

HERITAGE IMPACT STATEMENT

826 Victoria Road, Ryde



Wallematta Club (House), former 'Gracemere'

Cover Image: The subject site, fronting Victoria Road. (Source: Google Maps 2022)

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HERITAGE IMPACT STATEMENT FOR 826 VICTORIA ROAD, RYDE

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared for BDPM, on behalf of the site owner Maronite Eparchy of Australia, and in accordance with the standard guidelines of Heritage NSW to accompany an application for proposed works at 826 Victoria Road, Ryde.

The proposed works will involve the removal of a tennis court, metal shed and retaining fence and the addition of a two-storey childcare facility building and carpark. A double width vehicle crossover and driveway and landscaping works, including installation of new fencing, have also been proposed.

Details of the development proposal have been prepared by Altis Architecture and Site Image Landscape Architects.

The subject site contains a two storey Victorian era house (built 1890) that is listed as a heritage item, 'Wallametta Club' (I54), on Schedule 5 of the *Ryde Local Environmental Plan (LEP) 2014*. The site is also in the vicinity of heritage items, the closest being 'Addington House' (I52) which is located diagonally opposite the subject site, on the northern side of Victoria Road.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Ryde LEP 2014* and the requirements of the *Ryde Development Control Plan (DCP) 2014*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

This report also formally evaluates the proposal against the policies outlined in the Revised Conservation Management Plan 'Gracemere' 826 Victoria Road, Ryde, prepared by NBRS & Partners in 2015.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located on the southern side of Victoria Road, between Belmore Street to the east and Shephard Street to the west. It is identified as Lots 3 and 4 in Deposited Plan 219163 and Lot 2 in Deposited Plan 205390. The Wallametta Club house is located on Lot 3.



Figure 1. Detail from aerial photograph showing the subject site, (Source: Nearmap)



Figure 2. Detail from map showing the subject site. (Source: NSW ePlanning Spatial Viewer)

1.4 AUTHORSHIP

This report was prepared by Rose Mickan, Senior Heritage Consultant, and reviewed by Sophie Bock, Associate, both of **NBRS**. The history was written in 2015 by NBRS + Partners for the Revised Conservation Management Plan 'Gracemere' 826 Victoria Road, Ryde report.

1.5 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.6 COPYRIGHT

Copyright of this report remains with the author, **NBRS**. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 HISTORY OF THE SUBJECT SITE

The following history has been reproduced from the Revised Conservation Management Plan 'Gracemere' 826 Victoria Road, Ryde, prepared by NBRS & Partners in 2015, pages 8–18.¹

The subject property at 826 Victoria Road Ryde, was built c1890 by Mrs Mary Elizabeth Bowden, widow, on land that was originally part of a 30 acre grant to James Stewart in 1794, and which had been purchased by Mary Bowden's grandfather James Shepherd, in 1808.

The house appears to have been built as a second residence or rental property for the Bowden/Shepherd family who were major land holders in the area and who lived on the opposite side of Victoria Road.

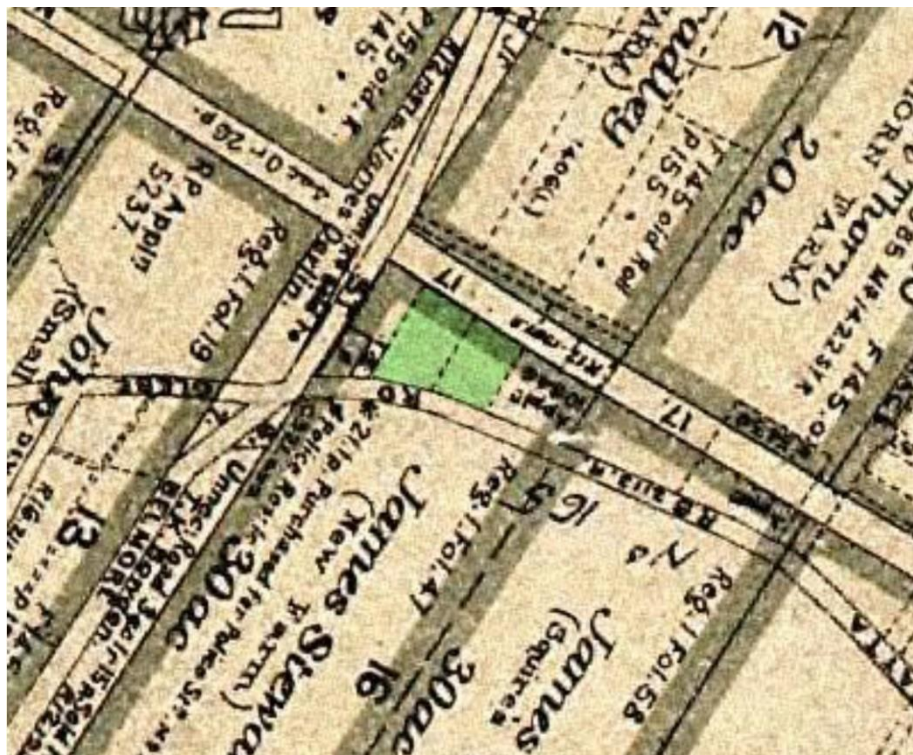


Figure 3: Extract from Parish of the Field of Mars (Parish Maps No. 14039901) showing the relevant portions of land related to the subject site shaded green. (Source: NSW Land & Property Information)

James Shepherd had been transported to New South Wales in 1791 and in 1795 married convict Ann Thorn. Ann had been granted 20 acres near present day Meadow Bank and James Shepherd had also received a 30 acre grant in the area. By 1799 he had begun purchasing farms adjoining the original Thorn Farm and by 1810 Shepherd also owned all the land on the northern side of Victoria Road bound by Parkes Street and Bowden and Belmore Streets. This land lay opposite the subject property. Addington was built on part of this land in the early 1830s for Isaac Shepherd (son of James Shepherd) and his wife Ann. Later their daughter Mary and her husband Thomas Bowden would live there from the time they got married in 1861 until Thomas' death in 1879.

In 1808 James Shepherd purchased the land on which the subject property lies mostly contained in James Stewart's original 30 acre grant. This land came into the ownership of Isaac Shepherd in 1833 following his marriage to Ann Payne.

¹ NBRS + Partners, "Gracemere" 826 Victoria Road Ryde Revised Conservation Management Plan' (Ryde Council, 2015), 8–18.

Isaac and Ann's daughter Mary Elizabeth married Thomas Kendall Bowden in 1861 and part of the land was transferred into the ownership of Thomas Bowden in 1869.

A further small portion of land, originally part of James Bradley's 30 acre grant and also acquired by Isaac Shepherd, came into the ownership of Mary Bowden in 1892, Thomas having died in 1879.

The subject property at 826 Victoria Road appears to have been built as an additional residence or rental property by Mrs Mary Bowden. When Thomas died Mary was left a widow with nine children the eldest being only 17 years and the house was possibly built to provide additional income for the family. An earlier cottage, lying further west of the subject property was constructed on part of the Bowden's land as early as 1861 and occupied by Mary for a short time in the 1890s.

