



planning consultants

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Our Ref: 8459A.1KO

Your Ref: LEP2013/11/002

town planning
economic & retail assessment

Mr John Wilson
City Urban Designer
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear John

Planning Proposal – 10 Monash Road and 2 College Street, Gladesville

I refer to the Planning Proposal for the above site and your letter of 27 June 2013 requesting that additional information be provided in relation to the potential heritage impacts of the Planning Proposal.

Please find detailed below supplementary information addressing the potential heritage impacts of the Planning Proposal. This information is submitted as an addendum to the Planning Proposal.

1.0 Introduction

A Planning Proposal has been submitted to City of Ryde Council (Council) that is seeking to amend the planning controls applying to 2 College Street and 10 Monash Road, Gladesville (the site) to facilitate a mixed use development. The Planning Proposal seeks to amend the land use zoning, height and floor space ratio (FSR) controls that apply to 2 College Street and the height control that applies to 10 Monash Road.

The site is currently subject to the planning controls of Ryde Local Environmental Plan 2010 (RLEP 2010) and the Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010.

In summary the proposed changes to the planning controls for the site are to:

- Zone 2 College Street to B4 Mixed Use (consistent with 10 Monash Road).
- Amend the Floor Space Ratio (FSR) to permit a maximum FSR of 1.7:1 at 2 College Street and 10 Monash Road;
- Amend the building height for 2 College Street to permit buildings 12-13 metres in height (an increase of 2.5m-3.5m); and
- Amend the building height for 10 Monash Road to permit buildings 15 metres in height (an increase of 2m).

1.1 The Site

A detailed description of the site and the surrounding area is provided in the Planning Proposal. In summary, the site is located at the corner of Monash Road and College Street, Gladesville. The site has an area of 1359m², with dual street frontage to College Street and Monash Road. The College Street frontage is approximately 65m and Monash Road frontage is approximately 20 metres. The site has a depth of approximately 20m. Access into the site is off College Street.

The surrounding uses comprise a mix of residential, commercial and light industrial uses along College Street, Monash Street and Victoria Avenue. Opposite the site is 1-9 Monash Road, which recently had approved by Council a six storey mixed use development which is now currently under construction. A heritage listed brick cottage is located at 1-9 Monash Road, at the corner of Eltham Street and Monash Road.

2.0 Heritage Items

There are no heritage items on the site.

There are four heritage items in the vicinity of the site which are shown on **Figure 1** below. These heritage items are:

- A cottage at 1-9 Monash Road, Gladesville (Lot 1 DP 24099);
- Monash Park (Obelisk) at 142 Ryde Road, Gladesville (Lot 7060 DP 93662);
- Drill Hall at 144 Ryde Road, Gladesville (SP 69924); and
- Great North Road (Victoria Road).

A summary of each item and their significance is detailed below.

