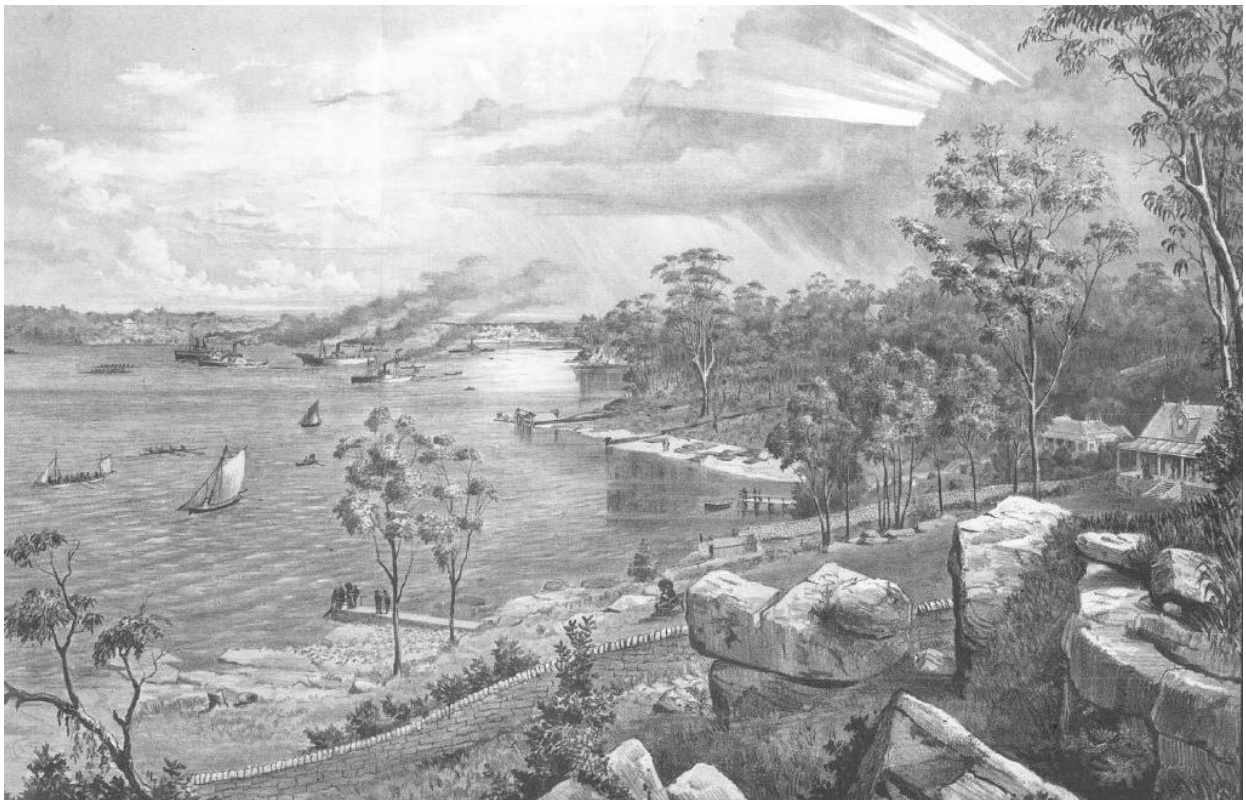


City of Ryde Heritage Review

Heritage Assessments and Inventory Sheets

Report prepared for City of Ryde Council

August 2019



Sydney Office Level 6 372 Elizabeth Street Surry Hills NSW Australia 2010 T +61 2 9319 4811

Canberra Office 2A Mugga Way Red Hill ACT Australia 2603 T +61 2 6273 7540

GML Heritage Pty Ltd ABN 60 001 179 362

www.gml.com.au

Report Register



The following report register documents the development and issue of the report entitled City of Ryde Heritage Review—Heritage Assessments and Inventory Sheets, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

Job No.	Issue No.	Notes/Description	Issue Date
18-0598	1	Draft Report	31 May 2019
18-0598	2	Final Report	18 June 2019
18-0598	3	Final Report with Amendments	28 August 2019

Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Project Manager:	Lisa Trueman	Project Director & Reviewer:	Sharon Veale
Issue No.	3	Issue No.	3
Signature		Signature	
Position:	Associate	Position:	Chief Executive Officer
Date:	28 August 2019	Date:	28 August 2019

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Cover Image

Marine villas on the shores of Parramatta River between Looking Glass Bay and Glades Bay, *Illustrated Sydney News*, 1879. (Source: Megan Martin, *A Pictorial History of Ryde*, Kingsclear Books, 1998)

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Executive Summary

GML Heritage Pty Ltd (GML) has been engaged by City of Ryde Council (Council) to conduct a comprehensive heritage review of the City of Ryde Local Government Area (Ryde LGA). The review aims to identify approximately 60 new heritage items and five heritage conservation areas for inclusion on Schedule 5 of the *Ryde Local Environmental Plan 2014* (RLEP; Ryde LEP).

