



STATEMENT OF HERITAGE IMPACT

CROWLE GARDENS DEVELOPMENT
CONCEPT PLAN
76 BELMORE STREET
(also known as 8 Junction Street)
RYDE NSW 2112

7 March 2011

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STATEMENT OF HERITAGE IMPACT FOR CONCEPT PLAN FOR CROWLE GARDENS DEVELOPMENT 76 BELMORE STREET, RYDE 2112

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works within the Crowle House (known as “Tellaraga”) grounds. The heritage item is located at 76 Belmore Street, Ryde, and within the local government area of City of Ryde Council. The subject site is within a block bounded by Belmore Street to the northwest, Junction Street on the northeast and Porter Street to the southeast. The current condition of building fabric on the site ranges from poor to sound.

It is proposed to retain the culturally significant “Tellaraga” and associated grounds and landscape elements, and demolish several buildings on the site assessed as having some and little heritage significance. The concept plan, prepared by architects, NBRSPARTNERS, defines proposed building envelopes for the site.

The assessment of potential heritage impact has been undertaken by Lynette Gurr, Senior Heritage Consultant, under the direction of Robert Staas, Director / Heritage Consultant of **NBRSPARTNERS**. This report should be read in conjunction with the document. “Heritage Assessment and Curtilage Study - Crowle Home (formerly “Tellaraga”), 8 Junction Street, Ryde”, prepared by NBRSPARTNERS (March 2011).

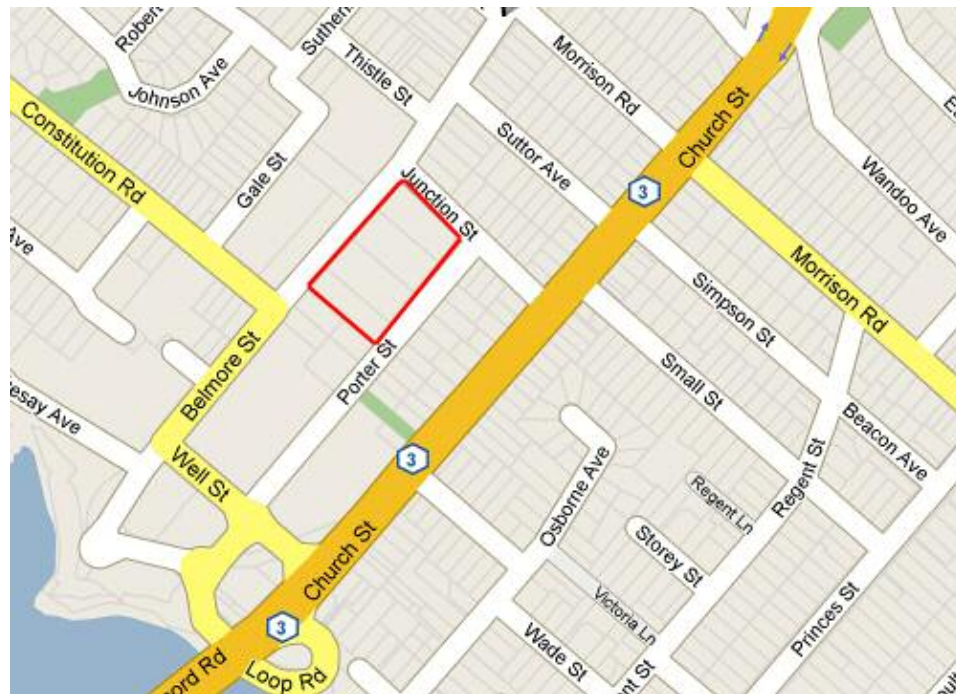


Figure 1 – Site location plan with the subject site outlined in red (Source: Google Maps)

1.1 Heritage Listings

The *Ryde Local Environmental Plan 2010 (Ryde LEP 2010)* is the principal planning document for the City of Ryde. Schedule 5 – Environmental heritage – Part 1 Heritage Items, provides a list of items with heritage significance. The subject site is listed as a local heritage item as follows:

- “Crowle Home” (House), 8 Junction Street, Ryde, house; (Property Description: Lot 1 DP 921633; Lot 11 DP 51349) (Item No: 57).

