

STATEMENT OF HERITAGE IMPACT

**Proposed Development at
307 Lane Cove Road
Macquarie Park**



Job No. 8978
February 2021

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Subject site at 307 Lane Cove Road, Macquarie Park, from within the site, looking to front façade. (Source: Heritage 21, 09.11.2020)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	19.11.2020	SS	NF	SS
2	Draft report (D2) issued for comment.	10.02.2021	SS	-	SS
3	Report issued (RI) for DA.	15.02.2021	SS	-	SS

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of Thunderbirds Ago Go Pty Ltd (as trustees for the Gardeners Trust) for property located at 307 Lane Cove Road, Macquarie Park ('the site') in the context of a development application for a new development at the site.

1.2 Site Identification

The subject site is located at 307 Lane Cove Road, Macquarie Park, which falls within the boundaries of the City of Ryde Local Government Area (LGA) and it comprises Lot 10, Deposited Plan (DP) 1071734. As depicted in Figure 1 below, the site is located on the eastern side of Lane Cove Road. The subject site comprises a single storey contemporary building with ground and underground parking, which is in use for commercial purposes including a retail garden centre with a café, a function centre and offices collectively known as Eden Gardens. The southern part of the site consists of display gardens. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Aerial view of the site, which is highlighted in yellow (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is not** listed as an item of environmental heritage under Schedule 5 of the Ryde Local Environmental Plan 2014 ('RLEP'). Further, it **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

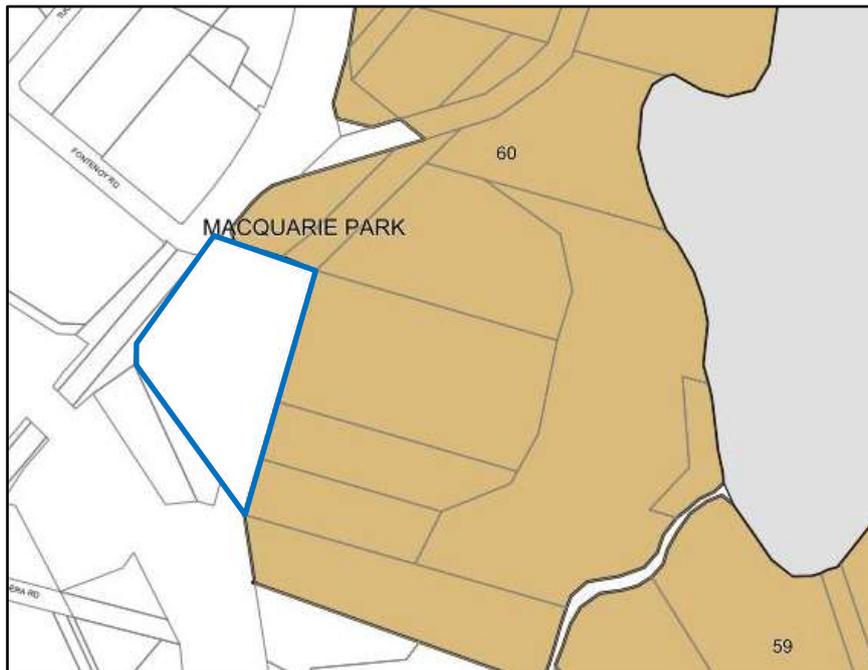


Figure 2. Detail from Heritage map HER_008. The site is outlined in blue, and heritage item shaded brown. (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

The subject site **is not** located within the boundaries of any Heritage Conservation Area listed under Schedule 5 of the RLEP.

1.3.2 Heritage Items in the Vicinity

There are no heritage listed items or heritage conservation areas situated in the vicinity of the subject site. Although Figure 2 above shows item 60 (Lane Cove National Park) in the vicinity of the site, Heritage 21 was advised by the City of Ryde Council heritage advisor on 18 November 2020 that Lane Cove National Park is no longer listed as a heritage item under Schedule 5 of the RLEP 2014.

1.4 Purpose

The subject site is **not** a heritage item and is **not** situated in the vicinity of any heritage item or heritage conservation area listed under Schedule 5 of the Ryde Local Environmental Plan 2014

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

(‘RLEP’). Further, it is **not** located within any heritage conservation area. This report has been prepared as part of a development application for a proposed development on the subject site. As such, it would provide the City of Ryde Council with information regarding the potential heritage significance of the site, in order to assist with their determination.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 (‘Burra Charter’).

1.6 Authors

This Statement of Heritage Impact (‘SOHI’ or ‘report’) has been prepared by Shikha Swaroop and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

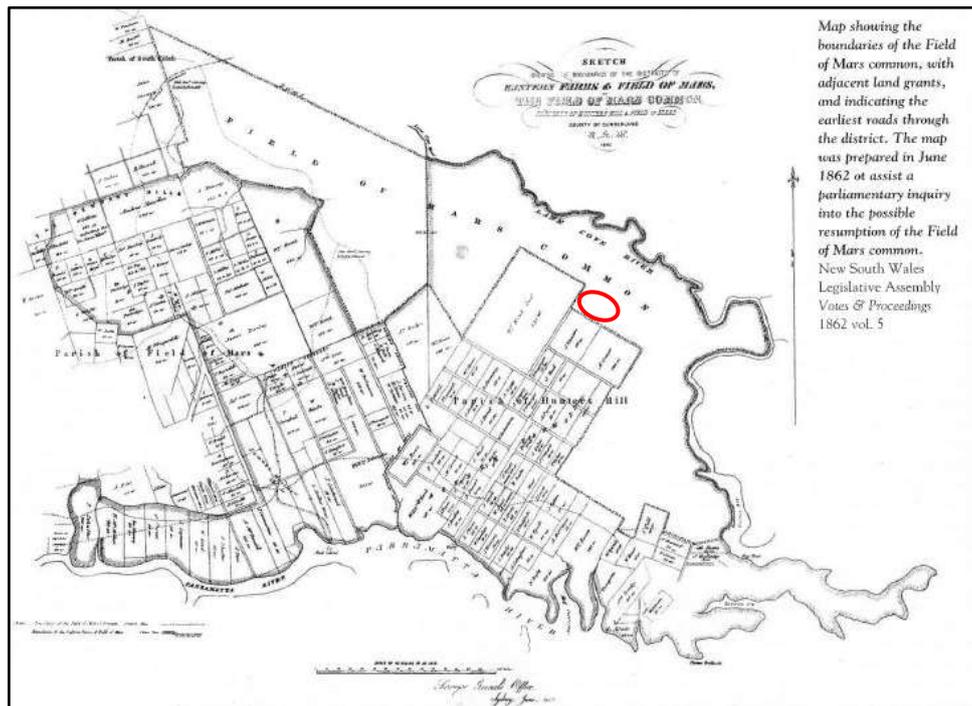
Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

Historically, the suburb of Macquarie Park was part of North Ryde, within the local government of the City of Ryde (established in 1871). The Wallumedegal or Wallumatagal people are the traditional owners of the area, which they call Wallumetta and form part of a large Dharug language group.² The arrival of Europeans had a devastating effect on the indigenous population, with the depletion of food resources and introduction of diseases.³

