

**HERITAGE IMPACT ASSESSMENT
FOR A PLANNING PROPOSAL
FOR 461 VICTORIA ROAD GLADESVILLE**

Prepared by

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1.0 INTRODUCTION

This heritage impact statement was prepared by Ruth Daniell for the Bunnings Group to accompany a Planning Proposal application for 461 Victoria Road Gladesville (the subject site) to amend the Land Use table and the Height of Buildings Map under the Ryde Local Environmental Plan 2010 (RLEP 2010) so as to enable the development of the land as a Bunnings warehouse and outlet.

The subject site is not an item of environmental heritage nor is the site in a conservation area. The subject site is located 'in the vicinity' of a number of heritage items.

A heritage impact assessment had been requested by Ryde Council to assist council in the assessment of how the Planning Proposal may impact on the heritage items in the vicinity as required under Ryde Local Environmental Plan (Ryde LEP) 2010.

Section 2 of this report describes the site, past use and the development in the context of the site. This report notes in particular existing development in the context of the heritage items and existing development lies between the subject site and the heritage items.

Section 3 of this report describes the Planning Proposal and the Planning Concept. The Planning Concept is illustrated by the inclusion of plans and sectional diagrams

Section 4 of this report deals with the heritage planning considerations: listing the heritage items in the vicinity and the heritage provisions in the Ryde LEP 2010.

Section 5 describes the heritage items, their heritage significance and assesses the significant views and vistas to the heritage items, that are important considerations in determining whether their expanded curtilage, and/or their setting is retained and will not be impacted upon by the proposed planning proposal and the planning concept. It also determines whether the proposed development will be seen in relation to the heritage items, and whether disruptive visual contrast are an issue.

Section 6 of this report addresses the proposal in the 'Statements of Heritage Impact', which address NSW Heritage Office questions on development in the vicinity of heritage items. This section of the report considers any archaeological potential of the

site and determines as the site was a former quarry the site has been excavated and there is archaeological potential.

This report concludes that the Planning Proposal and the Planning Concept do not impact adversely impact on the heritage significance of the heritage items, their setting and expanded curtilage.

1.1 Authorship

The report has been prepared by Ruth Daniell. As background Ruth Daniell has Bachelor of Science (Architecture), Bachelor of Architecture (Honours) University of Sydney and has completed the 'Conservation of Historic Structures', Institute of Advanced Architectural Studies University of York, United Kingdom and MARC 99 - The Conservation of Modern Architecture, Helsinki 1999 [ICCROM and the Helsinki University of Technology].

Ruth Daniell is a specialist conservation architect with extensive experience in conservation and its management. Ruth has been involved in architectural projects, urban design projects, main street projects, conservation management plans and conservation assessments. Ruth has worked for local government State Government at the NSW Heritage Office and has been an expert witness in the NSW Land and Environment Court.

1.2 Methodology

This report uses the methodology outlined in the NSW Heritage Manual and the Australian ICOMOS Burra Charter.

2.0 THE SITE

2.1 Site Description

The subject site 461 Victoria Road is located on the north eastern side of Victoria Road between Monash Road and Frank Street. The site bounds Frank Street and is separated by housing from Monash Road. The site is described as Lot 1 DP 739556.

The site has a site area of 3.834 hectares, with frontages to: Victoria Road (240 metres); Frank Street (140 metres); and College Street (240 metres).

The site has a number of existing two storey warehouse buildings, which have a light industrial uses. There is access within the site by an internal road with access points from Victoria Road, Frank Street and College Street.