In November 2017 Council resolved to undertake a review of the City's heritage. The review will ensure that places of heritage significance are subject to statutory protection and that greater certainty is provided in the development process. Council's resolution was in response to community opposition to development proposals that involved demolition of buildings with heritage merit.

The brief for this study is limited to pre-1940 development and does not include places of Aboriginal cultural significance. Aboriginal cultural heritage is the subject of a separate Council study.

Following review of the background documentation provided by Council, a total of 136 sites within the Ryde LGA were investigated by GML between January and March 2019. After inspection of these sites, and discussions with Council, a shortlist of items with potential for listing as heritage items within Schedule 5 of the Ryde LEP has been compiled. The shortlist included 60 built items, eight landscape items, two archaeological sites and six heritage conservation areas. The key recommendations of the report are:

- that Council pursue the detailed heritage assessment of the 70 individual places from the shortlist of items and five potential heritage conservation areas identified for possible inclusion within the RLEP; and
- that Council consider a further study to include potential places of significance that were constructed post-1940, a Natural Heritage Study, and an Arboriculture Study.

Following discussions with Council, a shortlist of 72 potential heritage items and five potential heritage conservation areas was finalised. Several groups of municipal streets trees, two properties and a sixth potential conservation area were subsequently added to the list at the request of Council. Two shortlisted properties were also removed due to development approvals issued in the interim period.

This second stage of the project involves a detailed assessment of the heritage significance of each of these items and completion of State Heritage inventory sheets for each item and heritage conservation area, with recommendations for new listings within an amended Schedule 5 of the Ryde LEP.

The assessment of the significance of these places has determined that Schedule 5 of the Ryde LEP 2014 be amended to include several new heritage items and heritage conservation areas. The report concludes that:

- In total, 46 places have been assessed as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP. This includes 35 built items, two archaeological sites and nine landscape items.
- Six Heritage Conservation Areas have been identified as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP.
- Six current LEP descriptions are recommended to be modified.

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- Eight places are not considered to reach the threshold for heritage listing at a local level and are not recommended for inclusion in the Ryde LEP.
- Eighteen places are recommended for inclusion as contributory items within the newly identified heritage conservation areas, to be identified within the *Ryde Development Control Plan 2014*. Should the heritage conservation areas not proceed, eighteen places are recommended to be listed as heritage items within Schedule 5 of the Ryde LEP.

The full details of the places recommended for listing, and those that do not reach the threshold for listing, are included in Sections 2.0 and 3.0 of this report. Detailed inventory sheets for each place are included in Appendix A.

1.0 Introduction

GML Heritage Pty Ltd (GML) has been commissioned by City of Ryde Council (Council) to conduct a comprehensive heritage review of the Ryde Local Government Area (Ryde LGA). The review aims to identify new heritage items and heritage conservation areas (HCAs) for inclusion on Schedule 5 of the *Ryde Local Environmental Plan 2014* (RLEP; Ryde LEP). The review is limited to pre-1940 development and does not include places of Aboriginal cultural significance.

The Ryde Heritage Study was undertaken in 1988 and approximately 200 heritage items were identified and listed on RLEP Schedule 5. In 2010, a community-based Heritage Review identified an additional 71 sites with heritage significance. Only 26 of these sites were subsequently listed as heritage items on the Ryde LEP due to community concerns and lack of support from property owners. Given this, several sites identified as having heritage significance remained unlisted and unprotected.

In recent years, the Ryde LGA has experienced considerable growth and development, leading to proposals for the redevelopment of several sites with heritage significance. With community support, there have been Interim Heritage Orders (IHOs) placed on unlisted significant places. In November 2017, Council resolved to undertake a review of the City's post-settlement heritage to ensure that places of heritage significance were subject to statutory protection and greater certainty was provided in the development process. Council's resolution responded to community opposition to development proposals that involved demolition of buildings of heritage merit.



Figure 1.1 City of Ryde LGA. (Source: Google Maps with GML overlay)

1.1 Scope of Work

The scope of work for the City of Ryde Heritage Review is divided into the following stages.

Stage 1—Identification of New Heritage Places

- Review existing background documents, existing listings and potential items submitted by Council.
- Inspect all potential properties from the public domain and potential areas identified as having potential heritage significance.
- Broadly review the Ryde LGA for contextual environmental and historical understanding.
- Present key findings to the Ryde Heritage Advisory Committee.

- Submit a shortlist of potential heritage items and conservation areas to the Council project team for review and comment.

Stage 2—Assessments of Significance, Draft Inventory Sheets and Draft Review Report

- Complete the assessments against the NSW Heritage Office standard criteria including statements of significance and draft inventory sheets for the new heritage items and five new heritage conservation areas.
- Draft the review report, including inventory sheets for each potential item for inclusion on the State Heritage Inventory Database.

The submission of this report marks the completion of the assessment phase of the project. The following phases are outlined below.

Stage 3—Submission of Final Review Report

- Finalise the report with comprehensive recommendations for additional items for inclusion on Schedule 5 of the RLEP 2014.

