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TABLE OF CONTENTS

1.	INTRODUCTION.....	4
1.1.	BACKGROUND	4
1.2.	SITE LOCATION AND DESCRIPTION	4
1.3.	AUTHORSHIP.....	4
1.4.	LIMITATIONS.....	4
1.5.	METHODOLOGY	4
1.6.	TERMINOLOGY AND DEFINITIONS.....	4
1.7.	ACKNOWLEDGMENTS	5
1.8.	EXTENT OF SEARCHES.....	5
1.9.	COPYRIGHT.....	6
2.	HISTORICAL DOCUMENTARY ANALYSIS.....	7
2.1.	TIMELINE OF THE AREA.....	7
2.2.	HISTORY OF SHEPHERDS BAY.....	9
2.3.	RELEVANT HISTORICAL THEMES	15
3.	PHYSICAL ANALYSIS.....	18
3.1.	DESCRIPTION OF THE SITE & BUILDING	18
3.2.	DESCRIPTION OF THE BUILDING	18
3.3.	OTHER ASPECTS OF SITE	18
4.	ASSESSMENT OF CULTURAL SIGNIFICANCE.....	19
4.1.	GENERAL	19
4.2.	CRITERION A – HISTORICAL EVOLUTION	19
4.3.	CRITERION B – HISTORICAL ASSOCIATIONS.....	19
4.4.	CRITERION C – AESTHETIC VALUES.....	19
4.5.	CRITERION D – SOCIAL VALUE	19
4.6.	CRITERION E – TECHNICAL/RESEARCH VALUE	20
4.7.	CRITERION F - RARITY	20
4.8.	CRITERION G - REPRESENTATIVENESS.....	20
4.9.	INTACTNESS.....	20
4.10.	LEVELS OF SIGNIFICANCE.....	20
4.11.	SUMMARY STATEMENT OF SIGNIFICANCE	20
5.	CONSTRAINTS & OPPORTUNITIES.....	21
5.1.	GENERAL	21
5.2.	CONSTRAINTS & OPPORTUNITIES ARISING FROM THE ARCHITECTURAL DESIGN EXCELLENCE COMPETITION JURY REPORT	21
5.3.	CONSTRAINTS & OPPORTUNITIES ARISING FROM THE SHEPHERDS BAY CONCEPT APPROVAL.....	21
5.4.	CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE	21
5.5.	CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY ...	22
5.6.	CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE	22

5.7.	CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP	22
5.8.	CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPPORTUNITIES	22
5.9.	CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS	22
6.	STATEMENT OF CONSERVATION POLICY.....	23
7.	statement of heritage impact.....	24
7.1.	THE PROPOSAL	24
7.2.	SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)	24
7.3.	ASSESSMENT OF HERITAGE IMPACT.....	24
7.4.	comparison between the design excellence competition scheme and the development application	24
7.5.	CONCLUSION.....	25
8.	BIBLIOGRAPHY	26
9.	LIST OF APPENDICES	29

1. INTRODUCTION

1.1. BACKGROUND

The site of Shepherds Bay, Section 75W at 157 Church Street is currently the subject of a Heritage Impact Statement. Architectural Projects were commissioned by Holdmark Property Group to prepare this document in November 2015.

1.2. SITE LOCATION AND DESCRIPTION

The Assessment relates to a study area defined by the Shepherds Bay with specific focus on Section 75W. The site is located on the west side of Church Street.

The study area comprises a waterfront section of the northern shore of the Parramatta River in the Meadowbank Employment Area fronting Shepherds Bay, Meadowbank. It is bordered by Bowden Street to the west, Constitution Road to the north and Church Street to the east. The study area contains a number of sites on Nancarrow Avenue, Hamilton Crescent West, Rothesay Avenue, Belmore Street, Parsonage Street, Gale Street, Well Street and Porter Street. The majority of the sites in the area are either small or medium-sized obsolete or operating commercial, industrial or warehouse premises of varying styles.

1.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:
Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect
Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect
Irene Pabustan - Architectural Projects Pty Ltd – Architect

1.4. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

1.5. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, *The Conservation Management Plan* by Dr James Semple Kerr (6th Edition 2004). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of each component building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

1.6. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to describe building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this. Article 1 of the *Burra Charter* gives the following definitions:

Place means site, area, building or other work, group of buildings or other works together with associated contents and surround.

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

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and it is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.

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 a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.

Adaptation means modifying a place to suit proposed compatible uses.

Compatible use means a use, which involves no change to the culturally significant fabric, changes that are substantially reversible, or changes which require a minimal impact.

1.7. ACKNOWLEDGMENTS

Ryde Council
Ryde Local Studies Library
National Trust of Australia (NSW)
Australian Heritage Council
Australian Institute of Architects

1.8. EXTENT OF SEARCHES

Information searches have occurred with the following organisations:

The Mitchell Library: General subdivision information.
Sands Directory
The NSW Land Titles Office: Specific subdivision/title information.
Local Studies Library
Sydney Water Archives
Council Archives
Commonwealth archives
Australian Heritage Council
National Trust of Australia (NSW)
Heritage Council of NSW
NSW State Heritage Inventory
RAIA Twentieth Century Heritage Inventory
Art Deco Society of NSW Heritage Inventory
Ryde Historical Society

1.9. COPYRIGHT

This report is copyright of Architectural Projects Pty Ltd and was prepared specifically for the owners of the site. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