The first known instance of European settlement in the Ryde area dates back to 3 January 1792, when eight former British marines were granted lands on the northern bank of the Parramatta River.⁴ From February 1792, small land grants were made to ex-convicts and the larger district came to be known as Kissing Point. However, the settlers had difficulty cultivating and making living from farming due to their inexperience as farmers and the small land parcels.⁵ The colonial government's solution was to gazette large public lands – known as 'commons' for the use of local inhabitants. The 1804 public land grant – Field of Mars Commons – was among these large public grants. The Field of Mars encompassed 5050 acres and extended almost the entire length of the Lane Cove River.⁶



Map showing the boundaries of the Field of Mars common, with adjacent land grants, and indicating the earliest roads through the district. The map was prepared in June 1862 to assist a parliamentary inquiry into the possible resumption of the Field of Mars common. New South Wales Legislative Assembly Votes & Proceedings 1862 vol. 5

Figure 3. 1862 map of the Fields of Mars Common with the approximate location of the subject site outlined in red. (Source: Megan Martin, 1998, "A Pictorial History – Ryde," Pg 2, annotated by Heritage 21).

² Margaret Follow, 2008, "North Ryde," obtained from: https://dictionaryofsydney.org/entry/north_ryde

³ NSW Heritage, "Lane Cove National Park," database number: 2340183

⁴ Megan Martin, 1998, "A Pictorial History – Ryde," Pg 1

⁵ Margaret Follow, 2008, "North Ryde," obtained from: https://dictionaryofsydney.org/entry/north_ryde

⁶ Megan Martin, 1998, "A Pictorial History – Ryde," Pg 3

The later half of the 20th century, until 1900, saw the subdivision of the large land grants. The subdivision and sale of the commons shaped a new street layout and allotment pattern in the area. Further, these subdivisions allowed for the change of use of the land for residential purposes rather than for farming or orchards. However, large sections of land were also set aside for recreation, mainly the Field of Mars Wildlife Reserve and the Field of Mars cemetery.

By the end of the 20th century, connectivity between the city and Ryde area improved due to the construction of the Iron Cove and Gladesville bridges over the Parramatta River. Further, public infrastructure improved in the later decades of the 19th century with the establishment of public schools, a post office and churches in the area.⁷

North Ryde retained its rural setting, with the local economy centred around orchards and poultry farming. The early 20th century saw the religious group The House of David move into the area and set up their headquarters, called Eden Park, at the corner of Lane Cove Road and Waterloo Road. By the 1930s, Eden Park included a market garden, poultry farms, picnic grounds, a small native zoo, tennis courts and a music bowl for concerts.⁸ Simultaneously, due to the popularity of the Lane Cove River for boating purposes to and from the surrounding farms and orchards, Fairyland Pleasure Grounds was established in one such farm which was part of the Field of Mars reserve. The grounds included a dance hall, a Ferris wheel, a cricket pitch, and a razzle-dazzle roundabout.⁹

By 1938, due to the deterioration of the orchards by Lane Cove River, a 125-hectre park was set up around the river for environmental and recreational purposes, and was named the Lane Cove National Park. With the decline of popularity of the Fairyland Pleasure Grounds in the 1960s, the site was added to the Lane Cove National Park.¹⁰

During the post-war period, with the increased saturation of residential, commercial, and industrial use in Sydney, North Ryde underwent a transition from a rural community to a suburban area. By 1965, large portions of land were released in North Ryde for industrial purposes. Further, land was also reserved for Sydney's third university – Macquarie University. In 1981, Macquarie Centre was set up in the area as a major regional shopping centre. In 1999, Macquarie Park was declared a separate suburb from North Ryde, encompassing the shopping centre, university and surrounding high-tech industries.¹¹

2.2 Site Specific History

The subject site was part of the 1804 Fields of Mars Common public land grant, set aside for agricultural purposes (refer to Figure 3 above). As indicated by the Parish Map of Hunters Hill (refer to Figure 4 below) from 1928, the subject site comprised portions 504 and a part of portion 503, south of Fonteroy Road.

⁷ Margaret Follow, 2008, "North Ryde," obtained from: https://dictionaryofsydney.org/entry/north_ryde

⁸ Ibid.

⁹ NSW Heritage, "Lane Cove National Park," database number: 2340183

¹⁰ Ibid.

¹¹ Margaret Follow, 2008, "North Ryde," obtained from: https://dictionaryofsydney.org/entry/north_ryde

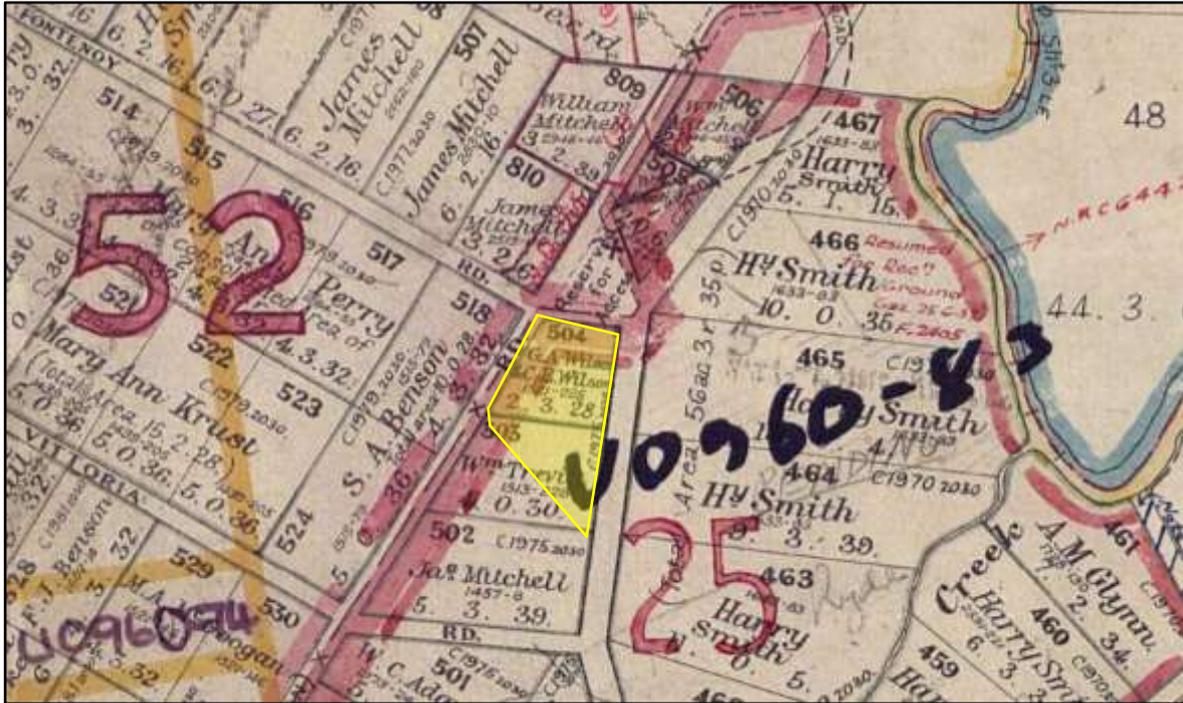
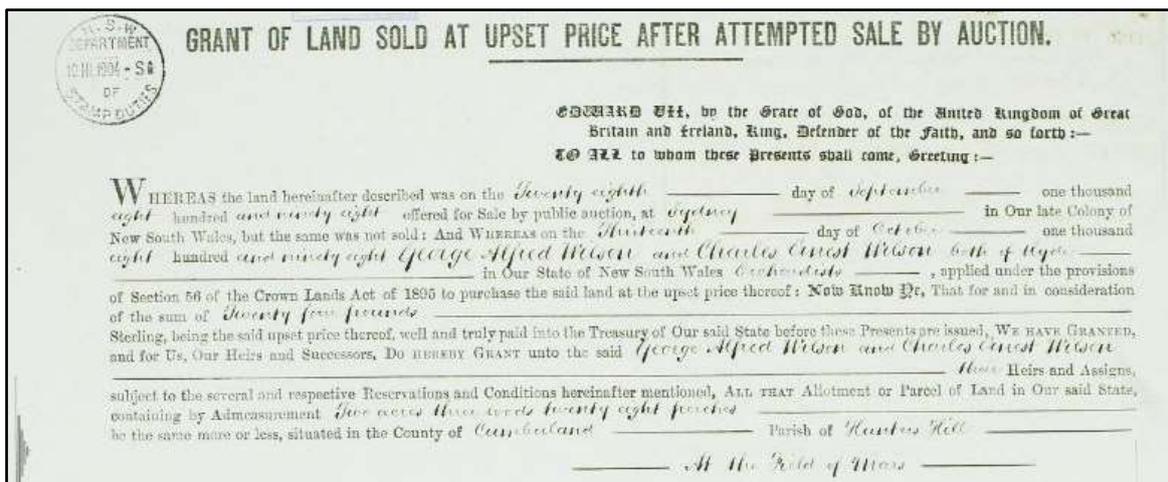


