

RYDE HERITAGE ADVISORY COMMITTEE 06 / 06

DATE: Wednesday, 13 December 2006

TIME: 6.30 pm

LOCATION: Ryde Civic Centre – Room 1 Level 5

REPRESENTATIVES PRESENT: COUNCILLORS

Councillor Ivan Petch – Mayor - **Chair**
Representing City of Ryde
Councillor Terry Perram
Representing City of Ryde
Councillor Vic Tagg
Representing City of Ryde

COMMUNITY REPRESENTATIVES

Ms Jennifer Noble
Representing Brush Farm Historical Society
Ms Jennifer Minifie
Representing the National Trust of Australia (NSW)
Mr Kevin Shaw
Representing Ryde District Historical Society
Mr Greg Blaxell
Community Representative
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Peter Mitchell
Community Representative
Mr Phil Hunt
Representing Ryde Hunters Hill Flora and Fauna
Preservation Society
Ms Elaine Chaine
Community member

COUNCIL STAFF

Ms Sue Weatherley
Group Manager – Environment and Planning
Ms Kate Higgins
Strategic Planner – Heritage – City of Ryde
Ms Meryl Bishop
Manager - Urban Planning– City of Ryde
Ms Angela Phippen
Local Studies Librarian, City of Ryde

MIN NO. 01 APOLOGIES:

Councillor Terry Ryan
Representing City of Ryde
Councillor Nicole Campbell
Representing City of Ryde
Mr John Hull
Representing Friends of the Hermitage
Mr Helge Sangkuhl
Representing Eastwood Community Association
Mr Patrick Sullivan
Representing Denistone Heritage & Environment
Preservation Group
Mr Peter Bardos
Representing West Ryde–Meadowbank Progress Association

MIN NO. 02 Consideration and adoption of Minutes 05 / 06

The minutes of the meeting 05/06 were adopted with the following amendments:

The minutes should note that Council resolved on the 21 June 2006 that the Brush Farm Park Plan of Management be referred to the Heritage Advisory Committee prior to the Plan being presented for consideration to Council.

MIN NO. 03 Welcome to Dr Eleanor Chaine

Council resolved on December 2006:

That Ms Eleanor Chaine be invited to become an additional community representative on the Council's Heritage Advisory Committee.

The Committee welcomed Dr Chaine.

MIN NO. 04 The Northern Suburbs Crematorium

Michael Barlow and Damien Fitzpatrick gave a presentation on the development application which has been lodged with Council. It was noted that there may be some issues that impact of the crematorium and it was suggested that some additional photo collages would be useful.

MIN NO. 05 Heritage Fund

An outline of a local heritage assistance fund for the City of Ryde was discussed. Revisions to the proposal will be made and distributed for discussion at the next meeting. The Committee thanked Peter Mitchell for the work he did in researching and preparing background information for this matter.

MIN NO. 06 Brush Farm

An update on the building works is attached. This information is now on Council's website. The web address is:

<http://www.ryde.nsw.gov.au/ryde/heritage/brush.htm>

Jenny Noble thanked Council for organising the tour of Brush Farm Park.

There is some concern about the delay in the Brush Farm Park Plan of Management and implementation plan for the Britton Report. It is anticipated that the implementation plan will be reported to Council at the same time as the report of the Brush Farm Park biodiversity study. It is understood that both these documents will be used in the preparation of the Plan of Management.

MIN NO. 07 Heritage Week 3 – 18 March 2007

The theme of heritage week is “Places in Context: Cultural and Natural Landscapes”. Greg Blaxell tabled the draft brochure which has been prepared for launching in Heritage Week. The brochure focuses on the restoration of Brush Farm House.

Greg was thanked by the Committee for his considerable efforts with regard to the preparation of the brochure.

MIN NO. 08 Bushland Environs Advisory Committee of Ryde (BEACOR)

The Heritage Advisory Committee members requested that they be advised of the dates and times of the BEACOR meetings as some would like to attend the meetings as an observer. It was also recommended that a member of the Heritage Advisory Committee should sit on the BEACOR. It was also suggested that BEACOR be invited to attend the HAC.

MIN NO. 09 Royal Rehabilitation Centre Sydney (RRCS)

Eleanor Chaine noted that the conditions of approval for the RRCS do not include recommendations from the Oculus study.

MIN NO. 10 Heritage plaques in Eastwood Mall

Greg Blaxell tabled a paper for discussion and a revised methodology for selecting candidates for plaques will be provided for the next meeting. A preliminary proposal for the location of the plaques will also be provided for the next meeting.

MIN NO. 11 Links with Macquarie University for heritage interpretation

Peter Mitchell proposed and organised a link between the City of Ryde and Macquarie University Museum Studies students. Peter and Kate Higgins met with academic staff of Macquarie University to discuss this matter. A range of possible heritage interpretation projects was discussed with the committee. The Committee recommended that that Peter Mitchell and Kate Higgins continue working on this project and report back to the next meeting. The Committee recommended that Council support this project.