2. HISTORICAL DOCUMENTARY ANALYSIS

2.1. TIMELINE OF THE AREA

YEAR	MONTH	TEXT
1792		Original 30 acre grant James Bradley
1794	Nov	Grant of 20 acres to Ann Thorn (later Shepherd)
1795		James Shepherd grant of 30 acres in the Eastern Farms
1799	Aug	William Kent grant of 160 acres
		Ann Thorn's grant became Thorn's Farm
1800s		Hop growing and brewing commenced, boat building Parramatta River, Charity Creek, Meadowbank
1802		Thorn's Farm has six acres of grain, eleven sheep and sixteen pigs
1803		Accessible land had been granted
1809		A constable appointed to the district
1806		Ann Shepherd died, purchasing neighbouring properties, James Stewart's property
1811		Sandstone cottage built by convicts under overseer Edward Drinkwater
1812		Shepherd contributed £5 towards the purchase of a property to be used as a chapel and school
1813		First road (Kissing Point Road from Parramatta) built
1817		Passage via the Great North Road across the Parramatta River was achieved
1822		James Shepherd held 280 acres. His son Isaac Shepherd held 180 acres. Shepherds owned 1,500 acres, stretching from Park Street to the Parramatta River included both William Kent and James Bradley's original grants.
1850s		Ryde was an isolated area
1826		Petition for the operation of a public punt across the Parramatta River
1828		James Shepherd one of four or five people 'extensive culture of oranges'
1832		The bedlam Point was established to transport horse-drawn vehicles across the river
1835		Isaac Shepherd acquired William Kent's grant
1830/1840s		Isaac Shepherd built a two storey Georgian style sandstone villa which he named Helenie on a part of Kent's former grant
1837		Isaac Shepherd donated the land, a watch house built. Corner of Belmore Street and Victoria Road still functions operational police station
1840s		Numerous complaints about the disrepair of the punt
1850s		Helenie rented by Henry Parkes
1850s		Annual Anniversary Regatta 26 January on the Parramatta River
1850s		Regular regattas were held
1850s		Local landowners realised importance of convenient transport routes
1856		Isaac Shepherd chaired a local meeting a bridge from Bedlam Point to Abbotsford to replace the ferry
1860s		The punt declined in use
1860s		The river venue for major inter-colonial rowing races
1860-1864		Isaac Shepherd member of the New South Wales Legislative Assembly
1870		2 January Oddfellows Hall, a petition for local government.
1870	Nov	Ryde proclaimed a municipality
1870s		Slow development of the area

1870-1879		First Council Chambers Old Wesleyan Chapel in Church Street
1871	Feb	First Ryde Council elections
1871		River venue for inter-varsity races
1873		Isaac Shepherd Ryde Council alderman
1876		Nancarrow moved to Australia and Ryde
1877		Isaac Shepherd resided at Helenie until his death. Thomas Kendall Bowden, son-in-law of Shepherds
1877		Australia for the title of Champion Sculler of the World. <i>Illustrated Sydney News</i> 60,000 and 70,000 people witnessed the race.
1881		Opening of the first Gladesville bridge
1881		Michael Nancarrow purchased 9 ½ acres between Constitution Road and the Parramatta River and the current Meadowbank Railway and Ryde (vehicle) bridges
1883		Meadowbank Estate first subdivision western side of the railway
1884	Aug	Bill Beach challenged Canadian Edward Hanlan. 100,000 spectators, 60 steamers, 500 small boats
1884		Punt discontinued; bridges at Gladesville and Iron Cove were opened
1886		Strathfield-Hornsby railway line freight stations at Ryde (now West Ryde), Dundas (now Eastwood) and Field of Mars (now Epping)
1888		Subdivision – professional gentlemen who commuted to the city
1889		First station on the Ryde side, Ten Mile (Meadowbank)
1890		Helenie Estate sold by Shepherd's heirs to Mellor Brothers, South Australian firm, Meadowbank Manufacturing Company. Land was cleared, a railway siding built and a tram road made to the wharf. Industry resulted in a growing number of houses occupied by company employees
1890s		Real estate slowed during the depression
1895		Five acres of the Helenie Estate purchased by Rhodes and Company, agents for Simon's flour milling. Factory sites and residential allotments; allotments had 1500 foot frontages, varied in depth from 150 to 250 feet
1892		Urban infrastructure was built, water mains
1893		Gas mains
1898		28 acres Robert Osmond Shepherd
1912	15 Aug	Conveyed to Ryde draftsman, James Johnson Shuttleworth
1912		'Riverview' owned by the Nancarrow subdivided into 25 lots
1912		Put up for sale
1913		Again put up for sale
1916		Shuttleworth's land was subdivided, individual allotments being sold
1922		New Ryde Council building erected
1927	Nov	7 acres, Abraham Gaha
1928	9 Feb	Nance Cameron Wallace
1930		Meadowbank Manufacturing Company closed
1933		Ryde Bridge across the Parramatta River was commenced
1935		Opened
1937		Site was purchased by Ryde Council
1940	13 March	Council of the City of Ryde Public Trustee
1940		Ryde Council, 'Parson's Orangery'
1940s – 1960s		Industrial undertakings established in Ryde; Las Halvorsens Sons Pty Ltd (1941), Plesseys (Aust) Ltd (formerly T.E.I.) (1946), C.E. Property Pty Ltd (1950), Hoover (Aust) Pty Ltd (1954), Consolidated

		Neon Ltd (1955), H.H. Peatson Pty Ltd (1956), National Can Pty Ltd (1956) and the Vincent Chemical Co. Pty Ltd (1961)
1942		Ryde Council subdivided the land to sell individual allotments
1945	15 Nov	5 acres and 35 perches bought by Automatic Totalisators Limited
1945-46		The old industrial site was converted to the Meadowbank College of Technical and Further Education
1946-47		Automatic Totalisators Limited factory constructed, a design by Herbert Dennis and Odling
1960s	Mid	The Meadowbank factory employed around 400 people
1991		Company was sold to AWA, factory was closed and the site sold shortly after
1992		Ryde gained city status

2.2. HISTORY OF SHEPHERDS BAY

The following is an extract from Interpretation Strategy Shepherds Bay, Meadowbank, NSW, Rappoport Pty Ltd.

In November 1974 a grant of 20 acres was made to Ann Thorn (later Shepherd, following her marriage to fellow emancipist, James Shepherd). James Shepherd was given a grant of 30 acres in the Eastern Farms in 1795, the year he married Ann Thorn. The other main grant, around this time, was William Kent's August 1799 grant of 160 acres. There is no evidence to suggest that William Kent ever resided at Meadowbank. His overseers, however, are said to have planted orchards and grazed stock n the land. (See figure 2)

The Shepherds settled on Ann Thorn's grant, which became known as 'Thorn's Farm'. They had four children: James, Ann, Elizabeth and Isaac. By 1802 'Thorn's Farm' has six acres of grain under cultivation and supported eleven sheep and sixteen pigs. By 1803 most of the accessible land in the area had been granted. Settlement was based along the Parramatta River and the overlooking ridges. A constable was appointed to the district in 1809 to control bushranging and other illicit activities which were flourishing in the area. Ann Shepherd died in 1806, but her husband, James and their children continued to occupy the farm, expanding the property over the ensuing years by purchasing neighbourhood properties, for example James Stewart's property, 'new farm'. (See figure 3) As well as being an industrious farmer, Shepherd was a firm supporter of religion within the small community. At a public meeting called by the Reverend Samuel Marsden in 1812 he contributed £5 towards the purchase of a property to be used as a chapel and school.

