Cooper Sheep Shearing Machine Proprietary established an office on Pitt Street in Sydney for the import of products manufactured by the Chicago Flexible Shaft Company. By 1914, the company was trading as the Cooper Engineering Company.

During the 1930s, the Cooper Engineering Company commenced domestic production of sheep shearing clippers and associated products at a factory in Waterloo and, in 1941, had expanded to new premises at Mascot. After the Second World War, the company moved into the production of small household appliances. The first appliance was the Sunbeam Mixmaster Mixer in c1946; later products included toasters, kettles and steam irons.

The war years saw the company outgrow the Waterloo factory, so an additional factory covering an area of 3½ acres was established at Mascot and factory operations were extended to 24 hours. This

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was also the first time women were employed on the factory floor. The company was now manufacturing a wide variety of munitions and associated equipment such as shells for Bofors guns, field battery chargers, etc at the Mascot factory for the Australian Defence Forces and the US Army.⁹ After the war, the factory at Mascot was expanded and the company established branches in South Australia and Queensland, having already established themselves in Melbourne in 1916.

In 1951, the company acquired sites at Woodville, South Australia, Maribyrnong, Victoria and in 1950, the Cooper Engineering Company purchased almost 11 acres of land at Campsie for the purpose of expanding production, in addition to the Mascot factory. In December 1952, the company became a public company under the new title of the Sunbeam Corporation Limited.

By 1954, the Sunbeam Corporation had erected a factory on the Campsie site.¹⁰ According to a history of the Sunbeam Corporation:

The company builders, TC Whittle Pty Ltd were instructed to go ahead with the building of the No.2 plant at Campsie, the architects being Rudder Littlemore & Rudder. The area was approximately 67,000 sq feet, the major part being manufacturing plant. Excavations commenced in 1953.¹¹

At the same time, the headquarters of the Sunbeam Corporation was relocated from Mascot to Campsie (see Figure 2.4). Production of electrical appliances began in 1954 at Campsie and, in 1955, the revolutionary Pop-Up Toaster, Electric Frypan and the Ironmaster Dry Iron were produced. The 1960s was a period of diversification, with production of household appliances and equipment associated with the sheep industry, irrigation equipment and veterinary products. The establishment of the Sunbeam Factory at Campsie was indicative of the decentralisation of industry following the Second World War. Manufacturing jobs in the Canterbury district increased almost twofold in the postwar period, from 5678 in 1953–1954 to 10,330 in 1960–1961.¹² As well, the workforce at the Sunbeam Factory was diverse owing to an influx of migrants from Europe who settled in the area. According to a history of the Canterbury Municipality, 'a high percentage of long term employees on the current payroll (included) a large cross-section of many nationalities' in the late 1970s.¹³

In 1971, the Campsie site became the centre of all manufacturing. Equipment and appliances were manufactured from raw materials at the factory and were subjected to inspection and quality control, apparently an early proponent of this regime.

3.2.1 Expansion and Decline of the Sunbeam Factory at Campsie

Mervyn Victor Richardson founded the Victa Lawnmower Company in 1952 in his backyard shed in the suburb of Concord, in Sydney's inner west. The Victa lawnmowers produced by Richardson were petrol powered, as opposed to the previously available hand or electrical mowers. The Victa Lawnmower Company began in the 1940s and continued as a family-run business manufacturing in premises at Milperra until it was bought out by the Sunbeam Corporation in 1970. However, the production of the Victa lawnmowers continued at the Milperra factory until c1984 when the factory was relocated to Campsie, at which time Victa 'became integrated and part of Sunbeam'.¹⁴

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Manufacturing at the Campsie factory ceased in August 2002 when Sunbeam transferred the bulk of their manufacturing operations overseas and their Sydney offices were relocated to Botany. The closure of the factory saw 300 employees retrenched, following retrenchment of 200 employees the previous year with the cessation of Vesta appliance operations at the factory. The site was acquired by Parkview who leased the site as a miscellaneous storage facility from August 2002 until September 2003.

3.2.2 Rudder Littlemore & Rudder

The Sunbeam Factory building was designed by the Sydney architectural firm of Rudder Littlemore & Rudder. The firm is best known for its 1950s and 1960s designs of multi-storey commercial office buildings in Sydney such as the Sun Alliance Building at 105 Pitt Street, Selbourne Chambers and Wentworth Chambers on Phillip Street and Hudson House (formerly Citra House) at 131 Macquarie Street. Their best known and perhaps the most exceptional of their projects is Qantas House, 1 Chifley Square, Sydney.

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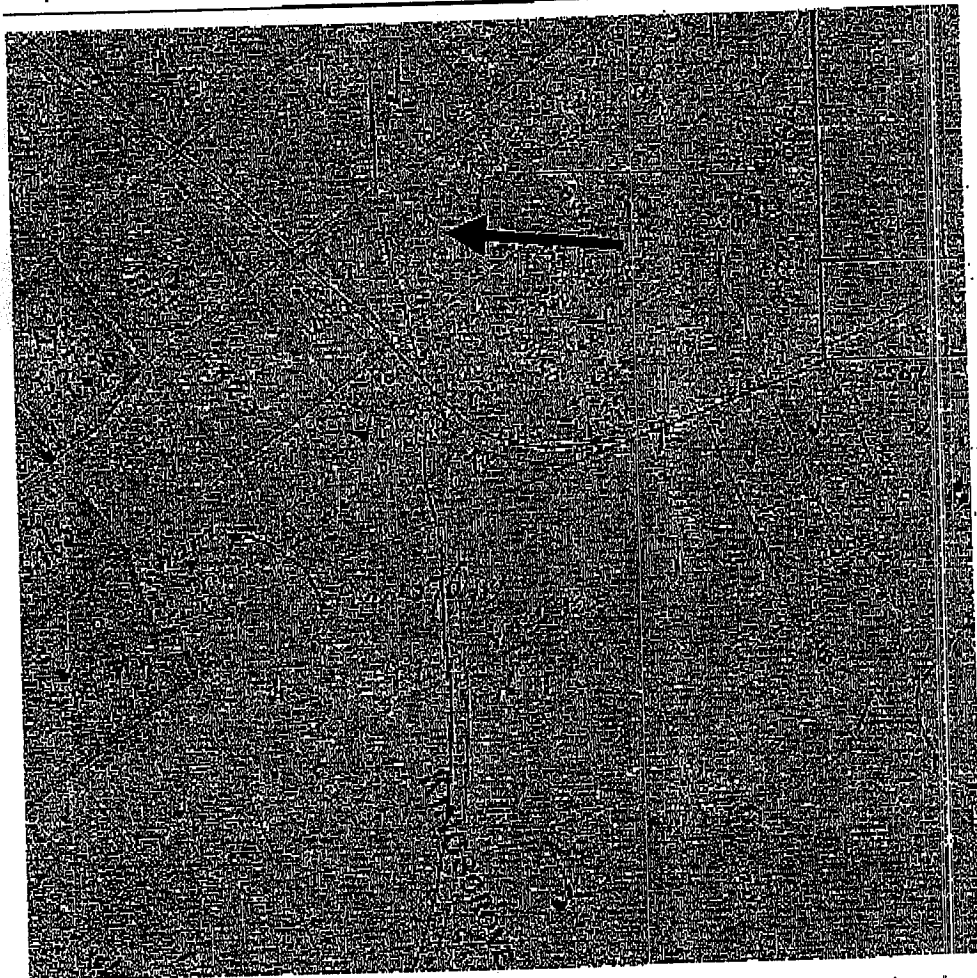


Figure 3.1 Detail of undated Parish Map (14074301) showing the location of the original land grants to Hannah, William and Samuel Laycock. An arrow identifies the location of William Laycock's land grant.