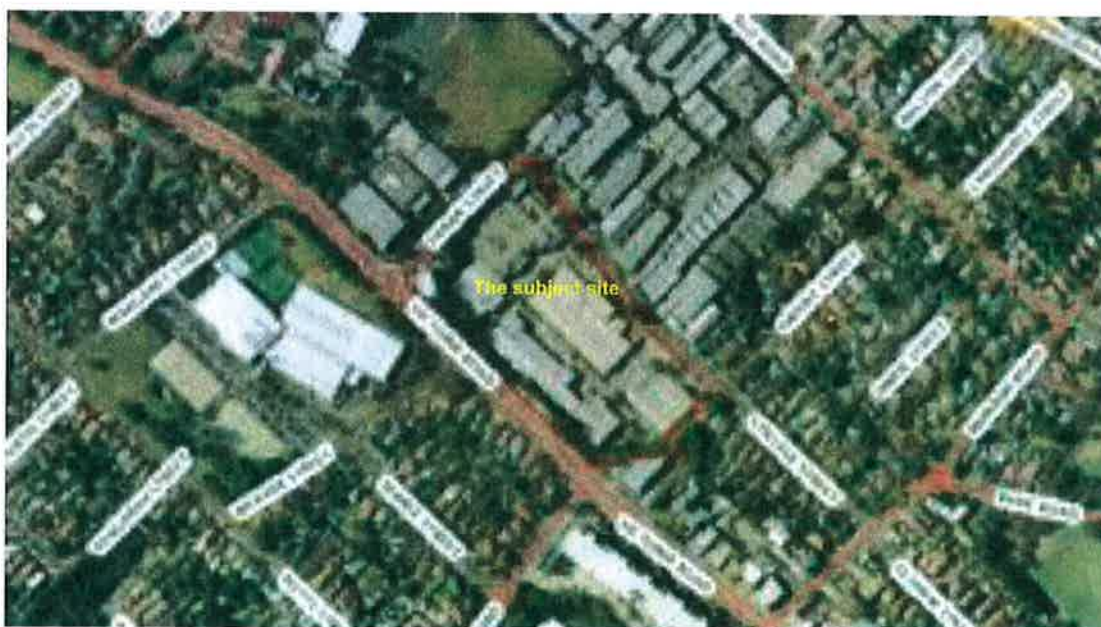


Figure 1. Location Plan showing the subject site.

2.2 FORMER USES OF THE SITE

The subject site was a former a quarry. The site is shown as a quarry on the 1943 aerial photo shown following.



Figure 2 Department of Lands Aerial Photograph Sydney Suburbs 1943 shows the site as a quarry.

2.3 Site Context

The site context is shown of the aerial photograph in figure 1.

Development to the west along Victoria Road

Development to the west along Victoria Road is:

- The Holy Cross College. This building and site are heritage listed. Refer to Section 4 of this report.
- Kennards Self Storage – a contemporary building, coloured orange with a height of approximately 14 to 17 metres. The Kennards Self Storage visually separates the subject site from the Holy Cross Site.



Figure 3 showing the Holy Cross College which is located to the west of the subject site. The photograph is taken from the opposite side of Victoria Road looking east. It is not possible to view the subject site from this point.



Figure 4 the Kennards self storage building which is located to the east of the Holy Cross College (the frontage is visible on the left hand side), and to the west of the subject site.

Development to the South In Victoria Road

Development to the south of the site is:

- The Ryde Aquatic Leisure Centre (opposite the subject site)
- A three storey residential flat building (on the corner of Weaver Street)

- A block of single detached storey housing (between the three storey residential flat building and Tennyson Road).
- The Gladesville Business Centre, a four storey contemporary commercial building, (east of Tennyson Road).

Development to the East in Victoria Road

Development to the east of the site is:

- A car wash building
- A mixture of commercial and light industrial buildings (further to the east)

Development to the East in College Street

- The development to the East in College Street is single storey detached residential development.

It visually separates the site from any views from Monash Road, and the heritage items located in Ryde Road (the Drill Hall and the Obelisk in Gladesville Monash Park).



Figure 5 showing the development that lies to the east of College Street and the west of Monash Road. This photograph is taken in Monash Road, near the corner of Ryde Road looking west.



Figure 6 showing the townhouse development visually and physically separating the Drill Hall from views from Monash Road. The photograph is taken in Monash Road at the corner of Ryde Road looking east.

Development to the North in College Street

- The northern side of College Street has light industrial uses and the buildings are two storey in scale.
- Single storey detached housing and single storey villa development opposite the eastern end of the site

Development to the West in Frank Street

- The development on the western side of Frank Street comprises two storey warehouse buildings.
- Adjacent and to the north is the playing field of the Holy Cross College, which is not part of the heritage curtilage of the Holy Cross College

The development in Frank Street creates a physical and visual barrier between the subject site and the heritage listed Holy Cross College.



Figure 7 showing the Kennards building (located on the corner of Victoria Road and Frank Street) on the left and the adjoining commercial building.



