

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC

Incorporating AHMS and Futurepast

Eastwood Centre Redevelopment

144-186 Rowe Street, Eastwood

Statement of Heritage Impact

FINAL

Prepared for Yuhu Group (Australia) Pty Ltd

July 2016



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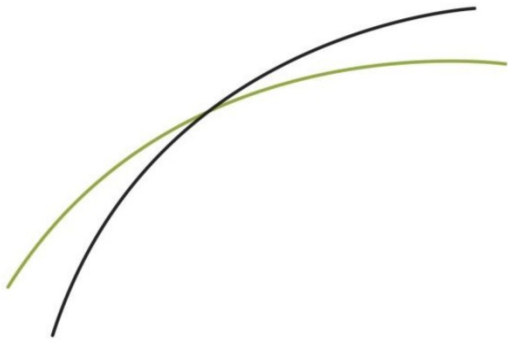
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PROJECT NAME: Eastwood Centre Redevelopment

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1 INTRODUCTION

1.1 Project Description

In May 2015, EXTENT Heritage (formerly Futurepast Heritage Consulting) was commissioned by YUHU Group to provide heritage impact advice on the proposed redevelopment of the Eastwood Centre, located at 144-186 Rowe Street Eastwood. A preliminary advice was prepared based on a concept design of the redevelopment, addressing potential heritage impacts in regards to heritage items in the vicinity, views and settings, and an assessment of the statutory and planning requirements and limitations.

In February 2016, following acceptance of the concept design by Council, EXTENT Heritage Pty Ltd were requested to prepare a Statement of Heritage Impact for the redevelopment of the Eastwood Centre based on the finalised design. The final designs referenced as part of this assessment are produced and issued by HDR Rice Daubney Architects, and dated XX July 2016. The purpose of the report is to analyse the proposed redevelopment works and the potential impacts on the heritage significance of neighbouring heritage items and conservation areas.

1.2 Approach and Methodology

The methodology used in the preparation of this Statement of Heritage Impact is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the NSW Office of Environment and Heritage, accessed June 2015.

This Statement of Heritage Impact (SOHI) will review the relevant statutory heritage controls, assess the impact of the proposal on the subject property and make recommendations as to the level of impact.

1.3 Limitations

The site and wider surroundings of Eastwood were inspected and photographed by the authors of this report as part of the preliminary heritage advice on the 4th June 2015. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

1.4 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this Statement of Heritage Impact:

MacLaren North	NSW Director
Eleanor Banaag	Heritage Advisor
Corinne Softley	Research Assistant

Information was sourced for this report from:

- Listing Sheet for the property from www.environment.nsw.gov.au/heritage
- Beverley McClymont (2010) “Eastwood”, Dictionary of Sydney
- City of Ryde Library Catalogue
- National Library of Australia
- Land and Property Information (LPI)

1.5 Ownership

The site is owned by Yuhu Property (Australia) Pty Ltd. The client for the preparation of this Heritage Impact Assessment is Yuhu Group Pty Ltd.

1.6 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

2 LOCATION

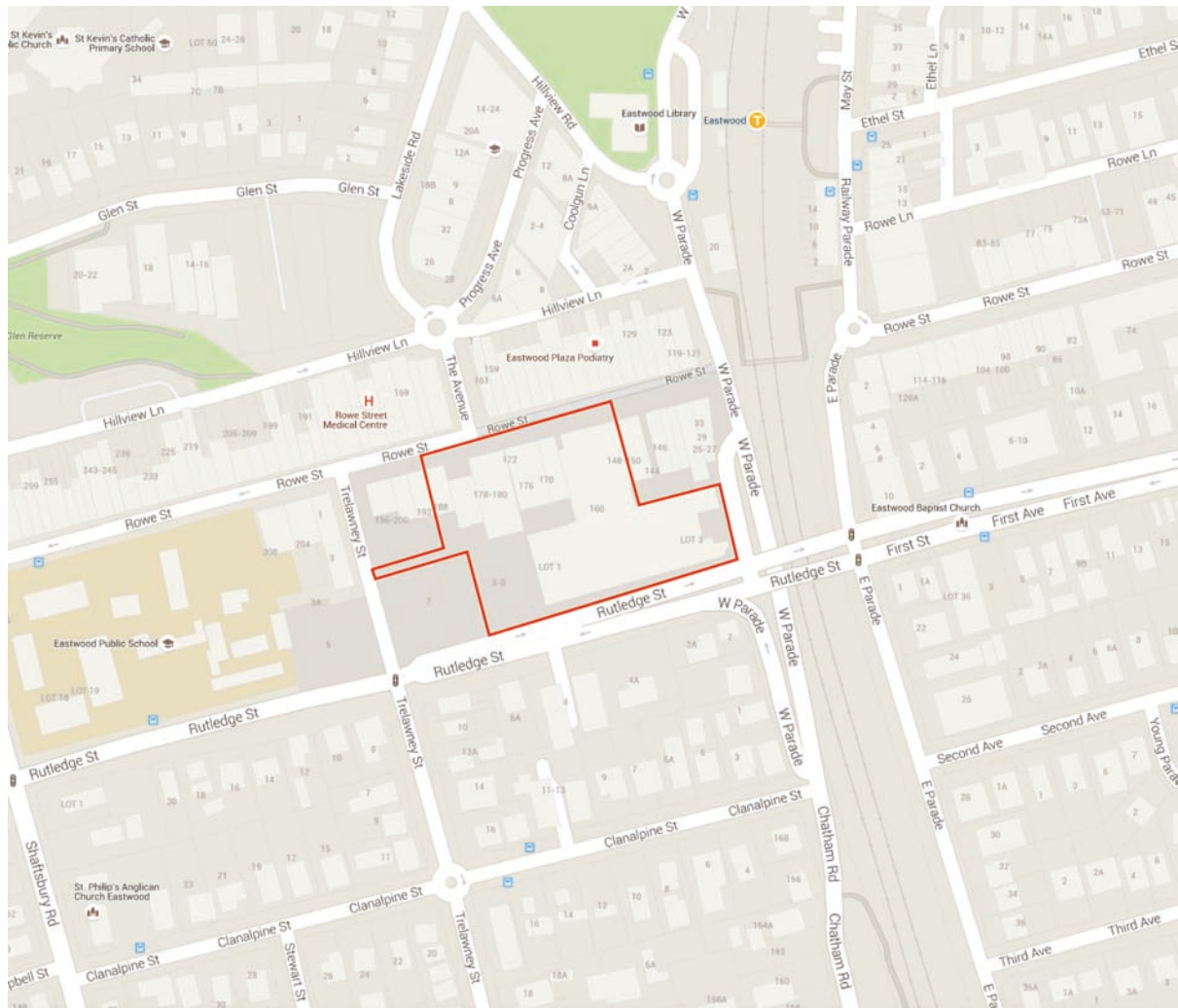


Figure 1. Map indicating location of Eastwood Shopping Centre (Source: Google Maps).

The Eastwood Shopping Centre site is located at 144-186 Rowe Street, Eastwood (subject site). The site is bounded by Rowe Street to the north, West Parade to the east, Rutledge Street to the south and Trelawney Street to the west. Eastwood Station, situated on the Main North Line, is located northeast of the subject site. The subject site is situated in the heart of Eastwood Town Centre, 200 metres from Eastwood Railway Station. The site has an area of approximately 12,600m² and represents the largest private landholding in the Town Centre under single ownership.

The site currently accommodates a retail shopping centre providing some 12,500m² of retail space anchored by a Woolworths supermarket as well as 2,400m² of commercial space and parking for 426 cars, of which 289 are available to the public. Existing buildings on the site range in height from two to eight storeys with the taller building forms fronting Rowe Street Mall. A detailed description of the site is provided in the Statement of Environmental Effects accompanying the development application.



Figure 2. *Aerial view with subject property outlined in red (Source: Google Maps).*

3 LISTINGS AND CONTROLS

Heritage Status

The subject site is not listed on any statutory or non-statutory registers.

3.1 Statutory Listings

3.1.1 Environment Protection and Biodiversity Act 1999

The site is not included on the National Heritage List under the Environmental Protection and Biodiversity Act 1999.

3.1.2 NSW Heritage Act 1977

The site is not included on the State Heritage Register (SHR).

3.1.3 Local Environmental Plan

The subject property is not included in the Ryde LEP 2014.

3.2 Non-statutory Listings

3.2.1 National Trust of Australia (NSW)

The site is not identified by the National Trust of Australia (NSW).

4 HISTORIC CONTEXT

The following brief historical overview has been primarily adapted from the NSW Office of Environment and Heritage listing sheet for the “Summer Hayes” shops and the Dictionary of Sydney article on Eastwood¹. Where other sources have been used they have been identified.