In 1822 James held 280 acres, by grant and purchase, including seven acres each under cultivation with wheat and maize, two acres of potatoes and ten acres used for a kitchen garden and orchard. He also ran 250 sheep, 70 cattle and 27 pigs on the property. His son Isaac held 180 acres, which he had been granted, and on which he ran 20 cattle. Ultimately the Shepherds owned an area of 1,500 acre, stretching from Parkes Street to the Parramatta River, which included both William Kent and James Bradley's original grants.

Until the mid-nineteenth century Ryde was an isolated area. The first road (Kissing Point Road from Parramatta) was not built until 1813. Four years later passage via the Great North Road across the Parramatta River was achieved. In 1832, the Bedlam Point punt was established to transport horse-drawn vehicles across the river. Agitation had begun for the operation of a public punt across the Parramatta River as early as at least 1826. Suggestions on crossing sites along the river near Kissing Point and today's Ryde Bridge were made but were rejected in favour of the Bedlam Point crossing. The river was narrower at this point and the land was not privately owned as other foreshore sites were. By the mid 1840s there were numerous complaints about the disrepair of the punt, the neglected state of the wharf and the unpredictability of the puntman. In 1856 Isaac Shepherd chaired a local meeting calling on the government to build a bridge from Bedlam Point to Abbotsford to replace the ferry. It was proposed that the Field of

Mars Common should be sold to finance it. The punt declined in use after the 1860s, eventually being discontinued when the bridges at Gladesville and Iron Cove were opened in 1884.

It was the river that remained the most important means of transport and communication and the means by which produce was conveyed to the markets at Sydney. Fruit, in particular, thrived in the area. It was claimed in 1828 that James Shepherd was one of four or five people to whom the colony was indebted for their 'extensive culture of oranges'. James Shepherd reportedly shipped '12,000 dozen oranges' to the markets during the season of 1830. Other industries similarly flourished. Hop growing and brewing commenced in the early years of the nineteenth century. Boat building was carried out on the shores of the Parramatta River and at Charity Creek (Meadowbank). Fishing and oyster gathering took place along the river banks. Local dairies supplied milk and butter. Stock raising and grazing were carried out on the larger properties in the area.⁶

In 1835 Ann's youngest son, Isaac, acquired part of William Kent's grant. He had married Ann Paine in 1832 and they were to have ten children together, of whom only four survived. In the late 1830s or early 1840s Isaac Shepherd built a two-storey Georgian style sandstone villa, which he named Helenie, on a part of Kent's former grant. The first residents were Robert Gore and his family. Isaac lived in the Ryde district all his life and made a significant contribution to the area. For example he donated the land on which a watch-house was built in 1837. This building, on the corner of Belmore Street and Victoria Road, still functions as an operational police station. Isaac was also a member of the New South Wales Legislative Assembly from 1860 to 1864. In June 1862, in that capacity, he moved that a select committee be appointed to inquire into various matters relating to the Field of Mars and Eastern Farms common as well as to the issue of bridging the Parramatta River and Iron Cove Bay. It was decided that the bridges were, at that stage, too expensive to build but some progress was made on solving the problems of the commons⁷

For a few years, in the 1850s, Helenie was rented by Henry Parkes. Following Parkes' tenancy Isaac Shepherd resided there until his death in 1877. The property was then passed to Thomas Kendall Bowden, a son-in-law of Shepherds.⁸

Rowing was a significant pastime on the Parramatta River from the middle of the nineteenth century. By the 1850s the annual Anniversary Regatta, held on 26 January on the Parramatta River, was a major event in Sydney's sporting calendar. From the 1850s regular regattas were held on the Parramatta River, making the river and its surrounding districts the venue for major rowing events. In the 1860s the river was the venue for major inter-colonial rowing races and from 1871 it became a venue for inter-varsity races. A championship rowing course was defined on the river, beginning at Charoty Point, near Isaac Shepherd's house, Helenie, and finishing at a group of three rocks called The Brothers at Henley. The real heyday of the river as a sporting venue, however, began in 1877, when the first contest to be held in Australia for the title of Champion Sculler of the World was held there. The Illustrated Sydney News estimated that between 60,000 and 70,000 people witnessed the race. In August 1884 a Dapto sculler, Bill Beach challenged the then world champion, Canadian Edward Hanlan. The contest was witnessed by about 100,000 spectators including the passengers of over 60 steamers and at least 500 small boats. When Beach was victorious the cheers from the Gladesville side of the river were echoed from the Abbotsford side. Oarsmen like Beach became the objects of extravagant hero worship.⁹

In the 1850s local landowners increasingly realised that sustainable long term investment in the area and improved property values depended on the availability of convenient transport routes. The Bedlam punt, as we have seen, was notoriously unreliable and the existing steamship service inadequate for people who wished to travel to the city on a daily basis. As a result of this movement, a road (later Ryde Road) was built to link Ryde and Tarban Creek (Gladesville) to a wharf at Onion Point (Hunters Hill). A locally capitalised steamship company (later the Parramatta River Steamship Company) was established to provide frequent river passage.¹⁰

In the Oddfellows Hall on 2 January 1870 a petition, containing the names of 201 householders, was prepared, arguing for local government to be granted to the area. Ryde and its adjoining suburbs were proclaimed a municipality in November 1870 and the first elections were held in February 1871. Isaac Shepherd played a significant role in the incorporation of Ryde Council and was an alderman in 1873. For the first years of the new Ryde Municipality the most important issues were roads and rates. The first Council Chambers were in the Old Wesleyan Chapel in Church Street, from 1870 to 1879. The Council's office changed premises often until a new building was erected in 1922. The Council then remained in that building in Blaxland Road until the present Civic Centre was built in 1964.¹¹