The house was probably built in 1883/4 as the 1884 edition of the Sands Directory lists "Thomas Massey Harding, surgeon" in Parramatta Road, Ryde. Though the house name is not indicated in that entry, in a wedding notice in the Sydney Morning Herald on 11 March 1885, "Mary Beatrice, youngest daughter of Thomas Massey Harding, FRCS of Gracemere, Sydney" married CR Scrivener at St Anne's Church, Ryde on 4 March. Harding was appointed Government Medical Officer and Vaccinator for the district of Ryde in April 1884; reappointed in 1886. He was listed in Parramatta Road, Ryde in the Sands Directory until 1886.

Mary Bowden's daughter Eliza Amelia married Arthur King in 1891 and they lived in the subject house from 1894 until 1897.¹ It is unclear who occupied the residence in the intervening years. From 1897 until 1901 the house was occupied by Captain G.E. Bulmer who is accordingly listed in the Sands Directory at Gracemere in Parramatta Road, Ryde. According to the 1901 Census George E Bulmer was identified as the principal householder of a property in Parramatta Road occupied by one male (himself) and two females. He vacated the residence in December 1901, following the death of the owner, Mary Ellen Bowden in September, whereupon an auction sale was held on 23 December at Gracemere of "the whole of the superior furniture and household appointments".²³ Tragically Mrs Fanny Bulmer passed away on Bowing Day at their new residence in Sorrell Street, Parramatta: "Captain and Mrs Bulmer only left Ryde this week to take up residence with Mrs Thornton at "Lang Syne".⁴

Mary Bowden brought the land containing Gracemere on just over two acres under the Real Properties Act in 1898 and a Certificate of Title was issued at Volume 1242 Folio 19. The block plan of that land is illustrated in Figure 4.

² 'Furniture Sales', *Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW: 1888 - 1950), 21 December 1901.

³ 'Auction Sales, Ryde', *Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW: 1888 - 1950), 21 December 1901.

⁴ 'Death of Ms Bulmer, a Sudden Collapse', *Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW: 1888 - 1950), 28 December 1901.

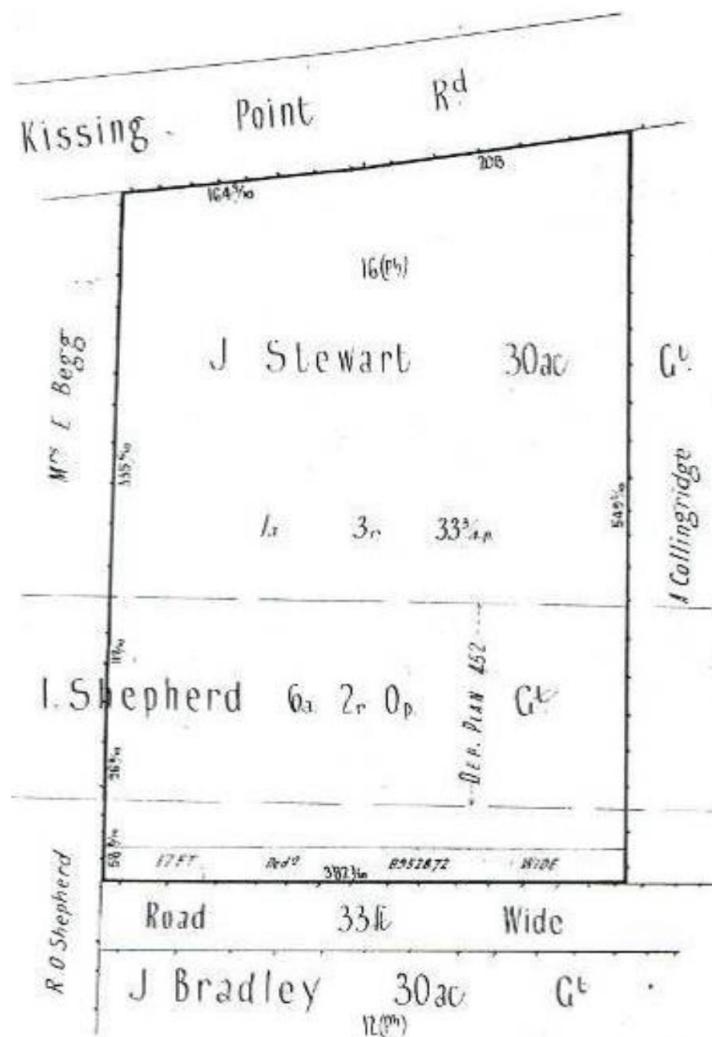


Figure 4: Block plan of land on Certificate of Title Vol 1242 Folio 19. (Source: NSW Land and Property Information)

Following Mary's death in September 1901 Gracemere was sold to William Edward Spark(e) of Elizabeth Bay in January 1902. The property was occupied by Frederick Spark who changed its name to Glenora. Following the death of William Spark in 1905, the property was advertised for auction sale on 31 October 1906 (Figure 5). The advertisement contains a comprehensive description of the house and grounds. The property was sold at this date to "John O'Donoghue, gentleman" who retained the name Glenora. O'Donoghue was a former publican and lived at Ryde following his retirement from business.

**IN THE ESTATE OF THE LATE W. E. SPARKE,
ESQ.**

CHARMING RESIDENCE, known as "GLENORA,"
situate at Ryde, fronting
KISSING POINT-ROAD,

most substantially built of brick, cemented, on stone foundations, with slate roof, and contains the following accommodation:—Hall, drawing, and dining rooms, library, 2 pantries, kitchen, scullery; on the first floor are 3 bedrooms, servant's room, bathroom, linen closet; at rear are W.B. coach-house, man's room, 2-stall stable, laundry, and cow shed. The property is at present occupied by Mr. Fredk. Sparke.

The Land contains an area of
1 ACRE 3 ROODS 33½ PERCHES.

Disposed of in well-kept garden, tennis court, and orchard. Horse paddock, etc.

Messrs. NORTON, SMITH, and CO., O'Connell-street, Solicitors to the Estate.

HARDIE and GORMAN have received instructions from the EXECUTOR OF THE WILL OF THE LATE W. E. SPARKE to sell by public auction, at their Salerooms, 133 Pitt-street, at 11.30 o'clock, on **WEDNESDAY, 31st OCTOBER, 1906,**

The above-described, faithfully built Residence, situate within 5 minutes' walk of the Meadowbank Railway Station. About 5 minutes' walk from Ryde steamer, Parramatta River.

Figure 5: Auction sale advertisement. (Source: Sydney Morning Herald, 6 October 1906, p22)

John O'Donoghue died in January 1910⁵ whereupon his widow, Ester remained at Glenora until 1913. The property passed by transmission in 1910 to Ester O'Donoghue and John Honor, both of Ryde. Ester leased the house after 1913 to a succession of tenants including E Brown, TOF Alsop (physician and surgeon) and LH Rogers (physician and surgeon).