4.1 European Settlement of Eastwood

The first land grants in Eastwood were given in 1794 to Samuel Wheeler, Rev. James Bain, John Redman, Patrick Campbell, Thomas Bride, Zadoc Petit and William Patullo. Land grants continued in the area until 1801, although this period also saw many original land grants sold to local landowners to form larger farms. John Macarthur purchased several land grants in the area between 1794 and 1799. He later sold this land to Joseph Holt, who, on behalf of Lt. William Cox, amalgamated 14 farms into one estate. This amalgamation did not last long as William Cox sold some of the estate to D’Arcy Wentworth at the area’s first auction in 1804.

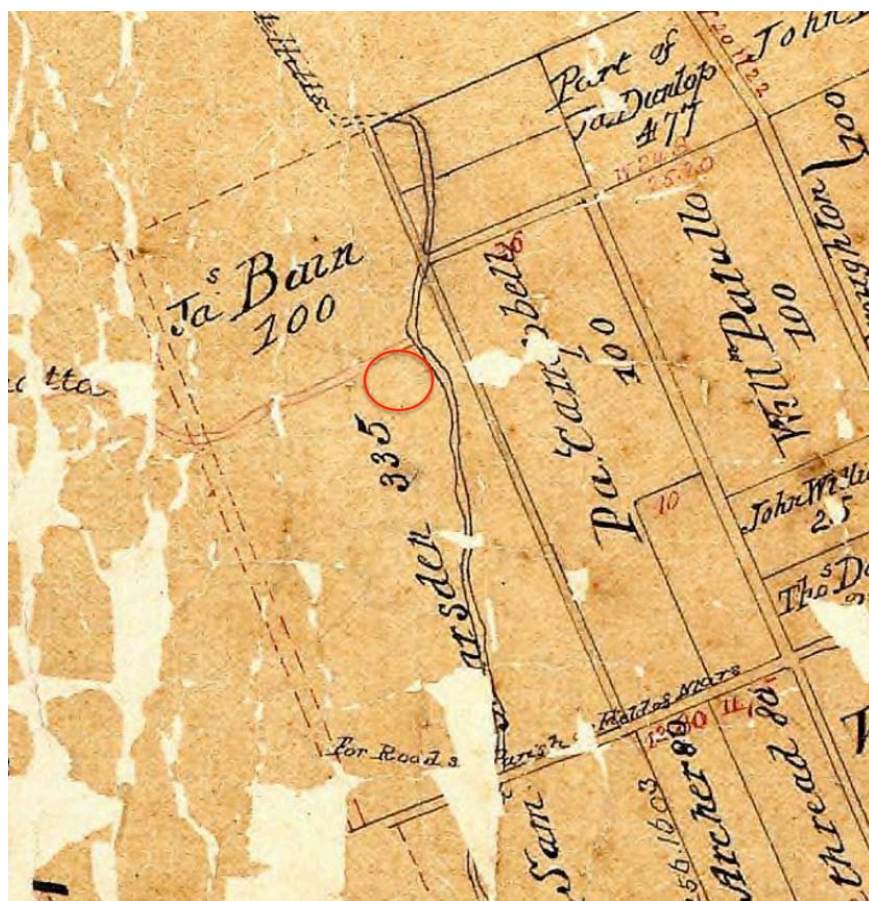


Figure 4. Early Hunters Hill parish map showing early land grants and the indicative location of the subject site (circled in red), date unknown. (Source: LPI – Hunters Hill Parish Map)

¹ NSW OEH, Heritage Listing Sheet for Summer Hayes Shops Group, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2340165>
Beverley McClymont (2010) “Eastwood”, Dictionary of Sydney.

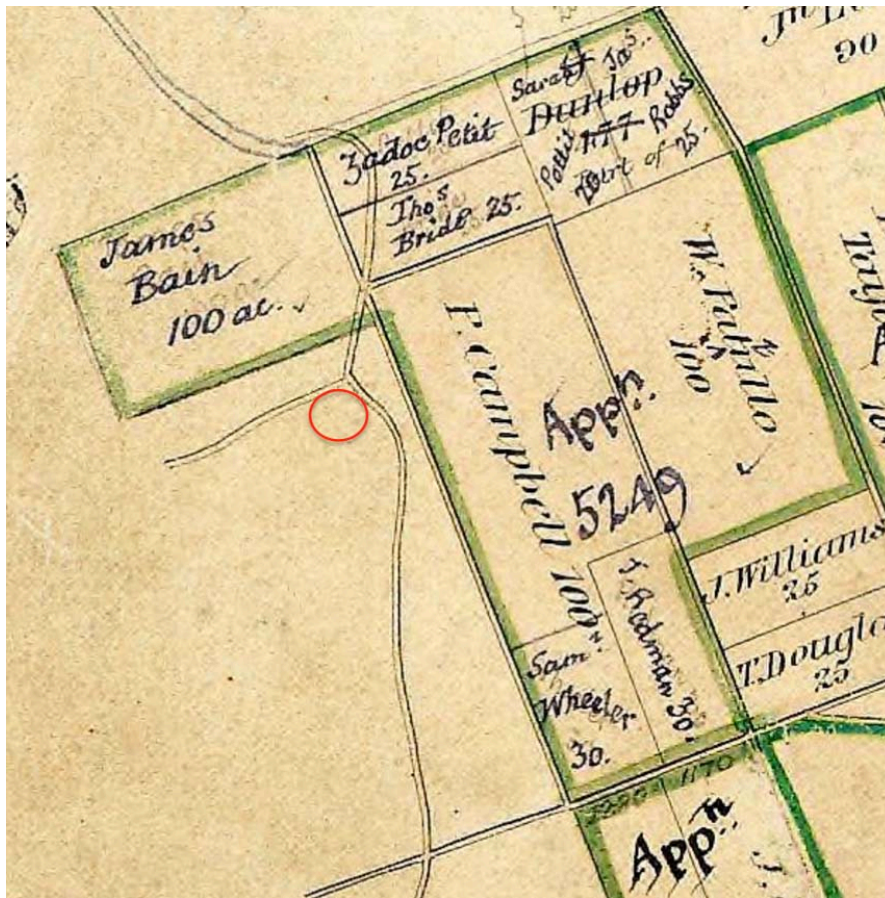


Figure 5. 1861 Hunters Hill parish map showing early land grants and the indicative location of the subject site (circled in red). (Source: LPI – Hunters Hill Parish Map 1861)

In 1807 Gregory Blaxland established Brush Farm Estate from nine farms purchased from D'Arcy Wentworth, thought to be the original land grants of Wheeler, Bain, Redman, Campbell, Bride, Petit and Patullo. Major Edward Darvall, a retired English army officer, leased Denistone Farm from Dr Foster in 1840, and later purchased a 400-acre estate in the Ryde area, covering part of Eastwood and West Ryde. William Rutledge (1806-1876) bought land in 1835, including land originally granted to Lt. William Kent and John Love in the 1790s. This formed Eastwood Estate (the estate in which Eastwood Shopping Centre is now located). It is evident from newspaper notices of the period, that William Rutledge and his family had built a house and occupied the property, known as "Eastwood, Field of Mars" from at least 1837 till 1844. Rutledge was a government contractor and a director of the Commercial Banking Company of Sydney, who later moved to Victoria.

In 1848 the Estate was home to a failed attempt to build a local silk industry under the supervision of James Beuzeville from a London silk-weaving firm. The estate then had several owners, including Dr William Sherwin who was the first Medical graduate in the colony, before it was purchased by Edward Terry in 1863. Terry developed the property and was an influential figure in Ryde's history, most notably as Ryde Council's first mayor in 1871.

Edward Terry encouraged the development of the Eastwood area, including influencing the government to run the new Strathfield to Hornsby rail line through his own property in the 1880s. The main camp for the railway workers was set up in the area, leading to the establishment of a local school, Post Office and hotel in Eastwood. Brush Farm was subdivided from 1881, followed by Darvall Estate from 1902. When Terry's Estate subdivisions were offered for sale from 1905, businesses began to emerge on Rowe Street. By the 1920s, Rowe Street was established as Eastwood's commercial centre and included the now heritage listed "Summer Hayes" Shops. Photographs of Rowe Street from the period show several two-storey shops with verandas over the footpath, a few single-story premises, and vacant land (see fig. 4). Horses and carts provided road transport. Areas of forest existed along Shaftsbury and Balaclava roads.