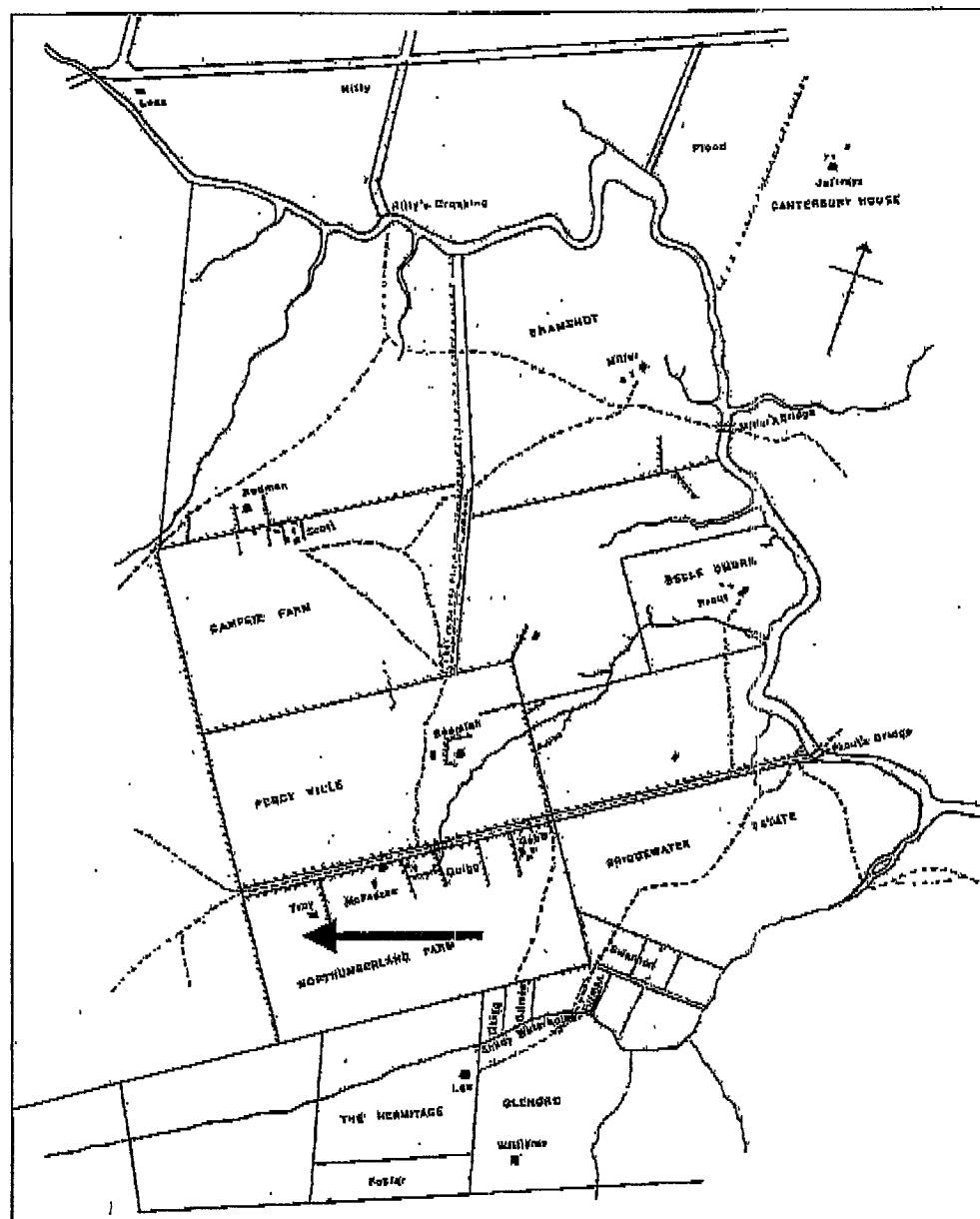
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Figure 3.2 Map of Campsie showing the subdivision of Northumberland Farm and location of structures. The approximate location of the former Sunbeam Factory is indicated with an arrow. (Source: Madden and Muir, 1988, p 12)

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3.3 Endnotes

- ¹ Madden, BJ and L Muir 1988, Campsie's Past: A History of Campsie and Croydon Park NSW, Canterbury Municipal Council, p 2.
- ² Madden op cit, p 4.
- ³ Madden op cit, p 3.
- ⁴ Madden op cit, p 6, see Land Titles, Old System E 225.
- ⁵ Madden op cit, p 10.
- ⁶ Madden op cit, p 37, also see Subdivision Plan for Campsie C6/49.
- ⁷ Land Titles, PA12863, Vol 1590 Folio 152, Vol 1826 Folio 90, Vol 2055 Folio 26.
- ⁸ SO 47848, DOS 1947, WAE 13 October 1952 (DOS + Date of Survey, WAE = Works as Executed).
- ⁹ Sunbeam Corporation Limited, The Next 90 Years ..., 1993, p 12.
- ¹⁰ Larcombe, FA 1979, Change and Challenge: A History of the Municipality of Canterbury, NSW, Canterbury Municipal Council, pp 367.
- ¹¹ Sunbeam Corporation Limited, op cit, p 14.
- ¹² Spearritt, Peter 1978, *Sydney Since the Twenties*, Hale and Iremonger, Sydney, p 125.
- ¹³ Larcombe, FA 1979, Challenge and Change, p 367.
- ¹⁴ Sunbeam Corporation Limited, op cit, p 17.

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4.0 Site Description and Setting

4.1 Definition of Study Area

The proposed partial demolition affects only a small section of the former Sunbeam Factory building so the following description of the former Sunbeam Factory building comprises a general overview of the salient architectural features of the building (see Figure 4.1). A more detailed description of those areas affected by the proposed demolition is, however, included here. Although the factory building is no longer operational, the area and section descriptions used here are derived from the later phase of the factory's operational history (see Figure 2.1).