Figure 8 showing the two of the commercial buildings on the western side of Frank Street.



Figure 9 showing the views to the commercial building in Frank Street adjacent to the Holy Cross playing field.



Figure 10 showing the Holy Cross playing field viewed from Frank Street.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Description of the Planning Proposal

The Planning proposal submission set out in the DFP Planning Consultants Report recommends that Council proceeds with the preparation of a Planning Proposal to amend Ryde LEP 2010 in the following manner:

- To amend Schedule 1 to incorporate an additional clause to include bulky goods premises, garden centre and hardware and building supplies as additional land uses for 461-495 Victoria Road, being Lot 1 DP 739556. This report also proposes that Clause 4 - which permits development for the purpose of existing business premises or office on Part Lot DP 739556 (Building H) be retained.
- To amend the height of building map to indicate maximum RLs over the subject site.

3.2 Description of the Planning Concept

The planning concept is set out in the DFP Planning Consultants Report as:

- a concept plan has been prepared and is provided in Appendix B DFP Planning Consultants Report
- Sectional diagrams of the concept are contained in the Urban Design Report prepared by Annand Associates Urban Design and attached at Appendix C - DFP Planning Consultants Report.

The concept plans have assisted in informing the proposed building heights for the site.

The plans indicate a two level building with parking below, a Bunnings warehouse located at the western end of the site and a two level tenancy area intended for bulky goods retail at the eastern end of the site. The gross floor area (GFA) of the land uses illustrated in the concept plans is:

▪ Bunnings warehouse	15,255M2	
▪ Tenancy (bulky goods)	21,885M2	
▪ Retained commercial building at corner of Victoria Road and Frank Street		1,200M2

4.0 DEVELOPMENT CONSIDERATIONS

The subject site and buildings are not listed as a heritage item, nor is the site located in a heritage conservation area. The site is located in the vicinity of heritage items:

The heritage items in the vicinity are listed in Schedule 5 of the RLEP and the Heritage Map (Refer to Section 5.0 of this report.) They are:

Item No. 143 - Ryde Holy Cross College 499–521 Victoria Road Lot 1, DP 807562 – State Item

Item No. 144 - Ryde Chapel 512–550 Victoria Road SP 48164 – Local Item

Item No. 145 - Ryde -“Squireville” (House) 512-550 Victoria Road SP 48164 Local

Item No. 112 - Gladesville Monash Park (Obelisk) 142 Ryde Road Lot 7060, DP 93662 – Local Item

Item No. 113 - Drill Hall building No. 144 Ryde Road SP69924 Local

Item No 54 - Great Northern Road

The heritage relevant provisions in the Ryde City LEP 2010 are set out below:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Ryde,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The Heritage Impact Statement is in the format nominated in the guidelines provided by the NSW Heritage Office for Statements of Heritage Impact is set out in Section 7.0 of this report.

5.0 THE HERITAGE ITEMS

The heritage items in the vicinity are listed in Schedule 5 of the RLEP and the Heritage Map.

Item No. 143 - Ryde Holy Cross College 499–521 Victoria Road Lot 1, DP 807562 - State

Item No. 144 - Ryde Chapel 512–550 Victoria Road SP 48164 - Local

Item No. 145 - Ryde - "Squireville" (House) 512-550 Victoria Road SP 48164 - Local

Item No. 112 - Gladesville Monash Park (Obelisk) 142 Ryde Road Lot 7060, DP 93662 - Local

Item No. 113 - Drill Hall building No. 144 Ryde Road SP69924 - Local

Item No 54 - Great Northern Road



Figure 11 Detail from Heritage Map 06 - RLEP 2010 showing the heritage items in the vicinity.