Eastwood was seen to offer buyers a pleasant residential area, with large blocks of land on which to keep a horse, cultivate a garden or build a tennis court, and easy travel by train to Sydney for employment. The owners of the big estates set about subdividing their land but it was many years before all blocks were sold. Federation-style houses and gardens of this period can still be seen. California bungalows, postwar housing and then larger, modern homes and units followed throughout the twentieth century.



Figure 6. ***Looking across the Eastwood Estate towards Eastwood House, c. 1880 (Source: City of Ryde Library Catalogue, Reference Number 5096413)***



Figure 7. Parish Map of Ryde, 1890-1899. The subject site has been identified with a red square
(Source: National Library of Australia, Map Ra 40)

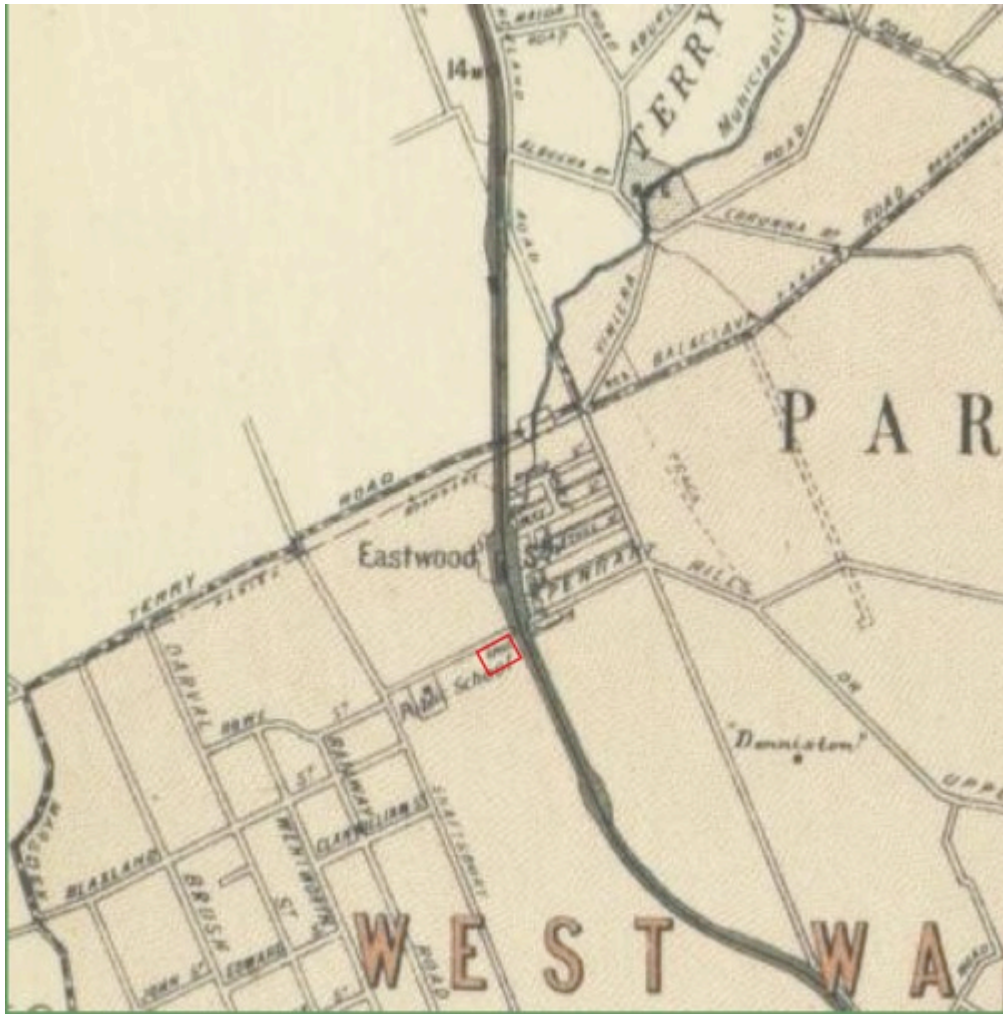


Figure 8. Excerpt from the Parish Map of Ryde of the Eastwood area, 1890-1899. The subject site is outlined in red. (Source: National Library of Australia, Map Ra 40)

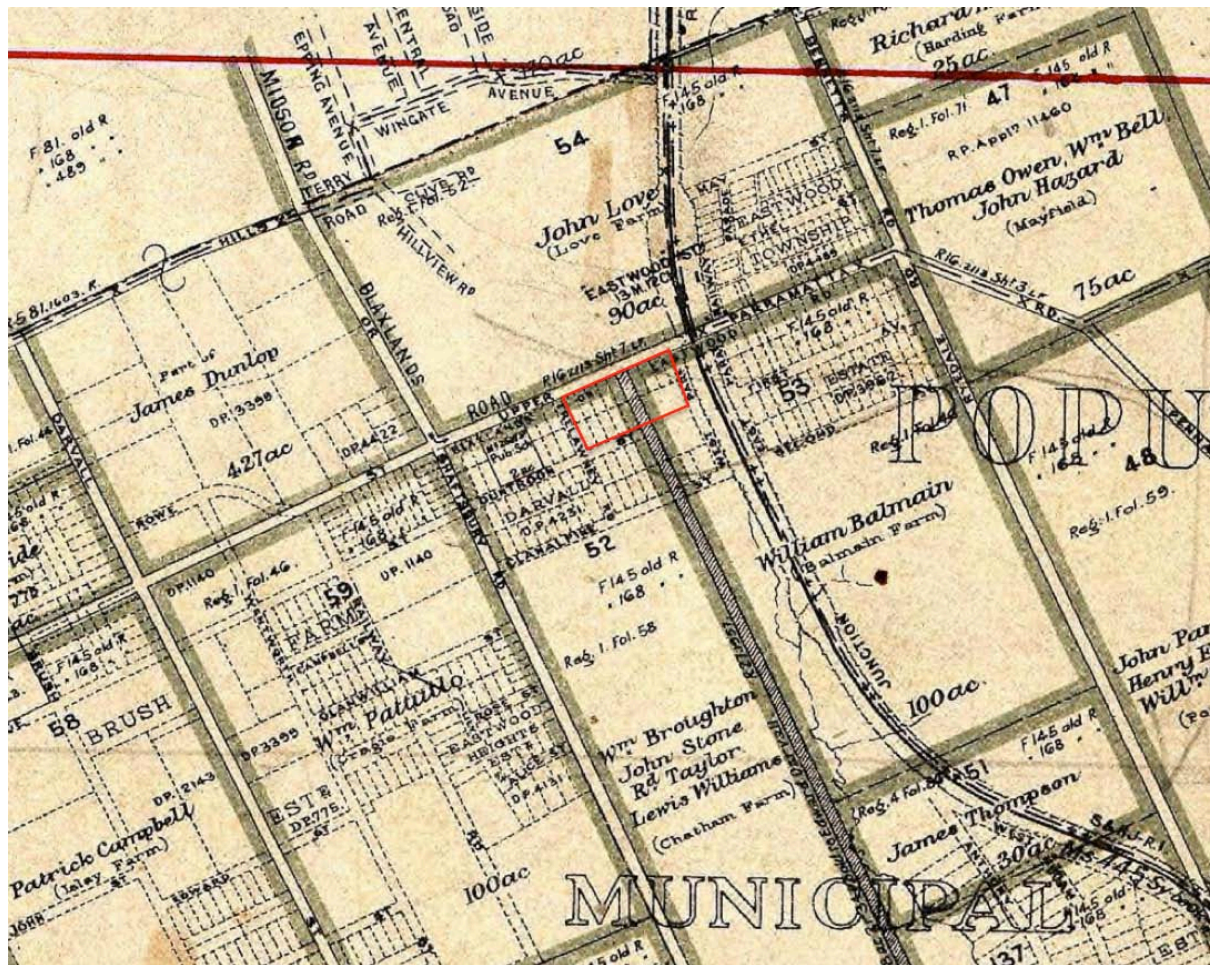


Figure 9. 1907 Parish Map of Hunters Hill showing the subject site outlined in red, shortly after subdivision. (Source: LPI – County of Cumberland Parish Map of Hunters Hill 1907)