Ryde LEP 2010 is a statutory document and the heritage item is protected in accordance with that planning document and the Environmental Planning and Assessment Act and the Heritage Act.

1.2 Heritage items in Proximity

There are several heritage items and places of heritage significance, located in close proximity to the subject site. “Visual Impacts Assessment - 74-76 Belmore Street, Ryde”, prepared by Richard Lamb & Associates (March 2011), has itemised the following heritage items as listed on *Ryde LEP 2010* - Schedule 5:

- Terraces, 76, 78 and 80 Church Street (Item No: 32);
- The Laurels Nursing Home, 34-48 See Street (Item No: 116); and Fountain, Corner See and Angus Street (Item No: 115);
- Addington (House), 813-815 Victoria Road (Item No: 152);
- The Retreat (House), 817 Victoria Road (Item No: 153);
- Wallametta Club (House), 826 Victoria Road (Item No: 154);
- Ryde Court House, 812 Victoria Road (Item No: 151);
- Ryde Police Station, 808 Victoria Road (Item No: 150);
- Church, 74A Bowden Street (Item No: 20);
- Willandra House, 770-772 Victoria Road (Item No: 149);
- St Anne’s Church, 46 Church Street (Item No: 30);
- St Anne’s Church Cemetery, 46 Church Street (Item No: 31);
- Church and Hall, 25-27 Church Street (Item Nos: 27 and 28);
- Former Court House, 42 Church Street (Item No: 29);
- Parsonage (House), 12 Turner Street (Item No: 132);
- Westward Cottage (House), 8 Turner Street (Item No: 131);
- St Charles Church, 562-582 Victoria Road (Item No: 147);
- Mayfield House, 281 Morrison Road (Item No: 77);
- 312 Morrison Road (Shop) (Item No: 78);
- Factory, 37 Nancarrow Avenue (Item No: 80);
- Meadowbank Railway Bridge (Item No: 37);
- Bridge, Church Street (Item No: 33);
- House, 21 Belmore Street (not listed as a heritage item); and
- Settlers Park, No 10 Loop Road (not listed as a heritage item).

None of the listed heritage items are located within immediate proximity of the subject site.

1.3 Heritage Significance

The following statement of cultural significance is taken from the Heritage Assessment and Curtilage Study - Crowle Home (formerly "Tellaraga"), 8 Junction Street, Ryde, prepared by NBRS+PARTNERS (March 2011):

The Federation cottage and associated gardens, known as the Crowle Home, and formerly known as "Tellaraga", is located at 8 Junction Street, Ryde. It is a place with historic and aesthetic heritage significance at local level. The place has historic significance for its associations with the early subdivision patterns and residential development of Ryde. A Federation style cottage was constructed in 1904 as the residence for George Australia Denning and his family. From 1901 until 1944, associated gardens, paddocks and outbuildings developed as part of the family residence. From 1952 until the present, the property was occupied by the Crowle Foundation, a group dedicated to the accommodating and providing care and employment for people with intellectual disabilities. The Foundation has associations with William Alfred Leopold Crowle a prominent philanthropist. During the Crowle Foundation occupation associated buildings with little heritage significance were constructed. The cottage and landscape elements, including circular drive, gateposts, palisade fence, tree plantings and Crowle war memorial garden are elements that remain and contribute to the historic and aesthetic significance of the place.

1.4 Heritage Curtilage

The "Heritage Assessment and Curtilage Study - Crowle Home (formerly "Tellaraga")" identifies built elements and grounds recommended for retention to ensure conservation of the heritage significance of the place. The recommended Reduced Heritage Curtilage is shown in Figure 2. The following recommendations are taken from Section 6.0 Heritage Assessment and Curtilage Study - Crowle Home (formerly "Tellaraga"):

Recommendation 1

The original fabric of the single-storey Federation cottage, "Tellaraga", later known as Crowle House, should be retained and conserved in accordance with its significance.

Recommendation 2

The principal views and vistas to "Tellaraga" are from the gateway and drive entry located on Belmore Street and the Memorial garden. These views to the cottage should be retained as part of the reduced curtilage.

Recommendation 3

The principal view and vista from "Tellaraga" is from the cottage verandah looking east to the circular drive and north east to the garden setting. These views and vistas should be retained as part of the reduced heritage curtilage.