Figure 4. 1928 Parish Map of Hunters Hill with the approximate boundary of the subject site shaded in yellow. (Source: NSW Land Registry Services, HLRV, annotated by Heritage 21).

In 1898, orchardists George Alfred Wilson and Charles Ernest Wilson purchased 2 acres, 3 rods and 28 perches of Crown Land – part of the Field of Mars Commons (refer to Figure 5 and Figure 6 below). This portion of land formed lot 504. In 1907, they sold the land to poultry farmer William Mitchell of North Ryde. William Mitchell subdivided Lot 504 into 4 and sold three lots – B, C and D in 1933. Mitchell retained the proprietorship of Lot A (Figures 7 and 8 below). Lot B was sold to Collin Campbell Mitchell (Figure 9 and 10), Lot C to Madeline Fowler Miller (Figure 11 and 12) and Lot D was sold to Elizabeth Burnett Simpson.¹²



¹² NSW Land Registry Services, Vol 1521 Fol 225

Figure 5. Certificate of title showing the purchase of Portion 504 by George Alfred Wilson and Charles Ernest Wilson in 1898. (Source: NSW Land Registry Services, Vol 1521 Fol 225).

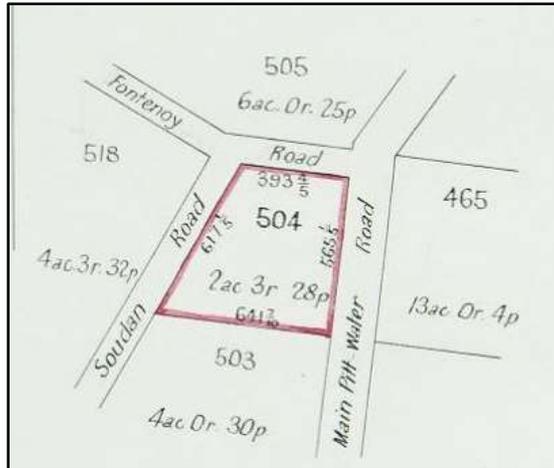


Figure 6. Certificate of title showing Portion 504 which was purchased by George Alfred Wilson and Charles Ernest Wilson in 1898. (Source: NSW Land Registry Services, Vol 1521 Fol 225).

WILLIAM MITCHELL, of North Ryde, Poultry Farmer, by virtue of Crown Grant Volume 1521 Folio 225 now surrendered as to Residue after Transfer No. C231312 is now the proprietor of an Estate in Fee Simple, — subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated — in the Municipality of Ryde — Parish of Hunters Hill —, and County of Cumberland — containing One acre one rood thirty three and one half perches — or thereabouts, as shown in the Plan hereon and therein edged red, being Lot A in plan annexed to Instrument of Transfer No. C215080 and being part of Portion 504 originally granted to George Alfred Wilson and Charles Ernest Wilson by Crown Grant dated the 29th day of February 1904 Volume 1521 Folio 225.

Figure 7. Certificate of title showing William Mitchell retained part of Portion 504 – Lot A (land outlined in red in Figure 8 below). (Source: NSW Land Registry Services, Vol 4672 Fol 145).

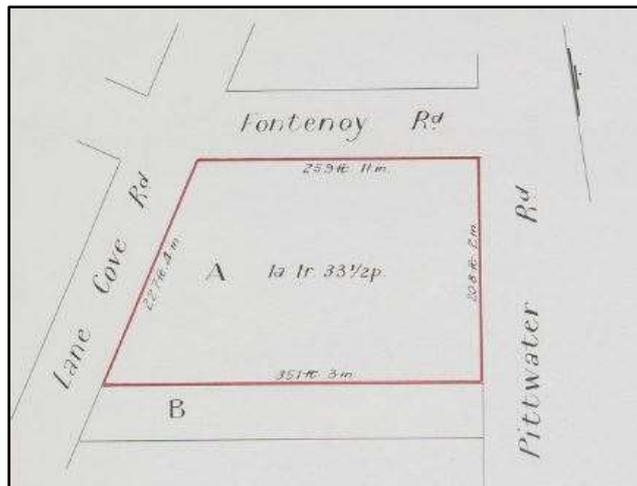


Figure 8. Certificate of title showing the part of Portion 504 – Lot A, which was retained by William Mitchell. (Source: NSW Land Registry Services, Vol 4672 Fol 145).

