



**TOP RYDE SHOPPING CENTRE REDEVELOPMENT
PHASE 1: RESIDENTIAL BUILDINGS 'B' & 'F'
STATEMENT OF HERITAGE IMPACT
July 2008**

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany a Development Application for Phase 1: Residential Buildings 'B' & 'F' of the proposed Top Ryde Shopping Centre Redevelopment.

The assessment of potential heritage impact has been undertaken by Robert Staas, Director / Heritage Consultant of Noel Bell Ridley Smith & Partners Architects in accordance with the requirements of Clause 88 of the Ryde Planning Scheme Ordinance in regard to Development in the Vicinity of a Heritage Item, in particular Ryde Public School.

A previous Stage 1 DA assessment of the site was prepared and submitted to Council prior to the demolition approval for the former Top Ryde Shopping Centre. This included a historical analysis of the development of the area and was co-ordinated with an archaeological assessment by Casey & Low Archaeologists.

Details of the current development proposal have been prepared by Marchese & Partners Architects.

2.0 LOCATION OF SITE

This Development Application seeks approval for Phase 1- Buildings 'B' & 'F' of the proposed Top Ryde Shopping Centre Redevelopment. The site occupies almost the entire block surrounded by Devlin Street, Blaxland Road, Tucker Street and Pope Street in Top Ryde.

The site is described as follows in documents held by the NSW Land Titles Office

Legal Description	Registered proprietor
Lot 1 in DP 618154	Bevillesta Pty Ltd
Lot 2 in DP 618154	Bevillesta Pty Ltd

Lot A in DP 104409	Bevillesta Pty Ltd
Lot B in DP 104409	Bevillesta Pty Ltd
Lot C in DP 104409	Bevillesta Pty Ltd
Lot 1 in DP 795810	Bevillesta Pty Ltd
Lot 1 in DP 130689	Bevillesta Pty Ltd
Lot 1 in DP 655601	Bevillesta Pty Ltd
Lots 6 & 7 in DP 24237	Bevillesta Pty Ltd

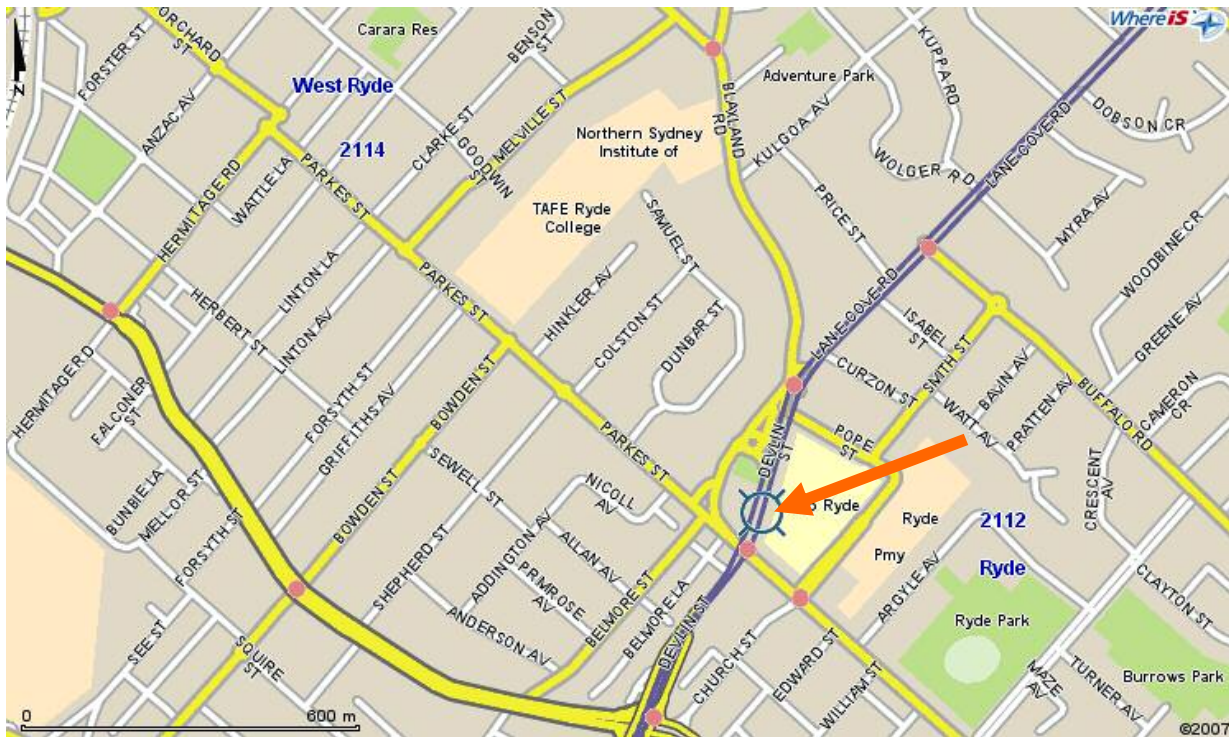


Figure 1: Location Plan.