5.1 Description Of The Heritage Items And Statement Of Significance And Views And Vistas Analysis

Ryde Councils' Heritage Item Listing Sheets provide the following descriptions of the heritage items:

Item - 143 Ryde Holy Cross College 499–521 Victoria Road Lot 1, DP 807562 State

Physical Description:

Grand three storey ecclesiastical building of the Federation period, set in extensive grounds and prominently located on Victoria Road with views to the river. The grounds to the front of the college incorporate many mature trees and are bounded by stone and palisade fence and gates. New construction has been carried out behind the building alignment of the college and an appropriate garden setting has been maintained. Additions to either side of the building have been carried out in blond brickwork. The building comprises a simple symmetrical gable form with a central tower and robust Romanesque styling. The main roof is slate and features close eaves and symmetrically placed stone chimneys. The tower has a copper pyramidal roof and features strongly modelled corbelled stone balustrading above three elongated window openings. Highly visible across the municipality, the tower has landmark qualities. The walls of rusticated stonework are enlivened with dressed stone capping, coursing and reveals. Fenestration is regular and vertically oriented and comprises timber double hung sash windows with multiple upper sashes and coloured glazing.

Statement of Heritage Significance

Significant as a highly intact school externally and important public building.



Figure 12 Photograph of the Holy Cross College taken from Victoria Road.

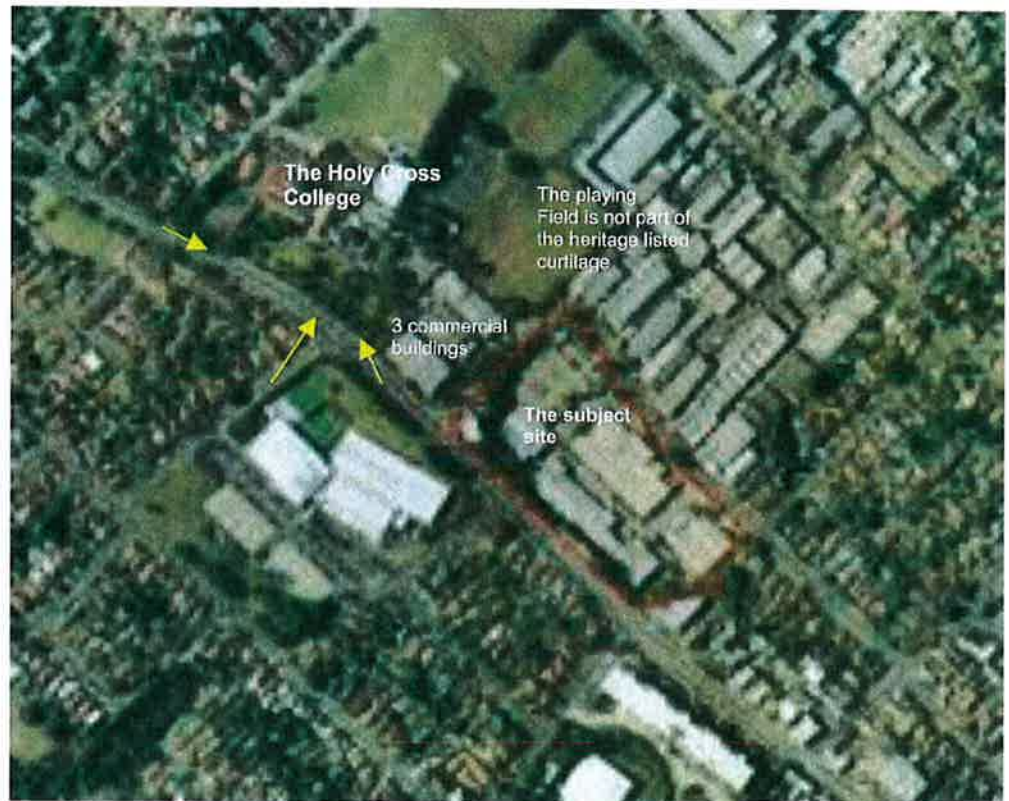


Figure 13. View analysis for Holy Cross College. The yellow arrows indicate the primary views and vistas.

Analysis of Significant Views and Vistas

- Significant views and vistas are vistas on approach along Victoria Road.
- Three commercial buildings on the western side of Frank Street physically and visually separate the subject site from the heritage item, Holy Cross College

The planning proposal and the planning concept will not impact on significant views and vistas to the heritage item, Holy Cross College.

Item 144 - Ryde Chapel 512–550 Victoria Road SP 48164 Local

Physical Description:

A simple stone structure with gabled roof clad in corrugated sheet metal and featuring ventilated gablets. The front facade features 3 arch head openings, a central door with fanlight and two double hung timber windows. The gable end features a simple circular vent. The structure is set in landscaped grounds behind the Squireville development, and is obscured from public view.

