

RYDE HERITAGE ADVISORY COMMITTEE 04 / 05

DATE: Wednesday, 17 August 2005

TIME: 6.30 pm

LOCATION: Ryde Civic Centre – Level 5

REPRESENTATIVES PRESENT:

Councillor Terry Perram – The Mayor
Representing City of Ryde
Councillor Nicole Campbell
Representing City of Ryde
Ms Jennifer Noble
Representing Brush Farm Historical Society
Ms Jane Haydon
Representing Friends of the Hermitage
Mr Kevin Shaw
Representing Ryde District Historical Society
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Patrick Sullivan
Representing Denistone Heritage & Environment
Preservation Group
Ms Cathy Merchant
Representing Ryde Hunters Hill Flora and Fauna
Preservation Society
Mr Gregory Blaxell
Community Representative
Ms Sue Weatherley
Group Manager, Environment & Planning, City of Ryde
Ms Angela Phippen
Local Studies Librarian, City of Ryde
Ms Meryl Bishop
Manager Urban Planning, City of Ryde

OTHERS PRESENT:

Mr Roy Newsome
Group Manager – Corporate Services, City of Ryde
Mr Peter Hickman
Manager - Parks, City of Ryde
Mr Stephen Tyter
Property Services, City of Ryde

MIN NO. 01 APOLOGIES:

Ms Jennifer Minifie
Representing National Trust
Mr Phil Hunt
Representing Ryde Hunters Hill Flora and Fauna
Preservation Society
Mr Peter Mitchell
Community Representative

MIN NO. 02 Consideration and adoption of minutes 03 / 05

- Information regarding the S170 Register held by the Department of Corrective Services relating to Brush Farm and the City of Ryde was not included in the Minutes.
- Information Brush Farm House on Australian Heritage Database

Action: Information will be researched and included in the General Business section of the Minutes

MIN NO. 03 Matters arising from the minutes for the meeting 04/05

i) Brush Farm Estate – Landscape and Archaeological Assessment of the Former Brush Farm Estate

- The study was exhibited between 18 May 2005 and 17 June 2005.
- Six (6) submissions were received from:-
 - Brush Farm Park Preservation Group.
 - Brush Farm House Historical Society.
 - Department of Corrective Services.
 - National Trust of Australia (NSW).
 - NSW Heritage Office.
 - Resident.

Council considered the issues and submissions raised during the exhibition period on 19 July 2005 and resolved:-

- (a). That the study entitled "Landscape and Archaeology Assessment for the former Brush Farm Estate" together with the submissions received on the study be adopted as the documents to assist in forming Council's practices in the management and development of this area.

- (b) That a draft Implementation Plan be prepared in consultation with all stakeholders to guide the implementation of the recommendations listed in the study entitled "Landscape and Archaeology Assessment for the former Brush Farm Estate."

MIN NO. 04 Heritage Matters

i) Brush Farm House

- Notes presented by Roy Newsome – **attached**.
- Maintenance of the House – regular inspections of the property are being undertaken and works include checking the security lighting, the removal of pigeons.
- Expressions of Interest for contractors to undertake works to the house closed on 16 August 2005. Seven submissions were lodged and are being evaluated.
- Expressions of Interest for the Potential Partners – Brush Farm House/ use of buildings will close on 18 August 2005. Committee members are to contact Meryl Bishop if they want to review the Expression of Interest documents (100 +pages).
- Development Application:-
 - Application to Council – lodged.
 - Section 60 Application – lodged with the Heritage Office in June 2005.

A proposal is being explored to amend the landscape plan for the area surrounding the house to include some temporary or overflow parking along the access route off Lawson Street. These proposed spaces would be treated (e.g. with grass cells) to minimise visual impact. Between 10-13 spaces are being explored in this area.

Gregory Blaxell enquired whether G. Britton or the Heritage Office had reviewed this proposal. The Committee notes that once the proposal had been developed it will be referred to the Heritage Office and Council's Heritage Advisor.

Jenny Noble raised concern that when these spaces are full – this would have a negative impact on the front of the house and curtilage. A summary of the Committee's comments on this proposal is outlined below: -

Margarita Grunberg Consider the proposed use of the building in relation to the need for the additional spaces.

Patrick Sullivan Is there sufficient overflow parking elsewhere in the area.