Recommendation 4

The palisade fence and gateposts are significant boundary markers and evidence of the historic curtilage of the place. They should be retained and conserved as part of the reduced heritage curtilage to interpret the entry to the place.

Recommendation 5

The circular drive is a major landscape element and should be retained within the reduced curtilage (refer to Figure 2 of this report).

Recommendation 6

The Memorial Garden, laid out in 1946, is located northwest of the cottage and adds to the historic significance of the place and should be retained as part of the setting of the Federation cottage and as a memorial to Crowle, founder of the Crowle Foundation.

Recommendation 7

Two additions adjoin the single-storey “Tellaraga”, EF Ward Building to the south and the Dulcie Johnson Hall to the north. These additions are intrusive and mar the heritage significance of the cottage. These additions should be removed and the original North Elevation reinstated.

Recommendation 8

Tree plantings along the Belmore Street frontage form part of the setting of “Tellaraga” and should be retained although they do not form part of the reduced heritage curtilage.

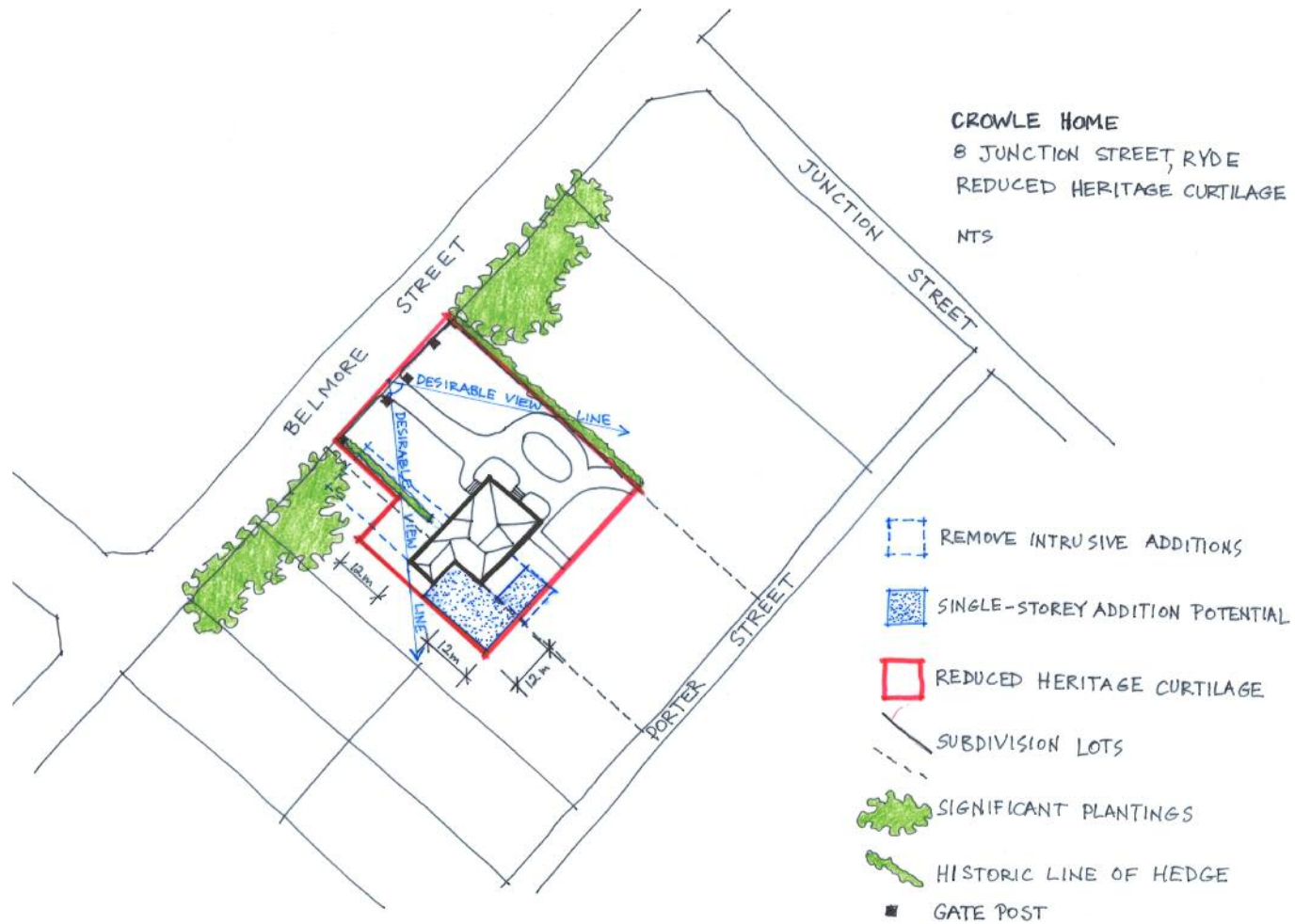


Figure 2 – Crowle Home (former “Tellaraga”) showing Reduced Heritage Curtilage (Source: NBRSPARTNERS, March 2011)

2.0 PHYSICAL DESCRIPTION

The subject site comprises several buildings located within the grounds of the original single-storey residence of 'Tellaraga'. These buildings, together with construction dates, are as follows: 'Tellaraga' Home (c1904); EF Ward Building (1968); Alan Penney Memorial Centre (1969 and 1983); Lindsey Cottage (1970 and 1990); Swimming Pool (1970); Lacey House, Administration Block (1971); Dulcie Johnson Hall (1976); Activity Therapy Centre (1979); and Johannes Guttenberg German School (1992-2008).

The surrounding streetscape is associated with mixed development and includes a church, located immediately south on Belmore Street; Meadowbank Public School, located northwest on Belmore street; a factory / Council depot, located on the corner of Belmore Street and Constitution Road, single-storey residential development along Junction and Porter Streets; and recently completed medium-density residential development, located southwest of the subject site.



