

RYDE HERITAGE ADVISORY COMMITTEE 01 / 04

DATE: Wednesday 18 August 2004

TIME: 6.10 pm

LOCATION: Ryde Civic Centre – Level 5

REPRESENTATIVES PRESENT:

Councillor Terry Perram - Mayor
Representing City of Ryde
Councillor Nicole Campbell – Chairperson
Representing City of Ryde
Councillor Terry Ryan
Representing City of Ryde
Ms Jane Haydon
Representing Friends of the Hermitage
Ms Jennifer Minifie
Representing National Trust
Ms Jennifer Noble
Representing Brush Farm Historical Society
Mrs. Julie Dawson
Representing Ryde District Historical Society
Mr Kevin Shaw
Representing Ryde District Historical Society
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Peter Bardos
Representing Meadowbank West Ryde Progress Association
Mr Phil Hunt
Representing Ryde Hunters Hill Flora and Fauna
Preservation Society
Mr Helge Sangkuhl
Representing Eastwood Community Association
Mr Patrick Sullivan
Representing Denistone Heritage & Environment
Preservation Group
Ms Sue Weatherley
Group Manager – Environmental Planning
City of Ryde
Ms Angela Phippin
Local Studies Librarian, City of Ryde
Ms Meryl Bishop
Manager Strategic Planning, City of Ryde

OTHERS PRESENT:

None

APOLOGIES:

None

MIN NO. 01 Welcome

- Introduction of each Committee Member.

MIN NO. 02 Background on the Committee

- Council resolved to establish the HAC at its meeting on 26 October 1999.
- The Council considered the report, which stated that the committee should have a focus on the policy side of heritage conservation rather than this commenting on DAs. Commenting on LDAs is the function of the Heritage Officer.
- The Committee would undertake such functions as:
 - Review the Heritage LEP;
 - Review of protection / conservation areas;
 - Development of heritage themes – not represented in the LEP;
 - Protection and promotion of significant heritage elements eg Ryde Housing Scheme, Brush Farm House.
- The membership – Councillors, Historical Societies, National Trust, Heritage Council etc.

Noted

MIN NO. 03 Committee Membership and Introduction

- Item addressed under Min No. 1.

MIN NO. 04 Heritage Advisory Committee Responsibilities and Procedures

- Draft responsibilities and procedures document dated 18 August 2004 circulated to Committee members.
- The document covers matters such as aim, function, terms of reference, membership, chairperson meeting procedures, reporting, and media protocol.
- Committee members reviewed the draft and provided comment.

The amended and adopted responsibilities and procedures document is attached.

MIN NO. 05 Community Representatives – Call for Members

- Council resolved on 25 May 2004 that the two community representatives are to have a heritage background.
- The community representatives are to be selected via a public notice seeking expression of interest. The applicants will be reviewed by staff and submitted to Council for selection.
- The selection criteria will include factors such as:
 - demonstration of heritage understanding or experience;
 - understanding of the principles / practices of heritage conservation and protection;
 - understanding of heritage issues within the City of Ryde.

Noted

MIN NO. 06 Update on Heritage Matters

i) Brush Farm House

- Conservation Management Plan was endorsed by the Heritage Office on 6 July 2004.
- The endorsement of the plan – being a state item – provides policies and recommendations for the conservation, restoration and adaptation of the property and its remaining grounds. This endorsement allows Council to undertake works co-ordinated way.
- Funding applications to the Federal Government for funds to undertake works on the house were rejected.

Noted

ii) Brush Farm Landscape and Archaeology Assessment

- The study is being undertaken by Geoffrey Britton to research the Brush Farm Estate Area, identify the extent cultural resources relating to the former estate and define the historical views corridors.
- A draft study has been lodged with Council and has been reviewed by Council staff, Brush Farm Historical Society and the Brush Farm Preservation group.
- In brief the study – provides a comprehension history of the estate and its uses, identifies the extent components and undertakes archaeological research, which results in categorising the area into 3 zones.

The study recommends issues such as:

- Revising the statement of significance;
- Extending the SHI boundary around the house;
- Dealing with the view corridor and processes for identifying and removing trees;
- Interpretation of the estate – a project to be undertaken with Parramatta Council.

Noted

iii) Community Heritage Inventory

- Properties or features on the community heritage inventory have been identified by Council staff, members of the HAC and the community as items that may have heritage significance. However further research is required to be undertaken on these items to determine the significance. Information on the properties on this inventory is not public information and the properties have no heritage status.
- If a development proposal / application is lodged for a property listed on the inventory Council may require the applicant to undertake research into the heritage / historic aspect of the property as part of the development application.
- The properties 51 Amiens Street Gladesville and 180 Quarry Road Ryde have recently been researched to ascertain the heritage significance.
- **6A Eric Street**
The cottage (associated with farming within the area) which was built in 1901 – 1902 was under threat as a result of an application to demolish the house and construct villas Council placed an Interim heritage Order on the property in late February / early March to allow additional research to be undertaken on the house to determine its heritage significance and worthiness of protection. Extensive research was undertaken by Consultants Godden Mackay Logan. The assessment of the cottage was undertaken in accordance with the NSW Heritage Acts Criteria. The assessment found the property was not justified with a listing as a heritage item (ie protecting) for the following reasons: -
 - The family associated with the cottage (Muir) – their importance in the history of Eastwood is not known.
 - The viability of the site and house is obscured as a result

of subdivision patterns and residential development. While the internal fabrics of the dwelling is retained the cottage does not demonstrate significant aesthetic characteristics.