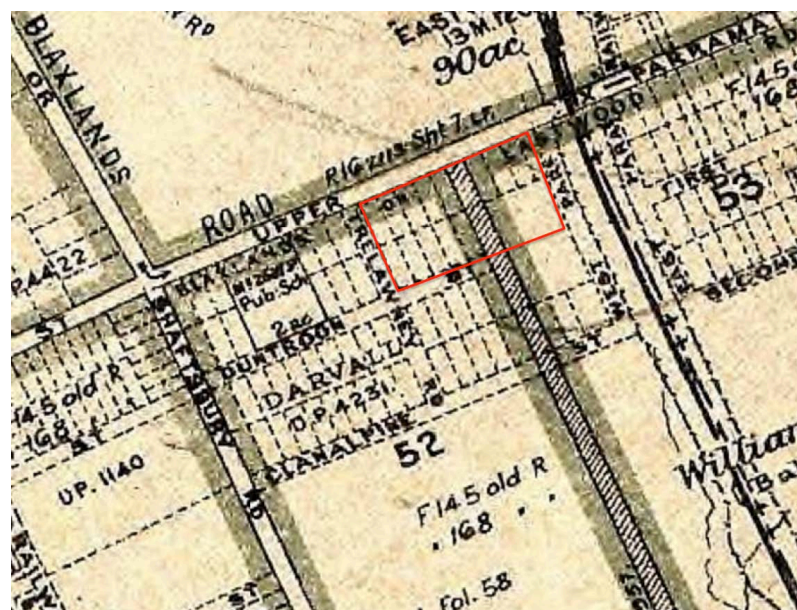


Figure 10. Close up of 1907 Parish Map of Hunters Hill showing the subject site outlined in red, shortly after subdivision. (Source: LPI – County of Cumberland Parish Map of Hunters Hill 1907)



Figure 11. East Rowe Street, c. 1922 (Source: City of Ryde Library Catalogue, Reference Number 5158311)



Figure 12. View towards Eastwood Shopping Centre on Rowe Street, facing east, dated 1939 (Source: City of Ryde Library Catalogue, Reference Number 4969820)



Figure 13. Eastwood shopping Centre (previously named “Eastwood Plaza”) in 1992. (Source: City of Ryde Library Catalogue, Reference Number 7423713)

5 PHYSICAL DESCRIPTION

EXTENT Heritage Pty Ltd carried out a physical assessment of Eastwood Shopping Centre and its surrounds in June 2015. The analysis involved an investigation into the built form and landscape setting. The following physical description does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in determining significance.

5.1 Exterior

The Eastwood Shopping Centre is a brick and cement-rendered 7-storey mixed use retail and commercial building. From the Rowe Street frontage, the bottom 2 levels are reserved as the Eastwood Shopping Centre public retail space. Above this, there are several floors of commercial tenancies. Eastwood Shopping Centre also has a Rutledge Street frontage, which consists of a 3-storey carpark on the eastern half of the site, and an uncovered parking area on the western half.

The style of the building is functional, generally unadorned with long rows of uninterrupted windows for each floor, and an undecorated façade apart from its cream painted cement-rendered façade with alternating courses of unpainted red brickwork.



Figure 14. Eastwood Shopping Centre, facing south east from within Rowe Street Mall (Source: Extent Heritage, June 2015)



Figure 15. Looking east towards Eastwood Shopping Centre from Rutledge Street. (Source: Extent Heritage, June 2015)

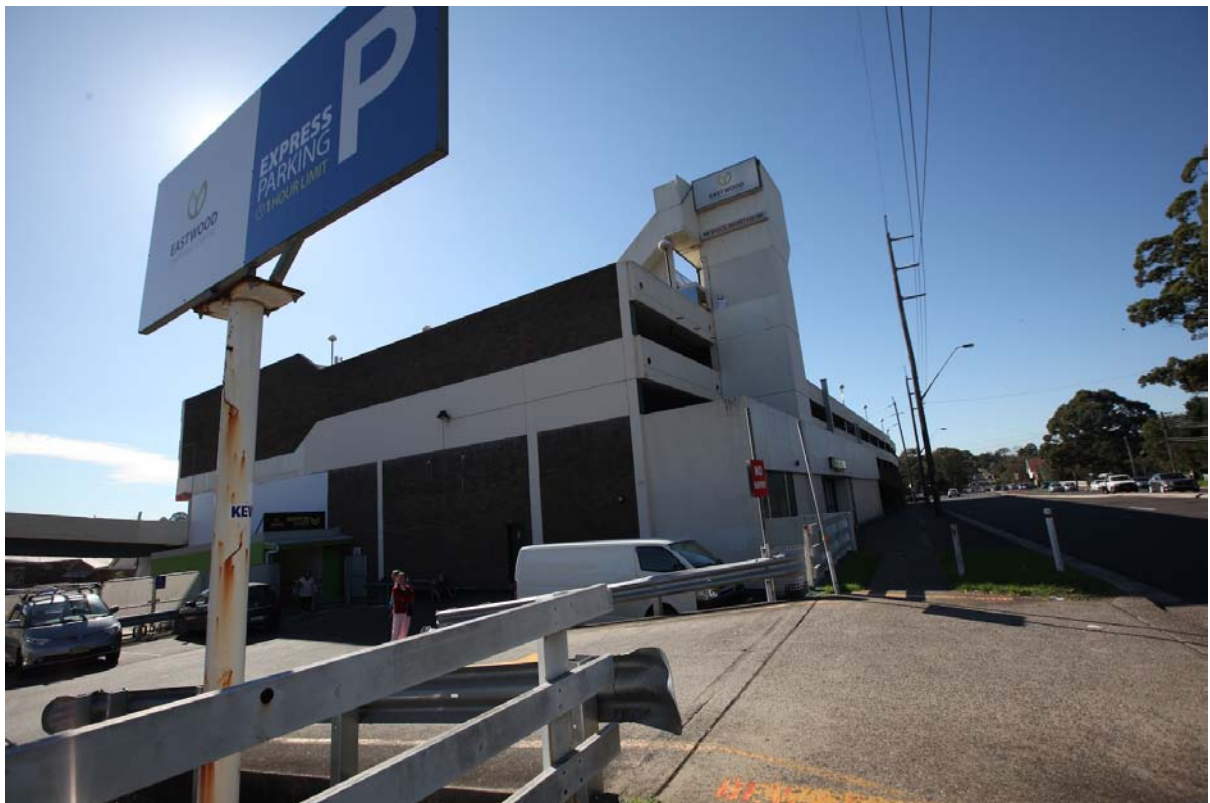


Figure 16. Detail of car park to the rear, fronting Rutledge Street. (Source: Extent Heritage, June 2015)

5.2 Interior

Only areas with public access was inspected for this study. The ground and first floor of the Eastwood Shopping Centre is fitted out with a range of small, medium and large sized retail tenancies. The Woolworths supermarket is the largest tenanted space, with the majority of spaces occupied by small boutique retailers and a small number of food outlets. In regards to internal facilities, it contains the expected escalators, lifts, air conditioning and public amenities.

6 VIEWS AND SETTINGS

On the 4th of June 2015, the immediate and wider area surrounding Eastwood Shopping Centre was surveyed with an aim to identify the impact of the current building on views and settings from heritage items in the area. Views were considered from all heritage items and the conservation area (#C4). See figure 17 for a map indicating the location and direction of the photographs taken on site.

The Eastwood Centre can be seen from most vistas. The areas adjacent to the railway lines are generally level terrain, however views of the building are generally still available simply due to the fact that the current five-storey structure is at present the tallest structure within that vista. In some areas from Eastwood Park and Hillview Road (bordering the conservation area), several buildings and mature plantings screen views.

Views are most evident from Glen Street (View 9) where the land elevates up towards the east. From this point, the current Eastwood Shopping Centre building is clearly visible. The large conservation area to the northwest of the subject site is located within this elevated topography. While there are mature trees throughout the area, the current shopping centre building, with its height and massing, is also clearly evident from the southern boundaries of this conservation area. To the southeast of the subject site, most of the surrounding buildings are low-level residential structures, also providing clear vistas towards the Shopping Centre.