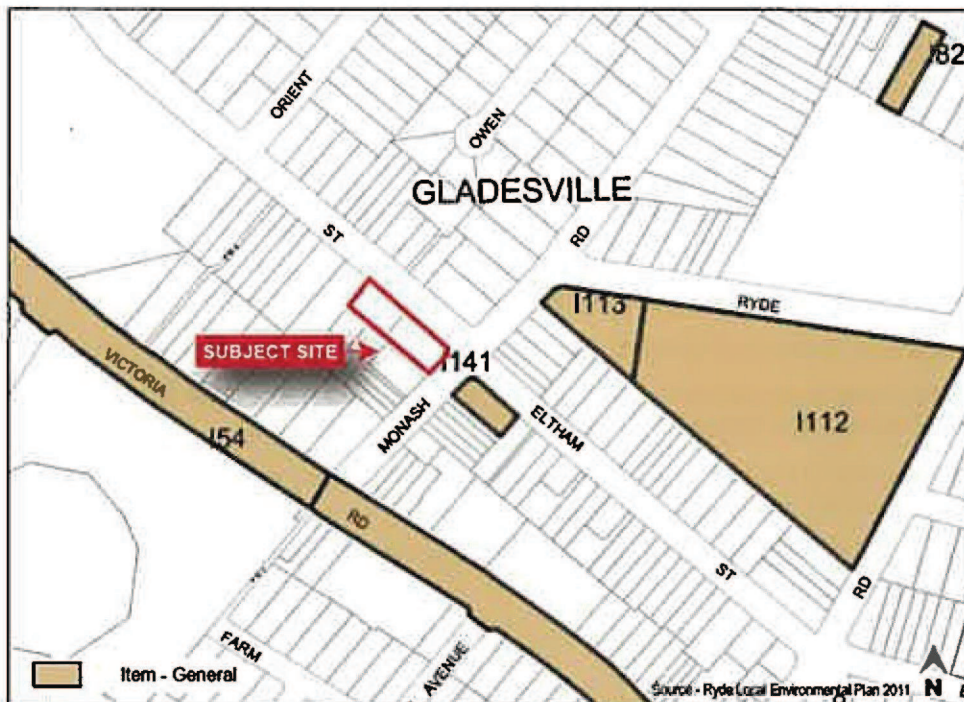


Figure 1: Heritage Items in the vicinity of the site

2.1 Cottage at 1-9 Monash Road, Gladesville

The building is an 1880's brick cottage with corrugated iron roof that stands at the corner of Monash Road and Eltham Street, Gladesville. This item is of local heritage significance and is listed in Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010. It is also listed in the Draft Ryde Local Environmental Plan 2011 (Draft RLEP 2011).

The NSW Heritage Inventory provides the following Statement of significance for the item.

Significant as a highly intact residence of high quality. The building is significant as it is located on land originally granted to the first-fleeter William Tyrell, and subsequently acquired by another first-fleeter James Squires. The building is significant as it is almost certainly the first building to be erected on the Eltham Estate, which was one of the earliest subdivisions in the Ryde district. The building is significant as it is a residence built c 1882 by or for William Jackson, a prominent orchardist. The building is significant as an attractive example of the Victorian Rustic Gothic style, relatively intact, both externally and internally.

The building has both cultural significance due to its association with then prominent local families and aesthetic significance as the building is representative of Victorian period Gothic Style Architecture that remains relatively intact.

A photograph of the cottage is provided at **Figure 2**.



Figure 2: Cottage at 1-9 Monash Road, Gladesville (Source: Conservation Management Plan prepared by Wier Phillips)

2.2 Monash Park (Obelisk) at 142 Ryde Road, Gladesville

The Obelisk at Monash Park is listed as an item of local heritage significance under RLEP 2010 and draft RLEP 2011. According to the historical notes on the State Heritage Inventory the Obelisk was erected in 1910 by Ryde Council Alderman Rowland Thomas Sutton.

The NSW Heritage Inventory provides the following Statement of significance for the item.

Highly significant for members of the Sutton Family. Landscape value in relation to Monash Park. Significant to local historical societies and community organisations as a significant historical marker.

The NSW Heritage Inventory also provides the following description of the item:

Three tiered octagonal stone base topped by doric column fluted to about half way up. Centre section of stone base (two top tiers) have ornate corners. Whole topped by flat projection with ball on top. Southern side base has modern bubbler in a stone receptacle and a tap below.

A photograph of the Obelisk is provided at **Figure 3**.



Figure 3: Obelisk Monash Park

2.3 Drill Hall at 144 Ryde Road, Gladesville

A former army 'Drill Hall' is located 144 Ryde Road, Gladesville. The Drill Hall is an item of State heritage significance and is listed on the State Heritage Register (as well as in the RLEP 2010 and Draft RLEP 2011). The Drill Hall is constructed of timber with a corrugated iron sheet gable roof and is in good physical condition.

The NSW Heritage Inventory provides the following Statement of significance for the item.

The former Drill Hall is significant because it is one of the few (if any) pre-Federation, i.e. Colonial, drill hall establishments remnant in Sydney. The Drill Hall (and its site) are representative of the continuous evolution of Citizen's Militia from Colonial Volunteer and Militia Orderly Rooms to early 20th century drill halls, to late 20th century Army Reserve training depots, and latterly to multi-user depots. The Drill Hall site has historical associations with the former Eltham Estate and the creation of the adjacent Monash Park. The site and this area of Gladesville have clear association with the famous WW1 soldiers, Sir John Monash and Brigadier Sydney Herring. The former drill hall building is representative of the work of NSW Government Architects Branch at the turn of the (20th) century, and is a richly detailed and architecturally satisfying example of that Branch's architectural style. The former drill hall is one of only three such buildings with remain extant. The Drill Hackle and Army Reserve Training Depot has had considerable social connection with the Ryde/Gladesville/Hunters Hill communities, and thus has 'social value' to those communities. The former Drill Hall, as a relatively rare example of a pre WW1 civilian training hall thus, providing an understanding of an aspect of the evolution of the Civil Militia movement in New South Wales (Freeman 2000: 33-34).