Statement of Heritage Significance:

Significant as a relatively intact rare stone chapel of high quality.

Significant as a reasonably intact residence in a compromised setting. Significant as a highly intact school externally and important public building. 'Squireville' as the home of the long serving Member of Parliament and one time Premier, James Squire Farnell; 'Squireville' as part of an early villa estate related to development along the Parramatta River in the mid-nineteenth century; 'Squireville' as a local example of an early-Victorian villa with elaborate embellishments dating from the late 1870s to the early 1880s. The orphanage in illustrating the attitudes and social conditions related to welfare institutions in the early to mid-twentieth century. The orphanage as part of the consolidation of the presence of the Catholic Church in Ryde in the 1890s. The stone laundry as an example of an early particular Baptist Chapel; The site as an important landmark along Victoria Road.

Analysis of Significant Views and Vistas

Refer to Figure 14 on the following pages.

Item 145 - Ryde "Squireville" (House) 512-550 Victoria Road SP 48164 Local
Physical Description:

Squireville is a large two storey residence, featuring a handsome cast iron verandah, and a projecting wing that has a grotto-like niche (stucco cornice and statue) at the second storey. The verandah has a central projecting segmented bay over the entrance. The building is roofed in terra-cotta tiles. The interiors are plain, with the exception of a fine staircase.

The ground floor of the house has features which suggest construction prior to 1860, and the exuberant Victorian character which is evident today probably dates from a major reconstruction in the late 1870's.

Statement of Heritage Significance:

Significant as a reasonably intact residence in a compromised setting. Significant as a highly intact school externally and important public building. 'Squireville' as the home of the long serving Member of Parliament and one time Premier, James Squire Farnell; 'Squireville' as part of an early villa estate related to development along the Parramatta River in the mid-nineteenth century; 'Squireville' as a local example of an early-Victorian villa with elaborate embellishments dating from the late 1870s to the early 1880s. The orphanage in illustrating the attitudes and social conditions related to welfare institutions in the early to mid-twentieth century. The orphanage as part of the

consolidation of the presence of the Catholic Church in Ryde in the 1890s. The stone laundry as an example of an early particular Baptist Chapel; The site as an important landmark along Victoria Road.