Figure 3 – 'Tellaraga', as viewed from the entry gates at Belmore Street (left) and along the drive (right) (Source: NBRSPARTNERS, August 2009)



Figure 4 – 'Tellaraga', looking southwest from the circular drive (left) and viewed from the east (right) (Source: NBRSPARTNERS, August 2009)



Figure 5 – View northeast along Belmore Street showing palisade fence near entry gate to 'Tellaraga' (at right) and established hedge planting and perimeter plantings (at left) (Source: NBRS+PARTNERS, August 2009)



Figure 6 – View from corner of Constitution Road and Belmore Street looking southeast to Sydney House of Worship (at left) and the newly completed residential development (at right), located southwest of the subject site (Source: NBRS+PARTNERS, August 2010)



Figure 7 – Junction Street streetscape looking southeast (left). View southwest from Junction Street showing 'Tellaraga' obscured by mature plantings (right) (Source: NBRS+PARTNERS, August 2009)



Figure 8 – Porter Street streetscape looking southwest (left). Recent medium density residential development along Porter street, at right (Source: NBRS+PARTNERS, August 2010)

3.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by architects, NBRS+PARTNERS, for the client, Achieve Australia, as part of the Concept Plan application for Crowle Gardens Development, at No 76 Belmore Street, Ryde:

Drawing Title	Dwg No	Issue No	Scale @ A3	Date
Site Analysis, Existing Key, Site Features	EA01-A	A	1:500	23/11/10
Concept Plan Zoning	EA02-A	A	1:500	23/11/10
Above Ground Primary Development Controls – Depth, Separation, Setbacks	EA03-A	A	1:500	23/11/10
Above Ground Primary Development Controls - Heights	EA04-A	A	1:500	23/11/10
Below Ground – Building Envelopes	EA05-A	A	1:500	23/11/10
Accommodation Types & Site Access / Exit Zones	EA06-A	A	1:500	23/11/10
Street Elevations	EA07-A	A	1:500	23/11/10
Street Elevations	EA08-A	A	1:500	23/11/10
Sections	EA09-A	A	1:500	23/11/10
Sections	EA10-A	A	1:500	23/11/10
Sections	EA11-A	A	1:500	23/11/10
Belmore Street Elevation	EA12-A	A	1:500	23/11/10
Staging Plan	EA13-A	A	1:500	23/11/10