The 1870s witnessed slow development in and around the township of Ryde itself, as old families began to subdivide their estates. The Shepherds were among them. In 1881 Michael Nancarrow purchased 9 ½ acres in the area, between the current Constitution Road and the Parramatta River and the current Meadowbank Railway and Ryde (vehicle) bridges. The land was part of the original 30 acre grant which had been made to James Bradley in 1792 and was later acquired by the Shepherds. It included a sandstone cottage which had been built by convicts, under overseer Edward Drinkwater, in 1811. The house consisted of two bedrooms, as well as a dining room and parlour, surrounded by a wide flagged verandah on three sides and set in gardens and a citrus grove. In 1889 extensive additions were made to the house which became known as 'Riverview'. The 'estate' also had its own swimming baths (in the river), boat shed, wharf and stables. He also eventually owned several shops and other properties in the area.¹²

Michael Nancarrow was originally from Cornwall, England. He migrated to New Zealand, with his brother, James and his family, in 1856. In the 1860s, while working as a farrier he married Margaret Patterson, a recent Scottish migrant. The Nancarrows moved to Australia, and Ryde, in 1876, the New Zealand government having commissioned Michael Nancarrow to purchase crops of oranges and grapes in Australia for export to New Zealand.¹³

At Riverview Nancarrow planted and very successfully grew grapes – Gross Coleman, Centennial, Flame Tokay, Lady's Finger and Sherry as well as black and white muscatels – for table use, not wine making. He received innumerable prizes from shows for his grapes which were generally never sent to market, but rather sold directly to the 'best retail shops in Sydney, or to the fashionable clubs'.¹⁴ The Department of Agriculture also regularly sent him new varieties to test. He also bred and showed champion Collie dogs and King Charles Spaniels, importing pedigreed animals from Scotland. He also bred pedigreed poultry, particularly Silver Grey Dorkings, Silver Spangled Hamburgs, Golden Pencilled Hamburgs and Wine Dots, from strains imported from England. Nancarrow won many prizes at shows both in Sydney and Melbourne for his poultry. Riverview became a show piece to which visitors travelled by road and river steamer at the weekends. Nancarrow also had an extensive collection of pictures, from which the trustees of the Art Gallery of New South Wales occasionally borrowed for exhibitions.¹⁵ The impetus to growth in the 1880s was the general improvements in communication between the district and the rest of Sydney. This was due to the opening of the first Gladesville bridge in 1881, providing improved access to vehicles, passengers and mail, and of the Strathfield-Hornsby railway line in 1886 which had freight stations at Ryde (now West Ryde), Dundas (now Eastwood) and Field of Mars (now Epping). The railway crossed the Parramatta River at The Helenie Estate, near Kissing Point. The first station on the Ryde side was named Ten Mile but this was changed to Meadowbank in 1889. The railway had its most immediate impact at Meadowbank and

West Ryde, where the owners of the large Meadowbank Estate carried out their first subdivision on the western side of the railway line in 1883, in anticipation of the railway, and a later subdivision closer to the line in 1888. The

railway and resulting Meadowbank subdivision brought a new class of residents to this part of the Ryde municipality – professional gentlemen who commuted to the city.

On the east side of the railway line, the Helenie estate was exposed to noise from the trains and it was sold by Shepherd's heirs. Most of the estate was purchased by Mellor Brothers, a South Australian firm, which established the Meadowbank Manufacturing Company in 1890 to manufacture stump-jump implements, strippers, windmills, pumps, horse-rakes, wheat separators, ploughs, harrows, scarifiers, shares and other agricultural and general implements. The firm later produced tram cars and railway rolling stock. The land was cleared, a railway siding built and a tram road made to the wharf. The house, Helenie, was occupied for many years by the manager of the Meadowbank Manufacturing Works, Mr Barton. This industry resulted in a growing number of houses occupied by company employees. The Meadowbank Manufacturing Company closed in 1930 and the site was purchased by Ryde Council in 1937. In 1945-46 the old industrial site was converted to the Meadowbank College of Technical and Further Education.¹⁷

A small portion, about five acres, of the Helenie Estate was purchased by another agricultural implement manufacturer, Rhodes and Company. They were agents for Simon's flour milling machinery. The five acres was surveyed and divided into both factory sites and residential allotments. The allotments had 150 foot frontages and varied in depth from 150 to 250 feet. By 1895 the Meadowbank works was considered to be 'one of the brightest and busiest little centres of industrial interest in the neighbourhood of Sydney'. Both of these manufacturers were attracted to the area by the practicality of access to both rail and river transport.¹⁸

While real estate activity slowed during the depression of the 1890s, development proceeded in other directions. Essential urban infrastructure was built including the laying of water mains, from 1892 and gas mains, from 1893. During this period of early subdivision and growth, some of the site remained in the hands of the Shepherd family. In 1898 a certificate of title for 28 acres, 3 roods and 28 perches of the land was issued to Robert Osmond Shepherd. This land was conveyed to Ryde draftsman, James Johnson Shuttleworth on 15 August 1912.¹⁹

The other part of the site, 'Riverview', owned by the Nancarrow, was subdivided into 25 lots in 1912, being put up for sale in both 1912 and again in 1913.²⁰ The prospectus of the sale read as follows:

One of the most historic and most beautiful [estates] in Australia, situated at Ryde fronting Parramatta River is for sale on Saturday, October 19. We refer to the old property adjoining the Ryde Steamers' Wharf, now for years occupied by Mr Nancarrow. Every foot of this estate is historic, and in the subdivision decided on, the new holders will have something of special value. ...Since the famous old stone house and grounds came into possession of Mr Nancarrow, nearly twenty years ago, the place has been turned into a wonder spot. Here is Nancarrow's famous vineyard, where the owner has year in year out grown grapes that have been a marvel, defeating all competition no matter whence coming. All these trellised vines are subdivided into different allotments, forming a priceless possession. Here, Mr Nancarrow reared his famous prize fowls, his famous dogs and his famous trotters – the whole demonstrating that the grand old homestead could not have fallen into worthier hands. The estate adjoins the wharf, and has the railway station at its back – enabling residents to reach the city in 20 minutes by tram; or quickly by steamer on the most charming trip to be found in any part of Australia. There are only 25 allotments in the subdivision, and doubtless there will be eager competition for them owing to their historic character, their beautiful situation and value, and the fact of the vast demand for residential areas in this unique old spot on the famous Parramatta River.²¹