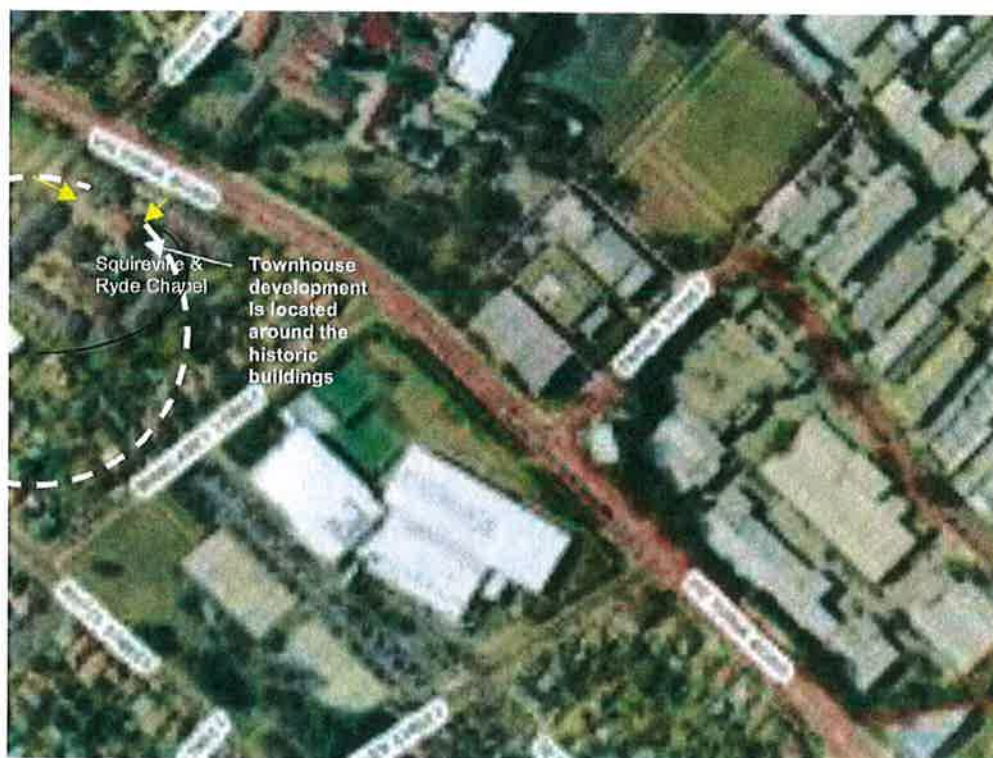


Figure 14. View analysis for 'Squireville' and 'Ryde Chapel'. The yellow arrows indicate the primary views and vistas, which are within the site.

Analysis of Significant Views and Vistas

- Significant views and vistas to the heritage items are vistas are within the site due to the topography and the surrounding 'Squireville' townhouse development
- The site is physically and visually separate the subject site
-

The planning proposal and the planning concept will not impact on views and vistas to 'Squireville' and 'Ryde Chapel'.

Item No. 113 - Drill Hall building No. 142 Ryde Road SP69924 – Local Item

Physical Description:

The Army Reserve Drill Hall is a sophisticated timber building. The building is rectangular in plan with a corrugated iron sheet gable roof and a skillion extension to the west. The details in this timber building are of a fine quality with timber double hung, multi-paned sash windows and highlights finely moulded and detailed

architraves to the windows and main entrance door. The exterior is lined with beaded boarding and the base of the main building is filled with a masonry wall. The skillion extension of similar detail appears to have been built not long after. The gable ends of the main hall have highlight windows with louvres above to the apex. The interior of the hall was originally a double storey open space that been filled in with modern partitioning. The space characterised by open king trusses. Each gable end is dominated by a highlight allowing natural light into the main hall space. The interior of the external walls are unlined stud walls. The modern fitout is largely intrusive and of no significance. Minor alterations to the Drill Hall include the modern entrance roller door which replaced timber doors. On the south elevation there has been the recent insertion of aluminium highlight windows and a flush fire exit doors; and to the east a former window that has been filled in and replaced with a door to the mens' toilet. This has also meant the insertion of louvred windows to the toilets on the south-east elevation.

Statement of Heritage Significance:

Significant as a highly intact finely detailed timber Drill Hall.



Figure 15 Photograph of the Drill Hall taken from the north in Gladesville Monash Park.



Figure 16 Photograph of the Drill Hall taken from the north looking through the grounds of the town house development to the north, and west of the Drill Hall.

Item No. 112 - Gladesville Monash Park (Obelisk) 144 Ryde Road Lot 7060, DP 48164 Local

Physical Description:

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.

Statement of Heritage Significance:

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.



Figures 17 & 18 showing (top) the obelisk in the context of Monash Park and below a detail of the obelisk.