Dr L Halse-Rogers has commenced practice at "Glenora, Parramatta-road, Ryde, having taken over from Dr Alsop, who has left the district."⁶

In September 1919, a fire damaged a weatherboard building at the back of the residence of Dr L Halse Rogers. "The building was in use as a laundry" but fortunately "the fire was prevented from doing any damage to other buildings."⁷ Dr Leslie Halse Rogers purchased the property from Ester O'Donoghue in 1922. Alsop was however the first doctor to occupy the property commencing a long association of the house with medical practitioners which would continue until the house was purchased by the Wallumetta Ryde and District Business and Professional Men's Club in 1965.

According to newspaper reports of a lawsuit in the Banco Court, Dr John Macpherson sued Dr Leslie Halse Rogers for £1000 compensation for an alleged breach of an agreement in connection with the sale of the practice and house and land at Ryde (subject property). Macpherson alleged he paid Rogers a deposit of £250 towards an agreed price of £4750 for the practice and property. Rogers denied a contract had been signed, nor that he had received

⁵ 'Ryde - Death', Cumberland Argus and Fruitgrowers Advocate (Parramatta, NSW: 1888 - 1950), 15 January 1910.

⁶ 'New Doctor', Cumberland Argus and Fruitgrowers Advocate (Parramatta, NSW: 1888 - 1950), 24 April 1915.

⁷ 'Ryde. Fire at the Dr's', Cumberland Argus and Fruitgrowers Advocate (Parramatta, NSW: 1888 - 1950), 20 September 1919.

the deposit. The jury found in favour of Rogers as far as the agreement for sale was concerned, but a verdict was given for Macpherson regarding the £250 deposit.⁸⁹

Rogers continued to occupy the property until 1928 when it was sold to Dr Arthur Ellis Blythman. Blythman in turn conveyed same to Dr Ernest William Griffiths in 1929. Griffiths subdivided the property selling both portions to Dr Robert Longfield Stephens in 1938. Stephens then sold Lot A, a strip of land along the western boundary of the property, retaining Glenora on Lot B where he ran his practice for many years. That land is illustrated on the plan shown at Figure 6.

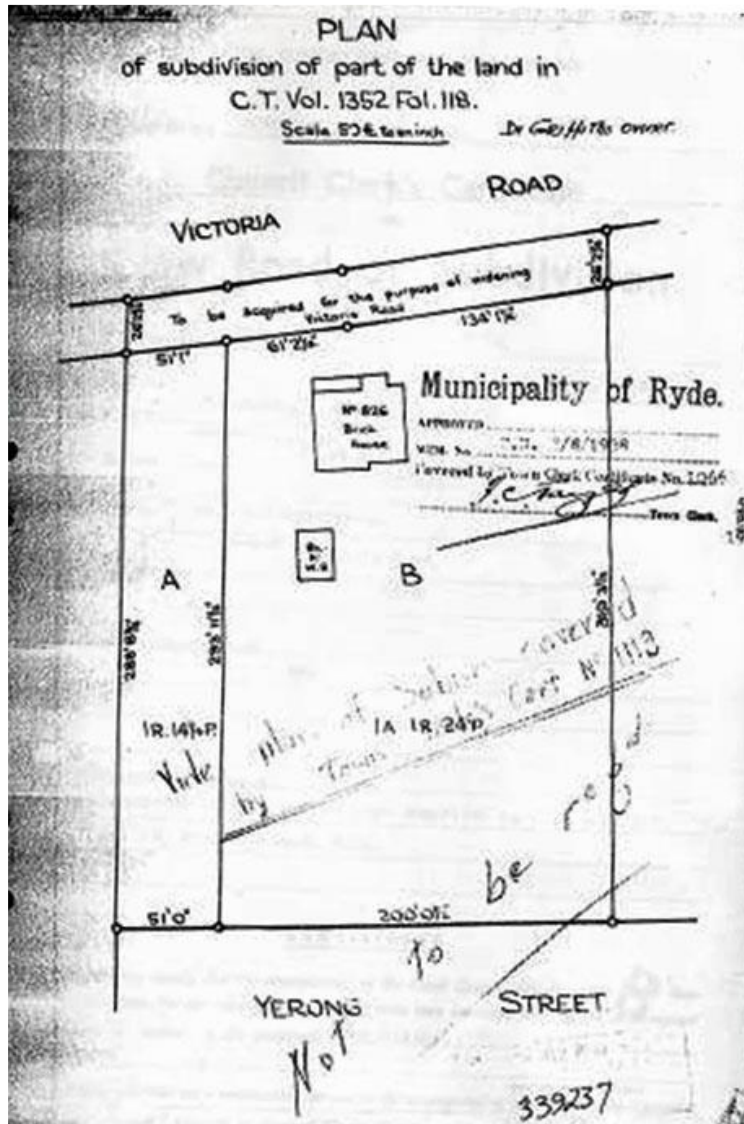


Figure 6: 1929 Subdivision as illustrated on Transfer No N805774. This plan shows the strip of land to be acquired for the widening of Victoria Road. (Source: NSW Land & Property Information)

⁸ 'Law Report, Banco Jury Cases, Doctors at Law', *Sydney Morning Herald* (NSW: 1842 - 1954), 5 September 1925.

⁹ 'Sydney Wool Sales', *Newcastle Morning Herald and Miners' Advocate* (NSW: 1876 - 1954), 9 September 1925.