1.2 Statutory Context and Heritage Listings

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPWS Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act).

1.2.1 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects or precincts.

1.2.2 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on Local Environmental Plans (LEPs) which guide local councils in making planning decisions.

1.2.3 Ryde Local Environmental Plan 2014 and Ryde Development Control Plan 2014

The RLEP 2014 provides the local development and planning framework for the Ryde LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are as follows:

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- (a) to conserve the environmental heritage of Ryde;
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;
- (c) to conserve archaeological sites;
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The RLEP 2014 contains a list of environmental heritage items referred to as Schedule 5.

The *Ryde Development Control Plan 2014* (Ryde DCP) aims to facilitate development that gives effect to the RLEP 2014, including the objectives for land use zones. It provides for the matters set out in s74C of the EPA Act (preparation of development control plans).

1.3 Methodology and Terminology

This report is informed by the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and in the approach set out in *The Conservation Plan* by James Semple Kerr. The terminology used in this report is consistent with that used in the Burra Charter.

1.3.1 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance, 2001*. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven criteria on which the significance assessments are based are outlined below:

Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;

Criterion (b) Associative—an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;

Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;

Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and

Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

1.3.2 Key Reference Material

A large quantity of background material was made available to GML during the preparation of this shortlist. Many of these reports have informed the identification of potential heritage items and have been collated in the table below.

Key References Reviewed in the Preparation of the City of Ryde Heritage Review—Shortlist of Potential Heritage Items

Previous Heritage Studies

Jonathan Falk Planning Consultants 1988, *Ryde Heritage Study*, report prepared for City of Ryde Council.

Godden Mackay Logan 2009, *Ryde Foreshore Natural and Cultural Heritage Study*, report prepared for City of Ryde Council.

City of Ryde 2010, *City of Ryde Heritage Study*.

City of Ryde 2016, *City of Ryde Heritage Study Submissions*.

Heritage Assessments

Paul Davies Pty Ltd 2004, *The Gladesville Shops—Heritage Assessment and Conservation Guidelines*, report prepared for City of Ryde Council.

Paul Davies Pty Ltd 2018, *330 Rowe Street, Eastwood—Heritage Assessment Report*, report prepared for City of Ryde Council.

Paul Davies Pty Ltd 2018, *68 Denistone Road, Denistone—Heritage Assessment Report*, report prepared for City of Ryde Council.

Planning Proposals

JBA Urban Planning Consultants 2013, *Planning Proposal—20 Waterview Street Putney*.

City of Ryde Strategic Planner 2016, *Planning Proposal—87 Bowden Street Ryde—Dellina Palms Cottage*.

Council Documentation

City of Ryde 2016, Mayoral Minute: Urgent Review of Heritage Items Not Listed Under the Ryde LEP.

City of Ryde 2017, Mayoral Minute: Heritage Protection—330 Rowe Street Eastwood.

City of Ryde 2017, Mayoral Minute: Heritage Protection—68 Denistone Road, Denistone.

Ryde Development Control Plan

Part 4.4—Ryde Town Centre.

Part 5.1—Coronation Avenue and Trelawney Street Eastwood Character Area.

Part 5.2—Eastwood House Estate Heritage Conservation Area.

Part 5.3—Tyrell Street Gladesville Character Area.

Part 5.4—Blenheim Road Small Centre.

1.4 Limitations

This report is subject to the following limitations:

- The scope of the study is limited to pre-1940 development and does not include places of Aboriginal cultural significance. This was a limitation of the project brief from Council.
- Properties were inspected from the public domain only and no internal inspections have been undertaken. This has limited the ability to determine the level of heritage significance of some properties.

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- Some new historical research has been undertaken for the potential items, limited to records contained in the Ryde Local Studies Library. Historical information for each site was drawn from previously published information.
- Formal community consultation has not been undertaken in the preparation of this report but it will form the background to amendments to the Ryde LEP and DCP. The draft will be publicly exhibited and community feedback will be addressed before final endorsement.
- There was no formal assessment of archaeological potential undertaken as part of this report. Likewise, assessment of Aboriginal cultural heritage values and investigations into Aboriginal archaeological potential was outside the scope of this project.
- The properties that have been assessed include those identified in the first stage of the Ryde Heritage Review and outlined in the Shortlist of Potential Items report (GML, 2019). It does not assess all potential heritage items within the City of Ryde LGA.

1.5 Authorship

This report has been prepared by GML's Isabelle Rowlatt (Heritage Consultant) and Lisa Trueman (Associate). Inventory sheets and significance assessments were completed by Isabelle Rowlatt, Sam Kelly (Student Planner), Patrick Atkinson and Lara Tooby (Graduate Heritage Consultants). Sharon Veale (Chief Executive Officer) has reviewed the report and provided strategic overview. Ari Anderson (Insite Land Solutions) has provided specialist landscape input.