4.2 Setting

The former Sunbeam factory is located in an area of Post-War period residential development with a light industrial area located to the southwest of the site. The factory generally presents as a two-storey structure around its perimeter and although, on a much larger scale than the surrounding domestic architecture, is not an overly dominant feature. This is partly due to the siting of the factory in a slight depression relative to the surrounding area and the use of domestic building materials on the principal public facades.

The factory building provides a visual terminus to the vista from the main approaches along Wade and Troy Streets. These streets are lined with single-storey residences of modest scale, the construction of which varies from face brickwork to timber-framed structures clad in fibro or weatherboard.

4.3 Physical Description of the Sunbeam Factory

4.3.1 General Description

The former Sunbeam Factory is predominantly a large sawtooth-roofed warehouse building occupying virtually all of the land within the property boundary (see Figure 3.4). The building was designed by the architectural firm of Rudder Littlemore & Rudder in the Post-War International style. The exterior of the factory building is a combination of face brick walls and elements of varying heights around the perimeter, behind which a sawtooth roof structure covers an extensive factory floor.

The most significant elements on the perimeter, in terms of the streetscape presence, are the Wade Street Reception building and the Troy Street Courtyard Block. These two-storey housed reception, administration and general office functions.

The built form along Charlotte Street is a hybrid element which presents as a distinct two-storey brick building, while an uninterrupted factory floor defines the interior. The Street building is punctuated by two tower elements that have some local landmark interest on the streetscape by contrasting with the generally horizontal emphasis. The towers provide vertical circulation between levels.

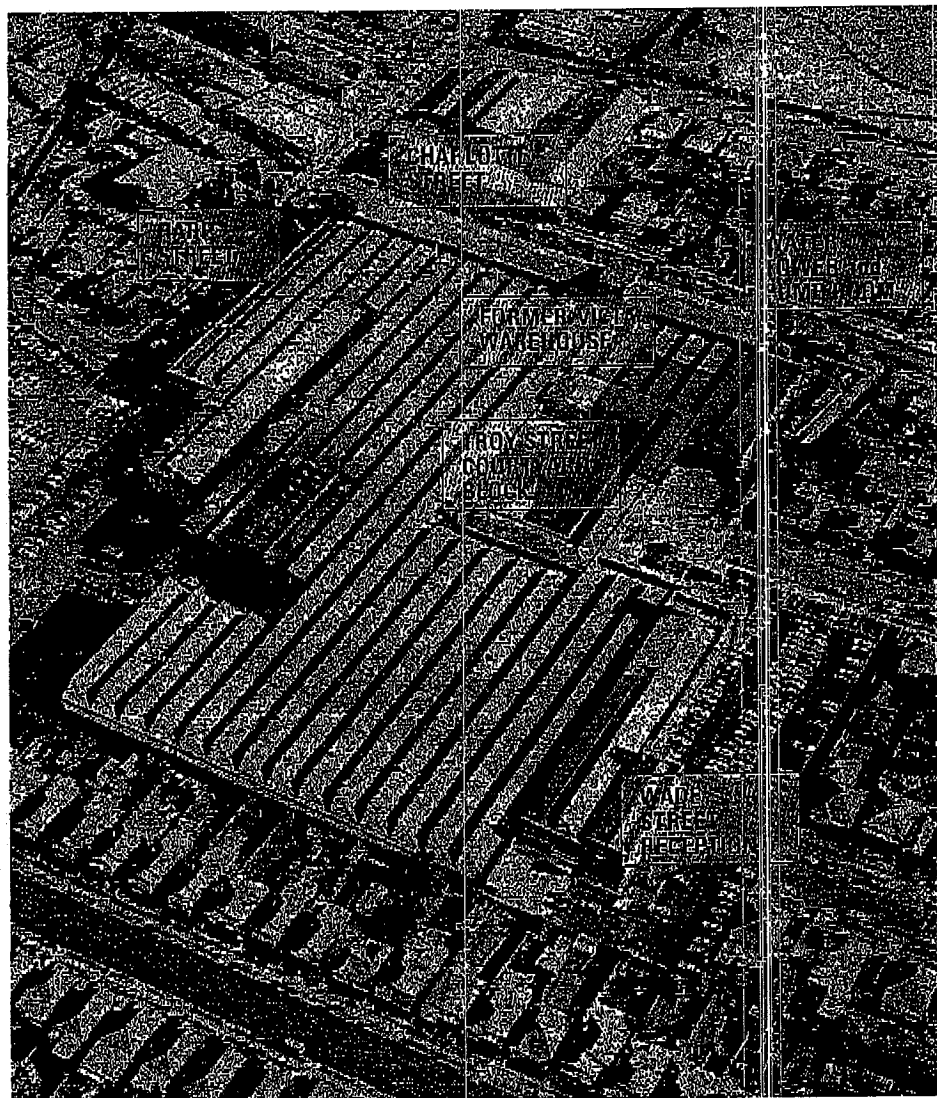
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Figure 4.1 Aerial view of the Sunbeam Factory at Campsie c1993. The section identified for demolition is located in the upper-right corner, shaded red. (Source: *Sunbeam Corporation Ltd 1993, The Next 90 Years...frontispiece*)

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4.3.2 Wade Street Reception Building

The main reception area to the Sunbeam Factory was transferred from Troy Street to Wade Street (see Section 4.4). Although the date of the Wade Street Reception Building is not known, its design is indicative of a 1960s date. The building was identified with a large 'Sunbeam' sign mounted on the parapet over the entry, the outline of which is still visible. The building is of face brickwork with a dominant projecting concrete element on the facade which frames the building entrance and the windows within its grid. It also incorporates a cantilevered hood over the entry steps. As with other fenestration around the site, the ground and first-floor windows are treated differently, adding variety to the arrangement. Other details are the etched 'Sunbeam' lettering on the glass entry doors and the continuous course of vents under the brickwork in the spandrels under the ground level windows.



Figure 4.2 The Courtyard Block from Troy Street.



Figure 4.3 The Wade Street Reception Building

4.3.3 The Courtyard Block (Including Troy Street Reception)

The Troy Street entry housed the original reception and showroom areas to the factory until these functions were transferred to the Wade Street Reception Building (see Section 4.4). The presentation to the street in this area is of a fenced enclosure with pillared gates leading to the main building, referred to as the Courtyard Block.

The Courtyard Block is a two-storey rectangular building with a central open courtyard. It is constructed of plain, smooth walling in orange-red face bricks with a hipped, terracotta tile roof behind a small parapet. Designed in the Post-War International style, the building is undecorated but the facade is enlivened by the design of the fenestration, which is different on each level and in different parts of the building. Pairs of windows form a linear band across the first-floor level of the facade and are highlighted by a distinctive continuous window hood/frame that forms a strong horizontal line. The hood supports external louvres for sun control, which are a characteristic feature of the Post-War International style. A string course in the form of a continuous concrete lintel to the

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ground-floor windows and another forming a capping to the parapet, further emphasise the horizontality of the design.

