



STATEMENT OF HERITAGE IMPACT

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TOP RYDE REDEVELOPMENT
COMMERCIAL BUILDINGS A&B
2 DEVLIN STREET TOP RYDE
NSW 2113

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the NSW Land & Environment Court Practice Directions relating to the provision of evidence by expert witnesses. The opinions in the report represent the professional opinions of the author based on an assessment of the available information cited in the report.

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STATEMENT OF HERITAGE IMPACT FOR TOP RYDE REDEVELOPMENT: COMMERCIAL BUILDINGS A & B

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works to the site on Devlin Street, Top Ryde.

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.

Existing buildings on the site have been demolished in accordance with the DA No 672/2006. It is proposed to construct two new buildings on Devlin Street on the site of the old Top Ryde Shopping Centre (now demolished) The proposed new development is located in the vicinity of a number of heritage items

The assessment of potential heritage impact has been undertaken by Jennifer Castaldi, Heritage Architect, under the direction of Robert Staas, Director / Heritage Consultant of Noel Bell Ridley Smith & Partners Architects. Details of the development proposal and works to the heritage building have been prepared by Turner & Associates.

This report has been prepared acknowledging and in accordance with the requirements of the NSW Land & Environment Court Practice Notes, Division 2 of Part 31 of the Uniform Civil Procedure Rules and the Expert Witness Code of Conduct in Schedule 7 of the Uniform Civil Procedure.

2.0 LOCATION OF SITE

The subject site occupies the south western corner of the development site bounded by Devlin Street and Blaxland Road. The site is described as Lots 6 & 7 in DP 24237 in documents held by the NSW land Titles Offices

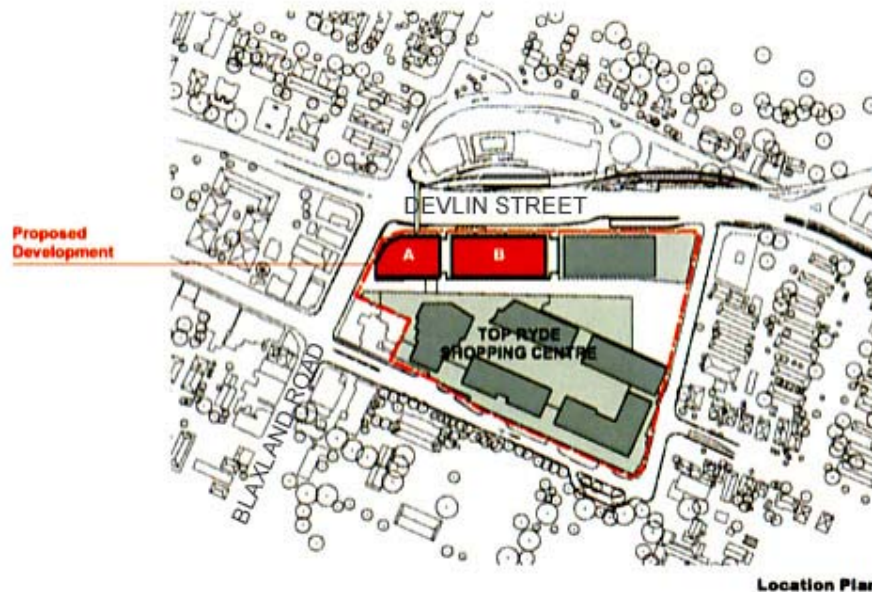


Figure 1: Site plan showing the location of the proposed Top Ryde Shopping Centre Redevelopment – Commercial Buildings A & B

3.0 THE 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 distinct from surrounding development due to its scale and separation by surrounding streets.

The original structures on the site have been demolished in accordance with Ryde DCP 2006. The site is controlled by Ryde LEP no. 143 – Ryde Town Centre.

A stage1 DA approval for the demolition of the existing shopping centre and for a new commercial development of the site was prepared by Lend Lease Pty Ltd. This approval also envisaged the construction of residential buildings along Tucker Street.

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 multistorey commercial buildings A & B along Devlin Street. This report concerns the DA for the Commercial Buildings Levels 5-8 and the roof. The rest of the building is the retail building for which the design has been assessed and approved and is currently being built.

