

RYDE HERITAGE ADVISORY COMMITTEE 01/ 09

DATE: Wednesday 25th. February 2009

TIME: 6.00 pm

LOCATION: Level 5 Civic Centre Ryde

REPRESENTATIVES PRESENT:

COUNCILLORS

Councillor Ivan Petch - **Chair**
Representing City of Ryde

COMMUNITY REPRESENTATIVES

Ms Jennifer Noble
Representing Brush Farm Historical Society
Mr Greg Blaxell
Community representative
Ms Margarita Grunberg
Representing Putney District Progress Association
Mr Patrick Sullivan
Community Representative
Ms Jennie Minifie
Representing the National Trust and the Hunters Hill
Flora and Fauna Preservation Society.
Dr. Peter Mitchell
Community Representative
Terry Ryan
Community Representative
Mr Peter Bardos
Meadowbank West Ryde Progress Association
Richard Wright
Representing Ryde District Historical Society

COUNCIL STAFF

Mr. Dominic Johnson
Group Manager – Environment and Planning-
City of Ryde.
Ms Meryl Bishop
Manager – Urban Planning – City of Ryde
Ms Angela Phippen
Local Studies Librarian – City of Ryde
Mr Garry Stanley
Heritage Officer – City of Ryde

MIN No. 01 Welcome and Apologies

Councillor Vic Tagg, Mayor
Representing City of Ryde
Councillor Salvestro-Martin
Representing City of Ryde

Councillor Campbell
Representing City of Ryde
Councillor Pickering
Representing City of Ryde
Ms Rita Lepedjian
Ms Eleanor Chaine
Community representative

MIN No. 02 Consideration and adoption of minutes 04/08

The minutes of the meeting of 04/08 were adopted.

MIN No. 03 Terms of Reference

The City of Ryde Code of Conduct was presented to the Committee by Roy Newsome, Group Manager Corporate Services. The main items covered were; The Heritage Advisory Committee has a term of four years, Council staff have a supporting role with preparation of meeting agenda and minutes. The Committee have an advisory role to Council.

MIN No. 04 Heritage Festival 4th. – 19th. April 2009

The theme this year of the National Trust Festival is "Our Place in Space"

Three events are being organised:

- 1) Saturday 4th. April, Brush Farm House Tours, 10AM and 1PM
- 2) Saturday 18th. April, Ryde Village Tours, 10AM and 1PM
- 3) Possible Ferry tour suggested by Greg Blaxell. It was agreed by the committee that this tour would be best on Saturday 18th. April, 10AM and 1PM. The cost would be \$25 / head with concession. Greg indicated that the ferries would take from 70 to 90 passengers, and the cost would be \$1175 / weekend day. It was suggested that Council pay this cost up front, and fares would cover the cost. The tours have been advertised in the National Trust handbook and will be advertised in City View on 18 March and 1 April. The afternoon tour of Brush Farm House is almost fully booked.

Action: GB and GS to discuss the funding and the event with Council's City Community Relations and Events

MIN. No. 05 Brush Farm House Exhibition Update

Council received funding from the Heritage Office for further interpretation of Brush Farm House, particularly for an exhibition on the development of the estate "From Land Grants to Suburbia". Garry Stanley reported that Margaret Betteridge of "Musecape Pty Ltd" was commissioned to produce a storyline for the exhibition. This work has now been completed and "MLC Powerhouse Design Studio" commenced work on the exhibition design, Tuesday 24. February.

Jennie Minifie suggested that the natural landscape be included in the exhibition. The exhibition will be completed for the Heritage Festival.

MIN No. 06 Council Owned Heritage items

Updates on recently completed works to Council owned heritage items were reported by Garry Stanley.

Two sets of steel gates have been installed at the Parsonage to compliment existing front fence. At Westward Cottage one set of gates has been installed with a length of

fencing to define the southern boundary. Both these works complete current proposed works to these properties.

The planting around Willandra has been substantially cleared and new shrubs planted to compliment the existing vegetation. Timber louvres have been installed on the first floor windows. Currently Council's Building and Property Unit is in discussions with the Heritage Office for the replacement of the picket fence, the repair of the paling fence and repairs to the gravel driveway.