Four pillars support a portion of the northern section of the building, allowing external, drive-through access to the central courtyard.

The central courtyard is divided into two, with a carpark on the east side and a garden to the west. The garden comprises a lawn which is now overgrown and weed infested, which was in its day 'the best mown lawn in Australia' (pers comm, Sunbeam Factory site security guard), surrounded by a rock edged garden planted with *Acanthus*, *Camellias* and various small trees, palms and a row of *Callitris*. A small garden, edged with a curved stacked slate wall, also runs part way along the front, public face, of the foyer building.



Figure 4.4 View of the north elevation of the Courtyard Block.



Figure 4.5 View looking west into the garden courtyard to Rural R & D and the PABX Room in the foreground.

Each functional area of the factory building are identified in Figure 2.1. The ground-floor of the northern section housed the Troy Street Reception and the Rural Manufacturing and Sales, the west section housed Rural R & D, with the Manufacturing Office to the south and Corporate Payroll to the east. The upper-floor of the northern and western sections was occupied by Viota Sales with Corporate Administration at the eastern end of the northern section and a sundeck over the south section.

The interiors have now been stripped of furnishings and fittings so there are no indications of previous functions beyond the reception area. The internal spaces are naturally well lit by the large windows placed at regular intervals. Floors are carpeted, except the first-floor southwestern corner which is parquet. Walls are rendered and painted cream and partition wall and panelled ceilings are in similar colours.

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Figure 4.6 Internal view showing structural pier in the front of the north wing



Figure 4.7 View of the 'internal' courtyard face of the north section of the Courtyard Block. The PABX Room is to the right.

4.3.4 Warehouse/Factory Area

The warehouse area is an extensive single-storey space with a basement level at the southern section, fitting into the slope of the site. The warehouse utilises steel-post framing supporting steel saw-tooth roof trusses and corrugated roofing sheets, the majority of which are asbestos cement. Each sawtooth section is glazed along the southern elevation. Windows are generally large, steel-framed, with multiple panes featuring the occasional use of a textured, pale-blue tinted glass.



Figure 4.8 General view of the former Sunbeam Factory warehouse.

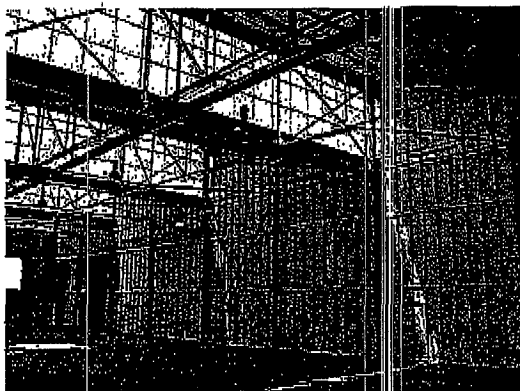


Figure 4.9 View of the reverse of the profile steel panel wall adjacent to the south loading dock.

The internal spaces were originally delineated by the manufacturing process or the equipment contained within but, with the removal of all fittings and equipment, the main factory interior presents

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as a large warehouse surrounding the Courtyard Block on Troy Street (see Figure 2.1). Some spatial divisions are retained, though these appear to be for safety reasons, such as the profile steel section walls adjacent to the south loading dock. Some internal structural elements such as the elevated masonry ablution blocks, are also still in situ, providing some indication of the internal spatial divisions of the warehouse.

The warehouse opens out on the south side of the Courtyard Block from which internal access is provided from the upper level by a set of stairs on the east and west sides. The open warehouse space continues around the foyer building. Steel-framed windows are aligned as a single glazed row encircling the building. The east wall is lined by storage and office areas constructed of brick and steel columns. The entire area has a concrete floor and outlines and patches in this floor indicate the probable location of internal spatial divisions and machinery associated with the process of production. The warehouse appears to be in a good condition.

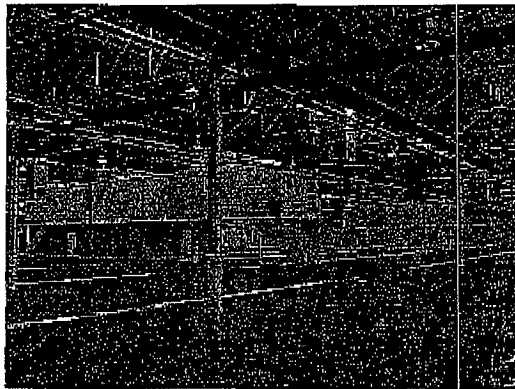


Figure 4.10 View of the interior of the warehouse showing elevated ablution blocks.

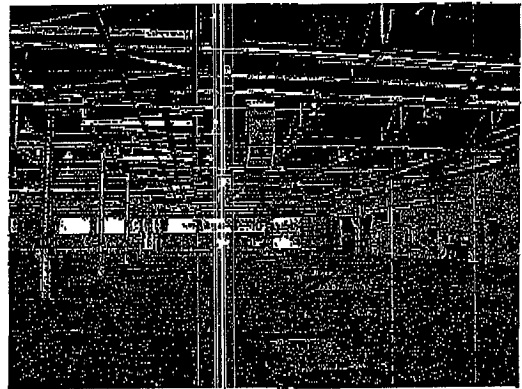


Figure 4.11 Looking north to the east side of the former Victa Warehouse. The area proposed for demolition runs from the group of people on the right to the wall at the back.

The Victa Warehouse (including former Raw Materials Store)

The former Victa Warehouse and Raw Materials Store is the westernmost section of the Sunbeam Factory warehouse (see Figure 2.1). The interior is also covered by a steel-frame sawtooth roof, supported by steel columns, the central line of which marks the division between the western and eastern sections (the eastern section is that proposed for demolition). Access is provided on the east side of the former Raw Materials Store through four large steel roller doors and a single steel sliding door on the north side. Internal access is provided by the stairs leading from Rural R & D, with another flight leading down to an ablution area. A brick-walled office occupies the northwestern corner of the warehouse.

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4.4 Building Development

An architectural plan sighted in the Mitchell Library, dated to 1956 and amended in 1964, of the ground-floor of the former Sunbeam Factory building, indicates that it has undergone change since its construction in 1954 to the present day (Plan No. PXD 857 No. 55 Sunbeam, Cab 58).

The external walls of the factory building, which are now face brick, are indicated as comprising sections of brick, and sections of 'Fibrolite' (AC sheet). The Troy Street Courtyard Block and the north and west walls of what was to become the Vesta Warehouse are brick, as is the southeastern corner of the building, while the remainder of the building is walled in Fibrolite. The use of Fibrolite walls is indicative of an intention to progressively expand as the Campsie factory became the primary centre for production and manufacture.

