



Heritage Conservation in Ryde



INFORMATION SHEET

Heritage in Ryde

Ryde is one of the oldest settlements in NSW after Sydney and Parramatta due to its proximity along the Parramatta River. This unique history is illustrated in our Heritage Items and buildings located throughout the Ryde area. The listed Heritage items and Heritage conservation areas are identified in Schedule 5 - Environmental heritage of the *Ryde Local Environment Plan 2014 (RLEP 2014)*. The RLEP 2014 is the legal planning instrument which guides and controls development in the area.



Willandra, Ryde NSW c. 1872

The City of Ryde Council is committed to heritage conservation. This commitment is achieved through the inclusion of objectives and controls, relating to heritage conservation, within the RLEP 2014.

What is Heritage?

'Heritage' can be defined as those things which we as a community want to retain for future generations. The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) identifies heritage significance (also known as cultural significance) as:

"aesthetic, historic, scientific, social or spiritual value for past, present or future generations"

Heritage Items can be buildings, relics, structures or places of heritage or cultural value. They may include places of Aboriginal cultural significance, houses, roadways, survey stone markers, churches, cemeteries and wharfs that are considered of high importance to the community and are protected by the *Environmental Planning and Assessment Act 1979*. Owners of sites that contain Heritage Items should contact Councils Heritage Officer if they are planning building works.



St Annes Church built c. 1826 - 1827

The Ryde Local Government Area contains areas of Aboriginal significance; these areas are very sensitive to development and are protected under the *National Parks and Wildlife Act 1974*. Owners of sites that contain areas of bushland, rock overhanging or along the foreshore where Aboriginal relics or potential sites may be located should contact Councils Heritage Officer if they are planning building works. Council has a partnership with the Aboriginal Heritage Office (AHO) who investigates and provides advice on all Aboriginal Significant sites.



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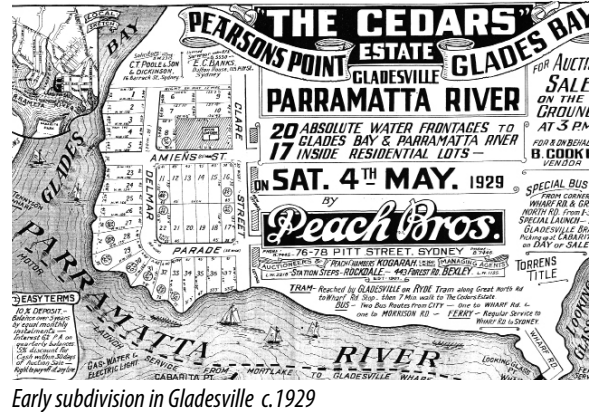


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What is a Heritage conservation area?

Heritage conservation areas are distinctive and represent a character and architectural style and time. Heritage conservation areas have been identified because they represent a group of buildings that create a sense of place worth preserving.

Special consideration during the Development Application (DA) process is given to protecting and enhancing the Conservation Area with particular importance placed upon the front facades / gardens and the areas visible from the street. The key is to provide a consistent approach to development.



Early subdivision in Gladesville c.1929

What if my property is a Heritage Item or is located in a Conservation Area?

Heritage Items or buildings located in Conservation Areas are unique and require special consideration to ensure conservation. Owners of a Heritage Item acts as the custodian of the property protecting the item for future generations.

Original fabric or significant fabric on listed Heritage Items must be preserved; this can be identified by the Heritage Inventory Sheet or by a heritage consultant / architect. Works that involves removal or displacement of the original structure or its fabric are not permitted without Council approval (including making internal structural changes) and may not be appropriate. Majority of work to a property will require a DA to be lodged at Council.

In some circumstances **minor works**, **repair works** and **maintenance** to Heritage Items can be undertaken by qualified tradesmen without applying for a DA. However, this must be subject to Council being informed in writing (preferably by email) with photos detailing what works are occurring and for Council's Heritage Officer to respond in writing, that a DA is not considered necessary before any works may proceed. Review Clause 5.10 (3) Heritage Conservation of the RLEP 2014 before proceeding.



Members of the Terry Family in front of Eastwood House c.1907



Eastwood House, Marist College 2013



What can I do with my property?

The RLEP 2014 and DCP 2014 contains a number of planning controls relating to Heritage Items and Conservation Areas. The main purpose of the controls is to facilitate the protection and conservation of heritage significant items and for development to be undertaken in a manner that is sympathetic to the place, its environment and its historical importance.

Council understands that houses need to adapt to accommodate changing needs of residents. However a balance needs to be achieved to ensure that proposed works complement the Heritage Item or a Conservation Area.

Any proposed work (such as extensions, garages, pools, fencing etc) must be proposed in a architecturally sensitive manner that ensures the original proportions and scale are maintained and not dominated by intrusive structures/extensions.



Members of the Barton family outside 'Rockend Cottage' Gladesville c. 1890 *Adaptive reuse of 'Rockend Cottage' as a restaurant 2013*

Generally works should be:

1. contemporary in design and not replicate the original characteristics;
2. should be simple and sympathetic to the original proportions;
3. should be single storey and not visible from the public domain;
4. must maintain vistas / view corridors and significant trees or landscaping features;
5. create a clear visual and architectural break / distinction between the old and the new;
6. propose similar roof pitches or complementary roof structures;
7. ensure maintenance and repair of the original features on the Heritage Item;
8. reinstate original heritage colour schemes / windows / doors;
9. do not introduce uncharacteristic features in the front /side setbacks (visible from the street) such as intrusive fencing / garages and additions;
10. sympathetic of 'within the vicinity' of a Heritage Item or Conservation Area, where works do not adversely impact views or the heritage setting / characteristics.



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The Heritage Council of NSW guidelines [How to Carry Out Work on Heritage Buildings and Sites](#) and [Principles of Conservation Work on Heritage Places](#) provide guidance on what may be appropriate on heritage properties. Demolition of an Heritage Item or a dwelling in a Conservation Area is not permissible.

Established gardens/trees; fencing; retaining walls; sandstone fountains and important features located within the curtilage of a Heritage Item may be considered significant and form part of the original fabric and should not be removed.

If the heritage property contains existing trees an arborist report may be required to be submitted with a DA.

The Council's DCP2014 *Part 9.5 Tree Preservation* requires the lodgement of a DA for the removal of any trees:

- located on or within a site that has a Heritage Item,
- identified as a Heritage Item, or
- located on a site within a heritage Conservation Area.

For more information on the requirements regarding tree removal on Heritage Items and within Heritage Conservation Areas, see Council's information sheet [Removal of Trees on Heritage Properties](#).

Further Information

Further information can be obtained by visiting Council's Ryde Planning and Business Centre, viewing the Heritage Inventory Sheet for your property or by contacting Council's Heritage Officer on 9952 8321 (Wednesdays, Thursdays and Fridays) or email attentioned to the Heritage Officer and sent to cityofryde@ryde.nsw.gov.au.

It is also recommended that you review Council's information sheet *Heritage Conservation in Ryde*.

City Of Ryde

Ryde Planning and Business Centre

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