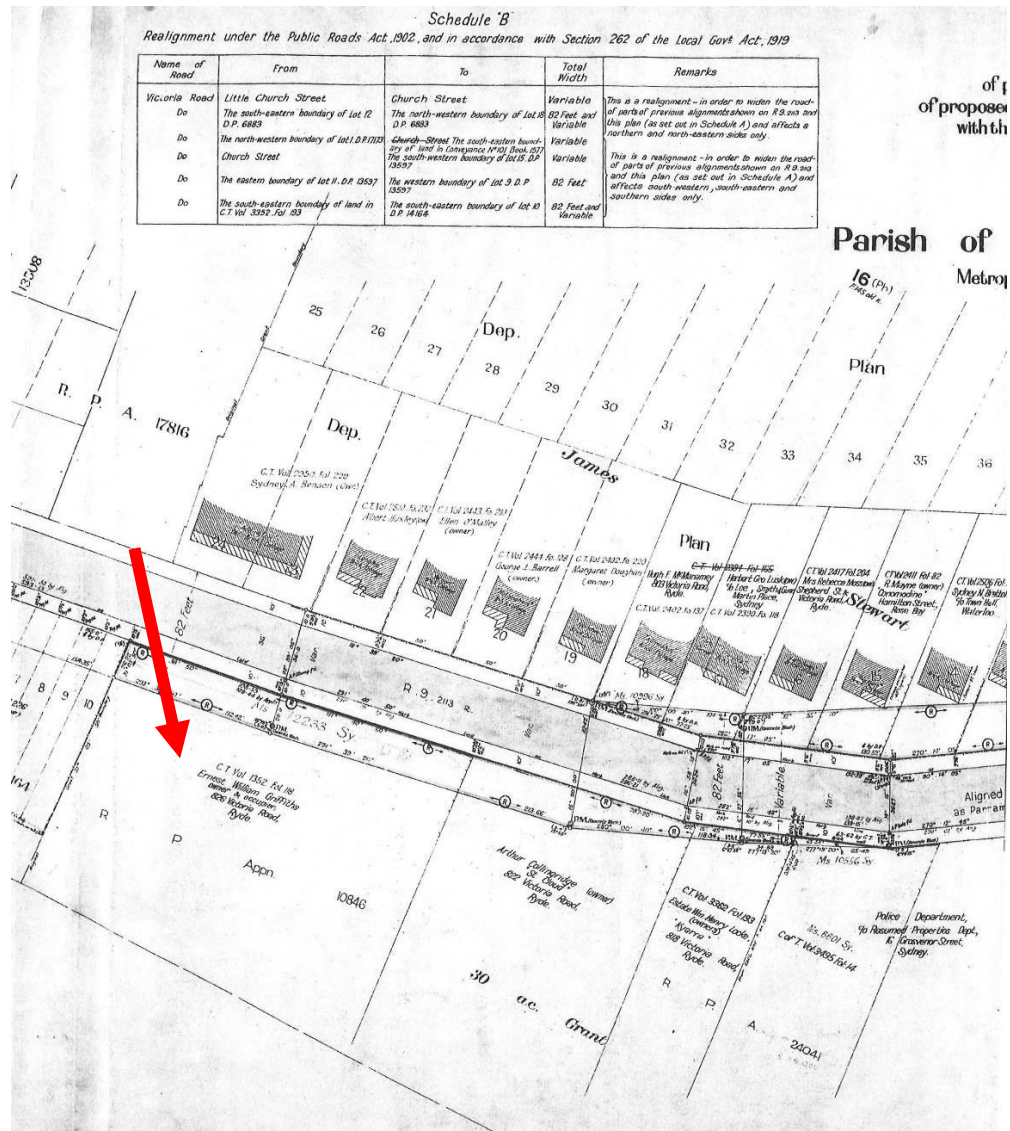


Figure 7: Extract from Crown Plan 27-2113, showing plan of proposed widening of Victoria Road, Ryde, ca 1929-1938. Subject land shown thereon at bottom left in the ownership of Ernest William Griffiths. (Source: NSW Land & Property Information)



Figure 8: Extract from 1943 aerial survey of Sydney showing present boundaries of subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

In 1950 the property (Lot B) was re-subdivided as lots 1 & 2 (Figure 9) and the portion fronting Victoria Road (Lot 1) comprising Glenora was sold to Dr James Herbert Carman in 1952.

Carman re-subdivided the property in 1965 as Lots 3 & 4 in DP 219163 whereupon both allotments were purchased by the Wallumetta Ryde and District Business and Professional Men's Club in August 1965. A further portion of land, adjoining the subject property to the east, was purchased by the Wallumetta Ryde and District Business and Professional Men's Club in December 1964. This land had been part of another large residential allotment of over two acres which had been purchased by Arthur Collingridge in 1883. This land was inherited by Arthur's wife Margaret and then by their son Gordon Collingridge. The house thereon was called "St Cloud".

The rear of the property was subdivided and sold in 1939 and the property was further subdivided in 1955. In 1961, Gordon Collingridge again subdivided the land as DP 205390, retaining the original house on allotment 1 and selling allotment 2, an "L" shaped block, to the Wallumetta Ryde and District Business and Professional Men's Club in December 1964.

Wallumetta Ryde and District Business and Professional Men's Club

The Wallumetta Ryde and District Business and Professional Men's Club was established in circa 1964 as a local area businessmen's club. Following their purchase of Glenora in 1965 the property was converted into the new club house with the former doctor's waiting room and surgery area forming the new bar. The club was officially opened by the Mayor of Ryde Alderman Mervyn Cutler on the 18th June 1966. The Foundation president, John Booth was responsible for naming the club Wallumetta, which is the aboriginal name for the district.¹⁰ In the early 1970s the back verandah of the house was enclosed. At its peak the club had a membership of 150 to 200 members but in recent years that number had dwindled considerably.

¹⁰ Interview with John Booth, n.d.

On 6 June 1989, John F Booth bought the premises in an attempt to save the Club. The Club was finally closed in 1996. In 2007 Booth lodged a development application to Ryde City Council to undertake alterations and additions to the property, including use and fitout of same for a newspaper office (The Weekly Times).¹¹ At the time of this application, the building had been vacant for some time. Coinciding with this application a Conservation Management Plan was prepared by the author.

In 2012 the owner lodged a development application to Ryde City Council for new multi-dwelling housing development containing 5 dwellings (1x2 storey 4 bedroom dwelling at the front, 4 x single storey dwellings at the rear (1x4 bedroom and 3x3 bedroom) and strata subdivision.

The site was purchased by the Sydney Maronite Church as a monastic residence 4 priests, a small multi use Chapel/ meeting room and offices for the Diocesan Administration.

¹¹ 'General Managers Report No 21/07' (Ryde City Council, 23 November 2007).

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The section of Victoria Road, Ryde that extends from Shepherd Street to the north-west and Belmore Street to the south-east, is characterised by a mix of one, two and three storey residential buildings with examples of Victorian, Federation, Interwar, and Postwar development periods. Overall, the bulk of the housing stock are masonry buildings with hipped roofs clad in slate, terracotta, or dark concrete tiles. Houses are setback from the street and are enclosed by low-medium height brick fences. Timber picket fences are also represented on the road. There is some civic development in this area, including the Victorian era Ryde Local Court and next to it the Ryde Police Station.

Abutting the subject site to the south-east, at 822 and also at 818 Victoria Road, there are two large three-storey multi-residential postwar buildings. These buildings separate the subject site from the Ryde Local Court and Ryde Police Station heritage items and represent the most recent and substantial developments within this portion of Victoria Road.



Figure 9: The subject site, fronting Victoria Road. (Source: Google Maps 2022)



Figure 10: Examples of single storey residential development opposite the subject site.



Figure 11: The Ryde Local Court next to postwar multi-residential buildings. (Source: Google Maps 2022)

3.2 THE SUBJECT SITE

The subject site is comprised of three lots in a battle-axe configuration set slightly below the level of Victoria Road. It contains a late Victorian residence known as 'Wallametta Club house' and originally as 'Gracemere' (Lot 3); a disused tennis court (Lot 4) and at grade carparks (Lots 3 and 2). Vegetation is mostly lawn and several small-medium sized trees and shrubs. The site is enclosed on its street boundary by a low masonry fence that has been rendered and painted.

Wallametta Club is a two-storey Victorian house constructed of brick that has been rendered and painted white. It has a hipped roof clad in slate tiles. Two tall, rendered brick chimneys with prominent cornices punctuate the roofline on each side. It is well setback from Victoria Road and Lot 3's north-west boundary. The building has moderate integrity to its original 1886 design; later modifications and additions on its north-eastern, north-western, and south-western elevations have compromised its historic legibility.

