

RYDE HERITAGE ADVISORY COMMITTEE 05 / 05

DATE: Wednesday, 19 October 2005

TIME: 6.35 pm

LOCATION: Ryde Civic Centre – Room 2 Level 5

REPRESENTATIVES PRESENT:

Councillor Ivan Petch – Mayor
Representing City of Ryde
Councillor Nicole Campbell – Deputy Mayor
Representing City of Ryde
Councillor Terry Perram
Representing City of Ryde
Councillor Vic Tagg
Representing City of Ryde
Mr Patrick Sullivan
Representing Denistone Heritage & Environment
Preservation Group
Ms Angela Phippen
Local Studies Librarian, City of Ryde
Ms Jennifer Noble
Representing Brush Farm Historical Society
Ms Jennifer Minifie
Representing National Trust
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Kevin Shaw
Representing Ryde District Historical Society
Mr Peter Mitchell
Community Representative
Mr Peter Bardos
Representing West Ryde–Meadowbank Progress Association
Mr Phil Hunt
Representing Ryde Hunters Hill Flora and Fauna
Preservation Society
Ms Jane Haydon
Representing Friends of the Hermitage

OTHERS PRESENT:

Mr Glenn Ford
Client Manager – City of Ryde

MIN NO. 01 APOLOGIES:

Councillor Terry Ryan
Representing City of Ryde
Mr Helge Sangkuhl
Representing Eastwood Community Association
Mr Greg Blaxcell
Community Representative
Mr Roy Newsome
Group Manager – Corporate Services, City of Ryde

MIN NO. 02 Consideration and adoption of minutes 04 / 05

Minutes of the previous meeting of the committee were adopted.

MIN NO. 03 Matters arising from the Minutes of the meeting 04/05

i) Outlook Estate and Contiguous Area Consultation Process

- Five sessions were held in August with the residents of the Outlook Estate.
- Four sessions were held in September with the residents of the Contiguous Areas. Between 4-10 people attended each session.
- A summary of the key issues raised in the workshop for the Outlook Estate are listed below: -
 - General support for a DCP to protect the area.
 - The character of the area should be preserved.
 - Mixed response on the identification and retention of Contributory buildings in the area.
 - New development, alterations or additions or new buildings, should be sympathetic to the character of the area.
 - Houses should be able to be altered and added to in order to meet the needs of contemporary families.
 - Units, townhouses and villas are undesirable types of development for the area and should not be allowed.
 - Materials of new work should generally match those in the area.
 - Garages should not be dominant streetscape features, although original garages which are too narrow should be able to be widened.

- Front gardens and low front fences are important. Original fences should be retained where possible. The front garden area should not be completely paved.
- A summary of the key issues raised in the Contiguous Areas workshop is outlined below: -
 - Villas and units are not a desirable development type for the area.
 - Houses should be able to be altered and added in order to meet the needs of contemporary families.
 - The area should not be a conservation area and any building in the area should be able to be demolished.
 - The area should be a conservation area.
 - Mixed response on the retention of Contributory buildings.
 - The attractive character of the area should be retained.
 - If the area were to be made a conservation area, property prices would be adversely affected.
 - Bought in the area because they liked the character.
 - The DCP would place unreasonable restrictions on new development.
 - A new DCP is not needed, as the existing residential DCP provides sufficient protection for the area's character.
 - "Heritage" has a negative connotation.
 - New development (alterations and additions as well as new buildings) should be compatible with the existing character of the area.
 - Garages should not be dominant streetscape features. Original garages which are too narrow should be able to be widened or demolished a new garage built.
 - Front gardens and low front fences are important. The front garden area should be landscaped and not completely paved.

A report on the consultation is targetted to be presented to Council in late November. It is proposed to notify affected residents and landowners when the date is confirmed.

ii) Section 170 Register – Heritage Properties held by Department of Corrective Services (issue raised by J Noble)

Refer to Min. No. 7 of 04/05 – Deals with this matter.

iii) Brush Farm Plan of Management

- The Parks Unit have indicated that a number of amendments have been made to the draft-plan. The main amendments relate to readability and ensuring a workable draft action plan.
- It is proposed that the draft plan will be presented to a stakeholder meeting in mid November.
- The draft plan will then be presented to Council and placed on public exhibition.

MIN NO. 04 Heritage Matters

i) Brush Farm House

- Progress report prepared by Roy Newsome Group Manager Corporate Services and circulated to the committee.
- Local Development Application for the restoration works for the building still under assessment and a number of issues relating to Building Code of Australia are yet to be resolved – eg fire and access. Three submissions were received in response to notification. A date for consideration by Council is yet to be determined.
- A proposal to place car parking in the front setback of the house is not being pursued.
- Landscaping for the house is not to be undertaken at this stage. Such works would be subjected to a separate development application.

MIN NO. 05 Heritage Project and Work Program

i) War Memorial Project

- The final project report was submitted in September 2005.
- A report to Council is targeted for November 2005 including information on the next stage of the project (preparation of the database).
- The project report will be placed on Council's website and a CD of the study will be distributed to the participants of the study, Council's libraries and other relevant organisations and public authorities.
- Restoration of Boards – Further investigation required on funding sources. Council items need to be recorded in Council's Asset Register.

- The Committee thanked Angela Phippen for her action in initiating and supporting the project. Angela also gave a talk during Heritage week on the project.
- Resolution of Council and recommendation put forward at the Local Government Association Annual Conference.