A process of progressive expansion is also indicated by the transfer of the main reception area, originally housed in the Troy Street Courtyard Block, to the Wade Street Reception Building. The Wade Street Reception Building does not appear on this plan, indicating that it was a later addition and, although its date is not known, it was probably constructed as either part of the 1964 amendment, or soon after. It is unknown who the design architects for the later works were.

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5.0 Significance Assessment

5.1 Principles

Assessments of cultural significance endeavour to establish why a place or item is considered important and its value to the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place, and the response that the place evokes in the community.

The Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) 1999 and its Guidelines for Assessment of Cultural Significance, recommends that significance be assessed in categories such as aesthetic, historic, scientific and social significance.

The assessment of heritage significance relies on an understanding and analysis of the values of the site, derived from examination of the documentary evidence, the context of a place or item, the way in which its extant fabric demonstrates its function, its associations and its formal or aesthetic qualities. An understanding of the historical context of a place and consideration of the physical evidence are therefore key components in significance assessment.

5.2 Existing Heritage Assessments

5.2.1 The Canterbury Heritage Study, 1988

The Canterbury Heritage Study, prepared for Canterbury Municipal Council by Terry Kass and Meredith Walker in 1988, recommended the Sunbeam Factory for inclusion as a heritage item on the *Canterbury Local Environmental Plan No. 148 — Campsie Precinct, 2002* (LEP). The Sunbeam Factory was identified as being relevant to the following historic themes:

4.4 Diversification: subsequent development of a range of industries, large and small, based upon metal manufacture, paper processing, plastics, 1910s–1980s.

4.5 Large manufacturing plants: establishment of large plants to take advantage of large areas or available flat land zoned for industry, 1950s–1980s.

12.1 Interactions with the world: The mutual effect that Canterbury had on Sydney, Australia and the wider world and the effects that these had on Canterbury, e.g., War, Depression of 1930.

The Canterbury LEP is currently being updated and the heritage schedule is being reviewed. The Sunbeam Factory is currently in the process of assessment for inclusion on the draft LEP. The Sunbeam Factory has not been formally identified as an item on any other heritage registers or lists.

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5.2.2 Sunbeam Factory, Campsie — Heritage Impact Statement, October 2003

The Sunbeam Factory, Campsie, Heritage Impact Statement prepared by Godden Mackay Logan, completed in October 2003, identified the former Sunbeam Factory site as having Local heritage significance. The Summary Statement of Significance was as follows:

The Sunbeam Company has historical significance as a manufacturer and supplier of significant rural industrial products in an era when the Australian rural sector was the primary economic activity of the country. The Sunbeam Factory at Campsie is historically significant as the largest and most important centre where domestic appliances, including the Australian icons, the Sunbeam Mixmaster and the Victa Lawnmower, were manufactured.

The Sunbeam Factory building is a good example of the Post-War International architectural style and is representative of the typical adoption of this style for industrial buildings in the immediate post-war era. The scale and proportions of the factory building make an aesthetic contribution to its environment. The Sunbeam Factory also made a significant contribution as a local employer, thus contributing to the development of the local area and community.

The Sunbeam Factory at Campsie has significance at the Local level and has relevance to the historical themes of:

Industry as the location for the manufacture of the Sunbeam Mixmaster and Victa Lawnmower. Sunbeam has also made a significant contribution to the sheep and agricultural industries in the provision of machinery and equipment.

Labour as the provider of local employment opportunities for both men and women, irrespective of cultural background.

5.3 Discussion of Significance

The former Sunbeam Factory, Campsie is primarily significant as the production and manufacturing centre for Sunbeam rural products and domestic appliances and, later, Victa lawnmowers. The Sunbeam name was synonymous with the provision of wheat harvesting and sheep shearing equipment throughout eastern Australia for most of the twentieth century and was a largely Australian company in an era when national sentiment and government policies were strongly oriented towards the support of local manufacturing industries.

The development of the domestic appliance sector of the company reflects the early application of electric motor technology to domestic tasks and the Sunbeam Company was a local industry bringing the latest developments in this sphere to the local market. The promotion of electrical appliances in the domestic context was an essential element in the spread of electric reticulation throughout the community and an important aspect in the ultimate dominance of electrical technology over other forms of motive power.

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The Sunbeam brand was launched as a national advertising campaign and the name Sunbeam has, over the twentieth century, become synonymous with those icons of the domestic appliance range, the Sunbeam Mixmaster, the Pop-Up Toaster, Electric Frypan and the Ironmaster Dry Iron. In 1970 Sunbeam added another Australian icon to its range, through the acquisition of Mervyn Victor Richardson's Victa Lawnmower Company. However, the Victa name has continued to have a clear and unique product identity and has not become closely associated with the Sunbeam name.

The Campsie factory is not the only place where Sunbeam carried out manufacturing, nor was it the original Victa Lawnmower factory, but it was the primary factory for production of these products for many years. Since manufacture of these products in Australia has all but ceased, the Campsie factory retains the associations with these products more than any other known place. However, despite these associations, there is little evidence of the operation of the Sunbeam Factory remaining within the building.

The Sunbeam Factory building was designed by the Rudder Littlemore & Rudder architectural firm. The factory is representative of the International architectural style which was dominant at that time for new industrial building design of the post-World War II era in Australia. The Sunbeam Factory is not an outstanding example of the style, rather, it is a solid and competent expression of the style's main features. The architectural stylisation is largely confined to the perimeter structure with the most notable elements being the Wade Street Reception building, the Troy Street Courtyard Block and the Charlotte Street facade. Important components of the site's aesthetic value are the continuity of the brick built form around the perimeter and the relationship of the scale and proportion to the surrounding residential area.

The other feature of the Sunbeam Factory at Campsie is that, during its period of operation, it was a notable employer in the local area. The workforce was representative of the post-war emigrant population that moved into the locality and Sunbeam was an important element in the development of the character of the local area. The multiculturalism which developed in Campsie was typical of the trend occurring throughout Australian society during the later decades of the twentieth century, with employees representing some 50 ethnic backgrounds.

5.4 Heritage Significance Assessment Criteria

The *NSW Heritage Manual* and its *Assessing Heritage Significance* volume published by the NSW Heritage Office and Department of Urban Affairs and Planning (now Department of Infrastructure, Planning and Natural Resources), sets out a detailed process for conducting assessments of heritage significance. The seven criteria are outlined below:

- *Criterion (a) (Historic): an item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.*

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- *Criterion (b) (Historic Association): an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.*
- *Criterion (c) (Aesthetic): an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*
- *Criterion (d) (Social): an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*
- *Criterion (e) (Scientific): an item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.*
- *Criterion (f) (Rarity): an item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.*
- *Criterion (g) (Representativeness): an item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.*

5.5 Application of Significance Criteria

The following application of the *NSW Heritage Manual's* significance assessment criteria draws on the information provided in Sections 2.0 and 3.0 of this report.