1.6 Acknowledgements

This report has been developed in consultation with City of Ryde planning officers, Angela Phippen, Local Studies Librarian, and Dr Peter Mitchell, Honorary Associate Professor of Physical Geography at Macquarie University. Members of the City of Ryde Heritage Advisory Committee provided input into the initial identification of potential items.

2.0 Assessments of Heritage Significance

2.1 Background

The initial review process and shortlist of potential heritage items, undertaken by GML in early 2019, identified 72 potential items and six potential heritage conservation areas. This report provides a detailed assessment of the heritage significance of each of these items and State Heritage Inventory Database inventory sheets for each item. The report also includes the detailed assessment and inventory sheets of the potential heritage conservation areas.

The recommendations of the Shortlist of Potential Items report were as follows:

A total of 72 individual places and five heritage conservation areas have been identified as having the potential for listing as heritage items within Schedule 5 of the Ryde LEP. It is recommended that Council:

- *pursue the detailed heritage assessment of the 72 individual places from the shortlist of items, to be nominated by Council for further progression, with the assistance of GML and Council's local studies librarian;*
- *pursue the detailed assessment of the six potential heritage conservation areas identified for possible inclusion within the RLEP;*
- *pursue the revision of current LEP descriptions for an additional 7 places currently listed in the RLEP;*
- *consider a further study to include potential places of significance that were constructed post-1940;*
- *consider a separate review of natural heritage places that dovetails into the Ryde Biodiversity Plan of 2016; and*
- *consider an LGA-wide arboriculture study, which focuses on mature cultural plantings, and includes a review of Council's Significant Tree Register.*

Following discussions with Council, a shortlist of 72 potential heritage items and five potential HCAs was finalised. A number of sets of municipal street trees, two properties and a sixth potential HCA were later added to the list at the request of Council. Two shortlisted properties were also removed due to development approvals issued in the interim period.

2.2 Shortlist of Potential Items

The following places were identified in the Draft Shortlist of Potential Items report for further assessment:

No.	Address
Potential Heritage Items	
1	39 Wharf Road, Gladesville
2	36 Ashburn Place, Gladesville
3	74 Wharf Road, Gladesville
4	57 Meriton Street, Gladesville
5	99 Western Crescent, Gladesville
6	6 Monash Road, Gladesville
7	21 College Street, Gladesville

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No.	Address
8	18 College Street, Gladesville
9	72 Eltham Street, Gladesville
10	16 Percy Street, Gladesville
11	18 Percy Street, Gladesville
12	14 Percy Street, Gladesville
13	17 Champion Road, Tennyson Point
14	43 Champion Road, Tennyson Point
15	63 Champion Road, Tennyson Point
16	72 Tennyson Road, Tennyson Point
17	14 Mitchell Street, Putney
18	21 Douglas Street, Putney
19	46 Frederick Street, Putney
20	17 Riverside Avenue, Putney
21	10 Storey Street, Putney
22	24 Gladstone Avenue, Putney
23	15 Waterview Street, Putney
24	96–98 Blaxland Road, Ryde
25	48 Falconer Street, Ryde
26	45 Terry Road, Ryde
27	1021–1023 Victoria Road, Ryde
28	51 Higginbotham Road, Ryde
29	321 Blaxland Road, Ryde
30	270 Blaxland Road, Ryde
31	68 Denistone Road, Denistone
32	1219 Victoria Road, West Ryde
33	105 Marsden Road, West Ryde
34	61 Marsden Road, West Ryde
35	11 Constitution Road, Meadowbank
36	19 Campbell Street, Eastwood
37	47 Tarrants Avenue, Eastwood
38	31 Campbell Street, Eastwood

No.	Address
39	2 Richardson Place, North Ryde
40	20 Waterview Street, Putney
41	10 Tyrell Street, Gladesville
42	13 Tyrell Street, Gladesville
43	15 Tyrell Street, Gladesville
44	18 Tyrell Street, Gladesville
45	28 Tyrell Street, Gladesville
46	34A Miriam Road, Denistone
47	5 Coronation Avenue, Eastwood
48	7 Coronation Avenue, Eastwood
49	12 Coronation Avenue, Eastwood
50	19 Coronation Avenue, Eastwood
51	22 Clanalpine Street, Eastwood
52	23 Clanalpine Street, Eastwood
53	15 Clanalpine Street, Eastwood
54	24 Clanalpine Street, Eastwood
55	17 Clanalpine Street, Eastwood
56	19 Clanalpine Street, Eastwood
57	313 Rowe Street, Eastwood
58	343–351 Blaxland Road, Ryde
59	1 Campbell Street, Eastwood
60	15A Coronation Avenue, Eastwood
61	212 Rowe Street, Eastwood
62	Grove Creek channel formalisation, Frances Road, Putney
63	Burrows Park, Ryde
64	Buffalo Creek Bridge, Cressy Road, Ryde
65	Cleves Park, Douglas Street, Putney
66	Anzac Park, Wattle Street, West Ryde
67	Maze Park, Brush Road, West Ryde
68	Glades Bay baths remnants—end of Ross Street, Gladesville
69	Banjo Paterson Park Precinct, Gladesville