Figure 17. Map indicating the location and direction of photographs taken during the site inspection. Heritage items have been outlined in green, the conservation area (#C4) is marked in red and the location of Eastwood shopping Centre (including the boundary of the proposed development) is marked in orange. (Source: Ryde Local Environmental Plan 2014, Heritage Map, Sheet HER_002 – altered by Extent Heritage, April 2016)

VIEW 1



Figure 18. View of subject site from W Parade, facing south west. (Source: Extent Heritage, June 2015)

VIEW 2



Figure 19. View of subject site from Hillview Road (corner of Eastwood Park), facing south. (Source: Extent Heritage, June 2015)

VIEW 3



Figure 20. View of subject site from the southern most point of Eastwood Park, facing south.
(Source: Extent Heritage, June 2015)

VIEW 4



Figure 21. View towards subject site from within the Eastwood Park, facing south. Note that the item is primarily screened from this vantage point. (Source: Extent Heritage, June 2015)

VIEW 5



Figure 22. View towards subject site from highest point of Eastwood Park, facing south east. Note that the item is not visible from this vantage point. (Source: Extent Heritage, June 2015)

VIEW 6



Figure 23. View of subject site from edge of conservation area on Lakeside Road, facing south east. (Source: Extent Heritage, June 2015)

VIEW 7



Figure 24. View of subject site from edge of conservation area at the base of Hillview Road, facing southeast. (Source: Extent Heritage, June 2015)

VIEW 8



Figure 25. View from edge of conservation area, the higher section of Hillview Road. Note that the item is not visible from this vantage point. (Source: Extent Heritage, June 2015)

VIEW 9



Figure 26. *View of subject site from Glen Street, facing south east. This photo demonstrates the vista that heritage items #203 (Library) and #204 (Church) have from the rear of their properties, being located on the raised region of Eastwood. (Source: Extent Heritage, June 2015)*

VIEW 10



Figure 27. View of subject site from Heritage Item #107 (Fire Station), facing east. (Source: Extent Heritage, June 2015)

VIEW 11



Figure 28. View of subject site from Rowe Street, facing east. (Source: Extent Heritage, June 2015)

VIEW 12



Figure 29. View of subject site from Railway Bridge on Rutledge Street, facing north west. (Source: Extent Heritage, June 2015)

VIEW 13



Figure 30. View of subject site from the corner of Rutledge Street and E parade. Heritage Item #114 (House) is located within the block to the rear of the image, behind two four-storey apartment buildings. (Source: Extent Heritage, June 2015)

VIEW 14



Figure 31. View of subject site from Heritage Item #100 (Shops), facing south west. (Source: Extent Heritage, June 2015)

VIEW 15



Figure 32. *View of subject site from the rear of the property from Rutledge Street, facing north east
(Source: Extent Heritage, June 2015)*

7 HERITAGE ITEMS IN THE VICINITY

There are several heritage items in the immediate and wider vicinity of Eastwood Shopping Centre, as identified in the figure below.



Figure 33. Heritage map showing the heritage items surrounding the development site (outlined in orange). Heritage items that are in the immediate vicinity of the site have been outlined in light blue, while those located within the wider area have been outlined in green. (Source: Ryde Local Environmental Plan 2014, Heritage Map, Sheet HER_002)

7.1 Heritage In Immediate Vicinity

Item Number (Ryde 2014)	Item Name LEP	Address	Significance	State Listing (if applicable)
#105	"Summer Hayes" (shops)	119, 123 and 136 Rowe Street	Local	-

The NSW OEH statement of significance for the Summer Hayes shops is as follows:

The shops, built circa 1920, have historical significance as part of the initial development of the Eastwood shopping centre, and as shops which illustrate the history of local retailing since 1920. The shops have historical association with their architect / developer Charles Robert Summerhayes, alderman and Mayor of Ryde 1911-1912 and again in 1922. The shops have aesthetic significance as a group of distinctive Inter-war Art Deco style shops, representative of the style and rare in the Ryde area, which form a visual gateway to the Eastwood shopping area on either side of Rowe Street opposite the railway.²

Condition – The "Summer Hayes" shops, while possessing original facades in good condition, are heavily modified internally at both levels, and externally at the level below the ground floor awning. The decorative, art-deco style masonry walls above the awning are the only original and significant remnants of the structures, while all other build fabric is heavily compromised.



Figure 34. 119-123 Rowe Street "Summer Hays" (Source: Extent Heritage, June 2015)

² NSW OEH, Heritage Listing Sheet for Summerhays Shops Group, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2340165>



Figure 35. 136 Rowe Street, “Summer Hays” (Source: Extent Heritage, June 2015)



Figure 36. The “Summer Hayes” shops in the vicinity of the current Eastwood Shopping Centre (Source: Extent Heritage, June 2015)

7.2 Heritage In Wider Vicinity

Item Number (Ryde 2014)	Item Name	Address	Significance	Heritage Act Listing (if applicable)
#107	Fire Station	269 Rowe Street	State	S170 Listing
#161	Eastwood Park (gates)	45 West Parade	Local	-
#162	Eastwood Park (grandstand)	45 West Parade	Local	-
#163	Eastwood Park (pavilion)	45 West Parade	Local	-
#35	St Phillip's	29 Clanalpine Street	Local	-
#114	House	2 Second Avenue	Local	-
#100	Shops	15, 17, 19, 21, 23 and 25 Railway Parade	Local	-
#203	Library, St Kevin's Primary School	24 Hillview Road	Local	-
#204	St Kevin's Catholic Church	32-36 Hillview Road	Local	-



Figure 37. Item #107 Eastwood Fire Station (Source: Extent Heritage, June 2015)



Figure 38. *Item #161 #162 #163 Eastwood Park (Source: Extent Heritage, June 2015)*



Figure 39. *Item #203 St Kevin's Primary School Library (Source: Extent Heritage, June 2015)*



Figure 40. *Item #204 St Kevin's Catholic Church (Source: Extent Heritage, June 2015)*

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

Prior to subdivision in 1905, the subject site formed part of a larger land grant utilised for farming purposes. Following subdivision, a series of individual inter-war buildings were constructed on site for commercial purposes. These were later demolished for the construction of the current Eastwood Shopping Centre. Based on the history of cultivation and ground disturbance (i.e. construction and removal of the inter-war buildings), it can be concluded that the study area has a low archaeological potential.

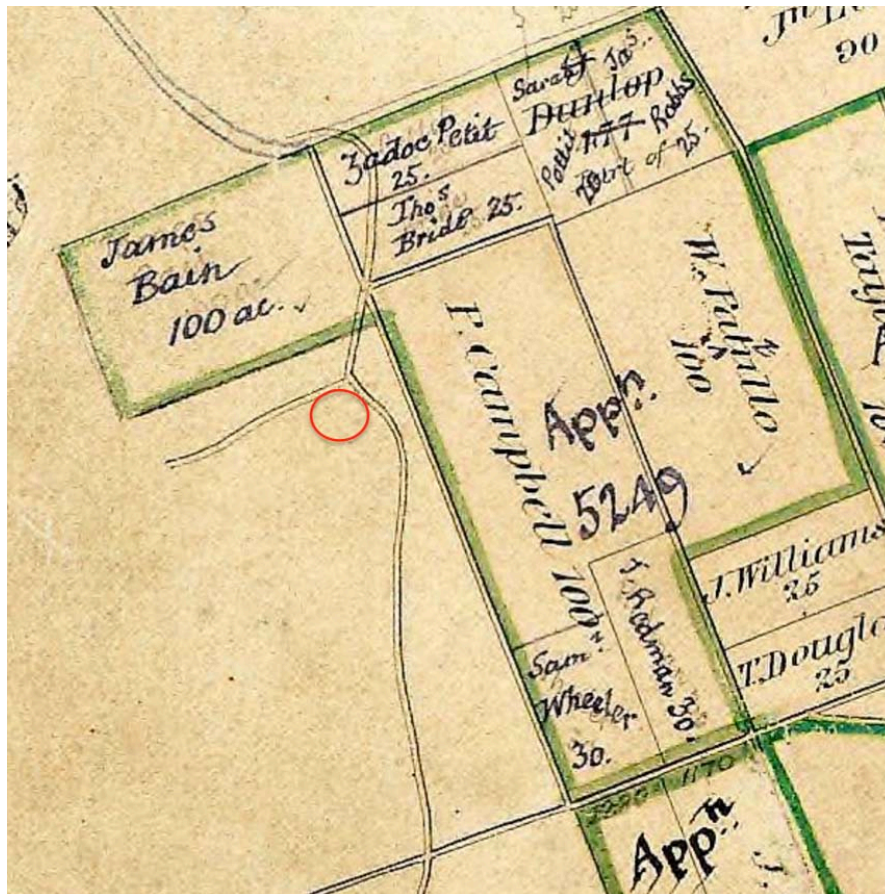


Figure 41. 1861 Hunters Hill parish map showing early land grants and the indicative location of the subject site (circled in red). (Source: LPI – Hunters Hill Parish Map 1861)