Shuttleworth's land was also subsequently subdivided, with individual allotments being sold from 1916. These allotments were subject to a covenant which specified that only one dwelling was to be built on each allotment. A minimum value of £600 per dwelling was mandated, as was the type of construction materials.²² Shuttleworth subdivided his land at the beginning of a period of expansion in Ryde. By 1917 Meadowbank, being the first railway station 'over the river', was attracting both city businessmen and working men who found employment in the industries located along the rail line from Strathfield to Rhodes. The growth of the suburb by this time had been sufficient to allow for the establishment of its own public school. Various works were carried out by the Council throughout the twentieth century. The Ryde Bridge across the Parramatta River was commenced in 1933 and opened in 1935. The bridge was a success for the Council financially and paid for itself, through the collecting of tolls, within thirteen years of its opening, when the bridge was handed over to the Department of Main Roads.²³

Parts of the subject site underwent a number of transfers during the interwar and World War II periods. The site was part of 7 acres, 3 roods and 18 $\frac{3}{4}$ perches conveyed to Abraham Gaha, a gentleman of St Leonards, on 9 November, 1927. Gaha did not own the land for long. It was conveyed to Nance Cameron Wallace, wife of Leslie Wallace, a Sydney conveyance, on 9 February, 1928. The land was transferred to the Council of the City of Ryde by the Public Trustee on 13 March, 1940. During this period the site would appear to have been one of the small farms or orchards that continued to be found in Ryde. When purchased by Ryde Council in 1940 local histories indicate that the site was known as 'Parson's Orangery'.²⁴

Ryde Council subdivided the land and continued to sell individual allotments from 1942 onwards. The residue of the land, comprising 5 acres and 35 perches, was bought by Automatic Totalisators Limited on 15 November, 1945. Throughout the 1950s Ryde continued to become more urbanised. Ryde gained city status in 1992, which also marked the bicentenary of the first land grants at Ryde. Over recent decades, as the area has become less industrialised, the residential component has increased. Medium density housing developments are taking advantage of the Parramatta River foreshore.²⁵

The building was constructed at the very beginning of a period of unprecedented growth in Ryde. New industries were attracted to Meadowbank. Other industrial undertakings established in Ryde during the period from 1940 to the early 1960s included Lars Halvorsens Sons Pty Ltd (1941), Plesseys (Aust.) Ltd (formerly T.E.I.) (1946), C.E. Property Pty Ltd (1950), Hoover (Aust.) Pty Ltd (1954), Consolidated Neon Ltd (1955), H.H. Peatson Pty Ltd (1956), National Can Pty Ltd (1956) and the Vincent Chemical Co. Pty Ltd (1961).³⁷

By the mid 1960s the Meadowbank factory was also producing a diverse range of products including the 'feather-touch' automatic turnstile, continuous towelling cabinets, dental probe lamps and road side temperature flashing signs. At this time the Company employed around 400 people, many of whom lived within the Ryde municipality. An active social club operated. Good staff amenities, including medical services, a cafeteria and fully fitted out washrooms, were a particular feature of the factory. The company was sold to AWA in 1991, the factory was closed and the site sold shortly after.⁴⁴

¹Weir and Phillips, *op.cit.*, p. 4; G. Blaxell, *The River: Sydney Cove to Parramatta*, Eastwood, 2004, p. 160

²P. Smyth, "The Shepherd family of 'Addington'", in J. Dawson (ed.), *From bush to suburbia: pioneers of Ryde*, Vol.1, Ryde, 1992, p. 64

³C.J. Baxter (ed.), *General muster and land and stock muster of New South Wales 1822*, Sydney, 1988; S. Harris, 'Far-sighted Shepherd who led well', *Northern District Times*, 25 August, 1993, p. 55; Weir and Phillips, *op. cit.*, p. 4;