5.5.1 Criterion A (Historic Significance)

Importance in the course, or pattern, of NSW's (or the local area's) cultural or natural history.

- The Sunbeam Mixmaster and Victa Lawnmowers, both Australian icons, were produced at the Sunbeam Factory, Campsie.
- Sunbeam has a strong association with technical advances in the equipment associated with rural industries and in particular, the sheep industry in Australia, including the wide and narrow-toothed comb, wool presses and other associated equipment.
- The Sunbeam Factory at Campsie is the location of innovation in domestic appliances.
- The Sunbeam Factory at Campsie is a significant part of the development of industry in suburban Campsie and the Local Government Area of Canterbury.
- The Sunbeam Factory at Campsie provided employment to men and women from diverse backgrounds during the postwar period.

Inclusion guidelines satisfied:

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-
- *is associated with a significant activity of historical phase.*
 - *maintains or shows the continuity of a historical process or activity.*

5.5.2 Criterion B (Historic Association)

Strong or special associations with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.

- The Sunbeam Factory at Campsie is associated with the Sunbeam and Victa Lawnmower companies, both prominent Australian manufacturing enterprises in the twentieth century.
- The Sunbeam Factory at Campsie has an association with Mervyn Victor Richardson, the founder of the Victa Lawnmower Company. However this association is largely incidental to the development of the factory at Campsie.
- The Sunbeam Factory at Campsie is associated with the design architects, Rudder Littlemore & Rudder, who were a well-known architectural firm of the 1950s and 1960s designing in the Post-War International style. They are known for their design of multi-storey commercial office buildings, the finest example of which is Qantas House.

Inclusion guidelines satisfied.

- *is associated with a significant event, person, or group of persons.*

5.5.3 Criterion C (Aesthetic Significance)

Importance in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- The Sunbeam Factory building is a good representative example of the Post-War international architectural style applied to an industrial building. The horizontal emphasis of the design features is embodied in the linear pattern of the fenestration, the use of smooth, undecorated brick walling and the use of sunshading hoods and louvres. The most notable elements are the Wade Street Reception building and the Troy Street Courtyard Block. Also significant is the continuity of the brick built form around the perimeter.
- The overall two-storey scale of the factory building, the use of domestic materials such as bricks and tiles and the quality of the design make a positive contribution to its local environment. The Sunbeam Factory building has a suitable scale relationship to the residences of Wade and Troy Streets, in particular.

Inclusion guidelines satisfied:

- *shows, or is associated with, creative or technical innovation or achievement.*

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-
- *exemplifies a particular taste, style or technology.*

5.5.4 Criterion D (Social Significance)

Strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- The importance of the Sunbeam Factory at Campsie to any identifiable group in the community has not been specifically investigated. It may have some significance to its former workforce. There is no known social significance for the site.

No inclusion guidelines satisfied, based on current information.

5.5.5 Criterion E (Research Potential)

Potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.

- The Sunbeam Factory building at Campsie is not unique historically, technically or aesthetically and has no known research potential.
- The archaeological potential of the Sunbeam Factory at Campsie has not been investigated and the site has no known archaeological research potential.

Exclusion guidelines satisfied.

- *the knowledge gained would be irrelevant to research on science, human history or culture.*
- *has little archaeological or research potential.*
- *only contains information that is readily available from other resources or archaeological sites.*

5.5.6 Criterion F (Rarity)

Possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.

- The Sunbeam Factory at Campsie was one of a small number of Australian production centres for the Sunbeam company, an important supplier of both agricultural equipment and domestic appliances.
- The Sunbeam Factory at Campsie was one of two production centres for the Victa lawnmower (the other being at Milperra).

Exclusion guidelines satisfied.

- *is not rare.*

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5.5.7 Criterion G (Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.

- The Sunbeam Factory at Campsie is a representative example of the Post-War International architectural style as applied to an industrial building.
- The Sunbeam Factory at Campsie demonstrates typical postwar building technology and construction techniques.
- The Sunbeam Factory at Campsie is a representative example of the industrial development in the Campsie and Canterbury areas in the post WWII era.

Inclusion guidelines satisfied.

- *is a fine example of its type.*
- *has the principal characteristics of an important class or group of items.*

5.6 Summary Statement of Significance

The Sunbeam Company has historical significance as a manufacturer and supplier of significant rural industrial products in an era when the Australian rural sector was the primary economic activity of the country. The Sunbeam Factory at Campsie is historically significant as the largest and most important centre where domestic appliances including the Australian icons, the Sunbeam Mixmaster and the Victa Lawnmower were manufactured. The Sunbeam Factory also made a significant contribution as a local employer, thus contributing to the development of the local area and community.

The Sunbeam Factory building is a good example of the Post-War International architectural style and is representative of the typical adoption of this style for industrial buildings in the immediate postwar era. The horizontality of the Rudder Littlemore & Rudder design is emphasised in the linearity of the fenestration, the use of smooth, undecorated brick walling and the use of sunshading hoods and louvres of which the Wade Street Reception building and the Troy Street Courtyard Block are notable elements. The scale and proportions of the factory building make an aesthetic contribution to the local streetscape.

The Sunbeam Factory at Campsie has significance at the Local level and has relevance to the historical themes of:

Industry as the location for the manufacture of the Sunbeam Mixmaster and Victa Lawnmower. Sunbeam has also made a significant contribution to the sheep and agricultural industries in the provision of machinery and equipment.

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Labour as the provider of local employment opportunities for both men and women, irrespective of cultural background.

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6.0 Statutory Context

6.1 Introduction

The former Sunbeam Factory site at Campsie is potentially affected by a number of statutory and non-statutory controls, guidelines and lists that are relevant to this assessment of heritage impacts. They are as follows:

- *NSW Heritage Act 1977* (NSW);
- *Canterbury Local Environmental Plan (LEP) No. 148 — Campsie Precinct, 2002*;
- *NSW National Parks and Wildlife Act 1974*; and
- National Trust of Australia (NSW) Register.

6.2 NSW Heritage Act 1977

6.2.1 State Heritage Register

The State Heritage Register is a list of heritage items of particular importance to the people of New South Wales. It includes items and places (buildings, works, relics, movable objects or precincts) of State heritage significance endorsed by the Minister, on the recommendation of the Heritage Council, and came into effect on 2 April 1999. The State Heritage Register was created under the *Heritage Amendment Act 1998*, and replaces the previous system of Permanent Conservation Orders as a means of protecting items of State significance.

The State Heritage Register currently includes all items formerly protected by Permanent Conservation Orders and items identified as having State significance in heritage and conservation registers prepared by State government agencies and received by the NSW Heritage Office prior to 2 April 1999. Items on the State Heritage Register require approval from the Heritage Council of NSW for certain works.

The former Sunbeam Factory site at Campsie is not included on the State Heritage Register.