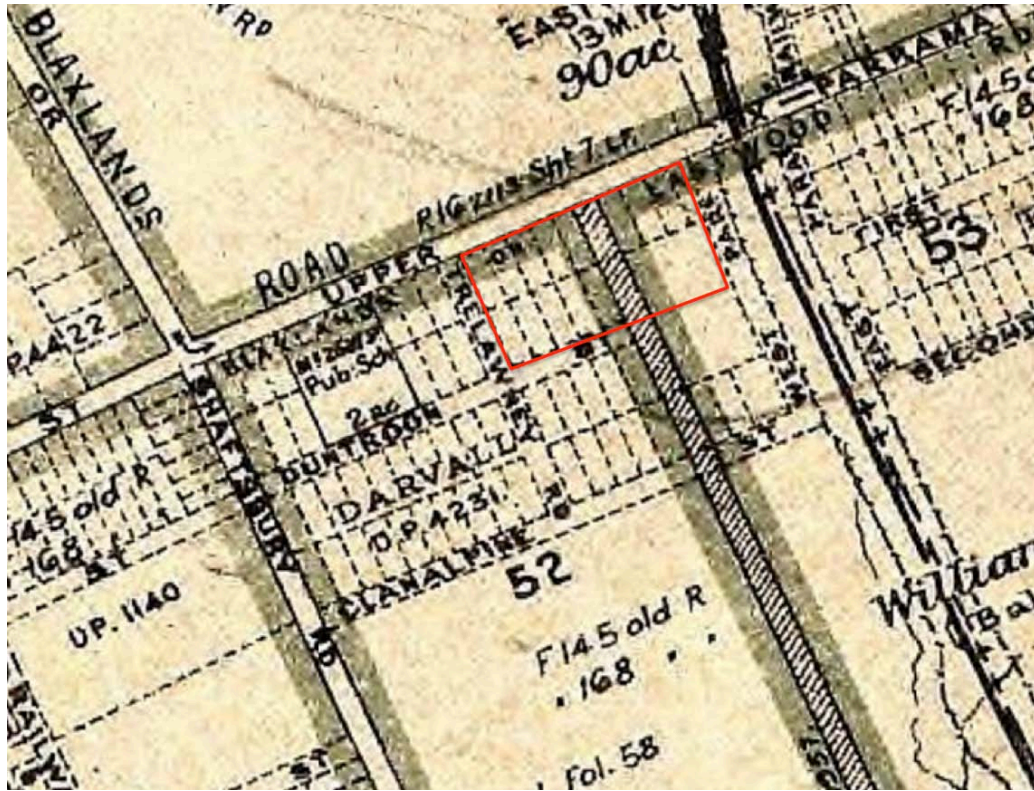


Figure 42. 1907 Parish Map of Hunters Hill showing the subject site outlined in red, shortly after subdivision. (Source: LPI – County of Cumberland Parish Map of Hunters Hill 1907)



Figure 43. 1943 aerial image of the subject site. A series of inter-war constructions were located on site before the construction of the current Eastwood Shopping Centre (Source: Dept. of Lands SIX Maps)

9 PROPOSED WORKS

9.1 Outline

The proposal upon which this heritage impact assessment has been based includes drawings prepared by HDR Rice Daubney, and dated 02.02.2016, which proposes the redevelopment of the subject site to a mixed retail, commercial and residential development. Development consent is being sought for:

- Demolition of all buildings and associated structures across the site;
- Construction of new retail tenancies over lower levels;
- Construction of seven (7) residential buildings apartments with 443 apartments;
- Construction of a commercial office building;
- Basement car parking and loading to service all activities on the site;
- New open air through site pedestrian links between Rowe Street and Rutledge Street and a publicly accessible plaza, supported by active frontages, outdoor seating and pedestrian amenities.
- New vehicle access arrangements for residents, visitors, retail patrons and service vehicles; and;
- Landscape works within and adjacent to the site.

9.2 Rationale

The proposed works seek to improve the public domain and amenity of Eastwood through the construction of a new commercial/residential precinct. Eastwood town centre has seen little growth or change over the last 20 years, with the last substantial upgrade occurring in the 1980s. The proposed redevelopment of Eastwood presents an opportunity to strengthen the town centre in line with surrounding suburbs.

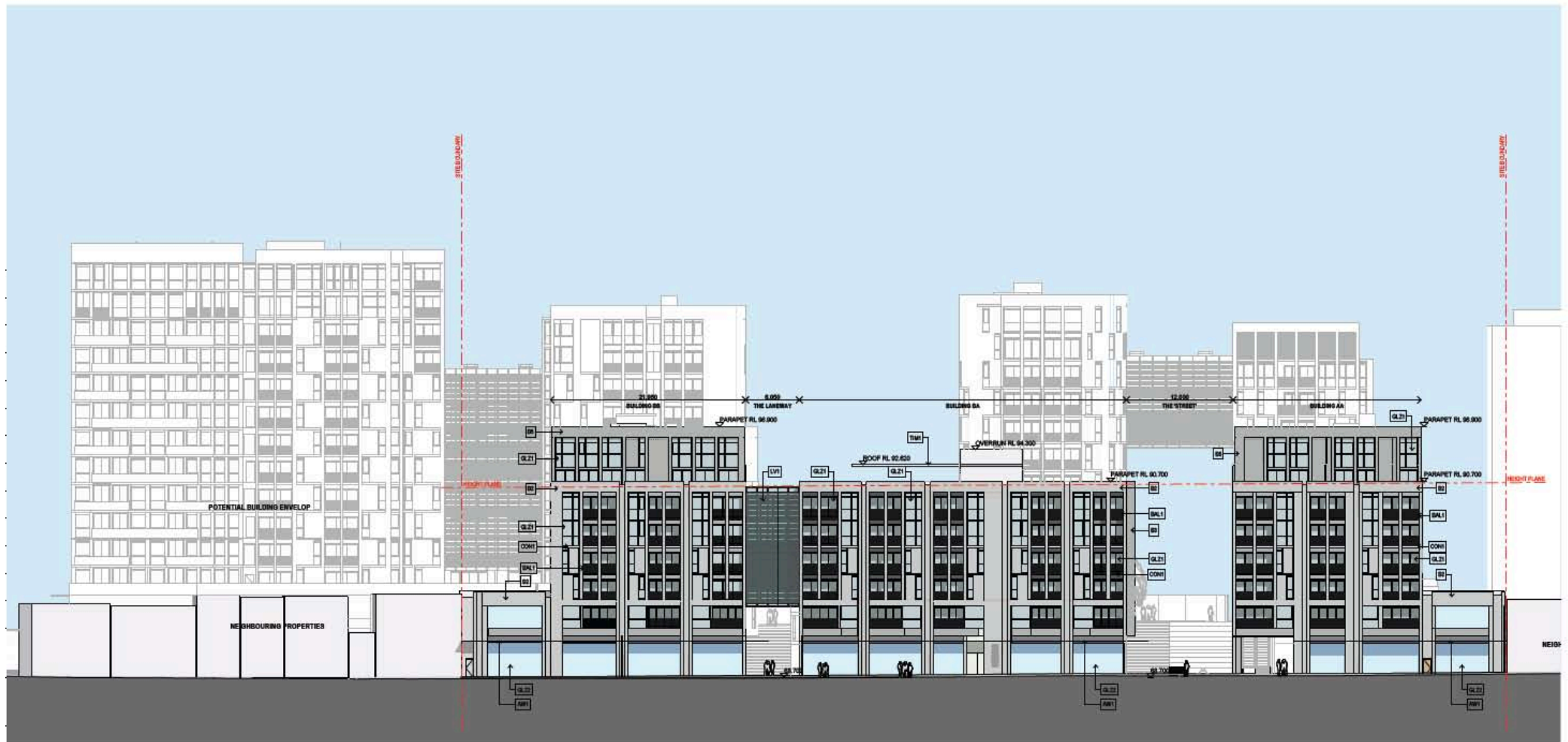


Figure 44. Rowe Street elevation (Source: HDR Rice Daubney, drawing No. 1502, Rev 01, dated 12/07/16)