The principal façade, fronting Victoria Road, is relatively austere and has been periodically modified over time (Figure 12). It has four original window openings that are fitted with tall timber framed sash windows; the timber frames have been painted. There are no window surrounds, but each has a simple projecting masonry sill, also rendered and painted white, and modern metal screens with a geometric motif. The original ground level verandah has been enclosed and has a row of metal framed casement windows continuing along the length of the façade. The enclosed verandah extends around the northwestern corner where it connects to a substantial addition, built c1920s.

The main entrance is on the south-eastern elevation and comprises an arched entrance porch with rendered moulding across the top of the doorway (Figure 13, Figure 17). A rendered stringcourse runs across the façade between ground and first levels. This façade retains the original vertically proportion timber framed sash windows and masonry sills. The entrance is accessed via a concrete path flanked by modern metal handrails.

On the north-western elevation there is a substantial single storey timber framed addition supported on brick piers (Figure 14). The structure, built in the late twentieth century, is constructed of brick with a white stucco finish and a pitched roof clad in corrugated iron. Fenestration comprises a mix of aluminium framed sliding windows and glass blocks. Service units have been unsympathetically mounted to the external walls of this façade. The addition is raised above an undercroft carpark.

At the rear of the Wallametta Club house are several additions made during the 1960s and 1970s that are not visible from the public domain (Figure 16).

The tennis court is a standard sized hardcourt and enclosed by a tall metal cyclone wire and post fence (Figure 18). The court surface is in poor condition reflecting the disused status of the court. The court lines have faded and cracks in the surface material have allowed vegetation to grow through (Figure 19). The cyclone wire fence and metal posts exhibit signs of rust and distortion. The tennis court is lit by tall overhead light poles. A small, corrugated iron shed is located between the entrance to Wallametta Club house and the tennis court.

There is an at grade car park on either side of the site, each accessed by a drive off Victoria Road (Figure 15). They are both surfaced with bitumen.



Figure 12: Direct view of principal facade on the north-eastern elevation. (Source: Google Maps 2022)



Figure 13: Oblique view of the principal facade with main entrance on the left side. (Source: Google Maps 2020)



Figure 14: Later on the north-western elevation as viewed from the carpark, facing Victoria Road. (Source: NBRS 2015)



Figure 15: Carpark to the rear of the Wallametta Club house on Lot 3, facing south. (Source: NBRS 2015)



Figure 16: Rear (southwestern) elevation, viewed from carpark facing direction of Victoria Road. (Source: NBRS 2015)



Figure 17: Side (south-eastern) elevation containing the arched main entrance. Viewed from existing tennis courts. (Source: NBRS 2015)



Figure 18: The disused tennis court (Lot 4) and carpark (Lot 2)



Figure 19: Detail of the tennis court and carpark. (Source: Google Maps 2022)

3.3 VIEWS

Distant views to and from the subject site are limited because of the site's topography, the setback of Wallametta Club house and intervening development.

Primary views are those of the principal façade of Wallametta Club house from Victoria Road and direct near views to Addington House, immediately opposite the subject site (Figure 20). The Retreat is not visible from the subject site due to its substantial setback and the siting of Addington House.

The subject site is only prominent within direct views from Victoria Road and is partially visible in near views from oblique angles. Wallametta Club house is not visible in distant views along Victoria Road (Figure 21, Figure 22).

Intervening development and road limit views to Ryde Court and Ryde Police Station.



Figure 20: Direct near view, immediately opposite the subject site. Addington House is shown on the left. (Source: Google Maps 2022)

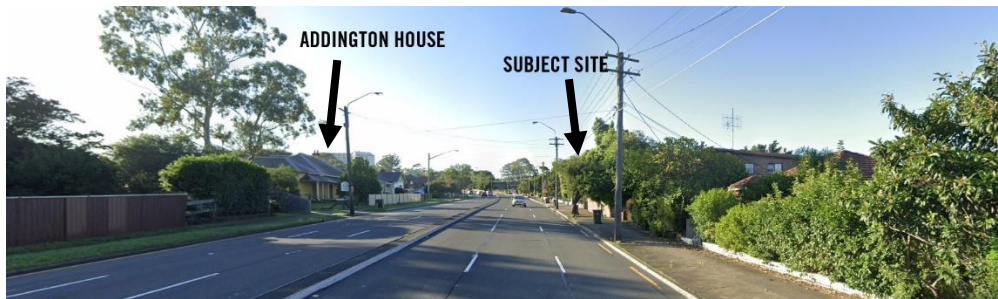


Figure 21: View facing south-west along Victoria Road. (Source: Google Maps 2022)



Figure 22: View facing north-west along Victoria Road. The subject site is indicated by the arrow. (Source: Google Maps 2022)

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject site is listed as an item of local heritage significance under Schedule 5 of the Ryde LEP 2014 as 'Wallametta Club' (I54).

It is located in the vicinity of several heritage listed items, as identified in the Ryde LEP 2014 as:

- Former Police Station, 802-808 Victoria Road, Ryde (I50), and on the NSW State Heritage Register (01017);
- Ryde Courthouse, 812 Victoria Road, Ryde (I51);
- 'Addington House', 813-815 Victoria Road, Ryde (I52); and
- 'the Retreat' (House) 817 Victoria Road, Ryde (I53), and on the NSW State Heritage Register (00506)



Figure 23: Extract from LEP Heritage map showing the subject site (overlaid in red) and heritage items in the vicinity. (Source: Ryde LEP Map 006 with NBRS overlay)

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, roadways and distance, and do not warrant assessment as part of this report.

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for the 'Wallametta Club' (house), at 826 Victoria Road, Ryde is sourced from the NSW Heritage Database, Heritage Item ID: 2340162:

The house is of historical significance as a late Victorian villa associated with the Shepherd family, a prominent 19th century Ryde family. The house has historical association with Mary Elizabeth Bowden nee Shepherd, daughter of prominent local citizen Isaac Shepherd, and widow of prominent Sydney solicitor Thomas Kendall Bowden, and the Shepherd family generally. Through the Shepherd family, the house has a historical relationship with Addington and The Retreat, also on Victoria Road, Ryde. The house is of aesthetic significance as a prominent late Victorian villa representative of the Victorian Italianate style with some art nouveau features reminiscent of the Federation Arts & Crafts style (arched side entry, externally expressed chimneys), which relate to its late Victorian, circa 1890 construction date.

The following Statement of Significance is sourced from the 'Gracemere' 826 Victoria Road Ryde Revised Conservation Management Plan:

The site has historic significance as physical evidence of the early development in the Municipality of Ryde.

The site has been associated with the Bowden/ Shepherd family who were major land holders in the area and who lived on the opposite side of Victoria Road. By 1810 Shepherd also owned all the land on the northern side of Victoria Road bound by Parkes Street and Bowden and Belmore Streets. This land lay opposite the subject property. Addington was built on part of this land in the early 1830s.