6.2.2 Interim Heritage Orders

Interim Heritage Orders can be made under Part 3 of the Heritage Act either by the Minister or, where authorised, a local government Council. Interim Heritage Orders replace the previous Interim Conservation Orders and orders made under Section 130. They are effective for a maximum period of twelve months.

The former Sunbeam Factory site at Campsie is not affected by any Interim Heritage Order.

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Under Division 9 of the Heritage Act, a permit is required for the excavation of relics, unless there is an applicable gazetted exception. The Act defines a 'relic' as:

Any deposit, object or material evidence

- (a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement; and*
- (b) which is 50 or more years old.*

Pursuant to Clause 139 of the Heritage Act, an excavation permit (or, alternatively, a gazetted exception to this provision) is required where excavation is proposed and there is reasonable knowledge or likelihood that disturbance or excavation of the land will result in a relic being discovered, exposed, moved, damaged or destroyed.

There is no known evidence of European occupation of the site prior to the construction of the former Sunbeam Factory site. The original 1950s fabric from the former Sunbeam Factory site may fall within the above definition. However, it is not likely that excavations associated with works on site would discover, expose or remove 'relics'.

6.3 Canterbury Local Environmental Plan (LEP) No. 148 — Campsie Precinct 2002

The subject site is not listed as a heritage item on the LEP, however, it is currently under consideration for inclusion. Should the former Sunbeam Factory site be listed on the LEP, it will be subject to the provisions for the protection of Heritage Items in Clause 24, of which the following is relevant: parts are as follows:

- (1) A person must not, in respect of a building, work, relic, trees or a place that is a heritage item:*
 - (a) demolish or alter the building or work; or*
- (2) The Council must not grant consent to a development application required by this clause unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.*
- (3) The Council may decline to grant consent to a development application required by this clause until it has considered a conservation management plan so as to enable the Council to fully consider the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting.*

However, Clause 26 (4) *Heritage advertisements and notifications* states:

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This clause does not apply to the partial demolition of a heritage item if, in the opinion of the Council, the partial demolition will be of a minor nature and will not adversely affect the heritage significance of the heritage item in relation to the land to which this plan applies.

Clause 25 of the LEP requires an assessment of the effect on heritage items in the vicinity before development consent is granted. There are no heritage items in the vicinity of the former Sunbeam Factory site.

6.4 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NSW) provides statutory protection for all Aboriginal 'objects' (consisting of any material evidence of the Indigenous occupation of New South Wales) under Section 90 of the Act and for 'Aboriginal places' (areas of cultural significance to the Aboriginal community) under Section 84. Aboriginal objects and places are afforded automatic statutory protection in New South Wales whereby it is an offence (without the Minister's consent) to:

Damage, deface or destroy Aboriginal sites without the prior consent of the Director-General of the National Parks and Wildlife Service.

The Act defines an Aboriginal object as:

... any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

The protection provided to Aboriginal objects and places applies irrespective of the level of their significance or issues of land tenure. Sites of traditional significance that do not necessarily contain material remains may be gazetted as 'Aboriginal Places' and thereby be protected under the Act. However, areas are only gazetted if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is of special significance to Aboriginal culture.

6.5 National Trust of Australia (NSW)

The National Trust of Australia (NSW) is a community-based conservation organisation. The Trust has assembled a Register of heritage items and conservation areas through the assessment work of its expert committees. While the National Trust Register has no legal status, it is considered to be an authoritative guide to heritage significance, and the Trust acts as a lobby group for heritage conservation.

The former Sunbeam Factory site at Campsie has not been classified by the National Trust.

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7.0 Assessment of Heritage Impact

7.1 Introduction

The Sunbeam Factory site at Campsie has been assessed as having Local heritage significance for its historic and aesthetic values in this report. It is not identified as an item on any heritage registers or lists.

The proposed partial demolition of the former Victa Warehouse and of sections of the Courtyard Block and those elements addressed in the October 2003 HIS, is required because of contamination of the northwest corner of the site. Leakage from above-ground storage tanks containing solvents in this area are responsible for the contamination. The proposed demolition of the structures is the minimum required to facilitate future remediation of the site under the Voluntary Remediation Agreement between Sunbeam Corporation Ltd and the NSW Environmental Protection Authority (EPA).

7.1.1 Sunbeam Factory Site — Heritage Impact Statement, October 2003

The October 2003 HIS determined that the proposal for the partial demolition of the former Victa Warehouse (the former Raw Materials Store) and demolition of the Water Tower, Pump Room and the Outhouse and Materials Store would have an adverse impact on the heritage significance of the site. It concluded, however, that the impact was of a minor nature that would allow for:

the historical function of the site to continue, and be recognised through the retention of the original fabric of the site as a whole.

and that:

Analysis of these impacts indicates that they do not fundamentally affect the significance of the Sunbeam Factory or its function as an industrial site, nor the contribution the Sunbeam Factory has made to the industrial heritage of the urban environment of Campsie. It is concluded that the heritage impact of the proposal on the site, in its entirety, would be minor.

7.2 Heritage Impacts

The current proposed scope of works is assessed below in relation to the assessment of significance of the site included in Section 4.0 of this report.

7.2.1 Identification of Impacts

The partial demolition of the former Victa Warehouse comprises, in addition to the two northernmost structural bays (as originally proposed), the demolition of the eastern half of the three structural bays to the south. Subsequent to remediation, it is proposed that the resultant voids in walls be closed using profile steel sheet such as Colorbond.

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The partial demolition of the Troy Street Courtyard Block involves removal of part of the northern section of this building including a section of the Troy Street facade. The western section of the building facing the garden courtyard, which adjoins the former Victa Warehouse, is also to be demolished. It is proposed to construct a new wall over the exposed ends of the building.

The proposed demolition of the Troy Street Courtyard Block was originally to have extended approximately to the middle of the PABX Room. As a result of heritage and structural concerns and re-evaluation of the extent of the ground contamination this line has been extended further west to retain a larger part of the foyer with its garden facing Troy Street.

7.3 Evaluation of Heritage Impacts**7.3.1 Partial Demolition of the Former Victa Warehouse**

The partial demolition of the Victa Warehouse will remove a small part of the overall plan of the former Sunbeam Factory site. It would still be possible to recognise and interpret the historic function of the site once the structures are removed, particularly as the essential nature and function of the site will be retained in the original fabric. However, although the impact of this demolition on the heritage values of the site will not be substantial, it will have some effect on the aesthetic values of the factory building and its relationship with Troy Street.

Recladding the exposed area of the warehouse with profile steel sheets (Colorbond) which, while recognising the sawtooth roof line, will present a stark juxtaposition between this material and the brickwork walls to the streetscape. This aspect of the proposed work will therefore have a negative impact on the aesthetic values of the former factory building. Profile steel sheet is, however, in keeping with the industrial identity of the site.