- Hannibal Macarthur, cited in Levy, *op.cit.*, p. 40; Blaxell, *op.cit.*, p. 160; Smyth, *op.cit.*, p. 64; 'History of Ryde', City of Ryde (www.ryde.nsw.gov.au/ryde/heritage/history_ryde.htm), accessed 21.7.2010
- ⁴ P. Smyth, 'Bedlam Ferry', in K. Shaw (ed), *Historic Guide: A guide to some significant heritage sites in the City of Ryde*, Ryde, 2002, pp. 18, 20; P. Smyth, 'Field of Mars Common', in Shaw, *op.cit.*, p. 38
- ⁵ See review of P. Cunningham, *Tow Years in New South Wales...*, *Australian Quarterly Journal of Theology, Literature and Science*, No. 11, April 1828, p. 146.
- ⁶ Levy, *op.cit.*, p. 42; Weir and Phillips, *op.cit.*, p. 6
- ⁷ G>V>F. Mann, 'Historical notes to accompany sketches of old residences, December 1931', p. 84; Harris, *op.cit.*, p. 55
- ⁸ Weir and Phillips, *op.cit.*, p. 6; Blaxell, *op.cit.*, pp. 161, 162; Phippen, *op.cit.*; Harris, *op.cit.*, p. 55
- ⁹ M. Farlow and A. Phippen, 'Gladesville', *Dictionary of Sydney* (www.dictionaryofsydney.org/entry/gladesville), accessed 21.7.2010; Phippen, *op.cit.*; Phippen, 'Tennyson Point', *Dictionary of Sydney* (www.dictionaryofsydney.org/entry/tennyson_point), accessed 21.7.2010
- ¹⁰ Weir and Phillips, *op.cit.*, p. 6; Jonathan Falk Planning Consultants Pty Ltd in association with Rodney Jensen and associates, *Ryde Heritage Study: Heritage Inventory: Final Report, Bondi Junction*, 1988, p. 19
- ¹¹ 'Local government in Ryde', City of Ryde (www.ryde.nsw.gov.au/council/history.htm), accessed 21.7.2010; A Phippen, 'Ryde', *Dictionary of Sydney* (www.dictionaryofsydney.org/entry/ryde), accessed 21.7.2010; Blaxell, *op.cit.*, p. 162.
- ¹² C. Rapp, 'Michael Nancarrow of Ryde', in Dawson, *op. cit.*, p. 52.
- ¹³ *loc.cit*
- ¹⁴ 'A famous vigneron', *Cumberland Argus and Fruitgrowers Advocate*, 10 March, 1906
- ¹⁵ Rapp, *op.cit.*, pp. 52, 53; 'The Grape Crop: light yield in the Ryde district', *Sydney Morning Herald*, 10 March, 1906; see, for example, *Cumberland Argus and Fruitgrowers Advocate*, 24 April, 1897; 'A visit to Mr Nancarrow's: a prolific vineyard', *Cumberland Argus and Fruitgrowers Advocate*, Supplement to 17 March, 1900.
- ¹⁶ Weir and Phillips, *op. cit.*, p. 7; Phippen, 'Ryde'; Phippen, 'Meadowbank'.
- ¹⁷ Weir and Phillips, *op. cit.*, p. 8; Phippen, 'Meadowbank'; *Cumberland Argus and Fruitgrowers Advocate*, 4 January, 1902, p. 4.
- ¹⁸ Phippen, 'Meadowbank'; *Sydney Mail*, 3 September, 1892, p. 518.
- ¹⁹ Jonathan Falk Planning Consultants Pty Ltd in association with Rodney Jensen and Associates, *op. cit.*, p. 19; Weir and Phillips, *op. cit.*, p. 8.
- ²⁰ Rapp, *op. cit.*, p. 53
- ²¹ *Sale of historic property at Ryde [c. 1912]*.
- ²² Jonathan Falk Planning Consultants Pty Ltd in association with Rodney Jensen and Associates, *op.cit.*, p. 19; Weir and Phillips, *op.cit.*, p. 8.
- ²³ 'Local government in Ryde', City of Ryde (www.ryde.nsw.gov.au/council/history.htm), accessed 21.7.2010.
- ²⁴ Weir and Phillips, *op.cit.*, p. 9; Levy, *op.cit.*, p. 84.
- ²⁵ Weir and Phillips, *op.cit.*, p. 9; 'Local government in Ryde', City of Ryde
- ²⁶ *New South Wales Heritage Inventory on-line database* (www.heritage.nsw.gov.au), accessed 21.7.2010
- ²⁷ W.H.Myers, 'Julius, Sir George Alfred (1873 – 1946)', *Oxford Dictionary of National Biography*, Oxford, 2004 – 2010; A.Corbett, 'Julius, Sir George Alfred (1873 – 1946)', *Australian Dictionary of Biography*, Vol 9, Melbourne, 1983, pp. 528-529.
- ²⁸ 'Julius Poole and Gibson PTY Ltd engineering archive, 1887 – 1991', *Objects from the collection of the Powerhouse Museum, Sydney, Australia* (www.powerhousemuseum.com/collection/database), accessed 21.7.2010
- ²⁹ *loc.cit*
- ³⁰ Corbett, *op, cit*, pp, 528-529, Myers, *op, cit*.
- ³¹ *loc.cit*

³² *loc.cit*

³³ 'Julius Poole and Gibson Pty Ltd engineering archive, 1887 – 1991', *Objects from the collection of the Powerhouse Museum, Sydney, Australia* (www.powerhousemuseum.com/collection/database), accessed 21.7.2010; Weir and Phillips, *op, cit*, p. 12

³⁴ *loc, cit*; Corbett, *op, cit*, pp, 528-529; New South Wales State Heritage Inventory on-line database (www.heritage.nsw.gov.au), accessed 21.7.2010.

³⁵ Minutes of Ordinary Meeting of Council held on 9.1.1946, No. 7419 (30), quoted in Weir and Phillips, *op, cit.*, p. 10.

³⁶ *loc, cit.*

³⁷ Weir and Phillips, *op.cit.*, p. 13.

³⁸ Weir and Phillips, *op, cit.*, p. 13

³⁹ 'Automatic Totalisators Limited, Nancarrow Avenue, Meadowbank, Sydney', *Building and Engineering*, October 24, 1947, pp. 26, 29, 30.

⁴⁰ *loc, cit*; 'Automatic Totalisators Limited', *Decoration and Glass*, November-December 1947, p. 21.

⁴¹ *Decoration and Glass*, October 1937; Royal Australian Institute of Architects, *Register of 20th Century Buildings of Significance*, 2001.

⁴² 'Automatic Totalisators Limited', *Decoration and Glass*, November-December 1947, p. 19.

⁴³ Weir and Phillips, *op, cit*, p. 13

⁴⁴ *loc.cit.*

2.3. RELEVANT HISTORICAL THEMES

2.3.2.1	Theme:	
National:	State:	Local:
Building settlements, towns and cities	Land Tenure; Accommodation Towns, Suburbs and Villages;	Activities and processed for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal; Activities associated with the provision of accommodation, and particular types of accommodation. Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages;

2.3.2.2	Theme:	
National:	State:	Local:
Developing local, regional and national economies	Agriculture; Commerce; Fishing	Activities relating to the cultivation and rearing of plat and animal species, usually for commercial purposes, can include aquaculture; Activities relating to the buying, selling and exchanging goods and services; and usually associated with the manufacture, production and distribution of goods;

		Activities associated with gathering, producing, distributing and consuming resources from aquatic environments useful to humans;
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2.3.2.3	Theme:	
National:	State:	Local:
Developing local, regional and national economies	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements

2.3.2.4	Theme:	
National:	State:	Local:
Developing local, regional and national economies	Industry; Technology	Activities associated with the manufacture, production and distribution of goods; Activities and processes associated with the knowledge or use of mechanical arts and applied sciences

2.3.2.5	Theme:	
National:	State:	Local:
Working	Labour	Activities associated with work practices
The growth of industry in the area resulted in a growing number of houses being occupied by company employees. Many skilled and semi-skilled labour positions were created through the expansion of manufacturing companies in the area.		