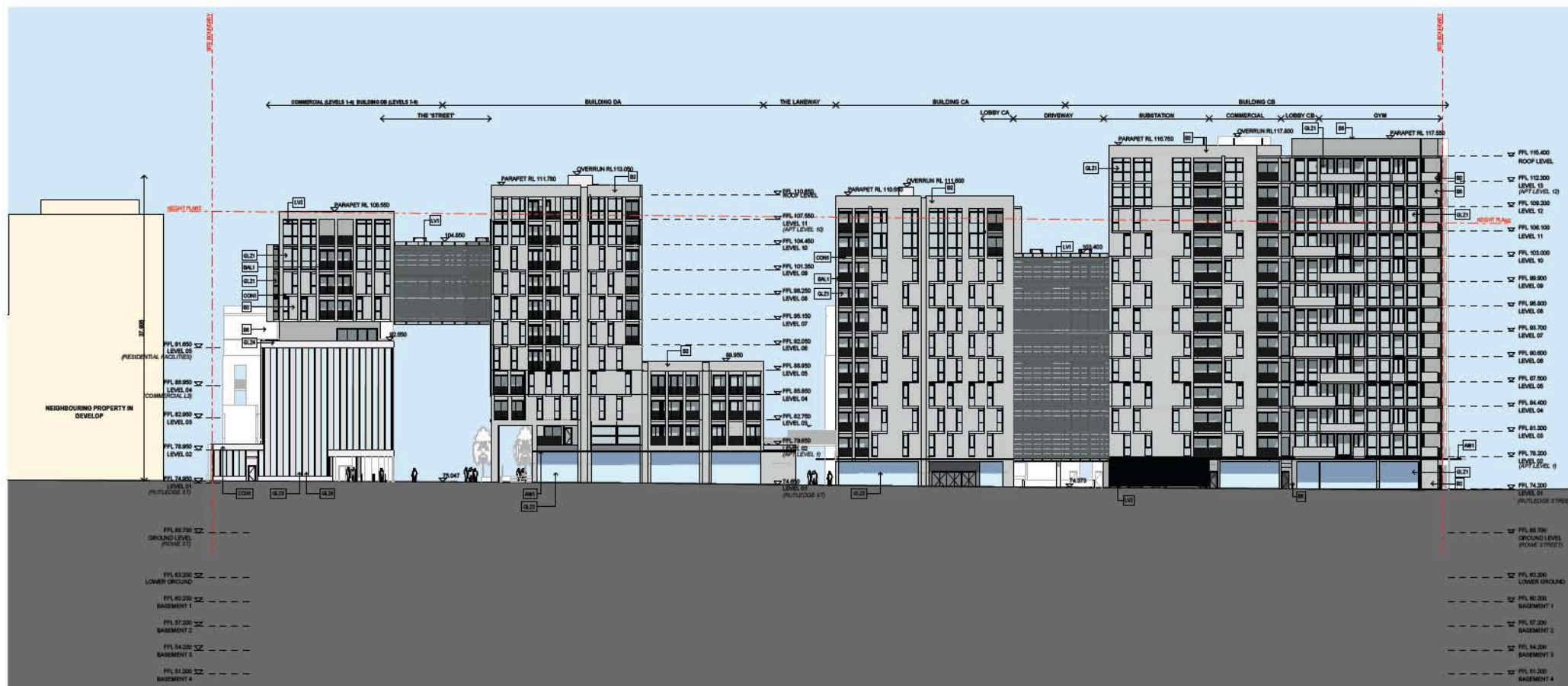


Figure 45. Rutledge Street elevation (Source: HDR Rice Daubney, drawing No. 1501, Rev 01, dated 12/07/16)

10 ASSESSMENT OF HERITAGE IMPACT

10.1 Built Heritage

Demolition

As the curtilage of the subject site does not contain any heritage items or conservation areas, the demolition of all structures on site is acceptable from a heritage perspective. The majority of built fabric relates to the 1980s redevelopment of the site, with exception of Eastwood Masonic Hall, located at 186 Rowe Street.

Eastwood Masonic Temple was removed as a local heritage item (item #106, "Hall") from the former Heritage Schedule of the Ryde *Local Environmental Plan* 2010, superseded by the updated Ryde *Local Environmental Plan* 2014. While the building dates from the 1920s, serving as a picture theatre and meeting place for Freemasons, the site ceased to be used for Masonic purposes in 2002. The current Ryde *LEP 2014* has removed the building from its Schedule 5, Environmental Heritage list, having assessed it as no longer an item of local heritage significance, and subsequently allowing opportunities for redevelopment or demolition.

Proposed Development

The proposed redevelopment consists of the construction of 7 buildings with a maximum height of 13 storeys for retail, commercial and residential purposes. While contemporary in nature, and several storeys higher than the existing shopping centre, the development will not represent a new or unwarranted impact on heritage in the vicinity or the wider heritage values of Eastwood; an area survey has demonstrated that the existing Eastwood Shopping Centre building is the most dominant feature in the current skyline due to the current low-scale nature of the suburb.

The design aims to minimise the visual impact of tall, individual towers by adopting a block typology, which splits the allowable floor space into seven medium-scale buildings of varying heights and footprints. Importantly, the highest buildings are located to the south backing onto Rutledge Street. Through this, the design has avoided the heavy, monolithic architecture that currently overcrowds Rowe Street mall.

Impact to views and settings of heritage in the vicinity and the wider area has been detailed in sections 10.3 and 10.4 below.

10.2 Curtilage and Subdivision

Site amalgamation will have no impact on the heritage significance of neighbouring heritage items or the heritage values of the wider area.

The proposed curtilage of the Eastwood Shopping Centre redevelopment includes the following allotments:

Address	Lot Number	Deposited Plan Number
186 Rowe Street	8	10985
178-180 Rowe Street	1	173607
178-180 Rowe Street	7	656027
172-176 Rowe Street	1	211809

170 Rowe Street	1	105344
168 Rowe Street	2	105344
152-160 Rowe Street	1	583398
152-160 Rowe Street	1	315919
152-160 Rowe Street	A	342118
152-160 Rowe Street	1	155579
152-160 Rowe Street	2	155579
152-160 Rowe Street	3	155579
152-160 Rowe Street	1	1082714
152-160 Rowe Street	2	1082714
3-5 Rutledge Street	14	226512
3-5 Rutledge Street	A	374497
3-5 Rutledge Street	25	4321

The development also partially includes:

Address	Lot Number	Deposited Plan Number
188 Rowe Street	1	331280
190 Rowe Street	202	1134152
196-198 Rowe Street	2	208349

10.3 Views and Settings

The existing Eastwood Centre is the dominant structure in the Eastwood Town Centre at present. The development proposal will be larger in size, however the visual impact of a large mixed-use retail/commercial centre is already existing in that space, making the impact of the proposed development neutral, albeit slightly increased. However, the development proposal will generally improve views towards the Town Centre as the new design will upgrade the structure in terms of design quality. The new design responds to the town's current needs while at the same time employing modern, high-end materials and design aesthetic mixed with practical and versatile public spaces.

Views of the subject site will continue to be visible from the Eastwood House Estate Conservation Area (#C4), located on the rise to the north of the subject site. The development proposal, with its improved quality of materials and design will in fact improve visual aesthetic of the Eastwood Town Centre from this area, and not hinder any views to heritage items on the south side of the subject site.

10.4 Heritage in the Vicinity

The area survey undertaken as part of this analysis has demonstrated that the existing Eastwood Shopping Centre building is the most dominant feature in the current skyline. The visual impact of the existing building on the "Summer Hayes" shops is therefore long established (see fig. 18). The new development, at a maximum of 13-storeys in height, will undoubtedly dominate the Eastwood skyline (particularly looking southwest from the railway station) but will not represent a new visual impact on the heritage items or surrounding area. The proposal's improvement of the subject site's visual aesthetic, through its use of modern design principles and aesthetic, will improve the overall character and public experience of the Town Centre, and in effect have a positive impact on the experience of adjacent heritage items.

The proposal will not have a physical impact on the “Summer Hayes” shops. Located 40 metres to the west of the heritage item (which is split into two buildings on either side of the Rowe Street Mall entrance). A sufficient setback from the heritage item is present from both sides adjacent the proposed development, retaining the prominent street frontage and corner positioning’s of the item (see fig. 44). The item continues to be freestanding, with sufficient space between it and the adjacent building proposed that it will continue to command the corner presence. Most importantly, the “Summer Hayes” shops will continue to form a visual gateway to the Eastwood shopping area on either side of Rowe Street.

The “Summer Hayes” shops, whilst possessing original facades in good condition, are heavily modified internally at both levels, and externally at the level below the ground floor awning. The decorative, Art-Deco style masonry walls above the awning are the only original and significant remnants of the structures, while all other build fabric is heavily compromised. Once again, these aesthetic values will be retained.