Jenifer Noble expressed concern for the use of the bitumen based gravel path at Willandra, and Greg Blaxell is concerned for the bright yellow colour of gravel at Brush Farm House. Jennie Minifie suggested the Heritage Office Technical Group should be contacted for advice on this matter. There was some discussion about modifying drainage on the path which was considered to have some merit.

Terry Ryan questioned the charging for art classes at Willandra, when the operators were allegedly paying minimal lease money.

Richard Wright raised the issue of paint lifting from the wall near the stove in the kitchen at Willandra, which should be looked at.

Two signs have been prepared for installation at Ryde Wharf as part of the DA conditions for the wharf reconstruction. They will be sited at the two lookout points and will be mounted in accordance with the City of Ryde Sign Manual. The location of the 1988 Bicentennial Ryde Wharf plaque on a cement plinth held in storage by Council, needs to be located so that it can also be positioned at the site.

The descendents of the Tunks family have designed a sign, commemorating the Steamboat Hotel in Ryde Village. The hotel has links to the family. The sign has been detailed to meet with the standard, and will be paid for by the descendents. The three signs will be installed by the end of March 09.

Action: Council's Buildings and Property Unit (B & DU) and GS contact the Technical Group from the Heritage Office regarding gravel at Willandra. The damage in the kitchen at Willandra is reported to B & DU. GS/MB research the location of the 1988 Ryde Wharf Sign.

MIN. No. 07 Parramatta River Heritage Study Update

Godden Mackay Logan, heritage consultants have completed the Ryde Foreshore Study, which included a review of existing heritage items and recommendations for new heritage items. Patrick Sullivan suggested that the opinion of the committee, particularly Greg Blaxell regarding the document should be sought before the document went to Council.

Action: The Committee's opinions are forwarded to Public Works Group.

MIN No. 08 Heritage Review Update

In recent years the State Government has initiated a number of reforms to the NSW planning system. One of these reforms was the introduction of a Standard for Local Environmental Plans (LEPs).

The Standard LEP sets out the standard form and content for all new LEPs and its aim is to achieve standardisation and consistency for Local Environmental Plans throughout NSW.

Draft Ryde LEP 2008 is a consolidating LEP that represents Stage 1 of a three stage strategic framework for the city to update and improve our local planning controls. It will update City of Ryde planning controls and bring them in line with State Government requirements. The consolidating LEP, known as Draft Ryde LEP 2008, is a 'like for like' transfer of information from the current Ryde Planning Scheme Ordinance and where necessary development standards contained in Development Control Plan 2006 into the Standard LEP.

Stage 2 of the process will involve undertaking a Local Strategy that will establish the planning direction for the City up to 2031 and Stage 3 will entail development of a comprehensive plan to guide the City of Ryde through to 2031.

The second stage involves review of the Ryde Local Environment Plan and preparation of new planning controls including a review of existing heritage items and the inclusion of new heritage items. The existing heritage items are being updated for site information and significance. For the items identified by the community, site information is being collated in the standard SHI format for evaluation.

Data sheets in the standard SHI system have been prepared for the items identified by the community and these are currently being evaluated.

Jennie Minifie enquired whether the sandstone markers will be included. Those in Parkes St. have been included and the location of others which are understood to be the boundary markers of The Field of Mars will be investigated.

Greg Blaxell reported that there has been a delay in the commencement of the redevelopment of the Royal Rehabilitation Sydney site. He suggested that this was an opportune time to revisit the possible heritage listing of "Weemala" and other buildings including the stables. Jennie Minifie reported that the site also contains a significant and substantial vegetation corridor including the seedbank of the turpentine/ironbark association.

- Action:**
- The potential heritage listing on the RSCC site be revisited.
 - Delegation from the Committee make a representation to the Minister of Planning on this matter.
 - Explore avenues to identify / locate sandstone markers in the City.

MIN No. 09 Projects for the Committee.

A number of projects were identified which the Committee could address in its current four year term:

1. Review of Existing Heritage Items:

Meryl Bishop suggested that the Committee could assist staff in reviewing the listings that have been prepared in the SHI system, for possible additional historical and other information. Approximately 80% of the 174 items have been completed in the standard format.