MIN NO. 12 Reports from Community representatives

Jennie Minnifie requested that Brush Farm be a regular agenda item as there are on-going matters. She also noted the historic importance of the Top Ryde area (old Ryde village) and expressed concern at the quality and extent of heritage information in the development application for the redevelopment of the shopping centre. It was noted that committee members could make individual submissions to Council on the DA.

The Committee asked that the concerns regarding the impact of the proposed shopping centre redevelopment on the heritage values of Top Ryde be reported to Council. The concerns related to the impact on heritage items in the vicinity, the heritage precinct around St Anne's and on the potential archaeological resources on the site.

Jennie Minnifie asked if the City is Ryde if a heritage study is included as one of the studies being undertaken to support a new LEP. Meryl Bishop advised that this matter would be considered, but that the availability of funding and Council priorities may place a limit on the types of studies undertaken. Other committee members suggested that a heritage study of Aboriginal and natural heritage places would also be useful. Councillor Perram proposed that the Committee make a detailed case (with examples) to Council for further heritage studies.

Jenny Noble noted that 2 pine trees had been cut down in Brush Farm Park and were lying across the vineyard terraces. Jenny raised a concern that this could have had an adverse impact on the terraces (an archaeological resource). This matter will be followed up and reported to the next meeting.

MIN NO. 13 General Business

The meeting time was changed so that it starts at 6.00pm rather than 6.30pm

MIN NO. 14 Next Meeting: Wednesday 21 February 2006 at 6.00pm.

Meeting Closed: 9.00pm

CONSERVATION OF BRUSH FARM HOUSE IN EASTWOOD

Project Update

as at Monday, 11 November 2006

Project Overview

- The conservation program for Brush Farm House commenced in December 2004
- Key milestones achieved:
 - Tanner Architects and a team of professional consultants engaged in February 2005 to undertake the design, statutory approval, detail documentation and supervision
 - Stakeholder workshop for key stakeholder groups conducted in March 2005
 - Statutory approvals and detail design documentation completed in December 2005
 - Tender for conservation and adaptation works was awarded in April 2006
 - Conservation and adaptation works commenced in May 2006
 - Received a grant of \$500,000 under the National Heritage Investment Initiative from the Australian Government Department of the Environment and Heritage in June 2006
 - Site visit for key stakeholder groups conducted on 4 July and 11 July 06
 - Archaeological investigations completed. No artefacts were found to date
 - Mr John Howard, Hon Prime Minister and Bennelong MP, visited site on 1 September 06
 - Department of the Environment and Heritage visited the site on 9 October 06

Target Dates for Completion

- Phase 1 (West wing, central wing, new roof over the entire building, rear verandah, front verandah and balcony) - due for completion by March 2007. Some delays occurred due to additional replacement works on roof and floor structure and adverse weather conditions
- Phase 2 (East wing and hall) - due for completion by mid April 2007
- Public opening - due in late April 2007

Current Status

- Works completed over the last seven and half months:
 - Demolition, excavation and stripping of floor boards and joists
 - Repair and reconstruction of the floor structure and roof structure
 - Desalination of stone walls in basement and water proofing of brick walls in ground floor
 - Construction of new toilets including installation of hydraulic services and new sewer
 - Reconstruction of skillion roof, replacement of roof over central wing, west wing and hall
 - Reconstruction of columns, floor structure, flooring and railings in front balcony
 - Construction of new floor structure and columns in rear verandah
 - Installation of electrical cabling, air-conditioning units and hydraulic services
 - Installation of timber flooring, repair of plaster and removal of existing paint
- Works currently in progress or due to commence over the coming weeks include:
 - Construction of roof over the front balcony and rear verandah and access ramps
 - Repair or replacement of existing windows, doors, fire places and staircases
 - Installation of sanitary appliances, electrical and mechanical fixtures and fire hydrant
 - Fit-out works to tea rooms and catering kitchen, painting, testing and commissioning

Project Budget

- Total estimated cost of Phase 1 and 2 (building works only) - \$3.3 million with funding from:
 - ❖ **CITY OF RYDE** **\$1,950,000**
 - ❖ Australian Government \$500,000
 - ❖ **DCS** **\$800,000**
 - ❖ **NSW HERITAGE OFFICE** **\$50,000**
- Phase 3 (landscaping front garden, fencing, car parking, etc.) is currently unfunded.

Status of Other Project Issues

- Amendment to DA conditions to enable the use of basement for heritage tours being investigated
- Negotiations with DCS on the use of first floor and legal access to site agreed in principle
- Options for the use of remaining space in the ground and first floor are being investigated.