The building retains some architectural features and details which are representative of a late Victorian c.1890 residence.

The site has been an important, integral part of the local community, evident in its long association with medical practitioners and the Wallumetta Ryde and District Business and professional Men's Club. The social values of this location are important as a place to gather for meeting, recreation and assembly of societies or groups of a particular service division.

The site has been compromised by changes and adaptation since its construction. However, the researched history of the site, including associated buildings on nearby sites, indicates some potential for archaeological investigation.¹²

The Conservation Management Plan notes that the associated tennis courts do not contribute to the heritage value of the building:

There are no longer any significant functional uses or relationships associated with the former residential use of the building to be maintained in the surrounding land. And the adjoining sites, including the tennis court provide little additional heritage value to the main built form and its current commercial use as offices.¹³

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for the Former Police Station (150) is sourced from the NSW Heritage Database, Heritage Item ID: 5045537:

Constructed in 1837 the former Police Station building is of great historical and architectural importance being reputedly the oldest Police building in continual service in New South Wales.



Figure 24: Former Police Station.
(Source: NSW State Heritage Inventory)

¹² NBRS + Partners, "Gracemere" 826 Victoria Road Ryde Revised Conservation Management Plan', 48.

¹³ NBRS + Partners, 44.

The following Statement of Significance for the Ryde Courthouse (I51) is sourced from the NSW Heritage Database, Heritage Item ID: 3080113:

Ryde Courthouse has been associated with the provision of justice in the area since 1924 and is Ryde's second courthouse. The restrained scale, materials and detailing of Ryde Courthouse demonstrate the dignified, civic style of public buildings adopted during the early twentieth century. The building displays the principal characteristics of the standard courthouse plan, with a grand double-height central courtroom and single-storey wings on either side.



Figure 25: Ryde Courthouse.
(Source: NSW State Heritage Inventory 2006)

The following Statement of Significance for Addington House (I52) is sourced from the NSW Heritage Database, Heritage Item ID: 2340034:

Addington is of State historical significance as one of the early villas of Ryde (and Sydney), its central section having been constructed c. 1820-1830, with later additions c. 1840 and 1863-1866. Addington was built by one of the wealthiest pioneering farming families in the district, the family of James Shepherd, emancipist, and his descendants. Addington has historical association with district pioneers emancipist and wealthy pastoralist James Shepherd from 1809-1832 and his son Isaac Shepherd (MLA) the owner from 1833, with prominent Sydney Solicitor Thomas Kendall Bowden and his wife Mary Elizabeth (nee Shepherd, daughter of Isaac Shepherd) from 1861 to 1879, and with the Benson family from 1919 till 1970. Addington is of State aesthetic significance as a sandstone Old Colonial Georgian style house, extended in the 1860s, on a prominent site fronting Victoria Road. It is of technical significance for its ability to demonstrate Colonial period building construction methods. Its form and interior spaces are intact, and evidence the staged growth of the house from c. 1820 to the 1860s and the different construction details employed. In plan and execution the house demonstrates typical qualities and characteristics of an Old Colonial Georgian style house. Addington is of local social significance, evidenced by the formation of the Addington Trust in 1970, with the aim of preserving the house, and for its current community use. Addington and its site are of archaeological research significance. Addington is a rare Colonial period villa in the Ryde district, one of a small number dating from the early 19th century.



Figure 26:
Addington House.
(Source: NSW
Heritage Inventory
2008)

The following Statement of Significance for the Retreat (I53) and (00506 SHR) is sourced from the NSW Heritage Database, Heritage Item ID: 2340035:

The Retreat is an item of State significance as a rare example, in the Ryde district, of a simple early to mid 19th century (circa 1843) sandstone cottage built by Isaac Shepherd, the owner of Addington and a member of the NSW Parliament, for his sister, Ann and brother-in-law, William Henry. Henry an early pioneer in the Ryde area and a close friend of Samuel Marsden, was a member of the first group of white missionaries to visit Tahiti. The Retreat is important as a heritage item because it is one of the oldest buildings in the area and has early associations with Addington.

5.0 THE PROPOSAL

The proposed development, designed by Altis Architecture, includes the following:

- Realignment of Lot 3 boundary and consolidation of Lots 2 and 4;
- Retention of Wallametta Club house;
- Demolition of the existing fence, tennis court and car park;
- New childcare centre building extension to the southeast of Wallametta Club house; and
- New landscaping and fencing.

The aim of the proposal is to redevelop part of the site for use as a childcare centre.

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Altis Architecture, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	REVISION	DATE
DA0000	COVER SHEET	1	OCTOBER 2022
DA0001	SITE LOCATION PLAN	1	OCTOBER 2022
DA0002	SITE ANALYSIS PLAN	1	OCTOBER 2022
DA0003	SITE PLAN ROOF PLAN	1	OCTOBER 2022
DA0004	SHADOW DIAGRAMS	1	OCTOBER 2022
DA0005	SHADOW DIAGRAMS	1	OCTOBER 2022
DA1001	DEMOLITION SITE PLAN	1	OCTOBER 2022
DA1101	LOWER GROUND FLOOR LEVEL FLOOR PLAN	1	OCTOBER 2022
DA1102	UPPER GROUND FLOOR LEVEL FLOOR PLAN	1	OCTOBER 2022
DA2101	PROPOSED ELEVATIONS - SHEET 1	1	OCTOBER 2022
DA2102	PROPOSED ELEVATIONS - SHEET 2	1	OCTOBER 2022
DA2103	PROPOSED ELEVATIONS - SHEET 3	1	OCTOBER 2022
DA2104	PROPOSED ELEVATIONS - SHEET 4	1	OCTOBER 2022
DA3001	PROPOSED SECTIONS - SHEET 1	1	OCTOBER 2022
DA3002	PROPOSED SECTIONS - SHEET 2	1	OCTOBER 2022
DA3003	PROPOSED SECTIONS - SHEET 3	1	OCTOBER 2022

The following plans, prepared by Site Image Landscape Architects, were also reviewed:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
000	LANDSCAPE COVERSHEET	C	OCTOBER 2022
001	EXISTING TREE MANAGEMENT PLAN UPPER GROUND	C	OCTOBER 2022
002	EXISTING TREE MANAGEMENT PLAN LOWER GROUND	C	
101	LANDSCAPE GENERAL ARRANGEMENT—UPPER GROUND FLOOR	D	OCTOBER 2022
102	LANDSCAPE DETAILED PLAN—UPPER GROUND FLOOR 1	D	OCTOBER 2022
103	LANDSCAPE DETAILED PLAN—UPPER GROUND FLOOR 2	D	OCTOBER 2022
104	LANDSCAPE GENERAL ARRANGEMENT—LOWER GROUND FLOOR	D	OCTOBER 2022
105	LANDSCAPE DETAILED PLAN—LOWER GROUND FLOOR 1	D	OCTOBER 2022
301	LANDSCAPE PLANTING PLAN—UPPER GROUND FLOOR	C	OCTOBER 2022
302	LANDSCAPE PLANTING PLAN—LOWER GROUND FLOOR	C	OCTOBER 2022
501	LANDSCAPE DETAILS	C	OCTOBER 2022