2.3.2.6	Theme:	
National:	State:	Local:
Developing Australia's cultural life	Creative Endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and or associated with the production and expression of cultural phenomena, and/or environments that have inspired such creative activities;

2.3.2.7	Theme:	
National:	State:	Local:
Developing Australia's cultural life	Leisure; Sport	Activities associated with recreation and relaxation; Activities associated with organized recreational and health promotional activities

2.3.2.8	Theme:	
National:	State:	Local:
Marking the phases of life	Persons	Activities of, and associated with, identifiable individuals, families and communal groups

DRAFT

3. *PHYSICAL ANALYSIS*

3.1. DESCRIPTION OF THE SITE & BUILDING

The site is roughly rectangular measuring approximately 36 by 69 metres . The site contains three attached pitched roof industrial buildings which increase in length toward the north and are approximately 11 metres in width. They reflect the use of a standardized structural system . the buildings date from the post 1943 period and are in poor condition .

3.2. DESCRIPTION OF THE BUILDING

3.3. OTHER ASPECTS OF SITE –

3.3.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from the Twentieth Century period, the site is unlikely to reveal archaeological remains.

3.3.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance/development from the Twentieth Century period, the site is unlikely to reveal aboriginal remains.

3.3.3. Evidence of Natural Heritage Potential

Given the history of site disturbance/development from the Twentieth Century period the site is unlikely to have heritage significance for its natural features.

3.3.4. Moveable context

No significant moveable items exist.

4. ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

4.2. CRITERION A – HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The building dating from 1943 has a low level of historical significance for its ability to evidence the industrial activity of the Shepherds Bay area.

The area is existing as a Twentieth Century industrial precinct due to its proximity to the water.

4.3. CRITERION B – HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

4.4. CRITERION C – AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The building has aesthetic significance at a low level as a representative example of a post World War II industrial shed with a low level of integrity. Far better examples exist in the area such as the Halverson Shed at 20 Waterview Street.

4.5. CRITERION D – SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The research to date has not indicated any significance under this criterion.

4.6. CRITERION E – TECHNICAL/RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated any significance under this criterion.

4.7. CRITERION F - RARITY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated any significance under this criterion.

4.8. CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- ***cultural or natural places; or***
- ***cultural or natural environments***
(or a class of the local areas' cultural or natural places; or cultural or natural environments).

The research to date has not indicated any significance under this criterion.

4.9. INTACTNESS

The main front form of the original building located remains partially intact externally. The original building has been extensively altered in a number of significant phases. The remaining building retains its/some of the original external character which was originally typical rather than exceptional. Internally the plan layout has been extensively altered and all finishes have been painted or replaced.

4.10. LEVELS OF SIGNIFICANCE

Background

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

4.10.1. Local Heritage

Due to historic and aesthetic significance the building does reach the threshold for local significance.

4.10.2. State Heritage

Due to representative level of significance within the Sydney area, extent of alteration, nature the building does reach the threshold for state significance.

4.11. SUMMARY STATEMENT OF SIGNIFICANCE

The building dating from 1943 has a low level of historical significance for its ability to evidence the industrial activity of the Shepherds Bay area.

The area is existing as a Twentieth Century industrial precinct due to its proximity to the water.

The building has aesthetic significance at a low level as a representative example of a post World War II industrial shed with a low level of integrity. Far better examples exist in the area such as the Halverson Shed at 20 Waterview Street.

5. CONSTRAINTS & OPPORTUNITIES

5.1. GENERAL

A general policy for the preservation of a building is based on a recognition of its significance and the relevant constraints, the chief constraint being the Architectural Design Excellence Competition Jury Report. The Architectural Design Excellence Competition Jury Report suggests interpretation of the industrial building on the site possibly by reuse of materials.

5.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE ARCHITECTURAL DESIGN EXCELLENCE COMPETITION JURY REPORT

The Architectural Design Excellence Competition Jury Report notes the following which is of relevance to any assessment of the site.

9.4 The Jury, through review of all the conforming proposals, formed the unanimous view that the current envelope that applies to the site alongside the restriction on dwelling numbers (62 dwellings) would deliver a lesser design solution that would not achieve the best response to the contextual and amenity issues facing the site. The Jury recognises that this site is unique, in that it is an island site isolated by vehicle movements and roundabouts which result in high vehicle speeds and road noise. This constraint severely impacts on the proximity of the site to the waterfront and its setting near the river.

9.5 The Jury recognises that the site does have a minor gateway role in concert with the existing vegetation and the bridge, announcing the arrival into the Ryde neighbourhood. As such the Jury considers that some additional height on the site may be justified. The jury also recognizes that within the allowable envelope a greater density than 62 units can be achieved. The Jury considers that such a site and location justifies an increase in the number of units that can be achieved subject to achieving high amenity and excellent design.

9.6 The Jury has reviewed the complying envelope and considers that it may have negative impacts on neighbouring amenity in terms of views and interaction with the public domain. The relationship between the taller form and the lower form is confined and creates a canyon space that is not capable of achieving a high quality amenity or outcome and appears driven by block form rather than an understanding of the context of the site and its position or visibility from the bridge. P9

9.12 The proposal achieves a true sense of place through its ground plane and activation of its edges. It echoes the industrial past of the whole of this precinct and the bridge as well as the site through reconstruction of an industrial "shed" in a contemporary reinterpretation to anchor and activate the new square. The proposal introduces a strong and differentiated base that protects the plaza and the residential precinct from the roadway and celebrates the bridge arrival through a taller form that directly references the bridge construction and architecture. P10

5.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE SHEPHERDS BAY CONCEPT APPROVAL

The Design Excellence Brief Shepherd Bay is of relevance to any assessment of the site.

2.3.1 Heritage

The site is within the vicinity of local heritage item Number 33 'Bridge' pursuant to the Ryde LEP 2010

5.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The significance of the building does not warrant its listing as a heritage item.

Retention is not required on Heritage Grounds. The Architectural Design Excellence Competition Jury Report suggests interpretation of the industrial building on the site possibly by reuse of materials.