3.0 DESIGN PROPOSAL

The former Top Ryde Shopping Centre was generally a large retail development of reinforced concrete with masonry infill panels surrounded by extensive open car parking. The complex was somewhat distinct from surrounding development due to its scale and separation by surrounding streets.

The original structures on the site have been demolished and the site is now to be redeveloped in stages in accordance with Ryde DCP 2006. The site is controlled by Ryde LEP No. 143 – Ryde Town Centre.

A Stage 1 DA approval for the demolition of the existing shopping centre and for a new commercial development of the site has been approved by Council in accordance with plans prepared by Lend Lease Pty Ltd. This approval also envisaged the construction of residential buildings along Tucker Street in a form similar to that now proposed in this application.

Noel Bell Ridley Smith & Partners prepared heritage reports that accompanied the Stage 1 DA and dealt with the historic evolution of the site, the heritage values of the former centre complex and the potential impacts of the overall development proposals on the surrounding areas.

The current proposal generally involves the construction of two multi-storey residential buildings -Building 'B' to accommodate 106 residential units and Building 'F' to accommodate 79 residential units; with the provision of on-site car parking on levels 3 & 4; and communal open spaces (residential podium) on level 5.



Figure 2: Aerial photograph showing the site of the proposed Top Ryde Shopping Centre Redevelopment.

4.0 DESIGN DOCUMENTS

This statement of heritage impact has been based on the DA drawings prepared by Marchese & Partners Architects as follows

A1.00 P8	Phase 1 Cover sheet
A1.01 P8	Phase 1 Site Analysis Plan
A2.00 P8	Phase 1 Plan Level 3A
A2.01 P8	Phase 1 Plan Level 3B
A2.02 P8	Phase 1 Plan Level 4A
A2.03 P8	Phase 1 Plan Level 4B
A2.04 P8	Phase 1 Plan Level 5
A2.05 P8	Phase 1 Plan Level 6
A2.06 P8	Phase 1 Plan Level 7
A2.07 P8	Phase 1 Plan Level 8
A2.08 P8	Phase 1 Plan Level 9
A2.09 P8	Phase 1 Plan Level 10
A2.10 P8	Phase 1 Plan Level 11
A2.11 P8	Phase 1 Plan Level 12
A2.12 P8	Phase 1 Plan Level 13
A2.13 P8	Phase 1 Plan Roof
A3.00 P8	Section AA
A3.01 P8	Section BB
A4.00 P8	West Elevation
A4.01 P8	North Elevation
A4.02 P8	East Elevation
A4.03 P8	South Elevation

Materials proposed for the development of Residential Buildings B & F are shown on drawing DA2 P7 External Finishes, and indicate that the development will incorporate Painted masonry in colours that closely align with natural stone and brick colours combined with the use of natural sandstone, powder coated metal frames and louvres and glass balustrades. These materials will be relatively neutral in the wider context and will not have an adverse impact on any heritage items in the vicinity.

5.0 HERITAGE SIGNIFICANCE

The site is located within the vicinity of a number of heritage items identified in the Ryde LEP. In regard to potential heritage impact arising from the proposed development, we consider this would only apply to the setting of Ryde Public School to the south of the site and the setting of Ryde Park (Item 177 at 7 Blaxland Road).

Other items identified in the Ryde LEP that are located in the wider vicinity of the site include the following

- Item 49 - St Annes Church (46 Church Street);
- Item 243 - the alignment of the Great Northern Road (Blaxland Street and Devlin Street)
- Item 276 - Masonic Temple Hall (142 Blaxland Road);
- Item 303 - Ebenezer Church (22 Blaxland Road);
- Obelisk in Devlin Street;
- Willandra (782 Victoria Road);

These items are considerably separated from the site and are not directly affected by the proposed development.

Item 79 - **Ryde Public School** (2 Tucker Street) generally comprises:

- a 1877 single-storey building of coursed rock faced sandstone with ashlar quoins and surrounds to openings and steep gabled slate roof with carved bargeboards designed by Government architect George Allen Mansfield;
- a later 1891 two-storey building closely matching the earlier building in style and detail with gabled corrugated iron roof and simple timber bargeboards; and
- a 1919 addition to the original building and new single-storey building with basement of face brick with rendered base, small pane windows and steep gabled roof with tall chimneys.