- The cottage is an example of a early 20th Century cottage associated with the first subdivision of the Brush Farm Estate. However it does not demonstrate rare or endangered aspects of the cultural / architectural history of the area.

- **51 Amiens Street**

Is a modest Arts and Crafts style cottage bungalow built by the Pearson family in 1906. The house was for sale and a resident in the street nominated the house for a heritage listing. Research on the property was undertaken by Council as a result of concerns raised by the owner that the “potential” heritage status over the property was affecting its sale. The research was undertaken by Weir and Phillips Architects and Heritage Consultants.

Council considered the heritage investigation report on 20 July 2004 and resolved that the property at 51 Amiens Street, Gladesville not be listed as an item of local heritage significance in the Ryde Planning Scheme Ordinance for the following reasons: -

- It is representative of a dwelling type of which there are many remaining examples. The architectural detailing of the property is modest. Finer examples are listed in the Ryde LEP.
- The property does not form part of an intact streetscape. It therefore does not demonstrate any particular form of settlement pattern in the area. This has been subsumed by later subdivision.
- The association with the Pearson family is not directly demonstrated by the house. The importance of the Pearson family is not borne out in local histories.

- **180 Quarry Road**

Two storey dwelling house (circa 1930's) located on a large allotment. The owner requested the property be removed from the community inventory. Preliminary research found that the house was not a unique example of the architecture of this period and advised the owner that Council was not pursuing a listing of the property at this stage. However if a development proposal application was lodged for the site, consideration of heritage matters would be required as part of any application.

- **The Hermitage**

The property changed hands just before Christmas 2003. The new owners appeared not to understand what was required to ensure the property was secure in order to protect it. The site is currently for sale via an expression of interest process. The site could be under threat again. The Heritage Office is aware of the situation with the property and the ownership issues.

- **Harold Meggit Story**

The Harold Meggit story, which relates to the Linseed oil mill at Punt Road Gladesville.

The Meggit family (cousins) met with the Mayor in June about planting trees in the Harold Meggit Reserve (Banjo Patterson Park) as a gesture for each of the descendants of Harold Meggit.

The matter will be considered as a project for the Committee.

- **Curzon Hall**

The new owners are proposing to build a ballroom, which will be attached to the building on the Balaclava Road side of the property. The ballroom will accommodate 450 people. The proposed building will adversely affect the curtilage of the building. The development has a range of other planning issues. The Heritage Office has seen the proposal but their comments were considered "too open". A copy of the letter is attached. It is anticipated that a development application will be lodged shortly.

- **Outlook Estate**

Council resolved towards the end of 2003 that the Outlook Estate be made a conservation area (via the preparation of an LEP) and a DCP be prepared to guide future development. Progress on the DCP slowed due to staff issues. A draft DCP has been prepared and has been sent to Weir and Phillips for consideration and modeling of the controls.

The draft plan will be presented to Council and circulated in the community for comment. Council will hold a series of workshops with the residents.

- **Contiguous Areas**

Weir and Phillips have been employed to undertake a Heritage and Character Assessment of the area adjoining the Outlook Estate.

A community information evening was held on 12 May 2004.

The draft study was submitted to Council in mid August. The broad findings of the study are:

- Historical significance due to the areas ability to demonstrate the cultural development of the area of 200 year.
- Cultural influences shown via suburbanisation. Lots were sold with covenants to ensure high quality architecture and use of materials.

- Architecture styles Eg Spanish Missions, English Revival Cottage, reflect economic, political and cultural climate of the era 1915 – 1960.
- Area has a high level of intactness.

MIN NO. 07 Work Program

The projects identified by the Committee are listed as follows: -

1. City tour of key sites and projects;
2. Information for people wishing to purchase a property that is a heritage item;
3. Heritage Fact Sheets for property owners on heritage matters;
4. Background information for Committee members on heritage matters eg classification of heritage items;
5. Outlook Estate;
6. Heritage DCPs;
7. Heritage Festival;
8. Meggit Family and Banjo Patterson park;
9. Interpretative information about the Heritage of Ryde;
10. Conservation Management Plans for Council properties – where required;
11. All heritage information accessible via the web. Launch of Brochures and interpretative information for Heritage Festival;
12. Heritage Award Nominations;
13. Anniversary of the World Wars - World War II – 60th Anniversary and Gallipoli – 90th Anniversary – The research may involve Honour boards and War Memorial - Streets / Walking Tours.

Noted

MIN NO. 08 General Business

i) National Trust Heritage Festival Week

- National Trust Festival – Certificate of thanks for involvement in the festival. Activities by Council related to the Outlook Estate Walk, Brush Farm.
- The certificate is to be framed and mounted in an appropriate location.

ii) Heritage Tour

- A working group comprising Jane Haydon, Jennifer Minifie, Jennifer Noble and Kevin Shaw was established to organise the bus tour. The tour could visit items such as Eastwood Estate, The Hermitage, Brush Farm, Council properties and Outlook Estate

iii) Trees Located Outside Riverview and Marsden Road

- Three trees located outside Riverview were “hacked” by Integral Energy as part of their program for pruning trees located near electricity lines.
- The three trees will be considered by an Independent Advisory panel established to review trees currently listed on the significant trees register.

Noted

Next Meeting: - 20 October 2004

Meeting Closed: 8.01pm

Y:\DEVBLD\GENERAL\Mery\Heritage\Heritage Advisory Committee\HAC - Minutes\HAC - Minutes - 18 August 2004.doc