A photograph of the Drill Hall is provided at **Figure 4**.



Figure 4: Drill Hall – 144 Ryde Road, Gladesville (Source: State Heritage Register)

2.4 Great North Road (Victoria Road)

The Great North Road is an item of local heritage significance and is listed in the RLEP 2010, the Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010 and draft RLEP 2011.



The 264km Great North Road linked Sydney to Newcastle and was built between 1825 and 1836 using convict labour. The Great North Road commenced at Parramatta Road, Five Dock and passed through Ryde and Dural before reaching the Hawkesbury River at Wisemans Ferry and then north to the Hunter Valley and Newcastle. However, by 1836 as the last northern sections of the road were completed it had been almost entirely abandoned as a route to the Hunter Valley.

There is no Statement of Significance for The Great North Road detailed in the NSW Heritage Inventory, however the inventory does include historical notes for the item. From Gladesville, part of the Great North Road followed the current alignment of Victoria Road. This section of Victoria Road is listed as an item of local heritage significance.

3.0 Heritage Impacts

As described above in Section 2 there are no heritage items on the site, but there are four items in the vicinity of the site.

The brick cottage at 1-9 Monash Road is directly opposite the site and is within the visual catchment of the heritage listed cottage. The Conservation Management Plan prepared for the item notes that the best views to the item are from directly outside the cottage on Monash Road and Eltham Street. The Planning Proposal will not result in any impact on these view corridors to the item.

The Planning Proposal will not impact on views to the item from the western side of Monash Road. Views from the north-east along College Street to the item may be potentially reduced, however this would be limited to near the intersection of Monash Road and College Street due to the sloping of College Street away from the item. It should also be noted that Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010 already provides for a three storey built form at the corner of Monash Road and College Street. An additional storey at this corner, as sought by the Planning Proposal, is not considered to adversely impact on the heritage significance of the cottage.

A future building will be more prominent on the site than the existing buildings, but will be of a form consistent with that envisaged in the Ryde DCP and consistent with that of the approved and under construction development at 1-9 Monash Street. It is noted that the development assessment report for 1-9 Monash Road prepared by City of Ryde Council for the Joint Regional Planning Panel noted that the development of 1-9 Monash Road would have little impact on the heritage significance of the cottage.

It is further noted that the vision for the Monash Road precinct is to maintain its retail role and protect its heritage character while encouraging additional retail, commercial and residential development. The Planning Proposal is consistent with this vision and it is considered that the proposal will not adversely affect the heritage significance of items in the vicinity of the site (including the cottage at 1-9 Monash Road). As this is a Planning Proposal seeking to amend the relevant planning controls, no detailed architectural design work has been undertaken. Therefore a future development application will detail the design treatments and external finishes to mitigate any impacts that may potentially arise from massing and scale.

The Monash Park Obelisk and Drill Hall are both located on Ryde Road and are physically separated from the site. There is no visual connection from the site to these items, which are both screened from Ryde Road by vegetation and in the case of the Drill Hall, also by surrounding urban development. Given the physical separation and lack of visual connection between the items, it is considered there will be no impact to the heritage significance of these items.



The impact of the future potential mixed use development on the heritage significance of Great North Road is also considered to be minimal. The heritage listing of the Great North Road relates to the alignment of the road, rather than any buildings or items of historic significance. Views to the site from Victoria Road are generally obscured by vegetation and existing buildings (or will be obscured by the building under construction at 1-9 Monash Road). Only passing glimpses to a new building on the site may be visible near the intersection of Victoria Road and Monash Road. The Planning Proposal and potential resultant built form will have no impact on the cultural significance of the Great North Road.

Conclusion

There are no heritage items on the site, but there are four items in the vicinity of the site. Only one of these items is in the immediate proximity of the site. Given the physical separation of the site and the heritage items and as the more significant built form changes under the Planning Proposal are to the College Street frontage, it is not expected that there will be any significant heritage impacts arising from the amendments to the planning controls sought by the Planning Proposal for the site.

As required by the Ryde LEP's, a Statement of Heritage Impact will be submitted with any future development application for the redevelopment of the site.

I trust this supplementary information is sufficient to enable the assessment of the Planning Proposal to proceed. If you have any questions in relation to this letter please contact me on 9473 4904 or at kosborne@donfoxplanning.com.au.

Yours faithfully

DON FOX PLANNING PTY LIMITED

A handwritten signature in black ink, appearing to read 'K. Osborne'.

**KIRK OSBORNE
PRINCIPAL PLANNER**

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Reviewed: _____