Action: GS to outline the tasks the Committee could undertake to assist in undertaking the Heritage Review.

2. Review of Proposed Heritage Items:

There are 172 items to be reviewed for possible inclusion in the Comprehensive LEP. Data sheets are being prepared in a shortened version of the SHI system. Approximately 80% of the sheets in this format have been completed and could be reviewed for additional historical; and other information. Given that 1 and specially 2 are sensitive items the best way forward maybe through a small working group.

Project proposal to be further developed by Greg Blaxell.

3. Heritage Plaques:

It was suggested that interpretation plaques, such as one for Granny Smith could be included in the rebuilding of Eastwood pedestrian mall. The project proposal is to be further developed by Greg Blaxell.

4. St. Andrews Spire Relocation:

Meryl Bishop presented options prepared by Hill Thallis for the possible relocation of the spire, and Councils resolution on the matter of the 9th December 2008. Terry Ryan confirmed that he negotiated the possible relocation of the spire with the owners, and that failing an agreed relocation that the ownership of the spire would revert to him. Mr Ryan needs to produce a copy of the letter as soon as possible so that the report to Council can be finalised.

The Committee's comments are summarised as follows:

- Context and placement of the structure for the re- use of spire is important
- The most appropriate location would be near the exiting war memorial in Eastwood Park. The spire should be erected as a memorial to the contribution that the congregation of St Andrews Church made to both WWI and WWII.
- The preparation of concept designs should be undertaken by an appropriately experienced professional and in accordance with the Burra Charter.

5. "Heritage Citizen of the year and Hall of Fame".

Project proposal to be developed further by Peter Bardos.

6. Master of Museum Studies:

The link established by Council with Macquarie University in second semester becomes a standing item as part of the course.

7. Survey of the Terraces:

The vineyard terraces in Brush Farm Park should be surveyed.

Funding for this project should be explored. Peter Mitchell will provide an update on this initiative.

8. History Award:

Ryde District Historical Society has introduced the Julie Dawson Memorial award in 2008, for excellence in history for the 4 high schools in the Ryde area. The students are selected by teachers and it is intended that the system will continue.

24 August 2009, 100th. Anniversary of Banjo Patterson's grandmother. It was agreed that this is a family matter, and that there would be no initiative in this area.

Promote Heritage Awareness:

Explore formalising the addresses of properties that are heritage items, within a heritage conservation area and character areas – to include the name of the heritage item or conservation area or character area. For example 45 Buena Vista Ave, Denistone Character Area, Denistone.

Brush Farm House:

It was suggested that an oral history be prepared from previous workers at the house.

The project proposal is developed further by Jennie Minifie.

MIN No. 10 Reports from Community Representatives

The Hermitage:

The Applicant has presented documents to Council that needs to be approved prior to the issuing of a construction certificate. Council has approved those documents but the Applicant will still need to obtain a CC in accordance with the law.

In terms of Court, the Applicant has lodged an application with the Land and Environment Court seeking a declaration that the development consent pertaining to the erection of townhouses around the Hermitage has not lapsed. The Application is listed for call-over on 20 March 2009. No date has yet been set for a hearing. Council has lodged a submitting appearance and will be taking no active part in the proceedings. The Applicant must still convince the Court that it has activated the consent.

Verbal advice from the landowner is that more substantive work on the site will commence in the near future. Initially, it is proposed to reinstate "Wollondilly" as a dwelling-house. The landowner has also flagged an intention to use some remaining former CSIRO outbuildings on the site as construction sheds and the like.

A recent site visit has revealed that a full-time caretaker has taken up residence on the site to provide protection to the remaining buildings and to commence clearing vegetation that does not form part of the Landscape Plans for the site. His name is Andrew Tzannis.

MIN. No. 11 General Business

Brush Farm Park, Plan of Management:

Plan is currently being reviewed by Group Manager Community Life. Jennifer Noble stated that it was agreed on 4 September 07, that plan has to come back to Advisory Committee before going back to Council.

Geoffrey Britton recommended expanding the State Heritage Listings and this should be pursued.