- 5.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY
The proposed changes will have a minimal external effect on the following buildings, which are located in the vicinity: Number 33 'Bridge' pursuant to the Ryde LEP 2010
- 5.6. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE
The building is presently in need of significant maintenance work and upgrade which requires its demolition.
- 5.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP
The owner wishes to develop the site in accordance with the Design Excellence Brief.
- 5.8. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPPORTUNITIES
The location of the building provides a significant limitation to development permissible in the zoning.
- 5.9. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS
- 5.9.1. Australian Heritage Council
The building and site is not included on the National Heritage List, The Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is not covered by statutory protection provided pursuant to the EPBC Act
- 5.9.2. Heritage Council of NSW / NSW Heritage Act
The building and site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.
- 5.9.3. National Trust (NSW)
The building and site is not classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.
- 5.9.4. AIA Register of Significant Buildings
The building is not listed as a heritage item by the AIA. Listings in this register impose no legal restrictions. No constraints apply.
- 5.9.5. Australian Institute of Engineers
The building is not listed as a heritage item by the AIE. Listings in this register impose no legal restrictions. No constraints apply.
- 5.9.6. Art Deco Register of NSW
The building is not listed as a heritage item by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.
- 5.9.7. Section 170 Register
The site and building is not listed as a heritage item on any 170 Register of any Government Body. Listings in this register impose no legal restrictions. No constraints apply.
- 5.9.8. Ryde Council
The building and site is not listed as a heritage item identified in the LEP. The building and site is not listed as lying within a Heritage Conservation Area identified in the LEP. The building lies within the vicinity of other buildings listed as heritage items under the LEP. Number 33 'Bridge' pursuant to the Ryde LEP 2010

6. **STATEMENT OF CONSERVATION POLICY**

The Architectural Design Excellence Competition Jury Report notes the following:

9.13 The Jury considers that the increased height of this scheme is considered appropriate when accompanied by the provision of the proposed public square and in relation to the surrounding area. While much of the development in Meadowbank is of the horizontal 6 to 8 storey built form, this needs to be offset by at least one vertical tower as has happened across the river at Rhodes. To have this vertical building also related to the linear form of the bridge will provide a good urban design solution. P11

7.2. In judging the schemes it was the unanimous decision of the Jury to award the winning design to Cox Architecture & Kennedy Architects Associates. P12

7.4.3. The Shed

Retaining a memory of the industrial past of the site through a retention of a 'shed' structure for community use is a strong site specific concept. This idea must be retained through design development. Whilst it is understood by the Jury that the actual sheds will be removed to construct the basement, it is important the new structure not lose the aesthetic of adaptive reuse inherent to the concept.

7.4.4. Reuse of materials

The Jury supports the recycling and reuse of materials across the site as proposed – these include sandstone in the form of gabions, walls and paving, reuse of bricks and reuse of steel shed structures (as per above). P13

7. **STATEMENT OF HERITAGE IMPACT**

7.1. THE PROPOSAL

The Concept Approval MP09_216 for Shepherds Bay was amended by Mod 2 on 16 January 2017. The original concept provided for a 10-storey envelope for Stage A. The Modification Application seeks to increase the height of Stage A to 15 storeys.

The now proposed 15-storey concept (Ground level plus 14 upper levels) is effectively the same as the design excellence competition winning schedule, except at a lower height. The lower levels of the building will be serviced apartments instead of residential apartments. The location of the buildings, the public plaza, the façade, the ground plane retail and the access points will be the same as the 24-storey concept. The proposed mix is:

Ground level	Retail and Lobby
L01-L08	82 serviced apartments
L09-L14	42 apartments

7.2. SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)

The building dating from 1943 has a low level of historical significance for its ability to evidence the industrial activity of the Shepherds Bay area.

The area is existing as a Twentieth Century industrial precinct due to its proximity to the water.

The building has aesthetic significance at a low level as a representative example of a post-World War II industrial shed with a low level of integrity. Far better examples exist in the area such as the Halverson Shed at 20 Waterview Street.

7.3. ASSESSMENT OF HERITAGE IMPACT

Proposed works are considered in relation to policies developed in response to the specific requirements of the site as identified in the Architectural Design Excellence Competition Jury Report.

The additional increased height is consistent with the guidelines of the Architectural Design Excellence Competition Jury Report and reinforces the linear form of the bridge will provide a good urban design solution. The revised scheme provides the same relationship to the lower levels.

The Shed Element retains the memory of the industrial past of the site through a retention of a 'shed' structure for community use. This strong site specific concept has been retained through design development and the new structure retains the aesthetic of adaptive reuse inherent to the concept.

The proposal recycles and reuses materials across the site as proposed – these include sandstone in the form of gabions, walls and paving, reuse of bricks and reuse of steel shed structures (as per above). These materials remain constant.

The materials proposed for the plaza and the community shed reinforce the former industrial character of the site. These materials remain constant.

7.4. COMPARISON BETWEEN THE DESIGN EXCELLENCE COMPETITION SCHEME AND THE DEVELOPMENT APPLICATION

The low scale plaza has increased and provided greater links and view to the Heritage Item, Ryde Bridge.

The language of the building responds to the language of the Heritage Item, Ryde Bridge.

The termination of the building is lighter and more industrial at the top with references to gantry type structures.

The use of face brick and gabion walls echoes the industrial past of the site.
The uniform grid of the façade provides a neutral backdrop to the Heritage Item, Ryde Bridge.
The use of bluestone paving is more appropriate to its industrial history.
The selection of planting that reflects the waterfront location is more appropriate.
The additional increased height is consistent with the guidelines of the Architectural Design Excellence Competition Jury Report.
The backdrop to the retained shed, above 8 floors, is not affected by increases in height.
The increased height provides for a slender building which has urban design benefits.

7.5. CONCLUSION

Given the low level of heritage significance of the buildings on the site, their lack of integrity and their condition, an interpretation of the industrial history of the site as part of the new development are most appropriate.

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LIST OF ILLUSTRATIONS

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9. LIST OF APPENDICES

APPENDIX A	Historic Title
APPENDIX B	Insert name of documents
APPENDIX C	Insert name of document

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