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No.	Address
70	Westminster Park, cnr Ryde and Westminster Roads, Gladesville
71	36 Fourth Avenue, Eastwood
72	22 Campbell Street, Eastwood
Current LEP Listings to be Expanded	
73	Glades Bay Park, Gladesville
74	Monash Park, Gladesville
75	Kissing Point Park, Gladesville
76	Putney Park, Putney
77	Eastwood Park, Eastwood
78	Memorial Park, Meadowbank
79	Meadowbank Baths, Meadowbank
Potential Heritage Conservation Areas	
A	Tyrell Street, Gladesville
B	Darvall Estate (East), Denistone
C	Darvall Estate (West), Denistone
D	Eastwood Heights Estate, Eastwood
E	Lunds Estate, Eastwood
F	Gladesville—block bounded by Wharf Road, Ashburn Place, Meriton Street and Amiens Street

During the process of this stage of the review, Council requested that a number of groups of street trees also be assessed for potential heritage significance. These are:

Street Trees

No.	Location
i	Street trees—Auld Avenue, Campbell Street, Tarrants Avenue, Richards Avenue and Wallace Street, Eastwood
ii	Street trees—Bencoolen Avenue and Simla Road, Denistone
iii	Street trees—Anthony, Miriam and Reserve Roads, Denistone

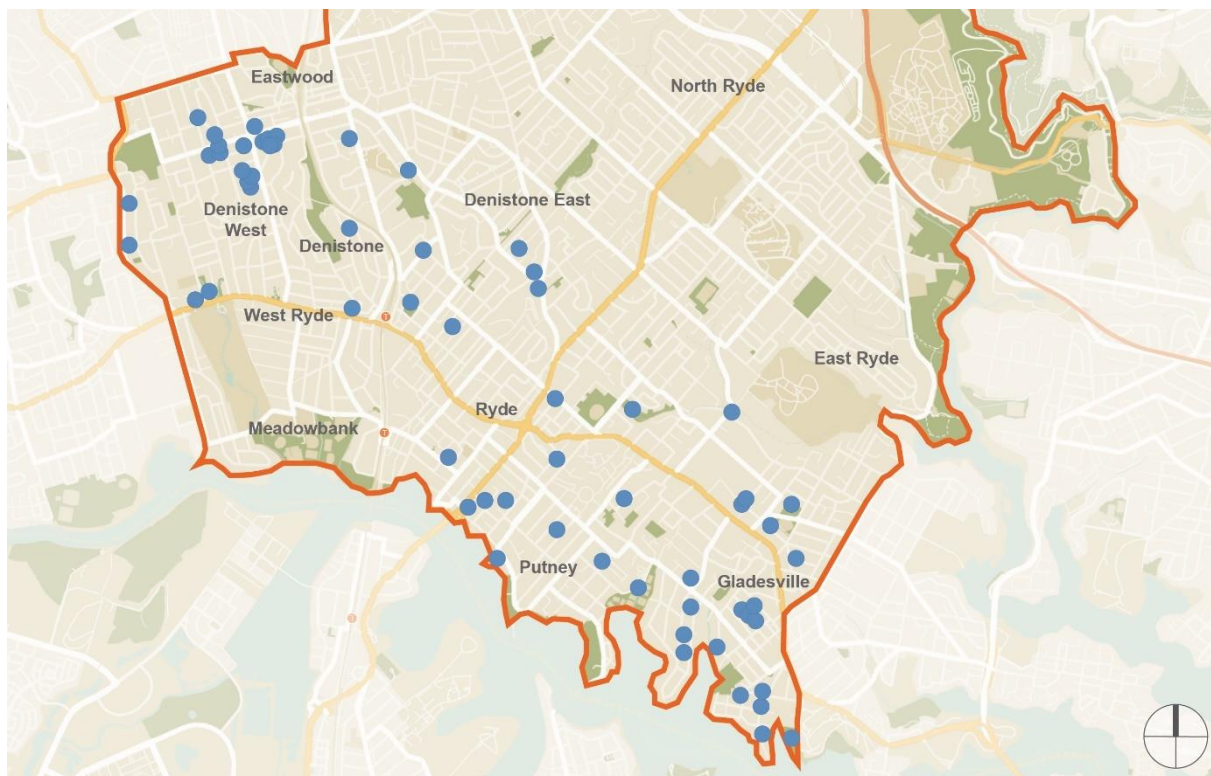


Figure 2.1 Spread of potential heritage items identified in Stage 1 of the Ryde Heritage Review. (Source: Google Maps with GML overlay)

2.3 Assessments of Significance and Heritage Inventory Sheets

This second stage of the project involves a detailed assessment of the heritage significance of each of these items and completion of State Heritage Inventory sheets for each item and heritage conservation area, with recommendations for new listings within an amended Schedule 5 of the Ryde LEP.

The heritage significance of 70 individual places and six HCAs has been assessed during this stage of the review and a Heritage Inventory Sheet, based on the State Heritage Inventory Database template, has been provided for each item.