Jennifer Noble	Not supported due to impact on the curtilage. Would G. Britton be asked to comment on the proposal?
Kevin Shaw	Parking (when spaces filled) would have a negative impact on entry of the house and landscaping.
Angela Phippen	Artistic impression of the spaces (can examples be provided of where such parking has occurred).
Gregory Blaxell	Not supported. Interested to know G. Britton's opinion. The proposal would have a negative impact on the curtilage of the house.
Jane Haydon	Consider the proposed use of the building and parking needs – as this may result in parking spaces being use permanently. Overflow parking could be met elsewhere in the area. Would this amendment to the DA be advertised?
Cathy Merchant	Concern that the commercial leasing of the building may result in Council losing control of the use of the spaces ie. they could be occupied permanently.

Councillor Nicole Campbell

Concerns on the impact that the spaces will have on the curtilage and significance of the house. Have alternative solutions been considered for the overflow parking eg. elsewhere in the park.

- Works on the house – quality surveyor is currently costing the works for the tender document.
- Department of Corrective Services have paid \$400,000.00.
- Federal funding – funds available \$10.5million nationally. Awaiting funding criteria to be released. From initial discussions that Council has had with the Federal Department - Brush Farm House may not meet these criteria.

Gregory Blaxell and Stephen Tyter to discuss the listing of the House on the National Register. Patrick Sullivan indicated that letters / press should be undertaken to place pressure on the Prime Minister and others – seeking support for funding to undertake the works to the house.

Don Smith, the consultant assessing the application contact details will be circulated to the Committee via email.

ii) **Brush Farm Park – Plan of Management**

- Presented by Peter Hickman – Manager of Parks Unit.

- Draft plan for the park – near completion. Report to Council sometime in October, then the plan will be placed on exhibition.

Brush Farm House Historical Society have reviewed the plan. The Society feels the draft plan considers uses and natural / cultural aspects of the Park / Lambert Park. They consider it a good and balanced document.

Circulation of the document to the Committee members will occur when the document is given to Council. Council will be advised that the document has been circulated to the Committee and the HAC members will provide comment.

Action -The process of circulating material to the Committee (i.e. draft reports, working drafts and issues surrounding a project) needs to be considered at the next meeting.

MIN NO. 05 Heritage Project and Work Program

i). War Memorial Project

- The draft report – War Memorial Project was circulated to the project working group and a number of interested Committee members.
- Comments on the draft report were sent to Dr Anne-Maree Whitaker in late July. The final report is anticipated at the end of August.
- Following the consideration of the report by Council – the report will be sent to all organisations contacted during the project.
- Issues for consideration by the Committee.
 - Restoration of School of Arts Boards.
 - Funding via Veteran Affairs – to explore as part of stage 2 of the Project.
 - Areas for display of boards: -
 - Hall – Cox’s Road
 - Eastwood – School of Arts
- LGSA annual meeting – a resolution is to be presented to Council that the City of Ryde Council endorse the War Memorial and Honour Board Project and encourage other Councils that have not undertaken such projects to embark on similar surveys and studies.

- Stage 2 – Creation of a Database.

A report on the project is to be presented to Council. This report will include information on Stage 2 of the project – the creation of the database. This section of the report will explore elements such as:-

- appropriate database.
- resourcing the process.
- expertise to prepare the database.

ii). Outlook Estate – Consultation Process

- Five (5) sessions have been held with the residents of the Outlook Estate to discuss the character of the area and appropriate controls and standards that could be placed in a DCP to guide future development.
- Each session has been attended by between 3-10 people.
- The issues and views raised in the sessions include:-
 - The use of the term “heritage”.
 - Listing contributory buildings within a DCP. The residents raised concerns that an individual listing of a building as a contributory maybe a negative.
 - How can sympathetic alterations and additions be made to dwellings.
 - Two storey dwellings need to be an appropriate scale.
 - Car parking and garaging – appropriate location, size and design – ie. not to be a dominant feature.
 - No support for villas in the Estate.
 - An opinion that existing houses could be demolished but replaced with new dwellings that are sympathetic in design – “New buildings are better.”
 - An opinion all existing dwellings / buildings should be retained.
 - Controls should not be too prescriptive – ie. each development and site assessed on its merit.
 - Gardens – varying opinions on strict controls v’s flexibility.