Achieve Australia, owner of the subject site, proposes to retain and conserve the existing culturally significant, “Tellaraga” house and gardens, at 76 Belmore Street, Ryde, demolish several buildings on the site and construct five (5) residential blocks with some underground carparking off Porter Street and a single-storey recreational facility adjoining “Tellaraga”. The following design statement, prepared by architects, NBRS+PARTNERS, describes the project:

The proposal is a Concept Plan application for approval to the NSW Department of Planning, to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979. In general, the proposal is the establishment of building forms and envelopes as required by SEPP 65 Residential Flat Design Code to accommodate up to 390 residential flats in five separate buildings, passive and active recreation facilities in an existing modified heritage building, underground car parking facilities for the flats and landscaped grounds.

The envelopes are oversized both in plan form and cross section to the final built forms in accordance with SEPP 65. The final built forms will be planned, detailed and configured to fit within the building envelopes. The project will be implemented in a number of stages and approval to proceed for each Project Application stage will be a separate submission.

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Introduction

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

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

- The cultural significance of the place has been respected by retaining and conserving significant heritage fabric associated with the heritage item: the cottage, Crowle Home (formerly "Tellaraga"), its landscape elements and gardens, including circular drive, gateposts, palisade fence, tree plantings and Crowle war memorial garden.
- The memorial gardens, boundary markers and plantings along Belmore Street are significant landscape elements and will be retained and conserved to ensure the cultural significance of the place is respected.
- Significant views and vistas have been retained and conserved to ensure the cultural significance of the place is respected and retain the integrity of the place alongside contemporary development.
- The intrusive two-storey additions that adjoin "Tellaraga" (EF Word Building and Dulcie Johnston Hall) are proposed for removal. This will enhance views of the heritage significant place.

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

- Care needs to be taken in the design, material selection and colours of the proposed residential blocks to ensure the proposed elements do not visually dominate the heritage item and landscape elements. This aspect of the proposal will be addressed in the subsequent Project applications. This includes the proposed Block F which abuts the lesser significant areas of "Tellaraga".

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

- Views and vistas to "Tellaraga" from Belmore Street gates have been compromised by Block A minor encroachment on the "Desirable View Line" as recommended in the Reduced Heritage Curtilage. Heritage advice was given to reduce the length of the north-eastern wing of Block A in accordance with the recommended desirable view line and reduce the height of the levels. However, this was discounted at this stage because the concept plan is associated with a building envelope and not the final building form. It is the intention to resolve the issue at design development stage and was mitigated by retention of significant views south to the "Tellaraga" and east along the circular drive. The proposed solution will have a positive impact – compared with current views and vistas as Dulcie Johnston Hall extends further north than proposed Block A which currently blocks views to Tellaraga.

4.2 Demolition of a building or structure

Have all options for retention and adaptive reuse been explored?

- The various buildings within the Crowle House site have been occupied for several decades and provided residences and workspaces for Achieve Australia. While the subject site still provides some residential care, many of the buildings are underutilised. These buildings have little potential for adaptive reuse as residential accommodation.

Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

- The concept plan proposes culturally significant elements of the heritage listed building, "Tellaraga", including associated significant gardens and grounds, be retained in accordance with recommendations listed in the curtilage study. It is proposed residential development blocks be located along the perimeter of the subject site, in areas of lesser heritage significance

Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?

- The existing buildings proposed for demolition have little heritage significance and their planning and layout makes them difficult to adaptively reuse. There is potential for residential development on the site. The owner of the site is keen to pursue medium-density residential development of the site while retaining the heritage significance of the heritage item and associated grounds.

Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?

- Heritage consultants at NBRS+PARTNERS provided heritage advice to assist with the design development of the project. A heritage curtilage study was prepared to assist the concept masterplan process and determine a reduced heritage curtilage for the site. This advice has been implemented in the concept masterplan.

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

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

- A reduced heritage curtilage has been identified to guide location of medium density residential development on the site and avoid areas of high heritage significance.
- The proposed development envelopes located west, southwest and east of "Tellaraga", and ranging from one to seven storeys in height, are stepped back from the culturally significant Federation cottage and grounds to minimise negative heritage impact.
- Significant views and vistas northwest and southeast to and from "Tellaraga House" and Belmore Street, looking down the drive, have been conserved to ensure the significance of the place can be appreciated by the public.