The assessments have been undertaken in accordance with the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance*, 2001.

The Heritage Inventory Sheets are included as Appendix 1 of this report. A summary of the shortlisted properties from Stage 1 of the review is included as Appendix 2.

The key findings of the assessments are as follows.

2.3.1 Individual Heritage Items

- A total of 46 places have been assessed as having heritage significance at a local level and are recommended for inclusion as individual heritage items within Schedule 5 of the RLEP.
- Of these, 35 are built heritage items, nine are landscape items and two are archaeological sites
- Eight have been assessed as not having heritage significance at a local level and are not recommended for inclusion within Schedule 5 of the RLEP.

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- Six places that are currently listed on the Ryde LEP Schedule 5 have updated descriptions and significance assessments.
- Information was limited for some of the places requiring assessment. Additional research has been recommended to help determine such assessments. Further information may become available after the public exhibition of the assessments, which may require review of some of the draft inventory sheets and heritage assessments.

2.3.2 Heritage Conservation Areas

- All six potential HCAs have been assessed as having heritage significance at a local level and are recommended for inclusion within Schedule 5 of the RLEP.
- Based on historical research, the proposed names of the draft HCAs were amended. The draft HCAs are:
 - Lunds Estate Heritage Conservation Area, Eastwood
 - Summerhayes Heritage Conservation Area, Eastwood;
 - Chatham Road Heritage Conservation Area, Eastwood;
 - Darvall Estate Heritage Conservation Area, Denistone;
 - Tyrell Street Heritage Conservation Area, Denistone; and
 - Wharf Road Heritage Conservation Area, Gladesville.
- Those properties that were included on the shortlist as potential heritage items were assessed for their individual heritage significance and their contribution to the significance of the HCA.
- Those properties that do not have individual significance but contribute to the overall significance of the HCA should be included within a schedule and maps within the Ryde DCP.
- The remaining properties within the draft HCAs were not assessed for their contribution to the significance of the HCA. It is recommended that Council undertake a further study to identify and classify all properties within each HCA as contributory, neutral or uncharacteristic. These classifications should be included within a schedule and maps within the Ryde DCP.
- It is further recommended that Council develop Character Statements and HCA specific development controls for each HCA, for inclusion in the heritage chapter of the Ryde DCP.

2.3.3 Items Removed from Shortlist

The following items were removed from the shortlist during the process of this review:

1. **21 College Street, Gladesville**, was removed as consent has been granted for demolition.
2. **6 Monash Road, Gladesville**, was removed as consent has been granted for demolition.
3. **96–98 Blaxland Road, Ryde**, was removed as consent has been granted for demolition.
4. **68 Denistone Road, Denistone**, was removed as it is currently subject to a separate assessment.

5. **Buffalo Creek Bridge, Cressy Road, Ryde**, was found to be currently listed within the RLEP.
6. **Banjo Paterson Park Precinct, Gladesville.**
 - The Banjo Paterson Park and surrounds was shortlisted for consideration as part of an expanded listing to create a precinct incorporating three significant items (Banjo Paterson Park, Rockend Cottage and the abutting section of the former Great North Road).
 - In considering the expanded listing it was determined that the incorporation of these items within a single precinct listing was not required. The three primary heritage significant places are already listed on the Ryde LEP and those listings are supported by detailed and comprehensive inventory sheets.
 - Whilst the three items are interrelated in terms of historical ownership, land use and access, in the contemporary context they are separate places. Based on this, it is considered that the grouping of these items as part of a consolidated listing should not be pursued.
 - It is recommended that Council commission further research into the Banjo Paterson Park. Based on the evidence, the inventory sheets for Banjo Paterson Park, Rockend Cottage and Great North Road should be updated to reflect current knowledge about their history, physical characteristics and heritage values.

3.0 Conclusions and Recommendations

3.1 Conclusion

After the assessment of the heritage significance of the shortlisted items identified in the Shortlist of Potential Items Report, the following conclusions are made:

- A total of 46 places have been assessed as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP. This includes 35 built items, two archaeological sites and nine landscape items.
- Six HCAs have been identified as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP.
- Six current LEP descriptions are recommended to be modified.
- Eight places are not considered to reach the threshold for heritage listing at a local level and are not recommended for inclusion in the Ryde LEP.
- Eighteen places are recommended for inclusion as contributory items within the newly identified HCAs, to be identified within the Ryde DCP. Should the HCAs not proceed, eighteen of those places are recommended to be listed as heritage items within Schedule 5 of the Ryde LEP.