Figure 3: Ryde Public School as viewed from the site.



Figure 4: Existing screening to Ryde Public School on the eastern side of Tucker Street. The Top Ryde Redevelopment site to the right.



Figure 5: The subject site as viewed from the intersection of Blaxland Street and Tucker Street. Blackland Road streetscape is generally characterised by two-storey retail and commercial development, mainly dating from the early twentieth century.



Figure 6: Pope Street looking towards Devlin Street. The site to the left. NBR&P 2007



Figure 7: The site looking east from Church Street showing other heritage items in the wider vicinity not directly affected by the current proposal.



Figure 8: Ryde Park Obelisk (7 Blaxland Road). NBR&P 2007

6.0 HERITAGE IMPACT ASSESSMENT

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 1996.

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons

The proposal emphasises the landmark qualities of the area and provides improved amenity by enhancing links with the main streets, and by providing a more sympathetic relationship between the buildings.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts

The setting of the Ryde Public School and Ryde Park will be modified by the increased physical bulk of the proposed development. The site is physically separated from the heritage item by roads and the existing landscape and the overall visual impact is not significantly greater than that which already exists. While the development will have visual prominence it will not dominate the setting of the item in a manner that is unacceptable. The impact of the new buildings may also be as a result of the use of particular materials in the development. These impacts are ameliorated by distance and the interposition of substantial existing tree screening.

The following sympathetic solutions have been considered and discounted for the following reasons

The design submitted follows the objectives of the DCP and the form approved in the Stage 1 DA. Discussions with Council staff have resulted in the evolution of the proposed form of the development for this site.

6.1 New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

The new development is clearly a modern addition to the context of the heritage items in the vicinity of the site.

The building is set back from the street and the height reduced adjacent the heritage item.

- *Why is the new development required to be adjacent to a heritage item?*

The development of major shopping centres in Rhodes, Parramatta, Chatswood and North Ryde has seen the Top Ryde Shopping Centre decline in Sydney's retail hierarchy from its original regional focus to a local focus.

This Development Application is part of a larger mixed use development on the site to be carried out in stages to rejuvenate this area of Sydney and to provide increased residential density close to public facilities.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

There is no impact on the heritage curtilage of any item in the vicinity. All of the heritage items exist on a separate curtilage that is physically separated from the proposed development by roads.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

The degree of separation and the general screening of the Ryde Public School site by existing vegetation will reduce any significant visual intrusion on the setting of the heritage item.

Views to and from the Gazebo in Ryde Park are largely unaffected by the proposed development there being limited visual connection between the two sites.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Any impact on any potential archaeological resource associated with the Top Ryde Redevelopment is assessed by the "Archaeological Assessment Top Ryde Shopping Centre". May 2006. Casey & Lowe Pty Ltd.

The likelihood of any significant archaeological remains associated with this application is minimal. Any archaeological remains would be protected under the relics provisions of the Heritage Act 1977.

- *Is the new development sympathetic to the heritage item? In what way?*

The new development is clearly a modern addition to the context of the heritage items that are in the vicinity.

The proposal emphasises the landmark qualities of the area and provides improved amenity by enhancing links with the main streets, and by providing a more sympathetic relationship between the buildings.

There is no real necessity for any strong expression of sympathy between these sites.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

The proposed development is considerably separated from the adjacent heritage items. While the development will have visual prominence it does not dominate the context and setting of the item in a manner that is unacceptable.

- *Will the public and users of the item, still be able to view and appreciate its significance?*

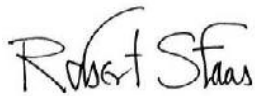
The heritage items that are in the proximity of the proposed development are largely appreciated within their own immediate setting and context and do not rely on long distant views which may be affected by the proposal. In this way views to the items are well maintained and public appreciation of them is unaffected by the proposed development.

7.0 CONCLUSION

In my professional opinion, the only item in the vicinity of the site which may be affected by the proposed development is the Ryde Public School buildings at the corner of Tucker Street and Pope Streets. The present context of these structures is separated from the site by a road and by substantial existing tree planting of some maturity. The increased bulk of the new buildings will impact in views from within the curtilage of the heritage listed school but will not be of such a level of impact as to be unreasonable for this context or unacceptable in heritage terms.

The impact on other heritage items in the wider vicinity is minimal and acceptable.

For these reasons I consider the application to be acceptable and commend it to the Council for favourable consideration.

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, slightly slanted style.

ROBERT STAAS
Director / Heritage Consultant
Noel Bell Ridley Smith & Partners architects Pty Limited
July 2008