Although this demolition will remove a contributory element in the heritage significance of the site as a whole, the removal of this section of the building will not have a substantive adverse affect on the historic or aesthetic values of the place in its entirety. The major part of the original fabric of the Victa Warehouse will be retained such that the essential nature and function of the warehouse, in its entirety, will continue to be recognisable.

7.3.2 Partial Demolition of the Troy Street Courtyard Block

The Troy Street Courtyard Block is a key architectural element of the site. The facade of the Courtyard Block is the most visible element of that building. Demolition of a portion of the facade would therefore have an adverse impact on the aesthetic values of the former Sunbeam Factory building, and the Troy Street entrance as a result of:

- the loss of the architectural integrity of the Courtyard Block; and

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- the loss of the visual continuity of the building facade, diminishing the relationship of the factory building to the views from Troy Street to the entrance.

Closing areas of the building exposed by the demolition, by reconstructing brick walls and inserting original window elements, will go some way in mitigating the negative impact that the demolition of this structure will have on the aesthetic values of the former Sunbeam Factory building.

7.3.3 Summary of Impacts of Proposal

Positive Impacts

- The major part of the original factory buildings would be retained.
- The essential nature and function of the Sunbeam Factory as a factory building would continue to be recognisable.
- The historical function of the site could continue unimpeded and the site would be improved.
- The contribution made to the industrial heritage of the Campsie and Canterbury area would be retained.

Negative Impacts

- A section of the former Victa Warehouse would be lost.
- The partial demolition of the former Victa Warehouse would result in the loss of some original fabric and the form of the factory building.
- A section of the Courtyard Block (formerly housing Rural Sales & Manufacturing and Rural R & D) would be lost, thereby resulting in the loss of an element in the aesthetic value of the factory building.
- The loss of original fabric of the Courtyard Block factory would result in the loss of an element of the aesthetic value which contributes to the overall significance of the former Sunbeam Factory site.
- The loss of the north section of the Courtyard Block will diminish the contribution made by the factory building to the local streetscape.
- A key architectural element of the Rudder Littlemore & Rudder factory building design will be lost with the loss of a section of the Courtyard Block.

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7.4 Conclusions

The Sunbeam Factory at Campsie has not as yet been formally included on any heritage lists or registers, however, it is currently under consideration for inclusion on the *Canterbury Local Environmental Plan No 148 — Campsie Precinct 2002*.

This report concurs with the findings of the October 2003 HIS that the site is of Local heritage significance. The aesthetic and historic values of those elements proposed to be demolished contribute to that significance.

The proposal for the partial demolition of the former Victa Warehouse and Courtyard Block will adversely affect the heritage significance of the site. This impact, although small in scale, will be significant, particularly in the loss of the aesthetic values of the Troy Street Courtyard Block. The loss of significant original fabric can be mitigated, in some part, by the retention of the essential industrial nature of the former Sunbeam Factory site as a whole. The proposal would have the important benefit of allowing the historical function of the site to continue to be recognised through the retention of the major part of the original fabric of the site.

Analysis of these impacts indicates that they do not fundamentally affect the significance of the former Sunbeam Factory or its function as an industrial site, nor the contribution Sunbeam has made to the industrial heritage of the urban environment of Campsie.

7.5 Recommendations and Mitigative Actions**7.5.1 Reinstatement of Structures**

The proposed reinstatement of structural elements should be undertaken such that new elements are sympathetic to the original fabric, while, at the same time ensuring that these can be 'read' as new construction. To this end, it is recommended that bricks and windows salvaged from the demolition should be re-used for closing exposed areas. Where this is not practicable, bricks of similar colour and type should be used.

Construction of walls to close the voids in the Troy Street Courtyard Block left after the demolition should be in salvaged bricks, where possible. Windows, also salvaged from the demolition, should be inserted into these reconstructed walls such that they reflect the original design approval of the building.

It has been proposed that Colorbond, or similar, will be used, particularly to wall the section of the Victa Warehouse exposed by its partial demolition. This is to be in conjunction with re-use of steel columns, trusses and a roller door salvaged from the demolition of the warehouse.

Use of Colourbond is not preferred from an architectural or aesthetic viewpoint. However, where it is deemed necessary that this occur, steel profile sheets that replicate, as near as is possible, profile steel sheets used elsewhere in the warehouse should be used (see for example Figure 4.9). The

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colour should reflect the colour range used elsewhere on the factory building, such as the colour of the shading louvres in the Troy Street Courtyard Block. These measures will provide continuity of design elements used in the factory building.

7.5.2 Identification of Removed Elements

The preferred heritage solution, following demolition, is for the walls to be reconstructed such that as much as possible of the original form and layout of the buildings is retained at the site. Where this does not occur, physical identification of the locations of original wall lines could provide a symbolic representation of the removed elements. This may take the form of permanent etched or paved lines in the final surfaces covering the remediated areas. This would be a contributing element in the future interpretation of the site, enabling the original form to be recognisable, and understood.

7.5.3 Archival Recording

Photographic archival recording of the former Sunbeam Factory site should occur prior to commencement of demolition. This should include recording of the proposed demolition and reinstatement works. This recording should comply with the relevant photographic standard for items of Local significance, in the relevant guidelines published by the NSW Heritage Office.

7.5.4 Interpretation Plan

The October 2003 HIS recommended the following as a Future Consideration:

Any future Development Application for major works, including demolition and/or re-instatement of principal structures should be accompanied by an additional HIS which may include a more detailed heritage assessment. Depending on the scale of change proposed it may be appropriate to prepare an Interpretation Plan for the site, in its entirety. An Interpretation Plan would explain the historical significance of the property, particularly as the place where Sunbeam appliances and Victa lawnmowers were manufactured. The significance of the factory site as an employer in the local community and recognition of the role played by the Sunbeam Company in the production of Australian domestic icons would also be explained.

As part of any future DA proposal for major works, including demolition and/or re-instatement of principal structures, it may be appropriate to prepare an Interpretation Plan which recognises the heritage values of the former Sunbeam Factory site and its association in the production of the icons of postwar domesticity in Australia, in particular, the Sunbeam Mixmaster and the Victa Lawnmower.

7.5.5 Historic Relics

In the event that buried historic 'relics' were to be disclosed during these remediation works on site, it would be necessary for work to stop in order for the NSW Heritage Council to be notified and, if appropriate, for a permit to be obtained under Section 140 of the *Heritage Act 1977* (NSW).

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7.5.6 Aboriginal Objects

In the event that Aboriginal objects were to be discovered during these remediation works on site, it would be necessary for work to stop in order for the National Parks and Wildlife Service to be advised, for consultation to occur with the Metropolitan Local Aboriginal Land Council and, if appropriate, for a permit to be obtained under the *National Parks and Wildlife Act 1974* (NSW).

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8.0**Bibliography**

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