- Additions to be sympathetic in design.
 - In developing future planning controls the Outlook Estate should remain separate from the Contiguous Area.
 - Next - a working party to assist in the preparation of a DCP is to be established from the residents that attended the meetings / workshops.
- Stage 2 – Consultation for Contiguous Area – dates 18 August and 25 August 2005:-

MIN NO. 06 Items raised by Committee Members

i). Celebrating 200 years of the arrival of Gregory Blaxland

- 11 April 1806 – anniversary.
- Brush Farm House Historical Society are proposing a celebratory dinner – arranging the venue.
- Is it proposed that a plaque is placed in the Eastwood Mall to celebrate this historical figure of the City? The plaque could provide some detail of who Blaxland was and reference Brush Farm House.
- This anniversary coincides with the Heritage Festival.
- The Committee supported the following resolution proposed by Gregory Blaxell.

This Committee appreciates the initiatives taken by the Brush Farm Historical Society to celebrate in 2006 the 200th Anniversary of the arrival of Gregory Blaxland in New South Wales on 11 April 1806. It urges Ryde City Council to support the initiative by:-

- making information available on Council's website
- supporting the dinner by facilitating the attendance of Councillors and/or Council staff members
- supporting the concept of a commemorative plaque to be situated in the Eastwood Mall and by paying for the manufacture and installation of that plaque as their contribution to the Anniversary celebrations.

Action: - The Chair / Mayor will present the resolution to Council as a notice of motion – initiated by the Heritage Advisory Committee.

ii). Harold Meggitt

- To celebrate the past use of the site by the Meggitt family it is proposed that a portion of the Banjo Patterson Park be named as after Meggitt.
- The plaque that exists within the Park should be revisited and re-done to ensure the interpretation of the site clearly reflects its industrial history.
- The Committee supported the following resolution proposed by Gregory Blaxell: -

This committee supports the concept of acknowledging the importance of Halmeg and Harold Meggitt Limited in the industrial history of the City of Ryde. It urges Council to consider the possibility of naming part of Banjo Paterson Park, the Harold Meggitt Reserve with the location and size of the proposed reserve to be made by the appropriate Council officers

Action: Council officers to explore a range of options regarding the recognition of the site – eg: -

- updating the existing sign.
- wharf – naming the wharf.
- allocating/naming part of the park - in the memory of the Meggitt family and the use of the site as a linseed factory.

MIN NO. 07 General Business

i). New Website

- Website – with Heritage page is active.
- Gregory Blaxell's article on Brush Farm House – to be placed on Council's website.

Action: Angela Phippen to follow up.

ii). Traffic Lights on Blaxland Road – near Hermitage

- Linked to a Citywide bike path.

Action: Jane Haydon to discuss with Friends of the Hermitage.

iii). Hermitage

- The Heritage office has not contacted Council regarding the property.

iv) S170 Register - Department of Corrective Services

The Heritage Office and Government Architects Office was contacted in order to obtain information on the S170 Register prepared by the Department of Corrective Services for site /areas within the City of Ryde.

Both authorities confirmed that there were no items on the Register within the Brush Farm site or elsewhere within the City.

The Government Architect stated that the register prepared by the Department was formed from a “ basic data base” and the information on the register is currently being updated. The Architect’s office noted that archaeological evidence was present on the Brush Farm site.

The Architect’s office was advised of the study - *Landscape and Archaeology Assessment for the former Brush Farm Estate*. A copy of this study has been forwarded to the Office.

v) Brush Farm House – Australian Heritage Data base

In late August information on Brush Farm House has been sent to the Department of Heritage and Environment requesting that they update their website - Australian Heritage Database.

The time frame to update the database is uncertain.

vi) Actions

Action	Responsible Person	Time Frame
Clarification of the Listing of Brush Farm House on the Register of the National Estate	Meryl Bishop Steve Tyter	Details to be provided at meeting on 19 October
Process - Circulating draft reports and other material to HAC	For discussion by Committee	To be discussed at meeting 19 October

Gregory Blaxland's Anniversary - The matter presented to Council	Mayor/Chair	August / September
Harold Meggitt – Explore options regarding the recognition of the site	Meryl Bishop	Options to be presented to meeting on 19 October.
Traffic Lights on Blaxland Road - near the Hermitage	Jane Haydon to discuss with Friends of the Hermitage	Outcomes of discussion to be present to the meeting in October /December
Gregory Blaxell's article on Brush Farm House - place on the web	Angela Phippen and Gregory Blaxell	September

MIN NO. 08 Next Meeting: 19 October 2005

Meeting Closed: 8.40pm