- Views to the northeast from the verandah of the main entry of “Tellaraga” to open space have been retained to minimise negative heritage impacts on the character of the place as a farm cottage surrounded by paddocks.

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

- The subject site provides potential for medium-density residential development. Due to the structural limitations of the existing buildings to be adaptively re-used, additional areas cannot be achieved within those buildings. The owners propose to develop the site while conserving the heritage significant item, within a reduced heritage curtilage.

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

- The curtilage assessment undertaken by NBRS+PARTNERS ensures the significance of the Federation cottage and associated gardens and landscape elements are retained and conserved for public appreciation of its significance

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

- Views to the heritage item are available between the proposed Block envelopes to ensure visual permeability into the site. In addition, it is proposed the block envelopes be stepped-back from the heritage item so as to respect the heritage item and minimise differentiation of scale between the proposed building block envelopes (ranging from 2 to 7 storeys) and the single-storey cottage.

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

- Early photographs, maps and aerial photographs indicate prior to the 1944 few structures were located along the perimeters of the site bounded by Belmore, Junction and Porter Streets. Therefore little archaeological potential is likely to occur in those areas.
- Prior to 1944, when the property operated as a farm, outbuildings were located west and southwest of the cottage. There is the potential for archaeological deposits in this location associated with outbuilding footings and wells. However, due to the disturbance in this area, it is possible that evidence is no longer intact. Care will be undertaken in any excavation works in these areas. This will be addressed when the project applications are submitted.

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

- The Concept Plan defines envelopes for the proposed blocks, however, it does not define the materials and form of the building. Further details will be required at design development stages to adequately answer this question.

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

- The five residential block envelopes proposed for the subject site will not visually dominate the heritage because they have been kept back from the line of reduced heritage curtilage.

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

- Existing views to “Tellaraga” from the main entry gates on Belmore Street will be conserved. The proposed retention of associated gardens and landscape elements will ensure the significant cultural values of the places will be able to be appreciated by the public.
- The proposed demolition of intrusive two-storey additions to “Tellaraga” and associated reconstruction works, will have a positive heritage impact on the heritage listed cottage and enable the public to appreciate its significance. Details of the conservation works will be developed in subsequent project applications.
- Views to the subject site from heritage items within the local area will have minimal to no negative heritage impact. Most of the heritage items are located a considerable distance from the subject site and there are only glimpses of mature tree plantings from some of those heritage items. Any negative heritage impact would, therefore, be considered minimal to negligible.

4.4 Tree removal or replacement

Does the tree contribute to the heritage significance of the item or landscape?

- It is proposed two (2) to four (4) boundary tree plantings along Porter Street boundary (the south-eastern site boundary) be removed. These trees (T52, T53, T54 and T63) are minor cultural plantings with little heritage significance. The arborist report has identified the trees as having “Retention Value C” and as having “decreasing values”.

Why is the tree being removed?

- It is proposed the trees are to be removed to enable vehicular access to underground carparking along Porter Street in the areas designated “Access Zone”.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- An “Aboricultural Implications Plan” for 76 Belmore Street, Ryde, was prepared by Tree Wise Men Australia Pty Ltd (December 2010) to guide the Concept Plan for the site. The trees along the Porter Street boundary were identified as having “Retention Value C” and “decreasing values”. This compares with “Retention Value A” trees which were identified as trees “given greatest priority to maintain existing landscape character and amenity”.

Is the tree being replaced? Why? With the same or a new species?

- A Landscape Architecture Concept Plan – Crowle Garden has been prepared by McGregor Coxall (dated 28/02/11). It proposes the streetscape of the development maintain existing trees where possible and provides supplementary tree plantings. Plant species selection will mimic the Turpentine Ironbark Forest plant communities and ecologies and will replace and enhance landscape plantings to the perimeter of the site. This will have a positive heritage impact on the site and will ensure significant heritage plantings and character be maintained and conserved.

5.0 CONCLUSION

In conclusion, the proposed Concept Plan described above does not adversely affect the identified heritage significance of the property. We would recommend the heritage aspects of this application be approved.

Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS ARCHITECTS

7th March 2011