3.2 Recommendations

It is recommended that Council:

1. Prepare a Planning Proposal to amend Schedule 5 of the Ryde LEP to include the following heritage items:

Schedule 5 Environmental Heritage

Part 1 Heritage Items

No.	Suburb	Item Name	Address	Property Description	Significance
1	Denistone	Street Trees	Anthony and Miriam Roads	N/A	Local
2	Denistone	Street Trees	Bencoolen Avenue and Simla Road	N/A	Local
3	Denistone	House	34A Miriam Road	Lot 2, DP 200475	Local
4	Eastwood	Street Trees	Auld Avenue, Campbell Street, Tarrants Avenue, Richards Avenue and Wallace Street	N/A	Local

No.	Suburb	Item Name	Address	Property Description	Significance
5	Eastwood	Grace Seccombe's House	1 Campbell Street	Lot 15, DP 4980 Lot 16, DP 1112515	Local
6	Eastwood	House	19 Campbell Street	Lot 14, DP 4789	Local
7	Eastwood	House	31 Campbell Street	Lot 8, DP 4789	Local
8	Eastwood	House	17 Clanalpine Street	Lot 49, DP 4231	Local
9	Eastwood	House	36 Fourth Avenue	Lot D, DP18058	Local
10	Eastwood	Eastwood Public School	212–280 Rowe Street	Lot 1, DP 910987 Lot 13, DP 4231 Lot 14, DP 4231 Lot 15, DP 4231 Lot 16, DP 4231 Lot 17, DP 4231 Lot 18, DP 4231 Lot 19, DP 4231 Lot 20, DP 4231 Lot 4, DP 516935	Local
11	Gladesville	House	36 Ashburn Place	Lot A, DP 398307	Local
12	Gladesville	House	72 Eltham Street	Lot 1, DP 1110823	Local
13	Gladesville	House	57 Meriton Street	Lot 2, DP 7560	Local
14	Gladesville	House	16 Percy Street	Lot A, DP 432178	Local
15	Gladesville	House	18 Percy Street	Lot B, DP 432178	Local
16	Gladesville	Westminster Park	187A Ryde Road	N/A	Local
17	Gladesville	Shop	72 Tennyson Road	Lot 2, DP 8913	Local
18	Gladesville	House	99 Western Crescent	Lot 1, DP 848346	Local
19	Gladesville	House	39 Wharf Road	Lot 2, DP 1127560	Local
20	North Ryde	House	2 Richardson Place	Lot 19, DP 1003588	Local
21	Putney	House	21 Douglas Street	Lot 113, DP 8902	Local
22	Putney	Cleves Park	53 Douglas Street	N/A	Local
23	Putney	Morrison Bay Park	Frances Road	N/A	Local
24	Putney	House	14 Mitchell Street	Lot 101, DP 863147	Local

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No.	Suburb	Item Name	Address	Property Description	Significance
25	Putney	House	10 Storey Street	Lot 5, DP 1009	Local
26	Putney	House	15 Waterview Street	Lot 1, DP 838741	Local
27	Putney	Former Squire's Brewery and Halvorsen's Boat Yard	20 Waterview Street	Lot 1, DP 430647 Lot 1, DP 70489 Lot 2, DP 70488' Lot 440, DP15224 Lot 441, DP 15224 Lot 442, DP 15224 Lot 443, DP 15224 Lot 444, DP 15224 Lot 445, DP 15224 Lot 446, DP 15224 Lot 447, DP 15224	Local
28	Ryde	House	321 Blaxland Road	Lot 9, DP 13050	Local
29	Ryde	Hermitage Reservoir and associated buildings	343–351 Blaxland Road	Lot 1, DP 744901 Lot 2, DP 744901	Local
30	Ryde	House	11 Constitution Road	Lot 2, DP 11105	Local
31	Ryde	House	46 Frederick Street	Lot 1, DP 633049	Local
32	Ryde	House	24 Gladstone Avenue	Lot 8, DP 29255	Local
33	Ryde	House	51 Higginbotham Road	Lot 4, DP 6527	Local
34	Ryde	Burrows Park	32 Princes Street	N/A	Local
35	Tennyson Point	House	17 Champion Road	Lot 25, DP 2166	Local
36	Tennyson Point	House	43 Champion Road	Lot 19, DP 2166	Local
37	Tennyson Point	House	63 Champion Road	Lot A, DP 366911	Local
38	West Ryde	Maze Park	100–108 Brush Road	N/A	Local
39	West Ryde	House	61 Marsden Road	Lot A, DP 164001	Local
40	West Ryde	Elderslie	48 Falconer Street	Lot 1, DP 511924	Local
41	West Ryde	House	45 Terry Road	Lot A, DP 386339	Local

No.	Suburb	Item Name	Address	Property Description	Significance
42	West Ryde	West Ryde	1021–1023 Victoria Road	Lot 1, DP 1053130	Local
43	West Ryde	Eulalia	1219 Victoria Road	Lot 1, DP 513520	Local
44	West Ryde	Anzac Park	Wattle Street	N/A	Local

Part 2 Heritage Conservation Areas

No.	Description	Identification on Heritage Map	Significance
C1	Lunds Estate Heritage Conservation Area, Eastwood	Indicate by red hatching and label C	Local
C2	Summerhayes Heritage Conservation Area, Eastwood	Indicate by red hatching and label C	Local
C3	Chatham Road Heritage Conservation Area, Denistone	Indicate by red hatching and label C	Local
C4	Darvall Estate Heritage Conservation Area, Denistone	Indicate by red hatching and label C	Local
C5	Tyrell Street Heritage Conservation Area, Gladesville	Indicate by red hatching and label C	Local
C6	Wharf Road Heritage Conservation Area, Gladesville	Indicate by red hatching and label C	Local