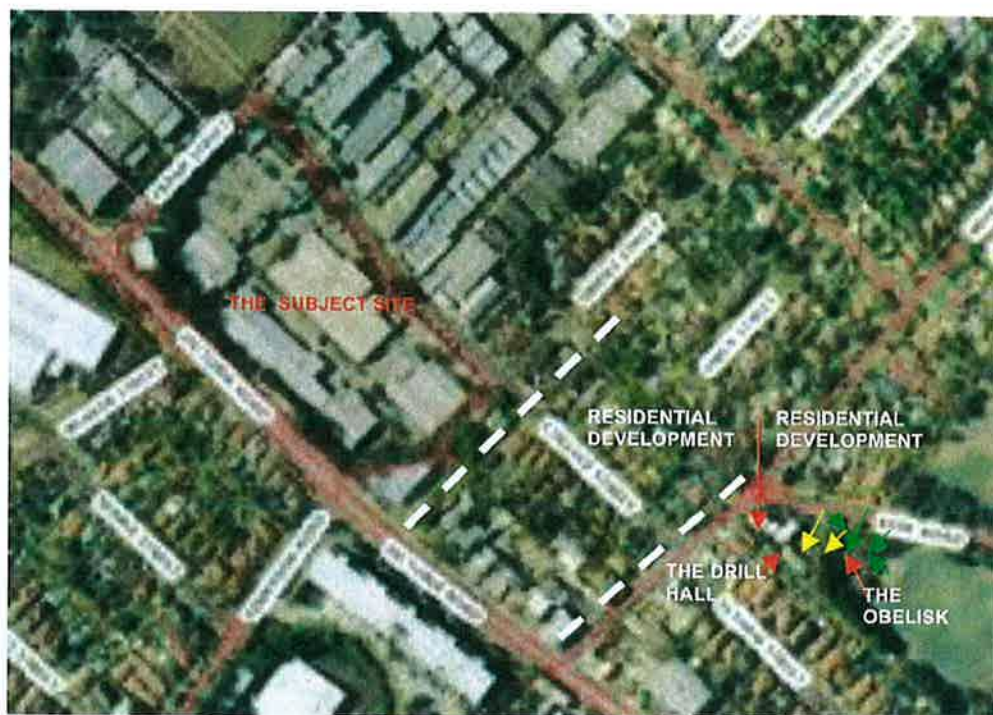


Figure 19 showing the significant views and vistas to the heritage listed 'Drill Hall' and the 'Obelisk' in Monash Park. The yellow arrows indicate the significant views and vistas to the Drill Hall, and the green arrows indicate the views and vistas to the obelisk.

Analysis of Significant Views and Vistas

- Significant views and vistas to the 'Drill Hall' from Ryde Road and from Monash Park
- Significant views and vistas to the obelisk from Ryde Road (directly east of the 'Drill Hall' and within the western end of Monash Park and from the oval in Monash Park
- The 'Drill Hall' and the 'Obelisk' are physically and visually separate the subject site

The planning proposal will not impact on views and vistas to the 'Drill Hall' and the Obelisk.

Item No 54 - Great Northern Road

Primary Address - Bedlam Point To Eastwood, Ryde, Gladesville, Eastwood, NSW

The making of the Great North Road to Newcastle marked an important epoch. It accessed the Hunter River district and drew attention to the large areas of country

suited for cultivation. The first overland journey from Newcastle to Sydney was made by Major Morisset in 1823. The route in all probability followed the present road from Maitland to Wiseman's Ferry, Glenorie and Dural, Windsor Road. The total distance along this route to Newcastle is about 150 miles. Kissing Point, which the road passes through, was one of the earliest settlements dating back to the beginning of the nineteenth century. In 1800 the Rev Richard Johnson opened a church here and in 1810 one of the first schools in the colony. The old settlements of Kissing Point and Ryde have always been famous for their orchards and early in the nineteenth century a brewery was established here by Mr James Squires. The route passes: Bedlam, a lunatic asylum, now deserted (signal staff named the Bedlam Telegraph), O'Donnells cottage, the church of Kissing Point a small building used also as a school house, the hamlet of Kissing Point on the Parramatta River, a brewery, the new Government sawing establishment and one-tree hill. One of these roads was the Great North Road from Sydney to Wiseman's Ferry. Travellers using this route journeyed out from Sydney along the Parramatta Road as far as Five Dock then turned onto the Great North Road leading to the waterside at Abbotsford, where a punt took them across the river to Bedlam Point. From here the road climbed up the hill to a government flagstaff (located more or less on the site of today's Gladesville Post Office) and continued north-west, running along the line of today's Victoria Road to the church. Above the church the road turned north to Pennant Hills and on to Newcastle. Beyond the church another road followed the line of present-day Victoria Road to Parramatta from which a track ran down the hill to a wharf on the river below the church. Gladesville Drill Hall on the corner of Monash and Ryde Roads and after their exertions the party retired to the Drill Hall for a celebration lunch. (P44 EPH)

The listing sheet does not provide a statement of significance. However, the significance is historic, as an early and important road link rather than for aesthetic or embodying historic fabric.

6.0 STATEMENTS OF HERITAGE IMPACT

It is important that the heritage items retain their setting and curtilage. It is also important that any new development has a sympathetic and appropriate type of visual relationship with the nearby heritage item and its components.

The documents dealing with setting and curtilage of heritage items are:

- The Australian ICOMOS Burra Charter
- The NSW Heritage Office publication *Heritage Curtilages*

The NSW Heritage Office Guidelines Heritage Curtilages defines the term 'heritage curtilage' as:

'the area of land (including land covered by water) surrounding an item or an area of heritage significance which is essential for retaining and interpreting its heritage significance'.