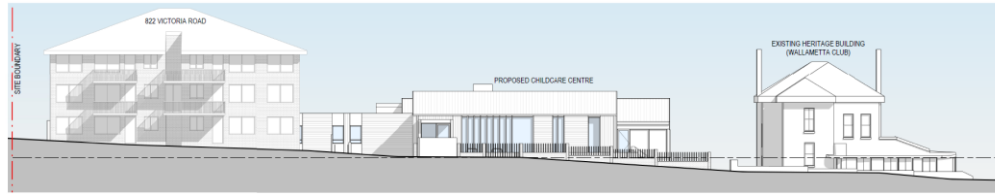


Figure 27: Proposed Victoria Road north-east elevation, revision 1. (Source: Altis Architecture 2022)

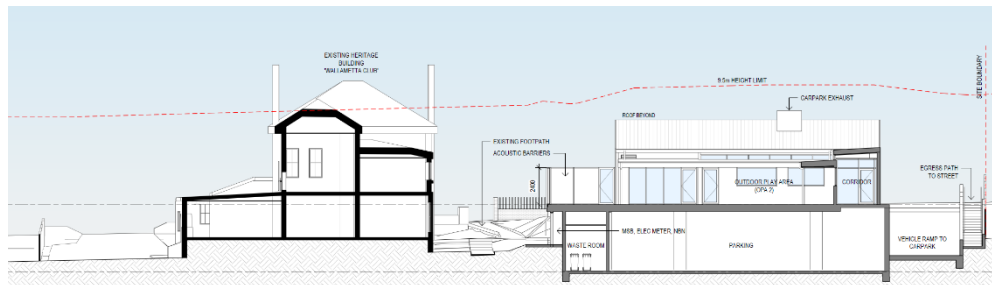


Figure 28: Section A. (Source: Altis Architecture 2022)

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Ryde Local Environmental Plan (LEP) 2014*, the *Ryde Development Control Plan (DCP) 2014* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

This report also assesses the proposal against the policies established in the Revised Conservation Management Plan (CMP) for the site, prepared by NBRS + Partners in 2015.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
Retention of the Wallametta Club house (former 'Gracemere')	<ul style="list-style-type: none"> Positive heritage impact <p>The retention of the Wallametta Club building supports the conservation and retention of heritage significance for this heritage item. Retention of this item enables an understanding of the historic development of the site and the building's relationship to items in the vicinity.</p>
Realignment of Lot 3 boundary and consolidation of Lots 2 and 4	<ul style="list-style-type: none"> Adverse Heritage Impact <p>The proposed boundary realignment will result in a reduction to the heritage curtilage (Lot 3). While the existing lot boundaries do not have any historic significance, the existing Lot 3 boundary does help to retain some of the building's setting.</p> <p>The proposed Lot 3 boundary realignment is to create a path of travel and provide access to services for the childcare centre, the additional space is not intended to be used for substantial development. To mitigate adverse impacts to heritage significance, new development will be well setback from the heritage item at the north-eastern portion of the lot (facing Victoria Street). The reduced heritage curtilage will still retain a buffer area around the heritage item so that it retains some of its setting.</p> <p>Lots 4 and 2 do not contain any significant heritage fabric and the existing boundary for these allotments is not historically significant. Consolidation of the two lots will have no impact on heritage significance.</p>
Demolition of the tennis court and carpark	<ul style="list-style-type: none"> Acceptable heritage impact <p>The fence, tennis court and carpark do not contain any significant fabric. As noted in the CMP, these items do not contribute to the heritage value of the Wallametta Club (house).</p> <p>The removal of these elements will not impact the understanding or interpretation of Wallametta Club house nor any items in the vicinity.</p>

	<p>The demolition is required to enable the construction of the new childcare building.</p>
Construction of two storey plus basement childcare centre and carpark	<ul style="list-style-type: none"> Acceptable heritage impact <p>Overall, the proposed development has been sensitively designed and is sympathetic to the Wallametta Club house and nearby heritage items. Strategies to mitigate any adverse impacts to heritage significance have been incorporated into the built form, scale, siting, materials and landscape setting.</p> <p>Setting the new development well back from Victoria Road and from Wallametta Club house allows original scale and form of the heritage item to be understood and appreciated from the public domain. It will help to ensure the building is visually prominent within the streetscape thereby supporting the legibility of its relationship to Addington House.</p> <p>The proposed childcare building and carpark is appropriately scaled. Its roofline is below the ridgeline of Wallametta Club house. Its hipped roof form is in keeping with the dominant characteristics of the street.</p> <p>The proposed materials, while treated in a clearly contemporary manner, support the character of the adjacent heritage building. The application of matte finishes and use of mid-tone, neutral tones help to ensure that the new development is visually recessive. Lighter, pastel colours on the window reveals will only be visible from oblique angles and are an appropriately subtle feature element.</p>
Installation of new fence	<ul style="list-style-type: none"> Acceptable impact <p>The low brick fence with vertical metal blades is an appropriate fence type for this area. Evidence of the original fence is not available, precluding the opportunity to reinstate an earlier precedent. Within this portion of Victoria Road, low masonry fences are the dominant fence form and the proposed fence, while distinguishably modern, would be in keeping with the character of the area. The vertical blades are visually permeable and will help to retain oblique views to the heritage item from the public domain.</p>
Landscaping	<ul style="list-style-type: none"> Acceptable heritage impact <p>The existing landscaping surrounding the tennis court is not well maintained and modifications to this setting will not result in the loss of any significant gardens, trees or other landscape elements. New landscaping will help to screen the appearance of new development. The location of the Dwarf Magnolia plantings will be particularly effective at concealing the projecting built form at the rear of the childcare centre and proposed carpark respectively.</p> <p>The preparation of a landscape plan for the site is consistent with the recommendations made in the CMP.</p>

6.3 EVALUATION AGAINST CMP POLICIES

The proposal is assessed below against the relevant policies set out in the Conservation Management Plan (CMP) for the site, prepared by NBRS + Partners, dated May 2015, and included in italics below:

Basis of Approach

Policy 1.1

The future conservation and development of the place should be carried out in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) as revised in 1999.

(Article 23) Policy 1.2

The statement of significance and schedule of significant spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as a basis for future decision making, planning and work on the place.

(Article 23) Policy 1.3

The recommended policies and conservation options discussed in this document should be adopted as a guide to future conservation and development of the place irrespective of the use to which it is put.

(Article 3 & 5) Policy 1.7

Retention, enhancement and retrieval of the Cultural Significance of the place should be adopted and implemented as opportunities arise, taking into consideration the changing needs of the Owner, availability of funds and other constraints.