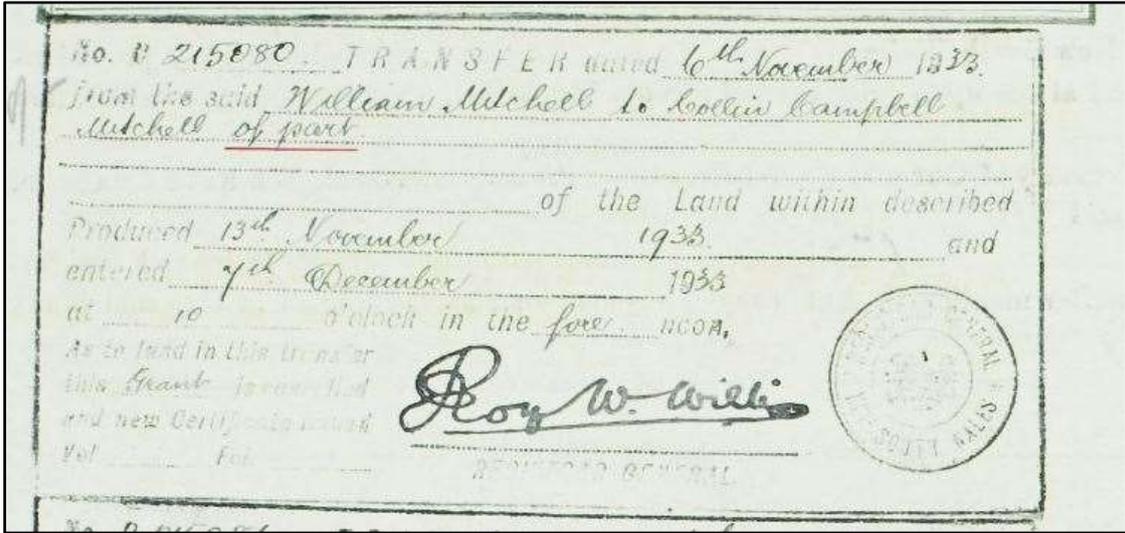


Figure 9. Certificate of title showing the transfer of part of Portion 504 – Lot B from William Mitchell to Colin Campbell Mitchell in 1933 (land outlined in red in Figure 10 below). (Source: NSW Land Registry Services Vol 1521 Fol 225).

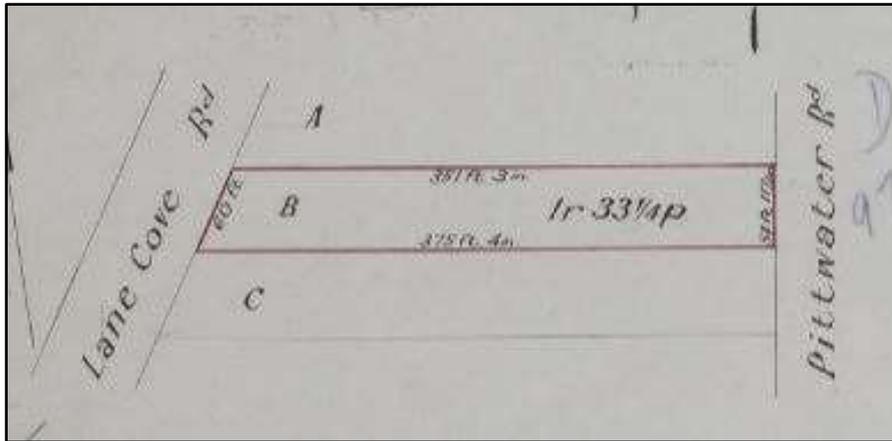


Figure 10. Certificate of title showing the part of Portion 504 – Lot B, which was purchased by Colin Campbell Mitchell in 1933. (Source: NSW Land Registry Services, Vol 4603 Fol 191).

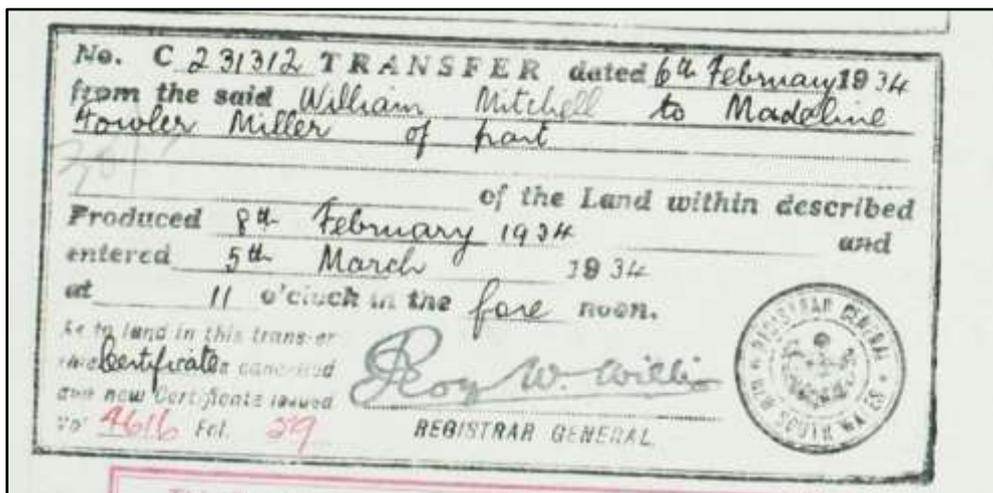


Figure 11. Certificate of title showing the transfer of part of Portion 504 – Lot C from William Mitchell to Madeline Fowler Miller in 1934 (land outlined in red in Figure 12 below). (Source: NSW Land Registry Services Vol 1521 Fol 225).

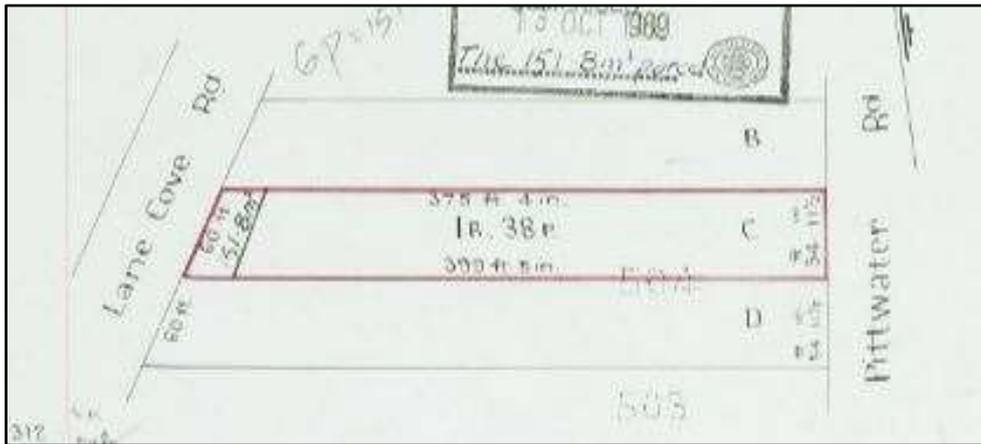


Figure 12. Certificate of title showing the part of Portion 504 – Lot C, which was purchased by Madeline Fowler Miller in 1933. (Source: NSW Land Registry Services, Vol 4616 Fol 59).