Part 3 Archaeological Sites

No.	Suburb	Item Name	Address	Property Description	Significance
A1	Putney	Former Squire's Brewery and Halvorsen's Boat Yard	20 Waterview Street	Lot 1, DP 430647 Lot 1, DP 70489 Lot 2, DP 70488 Lot 440, DP15224 Lot 441, DP 15224 Lot 442, DP 15224 Lot 443, DP 15224 Lot 444, DP 15224 Lot 445, DP 15224 Lot 446, DP 15224 Lot 447, DP 15224	Local
A2	Gladesville	Glades Bay Baths	Ross Street	N/A	Local

GML Heritage

2. Prepare a Planning Proposal to amend the descriptions of the following heritage items which are currently listed on Schedule 5 of the *Ryde Local Environmental Plan 2014*, and to delete items 162 and 163 from the Schedule.

Item No.	Suburb	Current Item Name	Amended Item Name
Item 161	Eastwood	Eastwood Park (gates) Eastwood Park (grandstand) Eastwood Park (pavilion)	Eastwood Park (including sports fields, gates, grandstand, croquet club and grounds, mature Phoenix palms and other significant trees) <i>(Note: The three separate Schedule 5 listings that relate to Eastwood Park – Items 161, 162 and 163 - are to be amalgamated within a single listing under Item 161 with an updated description, and items 162 and 163 are to be deleted from the Schedule)</i>
Item 6	Gladesville	Glades Bay Park (monument)	Glades Bay Park (including monument), foreshore reserve between Ross Street and Bill Mitchell Park and remnants of former public baths
Item 112	Gladesville	Monash Park (obelisk)	Monash Park (including oval, pavilion, significant boundary / street trees and obelisk)
Item 157	Gladesville	Kissing Point park (former boat slips)	Kissing Point Park (including former boat slips and Bennelong Park)
Item 87	Putney	Putney Park (house remains)	Putney Park (former Putney Park Pleasure Grounds, including seawall, remains of Lunnhilda/Dudhope estate and remains of Slazenger factory)
Item 72	Meadowbank	Memorial Park (obelisk)	Memorial Park (including obelisk) and remnants of former Meadowbank Baths

3. Included amended LEP heritage maps to reflect the recommended changes to Schedule 5 within the Planning Proposal.
4. Do not pursue the listing of the following places, which are not considered to be of heritage significance:
- 22 Campbell Street, Eastwood;
 - 47 Tarrants Avenue, Eastwood;
 - 18 College Street, Gladesville;
 - 14 Percy Street, Gladesville;
 - 74 Wharf Road, Gladesville;
 - 17 Riverside Avenue, Putney;

- 270 Blaxland Road, Ryde; and
- 105 Marsden Road, West Ryde.

5. Amend the Ryde Development Control Plan 2014 to include contributory items within heritage conservation areas, including but not limited to:

Suburb	Address	Property Description	Significance	HCA
Denistone	68 Chatham Road	Lot 13, DP 9166	Contributory	Chatham Road
Denistone	70 Chatham Road	Lot 14, DP 9166	Contributory	Chatham Road
Eastwood	15 Clanalpine Street	Lot 50, DP 4231	Contributory	Summerhayes
Eastwood	19 Clanalpine Street	Lot 48, DP 4231	Contributory	Summerhayes
Eastwood	22 Clanalpine Street	Lot 1, DP 104822	Contributory	Summerhayes
Eastwood	23 Clanalpine Street	Lot 46, DP 4231	Contributory	Summerhayes
Eastwood	24 Clanalpine Street	Lot 12, DP 5132	Contributory	Summerhayes
Eastwood	5 Coronation Avenue	Lot 1, DP 209124	Contributory	Summerhayes
Eastwood	7 Coronation Avenue	Lot 1, DP 527002	Contributory	Summerhayes
Eastwood	12 Coronation Avenue	Lot B, DP 401700	Contributory	Summerhayes
Eastwood	15A Coronation Avenue	Lot 2, DP 203454	Contributory	Summerhayes
Eastwood	19 Coronation Avenue	Lot 2, DP 306687	Contributory	Summerhayes
Eastwood	313 Rowe Street	Lot 1, DP 9990	Contributory	Lunds Estate
Gladesville	10 Tyrell Street	Lot 1, DP 510376	Contributory	Tyrell Street
Gladesville	13 Tyrell Street	Lot 6, DP 6220	Contributory	Tyrell Street
Gladesville	15 Tyrell Street	Lot 5, DP 6220	Contributory	Tyrell Street
Gladesville	18 Tyrell Street	Lot 36, DP 1821	Contributory	Tyrell Street
Gladesville	28 Tyrell Street	Lot 1, DP 964666	Contributory	Tyrell Street