MIN NO. 06 Items raised by Committee Members

i) Curzon Hall

- NSW Heritage Council (HC) considered the local development application on 5 October 2005. The HC has given support to the proposed ballroom and car park on the basis that the building is listed on the State Heritage Register and the owner agrees to a legal restriction to be placed on the title that no additional buildings be constructed in the remaining curtilage. (Heritage Council Committee Minutes can be accessed on the Heritage NSW Website)
- The National Trust has advised its original objection to the proposal still stands.
- Council's Heritage Consultant has raised strong concern over the impact of the car park structure and the treatment of the gardens.
- The matter is targetted to be presented to Council at the end of November 2005. (COW meeting date of 6 December).
- HAC members are to be advised when the date is confirmed. HAC recommends that a presentation be made to Council on that date.

ii) Development Application 184-188 Marsden Road, Dundas Valley (Parramatta City Council)

A new multi-unit residential development is under construction at the above site which is opposite Brush Farm House. There is no record of the City of Ryde having been notified or consulted notwithstanding the proximity to the Brush Farm heritage precinct.

iii) Council's Policy on Development adjacent to a State Heritage listed item in another council area but in the vicinity of sites in City of Ryde

- Council's current policy on notification across council boundaries is:

2.7 Notification across local government boundaries

Where a development application is likely to affect owners of land outside the City of Ryde, Council will contact the neighbouring Council to provide them with information to enable them to adequately inform the community.

The notification of landowners outside the City of Ryde regarding a development is at the discretion of the neighbouring council.

Action: Mayor to write to Lord Mayor of Parramatta on the matter and seek agreement for a process for consultation and notification of Local Development Application on and near council boundaries particularly in the vicinity of identified heritage items. Points to consider are included below.

- If the development is of a significant nature details regarding its impact on streetscape and heritage matters should be addressed in the LDA – whether it is within the council area or not.
- Consideration of the surrounding land use and built form should be assessed at the development application stage if not earlier.

iv) Draft Master Plan Gladesville Town Centre and Victoria Road

- The draft Master Plan for the centre and corridor was publicly exhibited in September/October 2005. A Handout was presented to Committee members.
- The draft plan is based on a heritage study undertaken by consultant Paul Davies and promotes the retention of heritage items and contributory buildings – in particular the retention of the buildings in the middle of the shopping precinct (between Pittwater Road and Meriton Street / Junction Street).
- The process and outcomes of the Heritage Study was overseen by the Reference Group, which includes members of Ryde Historical Society and Hunters Hill Historical Society plus other heritage experts.

MIN NO. 07 Actions

i) Listing of Brush Farm House on the Register of National Estate

The House was listed/registered in March 1978 - Place ID 2945. Information was sent to the Department of the Environment and Heritage to update the website/register in August 2005.

ii) Circulating draft reports and working documents to Committee members

- It is proposed that Committee members will be given copies of reports/draft reports to provide comments and advise on certain projects. Such documents may be confidential and committee members need to respect the confidentiality requirements.

Action: Update Responsibilities and Procedures Document to cover reviewing and commenting on draft documents and reports.

iii) Gregory Blaxland's Anniversary

Mayoral Minute adopted by Council 10 August 2005.

Anniversary Dinner to be held at Brush Farm Site on 11 April 2006.

iv) Harold Meggitt – Linseed Factory

Options to commemorate Harold Meggitt and the Linseed Factory operations on the site currently known as Banjo Patterson Park are listed below:

- Sculpture – with a historic focus on the linseed factory and its operations
- Plaque inserted into a rock
- Plaque and planting of a tree
- Tree or trees planted in commemoration
- Dedicating a section of the park to Harold Meggitt
- Dedicating equipment or useable structure to Harold Meggitt

Council's Parks Unit has indicated the preferred option is either a sculpture or plaque placed in a rock. This is for the following reasons:

- The park is not big enough for a substantial planting of trees or area to be dedicated.
- Equipment or a structure is not always lasting.

Further investigation is required by Council staff on funding and reporting to Council.

v) Traffic Lights on Blaxland Road at Anzac Avenue, Denistone

Jane Haydon advised that Friends of Hermitage is not in a position to provide comment until the group reviews the proposal and is given details on its impact on the Hermitage and safety issues associated with the traffic lights.

vi) Greg Blaxcell's article on Brush Farm House placed on Council's website

No further action

MIN NO. 08 General Business

i) Listing of Brush Farm House on the Register of National Estate

Friends of Hermitage have expressed the following concerns

- Site in derelict condition
- Doors, guttering and other features stripped from the building
- Site is not secure on a permanent basis
- Buildings have no fire protection
- Demolition has occurred but the consent has not proceeded (Issue of “commencement” under the Environmental Planning and Assessment Act).
- Cost of restoration is \$2 million. Site development may no longer be viable
- Developers not meeting the regular maintenance of the building or gardens under the Heritage Act for a State Item.

Action: Seek another meeting with the NSW Heritage Office to seek action and enforcement under the Heritage Act.

ii) Use of Section 94 for parks in Brush Farm

The potential to use of Section 94 contributions for the acquisition of new land for parks in the vicinity of Brush Farm was discussed. These funds cannot be used to upgrade the house or property because the land is not zoned as a park and is not identified in Council’s contribution plan. It would be difficult to draw a nexus between new development and the restoration of the heritage building and this would be required before it could be included. An amended plan would need to be exhibited and adopted.

MIN NO. 09 Next Meeting: 14 December 2005 at 6.30pm

Meeting Closed: 8.35pm