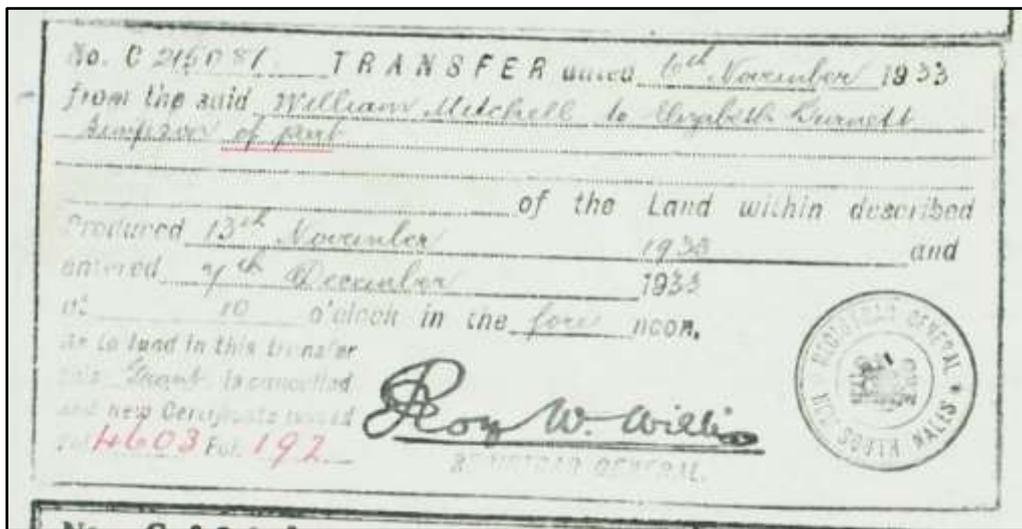


Figure 13. Certificate of title showing the transfer of part of Portion 504 – Lot D from William Mitchell to Elizabeth Burnett Simpson in 1933 (land outlined in red in Figure 14 below). (Source: NSW Land Registry Services Vol 1521 Fol 225).

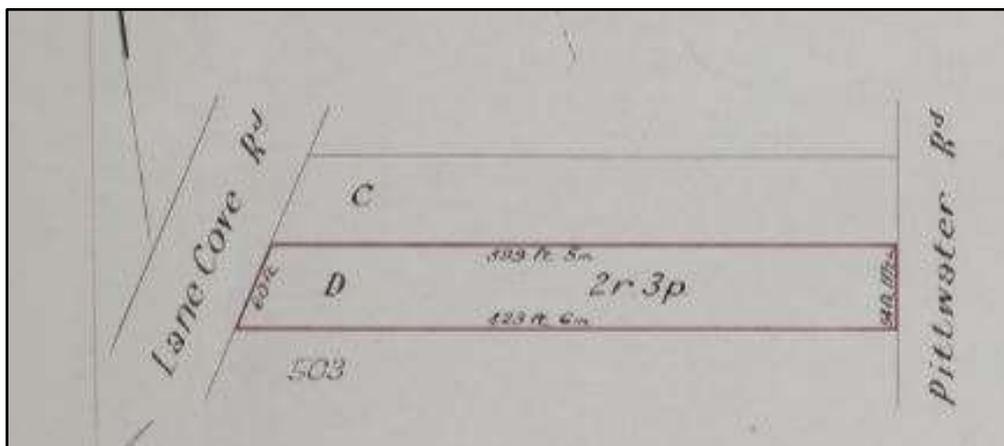


Figure 14. Certificate of title showing the part of Portion 504 – Lot D, which was purchased by Elizabeth Burnett Simpson in 1933. (Source: NSW Land Registry Services, Vol 4603 Fol 192).

Similarly, in 1898, farmer William Trevitt of Ryde purchased portion 503 from the Crown, which was part of the Field of Mars Commons. In 1909, Trevitt sold the lot to William Mitchell, who, at that point, owned lot 504 to the north of the site. William Mitchell transferred the land proprietorship to William Mitchell the younger in 1933 who eventually sold the lot to Elizabeth Tomlinson in 1944.

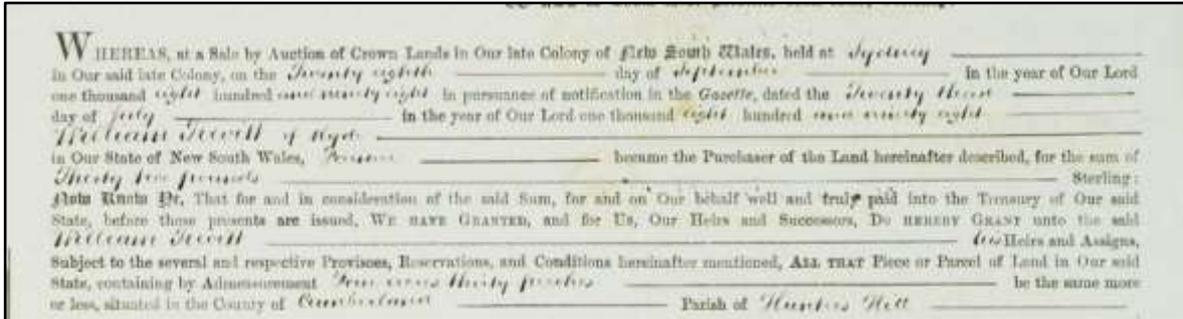


Figure 15. Certificate of title showing the Crown Grant of Portion 503 to William Trevitt in 1898. (Source: NSW Land Registry Services, Vol 1513 Fol 228).



Figure 16. Certificate of title showing Portion 503 which was granted to William Trevitt in 1898. (Source: NSW Land Registry Services, Vol 1513 Fol 228).

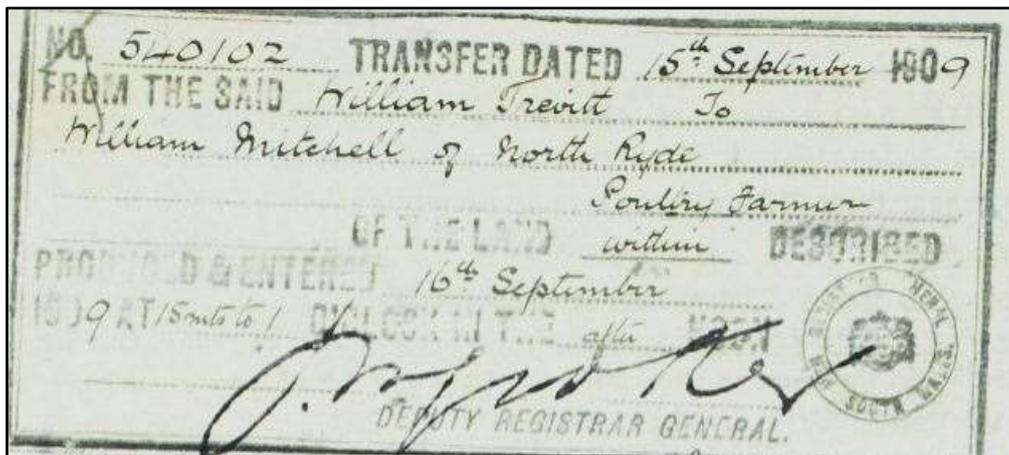


Figure 17. Certificate of title showing the transfer of portion 503 from William Trevitt to William Mitchell in 1909 (land outlined in red in Figure 16 above) (Source: NSW Land Registry Services, Vol 1513 Fol 228).