The Australian ICOMOS Burra Charter does not use/or define the notion of curtilage, however it does stress the importance of setting in Article 8:

Conservation requires the maintenance of an appropriate visual setting: eg form, scale, colour texture and materials. No new construction, demolition or modification, which would adversely affect the setting, should be allowed. Environmental intrusions, which adversely affect the setting, should not be allowed. Environmental intrusions, which adversely affect the appreciation or enjoyment of a place, should be excluded.

The curtilage of the heritage items are:

- The space around the heritage items and the unbuilt upon areas of the site
- The legal lot curtilage on which the heritage item is located

In addition there are views and vistas to the heritage item from a wider area. These are known as an expanded curtilage. This may include views and vistas on the road approach or views and vistas within a locality.

The proposed planning proposal is assessed under the relevant criteria from *Statements of Heritage Impact prepared by the NSW Heritage Office* and the relevant criteria have been adapted for development in the vicinity of heritage items.

Why is the planning proposal required for a site adjacent to heritage items?

The proposed planning proposal is for a site on a separate legal allotment to the heritage item, that has development rights. It is not located adjacent to any of the heritage items and is separated physically and visually from the heritage items, the Holy Cross College, Squireville, the Ryde Chapel, the Drill Hall and the Obelisk. The subject site like many sites is located adjacent to Victoria Road, which historically follows the course of the Old Northern Road. The proposed planning proposal does not impact on the historical significance of this heritage item.

Has an adequate setting for the heritage items been provided, enabling the heritage significance to be maintained?

The site for the proposed planning proposal is located at some distance from the heritage items the Holy Cross College Squireville, the Ryde Chapel, the Drill Hall and the Obelisk. There is existing development that physically and visually separates these items from the site. The heritage items are located on their individual legal allotments and the proposed planning proposal does not impact on their legal allotments. The views and vista analysis in Section 5 of this report have determined that the planning proposal does not impact on the significant views and vistas to these heritage items, which form their expanded curtilage and their setting. The site has the same relationship to Victoria Road (the Old Northern Road as many sites with existing development along Victoria Road.

Is the new development sympathetic to the heritage items? In what way (e.g. form, siting, proportions, design)?

The application is for a planning proposal. The planning proposal has been developed with regard to its context and appropriate urban design principles. As previously stated the site is not directly seen in relation to the heritage items. There is no potential for disruptive visual contrasts.

Will the proposed planning proposal dominate the heritage items? How has this been minimised?

The proposed planning proposal for the site will not dominate the heritage items. This is because: the site is physically located at some distance from the heritage items; the subject site is not viewed directly in relationship to the heritage items. The planning proposal proposes a similar in height above Victoria Road as approved existing development.

Is the development sited on any potentially known archaeological deposits?

The subject site has not been identified as being situated on any archaeological deposits. The former use as an excavated quarry has removed any archaeological potential of the site may have had. The proposed planning proposal will not affect any potential archaeological deposits.

7.0 CONCLUSION

This heritage impact statement had been requested by Ryde Council to assist council in the assessment of how the Planning Proposal may impact on the heritage items in the vicinity as required under Ryde Local Environmental Plan (Ryde LEP) 2010.

The subject site is not an item of environmental heritage nor is the site in a conservation area. The subject site is located 'in the vicinity' of a number of heritage items.

This report has examined heritage items. Section 5 describes the heritage items, their heritage significance and assesses the significant views and vistas to the heritage items.

The analysis has determined that there are no adverse heritage impacts on the setting and expanded curtilage of the heritage items from the planning proposal.

The proposed planning proposal for the site will not result in any dominance of the heritage items. This report has determined that the site will not be seen in relation to the heritage items, and consequently there will be no disruptive visual contrasts.

This report has reviewed the archaeological potential of the site, and as the site was an excavated quarry it is unlikely that the proposed planning amendments will affect any potential archaeological deposits.

The planning proposal will have an acceptable heritage impact and on this basis it should be considered for approval.

8.0 REFERENCES

Statements of Heritage Impact NSW Heritage Office

Australia ICOMOS Burra Charter 1999

Heritage Curtilages NSW Heritage Office