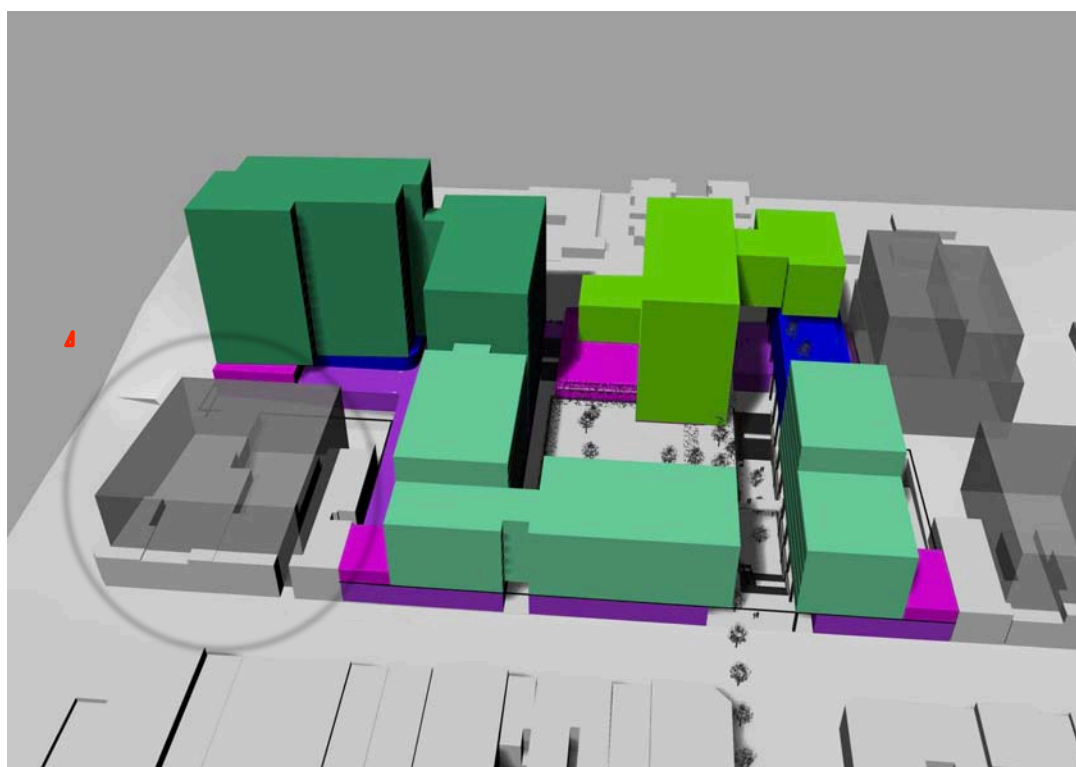


Figure 46. *Bulk and massing option number 1, showing the proposed setback from the heritage item (outlined in red). Note, the setback is consistent among all the bulk/massing options provided for this assessment. (Source: HDR Rice Daubney, Mass Option 20)*



Figure 47. ***View of subject site from W Parade, facing south west. (Source: Extent Heritage, June 2015)***

11 STATUTORY CONTROLS

11.1 Heritage Act 1977

As the study area is not included on the State Heritage Register (SHR), there are no site-specific statutory controls for the site under the *Heritage Act 1977*.

The works are considered to have a low risk of archaeological impacts and therefore do not come under the relics provision of the *Heritage Act 1977*.

Extent Heritage Comment

In the event of any type of unexpected discovery during excavation works, work should cease in the affected area and an archaeologist be contacted to assess the discovery. In the event of a significant discovery, the Office of Environment and Heritage should be notified. Excavation may continue in other areas outside the discovery zone. If technically feasible, works should be relocated to avoid any in situ archaeological features of significance, particularly structural building remains.

11.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979*, Part 4 requires a determining authority (Ryde City Council) to consider the environmental impact of all development applying to land included within an environmental planning instrument. Heritage is included as one of the matters for consideration when considering a Development Application.

Extent Heritage Comment

As the subject property is located in the vicinity of one heritage item listed on the Ryde *Local Environmental Plan 2014*, the proposed development will require a Development Application prepared for approval under Part 4 of the *Environmental Planning and Assessment Act 1979*. This Statement of Heritage Impact report fulfils the assessment requirements in relation to heritage matters, in accordance with Part 4 of that Act.

11.3 Ryde Local Environmental Plan 2014

The Ryde *Local Environmental Plan 2014*, Clause 5.10 (4) requires that Council must assess the heritage significance of the item or conservation area and take into account the extent of the impact of the proposed works on the heritage significance of the site or area.

Extent Heritage Comment

This report has been undertaken to assess the impact of the proposed works on the heritage significance of the neighbouring heritage items at 119, 123 and 136 Rowe Street, Eastwood. As such,

the intent of the above clause has been fulfilled and this assessment presents compliance with the LEP.

11.4 Ryde Development Control Plan 2014

The proposed works require assessment against the heritage controls set out in the Ryde *Local Environmental Plan 2014*. The relevant controls and provisions are outlined and considered below. This report considers only heritage matters and the development application will still need to address with the additional relevant sections of the DCP.

Part 4.1 Eastwood Town Centre	Extent Heritage Comment
2.0 Planning Principles - 2.1.1 Planning Principles for Eastwood Town Centre	
4(e). Heritage items and significant landscape elements are to be protected and enhanced.	<p>There are no direct impacts to heritage items or significant landscapes as identified in the Ryde <i>LEP 2014</i>, Schedule 5: Environmental Heritage.</p> <p>The works are to take place in the vicinity of one locally listed heritage item, the “Summer Hayes” shops on the corner of Rowe Street and West Parade. The design of the new development is substantially set back from this item so as to ensure the significant front façade of the item is still the dominant feature, particularly from its main view from the corner of Rowe Street and West parade, looking west.</p> <p>In regards to the Eastwood House Estate Heritage Conservation Area on the rise to the northwest of the subject site, the new development will impact the existing landscape from that HCA looking towards the town proper. However, the main landscape towards this area is already very urbanised, and while the new development represents some expansion of that existing urban landscape, the quality of design and materials will be a positive contribution to the urban landscape. The proposal will not visually impact or hinder views to heritage items south of the subject site.</p>
3.0 Development Controls Eastwood Urban Village – 3.3.1 Architectural Characteristics	
Control (f) - Buildings may be setback from the street alignment where: [i]. The site is adjacent to a freestanding heritage building. In this case the setback of the new building from the street alignment should match the setback of the heritage building;	The proposed development area is adjacent to the “Summer Hayes” shops. The proposal adheres to this Control.

12 CONCLUSION AND RECOMMENDATIONS

12.1 Conclusion

This statement of heritage impact has considered the heritage impact of the proposed Eastwood Shopping Centre redevelopment on the neighbouring heritage item “Summer Hayes” and the heritage values of the wider Eastwood area. The proposal consists of the demolition of existing structures on site and construction of 7 buildings with a maximum height of 13 storeys for commercial and residential purposes.

Based on the history of cultivation and ground disturbance on the subject site, it can be concluded that the study area has a low archaeological potential.

As the curtilage of the subject site does not contain any heritage items or conservation areas, the demolition of all structures within the development area is acceptable.

While contemporary in nature and up to 6 storeys higher than the existing shopping centre, the proposed development will not represent a new or unwarranted visual impact on heritage in the vicinity or the wider heritage values of Eastwood; an area survey has demonstrated that the existing Eastwood Shopping Centre building is highly visible from all vantage points around Eastwood including the Conservation Area and Eastwood Park.

The proposed buildings have been sufficiently set back from the “Summer Hayes” shops, retaining the prominent street frontage and corner positioning of the item. Most importantly, they will continue to form a visual gateway to the Eastwood shopping area on either side of Rowe Street.

12.2 Recommendations

A series of protective and mitigation measures are outlined below, to protect the heritage aspects of the site during all stages of development.

Before works commence:

- Approval of the works should be sought from Ryde City Council prior to work commencing. This report should accompany the Development Application;
- A photographic archival recording must be undertaken of the Eastwood Masonic Hall prior to demolition. The archival recording must be carried out in accordance with the Guidelines entitled “Photographic Recoding of Heritage Items Using Film or Digital Capture”. These are available at www.heritage.nsw.gov.au ;
- Works within the precinct are being undertaken in the vicinity of an item of heritage significance (“Summer Hayes”). Prior to works commencing, contractors shall be briefed as to the sensitive nature of the neighbouring site and informed of any recommended mitigation measures.

During works:

- During works, due care shall be taken in the vicinity of the “Summer Hayes” heritage item;
- No building or excavation materials are to be stockpiled against the side of neighbouring houses, or within the front setback;

- Ground disturbing works should be limited to the footprint of the development; and
- In the event of any type of unexpected discovery during excavation works, work should cease in the affected area and an archaeologist be contacted to assess the discovery. In the event of a significant discovery, the Office of Environment and Heritage should be notified. Excavation may continue in other areas outside the discovery zone. If technically feasible, works should be relocated to avoid any in situ archaeological features, particularly structural building remains.

Provided these recommendations are adopted, the proposed works will have no adverse impacts to the heritage values of Eastwood.

13 REFERENCES

NSW OEH, Heritage Listing Sheet for Summer Hayes Shops Group,
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2340165>

Beverley McClymont (2010) "Eastwood", Dictionary of Sydney.

Land and Property Information, http://www.lpi.nsw.gov.au/mapping_and_imagery/parish_maps

City of Ryde Library Image Catalogue

National Library of Australia