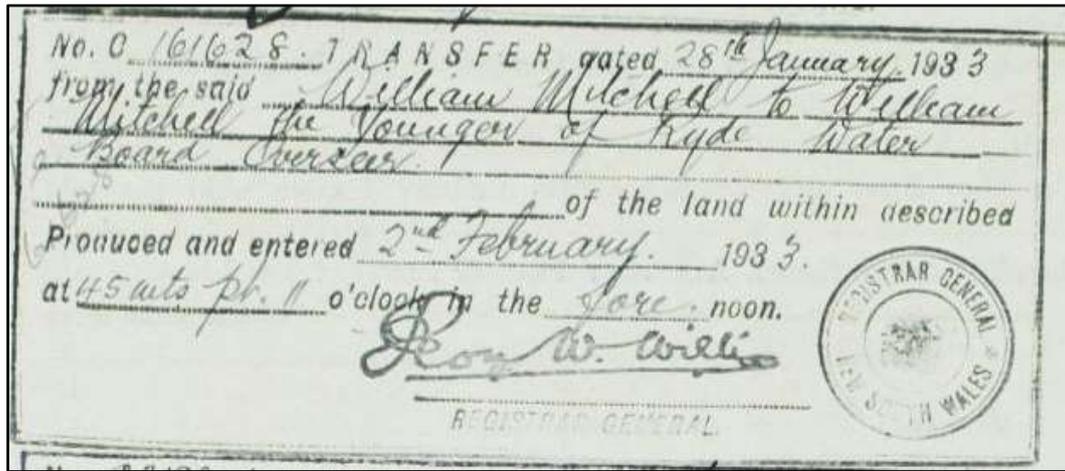


Figure 18. Certificate of title showing the transfer of portion 503 from William Mitchell to William Mitchell the younger in 1933 (land outlined in red in Figure 16 above). (Source: NSW Land Registry Services, Vol 1513 Fol 228).

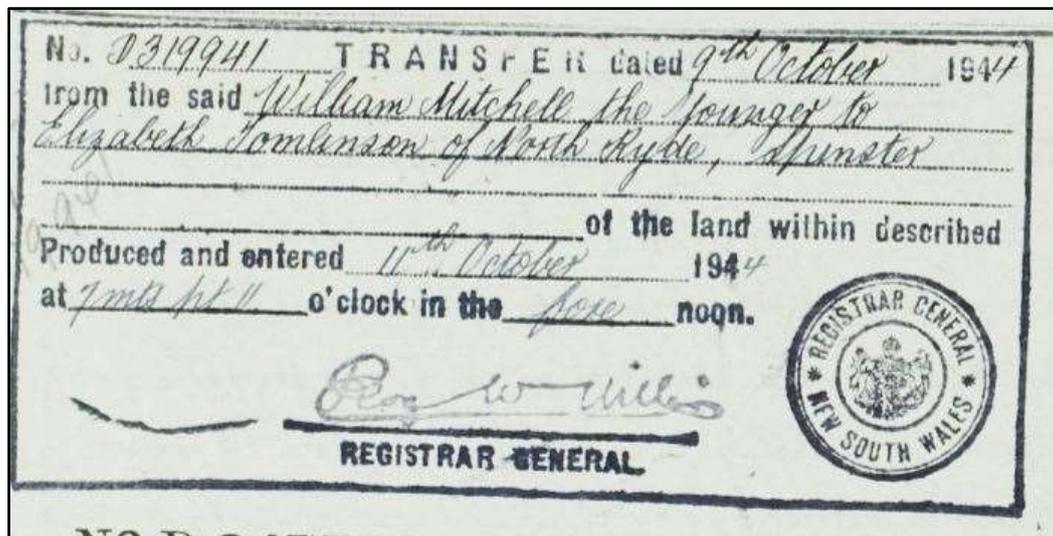


Figure 19. Certificate of title showing the transfer of portion 503 from William Mitchell the younger to Elizabeth Tomlinson in 1944 (land outlined in red in Figure 16 above). (Source: NSW Land Registry Services, Vol 1513 Fol 228).

As indicated by the Certificate of Title for the above portions of land, the above lots were acquired by the various government bodies between 1962 and 1971, likely for infrastructure development in the area.¹³

The aerial photographs of the site between 1943 and 2020 (refer to Figures 20-26 below) are indicative of the historic subdivision plans and use of the site.

The 1943 aerial photograph of the site (refer to Figure 20 below) shows that portion 504 was largely cleared and comprised a dwelling. A large part of Portion 503 still consisted of dense vegetation with a portion of it cleared. Both lots of land were bounded by a road – Main Pitt Water Road to the east.

¹³ NSW Land Registry Services, Vol 1521 Fol 225, Vol 4672 Fol 145, Vol 4603 Fol 191, Vol 4616 Fol 59, Vol 4603 Fol 192, and Vol 4603 Fol 192



Figure 20. 1943 aerial view of the site, outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

By 1955, the subdivided allotments of Portion 504 – A, B, C and D were evident in the aerial photograph (Figure 21). There was a built structure within Lot A to the north. Portion 503 had been cleared of the vegetation between 1943 and 1955 and a dwelling/storage structure was built on site.



Figure 21. 1955 aerial view of the site outlined in red. (Source: NSW Spatial Portal Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

Between 1955 and 1965 (Figure 22), lots A, B, C and D had undergone further development, including the construction of dwellings and storage structures.



Figure 22. 1965 aerial view of the site, outlined in red. (Source: NSW Spatial Portal Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

The 1986 aerial photograph of the site (Figure 23) shows industrial buildings to the northern part of the site while the southern portion consisted of dwellings and dense vegetation. Further, Main Pitt Water Road to the east of the site no longer existed by 1986.



Figure 23. 1986 aerial view of the site, outlined in red. (Source: NSW Spatial Portal Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

Between 1986 and 1991 (Figure 24), further residential development had occurred on the site, while some of the industrial buildings appear to have been demolished.



Figure 24. 1991 aerial view of the site, outlined in red. (Source: NSW Spatial Portal Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

The Real Estate website suggests that the site was sold in 2001¹⁴. The 2004 aerial photograph of the site shows the existing site boundaries and existing building on site. Thus, the existing building on the site was constructed between 2001 and 2004. Further, the existing aerial photograph (Figure 26) shows the gardens to the south-east of the site, suggesting that the existing built features in the garden were constructed between 2004 and 2020.



Figure 25. 2004 aerial view of the site, outlined in red. (Source: NSW Spatial Portal Historical Imagery, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb>, annotated by Heritage 21).

¹⁴ Real Estate website, obtained from: <https://www.realestate.com.au/property/307-lane-cove-rd-macquarie-park-nsw-2113>



Figure 26. Existing aerial view of the site, outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

Further, the construction and opening of M2 motorway in the 1990s resulted in a drastic shift in the urban form and morphology in the region, with many high-rise residential and high-tech commercial offices burgeoning in the area.

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 307 Lane Cove Road, Macquarie Park. The suburb of Macquarie Park is located 13 kilometres north-west of the Sydney Central Business District ('CBD'). The subject site is located on the eastern side of Lane Cove Road – a major wide arterial road, characterised by significant vehicular traffic.

The subject site is located on a slightly elevated lot, with the land sloping downwards to the south-west. The streetscape along Lane Cove Road comprises a few high-rise residential and commercial developments. The western side of Lane Cove Road is lined by tall mature trees. The subject site is bound by Lane Cove National Park to the north and east.