Action: The Parks Unit are advised of the points raised by the Committee.
Expanding the area of the State listing of the Brush Farm Estate should be pursued.

Brush Farm House Business Plan update:

The draft business plan for the use of Brush Farm House as a Cultural and Heritage Centre is due in March. After significant community consultation consultants ROOT Projects presented preliminary findings to the business plan working group [which included Garry Stanley and President of BFH Historical Society in July 2008. From that meeting of the working group the findings are to be presented to Council's executive team.

On the basis of those preliminary findings a draft discussion paper is being developed. The discussion paper will be distributed to the working group for initial comments. A report to Council, a councillor workshop, and then a public exhibition period will take place before finalising the plan.

Among other things, the business plan will set out the budget and resources, including staff, needed to run the place as a cultural and heritage centre.

Brush Farm House landscape:

A DA was lodged for the landscape works at Brush Farm House
A section 96 has been lodged for the construction of the deck and the toilet block. The exhibition closed on the 12 February 09 and it will now go to the Heritage Office as it is a State Heritage item. Concern was expressed for the general level of maintenance, and the lack of a maintenance plan being prepared by Council.

8 Arthur St. Ryde:

Meryl Bishop reported that 8 Arthur St. is a Victorian style farmhouse, identified as a heritage item in the LEP 105. The house is on a large "T" shaped parcel of land. The owners have requested removal from the list as they have stressed that the house presents an obstacle to the development and sale of the property
Greg Blaxell inspected the property from the outside and reported that it has been substantially altered.

Weir & Phillips, architects and heritage consultants prepared a Heritage Assessment, of the property, February 2009, and have recommended that it could be removed from the Heritage schedule of the LEP. Peter Bardos requested distribution of the report to members for their information. The Committee noted the recommendations of the Weir & Phillips report and expressed concern at the precedent that the removal may produce.

Local Environment Plan:

Jennie Minifie made the following statement:

"I have serious concern that the exhibition of the draft Ryde LEP occurred prior to the re-establishment of advisory committees in February 2009 after the local government elections in September 2008. Further, holding such an important exhibition over the Christmas and Summer Holiday period is generally perceived as a way of avoiding public comment. The draft LEP has long since ceased to be a 'like for like translation' because the proposed Public Recreation zones will not protect bushland which Open Space zones currently do by virtue of SEPP 19, and commented that the decision to zone unmade roads to adjoining zonings such as Residential without notifying adjoining property owners is appalling. The rezoning of the Ryde Rehabilitation Centre

to Residential did not recognize the heritage values on the site. I also disputed that the draft LEP is a like for like conversion. It is not".

Meryl Bishop offered a briefing session for members of the committee to explain the proposed draft plan.

MIN NO. 12 Next Meeting: 22 April 2009

Meeting Closed:
9.15 PM

Actions	Responsible Officer	Completed
Heritage Festival - to discuss the funding and the river cruise event with Council's City Community Relations and Events.	GB and GS	
Willandra - contact the Technical Group from the Heritage Office regarding gravel at Willandra. The damage in the kitchen at Willandra is reported to B & DU.	Council's Buildings and Property Unit (B & DU) and GS	
Wharf Sign - research the location of the 1988 Ryde Wharf Sign- currently held by Council.	GS/MB	
Parramatta River Heritage Study Update The Committee's opinions are forwarded to Public Works Group.	MB	
Royal Rehabilitation Centre Sydney - The potential heritage listing on the RSCC site be revisited. - Delegation from the Committee make a representation to the Minister of Planning on this matter.	MB	
Projects for the Committee – Draft project plan prepared for the Committee	GS	
Road Markers - Explore avenues to identify / locate sandstone markers in the City.	GS	
Review of heritage Items and Potential Items Identification of tasks the Committee	GS	

Actions	Responsible Officer	Completed
<p>could undertake to assist in undertaking the Heritage Review.</p> <p>Brush Farm Park PoM- The Parks Unit are advised of the points raised by the Committee.</p> <p>Brush Farm Estate - Expanding the area of the State listing of the Brush Farm Estate should be explored</p>	<p>MB</p>	