4.0 DESIGN DOCUMENTS

This statement of heritage impact report has been based on the DA drawings prepared by Turner & Associates as follows

DA00	Cover/ Location Plan/ Drawing Schedule	NTS
DA01	Site Analysis Plan	1:1000
DA02	Site Plan	1:500
DA20	Ground Level-Devlin Street (Lobby fitout only)	1:200
DA21	Level 3 Plan (Parking)	1:200
DA22	Level 4 Plan (Parking)	1:200
DA23	Level 5-8 (Commercial Office, Typical)	1:200
DA24	Roof Plan (Plant)	1:200
DA40	Context Elevations-West Elevation	1:500
DA41	West Elevation (Devlin Street)	1:200
DA42	South Elevation Blaxland Street)	1:200
DA43	East Elevation (Strada)	1:200
DA44	North Elevation (Building A&B)	1:200
DA45	Internal South Elevation (Building B)	1:200
DA46	Section AA (Typical)	1:200
DA47	Section BB (Typical)	1:200
DA50	Building Envelope Analysis	1:500
DA61	Area Schedule Diagrams	1:500
DA70	Shadow Diagrams-June 21 st (Part 1 of 2)	1:500
DA71	Shadow Diagrams-June 21 st (Part 2 of 2)	1:500

Materials proposed for the development of Commercial Buildings A & B are shown on drawings DA40, DA41, DA42, DA43. and indicate that the buildings will incorporate painted concrete and masonry on the podium level and glass curtain walling with straight external powder coated blades.

5.0 HERITAGE SIGNIFICANCE

The site is located within the vicinity of a number of heritage items identified in the Ryde LEP. With regard to potential heritage impact arising from the proposed development, we consider this applies to

- The Masonic Temple Hall - Item 276

The Masonic Temple Hall at 142 Blaxland Road is located to the west of the development site. It is significant as both a local landmark and a social focus of the community. It is a simple two storey Federation Hall built close to the street alignment on the corner of Blaxland Road and a laneway. The building is symmetrical and constructed of brickwork with a gable roof which is concealed behind a parapet. There is a smaller lean to section at the rear. The side walls are unpainted brickwork divided into bays by brick buttresses. The street facade is rendered and features classical motifs. The facade features a pair of tapered pilasters supporting an entablature bearing the words *Masonic Temple*. The interior is simple and features a curved plaster ceiling, turned timber balustrading, painted brickwork, timber boarded ceilings and painted joinery typical of the period.



Figure 2: The Masonic Temple Hall 142 Blaxland Road, Ryde

- The Obelisk – Item 214

The Obelisk is located opposite the development site at the bus terminus on the northern side of Devlin Street. It is a sandstone block on a circular stone base, originally holding an ornamental lamp. It was erected in 1909 by the council to celebrate the decision to extend the city tram to Ryde and the turning of the first sod at the tram terminus

at Hatton's Flat. The monument was erected at the intersection of Church Street and Blaxland Road Ryde but was later shifted minus the lamp to an island in Devlin Street at Hattons Flat. Still later during construction of the Ryde Civic Centre in 1962-63, the monument was relocated to its present position at the bus terminus at Ryde.

The location of the Obelisk is not of heritage significance as it not in its original location and may be relocated with the redevelopment of the Civic Centre. The development proposal for Commercial Buildings A & B will have no impact on the Obelisk.



Figure 3: The obelisk in Devlin Street. Not in original location

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

- **Ryde Public School** (2 Tucker Street) – Item 79
- **St Annes Church** (46 Church Street) – Item 49
- **Ryde Park** (7 Blaxland Road) – Item 177
- **Ebenezer Church** (22 Blaxland Road) – Item 303
- **Hatton's Cottage** (159 Blaxland Road)
- **Willandra** (782 Victoria Road)
- **The alignment of the Great Northern Road** (Blaxland Street and Devlin Street)

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

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 or conservation area for the following reasons:

While the proposed development is clearly a modern addition to the wider context of the heritage items that are in the vicinity of the Top Ryde site, the new building is physically separated from the heritage items by Devlin Street and Blaxland road.

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 development for this site to produce a design that is considered appropriate for this site.

6.1 New development adjacent to a heritage item

- *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 new buildings are separated from the heritage items by Devlin Street, a major road and do not have a significant adverse impact on their setting.

- *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 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 density close to public facilities. The development is in accord with the planning proposals for Top Ryde established by Council

- *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?*

Views along Blaxland Road are not inhibited by the development as it is located on the northern side along a short section of Blaxland Road. The Masonic hall is not directly opposite the development on Blaxland Road and is not directly affected by any view

Other heritage items in the vicinity are a significant distance from Commercial Buildings A & B. There is no direct visual connection between the other heritage items in the vicinity and the proposed development.

- *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 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 archaeological potential has been previously assessed.

- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

It is not necessary for there to be any substantial sympathy of the new building with the heritage item. 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.

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

The proposed development is considerably separated from the heritage items in the vicinity. While the development will have visual prominence it will not dominate the context and setting of the item 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 view that 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.

Conclusion

In conclusion, the proposed works described above do not adversely affect the identified heritage significance of the area. The only item in the vicinity of the site which may be affected by the development is the Masonic Temple Hall, although there is a significant separation between the development site and the heritage item by Devlin Street and Blaxland Road.

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

I would recommend the heritage aspects of this application be approved.

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

Robert Staas
Heritage Consultant/ Director
NOEL BELL RIDLEY SMITH & PARTNERS ARCHITECTS

18th March 2009