3.2 Physical Description

The subject site comprises a single storey contemporary building, which is in use for retail purposes including a garden centre, function centre and a café. As assessed in Section 2.2 above, the existing building on site was built between 2001 and 2004. The primary (eastern) façade of the subject building has a distinct presentation to Lane Cove Road due to its architectural form, particularly the articulation of the front metal awnings. The rear façade of the subject building is glazed and allows for views from the building to the garden centre and gardens to the rear.

The building is set amidst a garden setting. The southern part of the site, and the northern and eastern boundaries site consist of many mature trees which improve the relationship between the site and Lane Cove National Park. The display gardens to the southern part of the site consist of many contemporary features including an amphitheatre, contemporary garden features and water features, all of which contribute positively to the overall garden setting of the subject building.

3.3 Condition and Integrity

The existing structure on the subject site is in good condition, with little visible damage.

3.4 Views

As depicted in Figure 2 above, the primary view lines to the primary elevation of the site are made from Lane Cove Road to the west of the subject site. The proposed works would be visible from this perspective and would alter views from the site to those places.

The secondary view lines into the rear and side elevations of the site are made from Lane Cove National Park. These secondary view lines would be affected by the proposal.

3.5 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 09 November 2020, unless stated otherwise.



Figure 27. View to the subject site, indicated by the red arrow, from Lane Cove Road, looking east.



Figure 28. View to the streetscape along the subject site (indicated by the red arrow) looking north-east from Lane Cove Road.



Figure 29. View to the streetscape along the subject site (indicated by the red arrow) looking south-east from Lane Cove Road.



Figure 30. View to the western (primary) façade of the subject site, from within the site, looking south-east.



Figure 31. View to the western (primary) façade of the subject site, from within the site, looking north-east.



Figure 32. View to the car park to the western boundary of the subject site, looking north.



Figure 33. View to the interiors of the subject building, from within the site, looking west.



Figure 34. View to the eastern (rear) façade of the subject building from within the site, looking south.



Figure 35. View to the nursery to the rear of the subject building, looking north.



Figure 36. View to the nursery to the rear of the subject building, looking east.



Figure 37. View to the amphitheatre to the south-eastern part of the site, looking west.



Figure 38. View to the structures within the gardens to the south-eastern part of the site.



Figure 39. View to the structures within the gardens to the south-eastern part of the site.



Figure 40. View to the gardens to the south-eastern part of the subject site with numerous mature trees.



Figure 41. View to Lane Cove National Park from the subject site, looking north-east.



Figure 42. View to Lane Cove National Park from the subject site, looking south-east.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site - it is necessary to first ascertain the heritage significance of the place. Accordingly, the Statement of Significance for the subject site (refer to Section 4.1), is provided below. The significance of the place will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 The Subject Site

4.1.1 Assessment of Significance

In order to make an assessment of whether or not the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.¹⁵

Criterion	Assessment
<p>A. Historical Significance</p> <p><i>An item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history.</i></p>	<p>The subject site, including the subdivision pattern and contemporary development on the site, is indicative of the historical development of the Macquarie Park at the turn of the 21st century. The site bears witness to the transition of the area from an agrarian region to an industrial and commercial region.</p> <p>As such, the subject site meets the requisite standard for historical significance at a local level.</p>
<p>B. Associative Significance</p> <p><i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.</i></p>	<p>There is no known significant human occupation or any event, person or group of importance who occupied the subject building or were associated with it since its construction.</p> <p>As such, the site does not meet the criterion for associative significance.</p>
<p>C. Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i></p>	<p>While the distinct presentation of the primary façade of the subject building, particularly the metal awnings, generates some architectural interest, overall, the building does not demonstrate a high degree of creativity or technical achievement. Further, the subject building does not comprise any fabric of heritage significance.</p> <p>As such, the subject site does not meet the requisite standard for aesthetic significance at a local level.</p>

¹⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

Criterion	Assessment
<p>D. Social Significance</p> <p><i>An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i></p>	<p>To our knowledge, the subject site has no known association with an identifiable group in the area or was used by a particular community for social, cultural or spiritual purposes. Thus, it does not meet the criterion for social significance.</p>
<p>E. Technical/Research Significance</p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.</i></p>	<p>There is no evidence to suggest that the building demonstrates construction techniques other than those commonly employed at the time.</p> <p>The subject building therefore does not meet the requirements of this criterion.</p>
<p>F. Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.</i></p>	<p>Contemporary commercial buildings are not currently rare in Sydney and there are numerous examples in the Macquarie Park region.</p> <p>Accordingly, the subject building does not attain the requisite standard of significance under this criterion.</p>
<p>G. Representativeness</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.</i></p>	<p>While the existing building on the subject site is representative of contemporary commercial developments in the Macquarie Park region, in the opinion of Heritage 21, it is not a fine example of its kind.</p> <p>As such, the subject building does not meet the requisite standard for representative significance at a local level.</p>

4.1.2 Statement of Cultural Significance

The subject site demonstrates historic significance at a local level. The historic development of the subject site at 307 Lane Cove Road, Macquarie Park demonstrates the transformation of the region from an agrarian area in the 20th century to a high-tech industrial area in the 21st century.

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structure located at 307 Lane Cove Road, Macquarie Park, demonstrates any of the criteria against which heritage significance is assessed.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include an integrated horticultural development comprising of:

Existing	Proposed
Retail Garden centre and service areas with a café including indoor and outdoor dining	Alterations and additions of the existing garden centre building located on the west of the site including amendments to the garden centre, café, amenities, food and beverage venue, neighbourhood shops
Function and facility hire centre	New and extended function spaces in the south-west of the site
Display gardens	Landscape works and retention of existing landscaping and landscape works in various places
Eden Garden administrative office	Relocation of the offices within the site
Service areas	Retention of some existing services and addition of new services area
Underground and at ground car parking	Retention of the existing at grade parking spaces fronting Lane Cove Road and the underground parking spaces directly below. Excavation to provide additional underground spaces on the north-east of the site and construction of a new multi-level car park in the mid-north of the site
	Provision of a new outdoor nursery, as part of the garden centre, in the north-west of the site
	Provision of a storage room, loading bay, waste room, garden store at the ground level of the proposed multi-storey car park
	Provision of a rock-climbing wall to the East and South elevation of the proposed multi-storey car park
	A new restaurant including outdoor and indoor dining spaces in the mid-east of the site
	Construction of a new 18-storey commercial office building in the centre of the site
	Provision of end of trip facilities and service rooms in the basement level

5.2 Drawings

Our assessment of the proposal is based on the following drawings by DKO dated 13 February 2021, and the Eden Garden Landscape Report by Realm Studios dated February 2021, received by Heritage 21 on 15 February 2021 and the Arboricultural Development Impact Assessment Report by Birds Tree Consultancy received by Heritage 21 on 10 November 2020. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.



Figure 43. Proposed demolition plan.

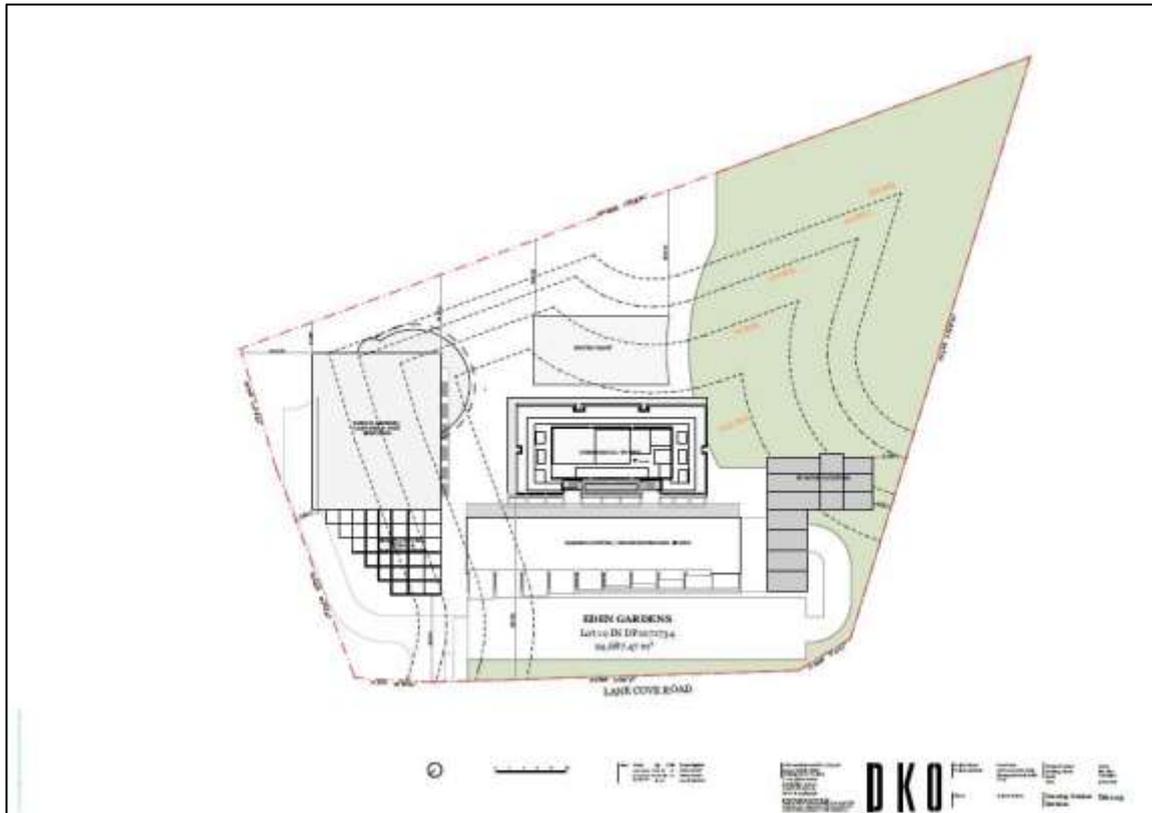


Figure 44. Proposed site plan.



Figure 45. Proposed west elevation to Lane Cove Road.



Figure 46. Proposed landscape masterplan.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Ryde Local Environmental Plan 2014

The statutory heritage conservation requirements contained in Section 5.10 of Ryde LEP 2014 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹⁶ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

¹⁶ Ibid.

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Tree removal or replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a different species?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, and the heritage item in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage item situated in the vicinity of the site (refer to Sections 0 and 3.4).

6.2.1 Impact Assessment Against the RLEP 2014

The statutory heritage conservation requirements contained in Section 5.10 of the RLEP 2014 are pertinent to any heritage impact assessment for future development on the subject site.¹⁷ We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the RLEP 2012. It is our general assessment that the height, siting and landscaping of the proposed development (as detailed in Section 5.0 above) would generate a neutral impact on the heritage significance of the subject site. Further, as the subject site does not contain any fabric of heritage significance, the proposed development would not result in the loss of any heritage fabric.
(2) Requirement for consent	This Development Application is lodged to provide the City of Ryde Council with information regarding the potential heritage significance of the site and the impact of the proposed development on the heritage significance of the site.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable the City of Ryde Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the subject site.
(5) Heritage assessment	

6.2.2 Heritage Impact Summary

The subject site is not listed as a heritage item and does not lie within any heritage conservation area listed under Schedule 5 of the RLEP 2014. Additionally, the subject site is not in the vicinity of any heritage item. Further, a historical and physical investigation has been carried out by Heritage 21 to ascertain if the site contains any fabric of heritage significance. It is our opinion that the subject site does not possess any fabric of heritage significance.

The proposal entails the development of the site for commercial purposes. This would include the partial demolition of the existing retail building and function centre and the construction of a new 17-storey commercial tower, four storey car park and a restaurant. The new works would also

¹⁷ City of Ryde Council. 'Ryde Local Environmental Plan', 2014.
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+758+2013+cd+0+N>.

include additional landscaping within the subject site. The existing gardens to the south-east of the site would be retained.

The partial demolition of the existing structures on the subject site – the retail building and the function centre would not result in the removal of any significant fabric and thus, would not engender a negative heritage impact.

The new development would be of a high design-quality and would improve the amenity and usability of the site. The proposed new developments on the subject site would be compatible with the existing streetscape character of Lane Cove Road, which already consists of high-rise residential and commercial developments. Sufficient setback would be provided between the proposed 17-storey commercial tower and Lane Cove National Park. The new structures closer to the national park – the single storey restaurant and the four-storey car park, would be of a modest scale and would not tower over the National Park. Thus, the proposed new buildings would not adversely impact any view lines to the National Park due to their appropriate scale and siting. Further, as there are no heritage items in the vicinity of the site, no significant view lines would be impacted.

A detailed Eden Garden Landscape Report has been prepared by Realm Studios, dated February 2021, which has assessed the existing setting of the site and formulated a fitting design response to retain the existing garden setting of the site. Additionally, the gardens to the south-east are being retained. Further, an arborist report has been prepared by Birds Tree Consultancy which has identified the significant trees within the subject site. It is our understanding that the significant trees within the site are largely being retained and are to be removed only where deemed necessary to accommodate the new development. Thus, the overall relationship between the site and Lane Cove National Park would be retained and the proposed additional landscaping would enhance the visual setting of the site.

Thus, in the opinion of Heritage 21, the proposed development would generate a neutral impact on the heritage significance of the site.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹⁸

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The proposed development would facilitate the continued use of the site for commercial purposes;
- The proposal does not entail demolition works to any heritage item or contributory item within a HCA;
- The proposed development would not result in the loss of any fabric deemed to be of heritage significance;
- The proposal would not adversely impact any significant view lines as there are no heritage items in the vicinity of the site;
- The significant trees within the subject site would largely be retained and only removed where deemed necessary to accommodate the new development; and
- The proposed landscaping to the subject site would help retain the garden setting of the subject site.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site. The neutral impacts of the proposal have been addressed above in Section 7.1.1.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the proposed development. Notwithstanding, no solutions of greater sympathy with the significance of the subject site are known to us.

7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a neutral impact on the heritage significance of the subject site. We therefore recommend that City of Ryde Council view the application favourably on heritage grounds.

¹⁸ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

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