Comment:

The proposed development has had regard to the principles of the Burra Charter and the policies set out in the site Conservation Management Plan. Based on an understanding of the significance of the heritage item, the Wallametta Club house will be retained, and new development will be setback from the building to ensure that it will continue to be viewed and understood from the public domain. The design of the new development has incorporated measures to reduce its visual dominance through the careful use of scale, form, materials and finishes.

Future possible changes to the place

(Articles 2, 7) Policy 3.1

The policies set out in this document should be applied irrespective of the use to which the building is put.

(Articles 1.10 & 7) Policy 3.4

Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.

Comment:

The proposed development does not contravene any policies stated in the site CMP. The new use will not adversely affect the heritage significance of Wallametta Club house.

Removal of significant fabric

(Article 10) Policy 5.3

Building fabric nominated in this Conservation Plan as being of little or no significance or of intrusive nature may be removed altered or adapted provided that such action allows the potential for recovery of significant fabric and does not damage or disturb adjacent early fabric.

Comment:

The site CMP states that the tennis courts and carpark (Lots 4 and 2) do not have any heritage value and that there is potential opportunity to sensitively subdivide or develop these underutilised portions of the site.

6.4 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage NSW) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

6.4.1 DEMOLITION OF A BUILDING OR STRUCTURE

- *Have all options for retention and adaptive reuse been explored?*
- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?*
- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment:

Adaptive reuse is not possible for the existing tennis court and carpark.

All significant elements of Wallametta Club house will be kept. New development is predominately contained within Lots 4 and 2, the existing fabric of which is identified as having no heritage value in the CMP. No significant elements within Lot 3 are scheduled for demolition.

Demolition of the existing tennis court and carpark is necessary to facilitate the construction of the childcare centre building.

NBRS has provided heritage advice through the detailed design development phase.

6.4.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The proposed new development has been designed with consideration given to its wider setting and context. It is appropriately scaled and setback from Wallametta Club house and Victoria Road ensuring that heritage items within the immediate area retain their visual prominence in the public domain. No heritage fabric will be removed or damaged. The proposed development has utilised a generally muted colour scheme that is visually recessive. Installation of new landscaping will further help to screen and soften the appearance of new development.

The existing building is on privately owned land comprised of three lots. Existing lot boundaries do not have historic significance. The owner wishes to convert Lots 4 and 2 and part of Lot 3 for use as a childcare centre. The realignment of the Lot 3 boundary is to create a path of travel and access to services for the childcare centre. This is considered a reasonable and economic use that will see the land appropriately utilised to provide a service that will benefit the local community.

The heritage item is on Lot 3 and development will be predominately sited on the underutilised land currently identified as Lots 4 and 2. It will partially encroach onto the existing Lot 3 on its north-western boundary. This, and the proposed boundary realignment, will result in a reduced curtilage for Lot 3. Heritage curtilage provides a buffer from new development and ensures that heritage elements maintain their context and setting. This helps to retain the historic legibility of a place and prevents heritage items from being visually dominated by adjacent development. The additional space resulting from the Lot 3 boundary realignment will be used as a path of travel and is not going to be substantially developed.

To mitigate the impact of a reduced curtilage, the proposed development will be well setback from the heritage item at the north-eastern portion of the site (facing Victoria Road). The proposed boundary realignment retains a buffer area around the heritage item on all elevations which will help to protect its setting and visual prominence.

The bulk of the new development will be located within the existing Lots 2 and 4. The development is therefore generally consistent with advice set out in the CMP regarding heritage curtilage:

The Lot Boundary curtilage of the site is Lots 3 & 4 in DP 219163 and Lot 2 in DP 205390. Notwithstanding this designation in the Ryde Local environmental Plan two of the lots have separate development potential and the identified building is located on Lot 3 which contains the bulk of the original garden and landscape setting but not the tennis court or the open car park areas to the east of the building. This lot then would be considered as 'Reduced Curtilage' suitable for the future setting of the building subject to the scale and character of any adjoining development works.¹⁴

Views to and from Wallametta Club house will be moderately impacted by the new development when viewed from an oblique angle facing north-west. The new development will conceal the rear portion of the Wallametta Club house from this vantage. However, given that the rear portion of the heritage building has been compromised by later additions this is considered an acceptable impact. Direct views of the Wallametta Club house, and views from the street facing south-east will be retained. The primary views of heritage items in the vicinity will not be impacted by the new development.

NBRS is not aware of any archaeological items having been identified at the subject site.

Some strategic measures have been taken to minimise adverse impacts to heritage significance. The building's modest scale, setbacks and neutral recessive colour scheme ensure that the development will not be visually dominant. Fenestration and the vertical cladding and fine detailing help to visually break up the principal facades and reduce bulk and solidity in the building's overall massing. Landscaping will further help to screen and subdue the appearance of the new development.

Public users and visitors will be able to view and appreciate Wallametta Club house and the nearby heritage items. Views of these heritage items will be retained.

¹⁴ NBRS + Partners, 43.

6.4.3 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment:

The existing landscape setting, including layout and trees, does not have any heritage value and its redesign will not impact heritage significance.

The site CMP notes that no evidence of the original landscape design has been found, thereby precluding the potential for landscape reinstatement.

Advice from heritage landscape conservator has not been sought on the basis that the existing landscape has no heritage significance.

NBRS is not aware of any potential archaeological deposits at the site.

The new development will be set back from Wallametta Club house and Victoria Road so that views will not be impacted by development. It has been appropriately scaled so that it will not be visually dominant within the streetscape views.

6.5 HERITAGE OBJECTIVES OF THE RYDE LEP 2014

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Wallametta Club house will be retained and there will be no modifications to its fabric.
- Street views to and from Wallametta Club house will be retained.
- The design for the new development has an appropriate setback and scale; its form and materials are sympathetic to the adjacent Wallametta Club house.
- New landscaping will improve the setting and help to soften the visual impact of new development.
- There will be no adverse impact on the established significance of heritage items in the vicinity.
- There will be no change to the appreciation or interpretation of the Wallametta Club house or nearby heritage items from the public domain.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the Ryde LEP 2014, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Ryde,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.6 HERITAGE GUIDELINES OF THE RYDE DCP 2014

The *Ryde DCP 2014* supports the *Ryde LEP 2014* by providing additional objectives and development standards for Child Care Centres.

6.6.1 CHILDCARE CENTRES

The proposed development will function as a childcare centre, for which the *Ryde DCP 2014* contains the following objective in relation to heritage:

3.1 All Child Care Centres

8. To ensure that new development complements heritage items and their setting in a contemporary context.

Comment:

The design for the proposed building is sympathetic to the Wallametta Club house and nearby heritage items. It has been appropriately scaled and setback to allow the heritage item to be viewed and understood from the public domain. While treated in a contemporary manner, the materials and finishes have been selected to ensure the new development is visually recessive. New landscaping will help to screen new development while improving the setting for the site overall.

7.0 CONCLUSION

The proposed redevelopment of 826 Victoria Road, Ryde, will have an acceptable impact on the heritage significance of the Wallametta Club house and heritage items in the vicinity.

The new development has a considered design that incorporates several measures intended to reduce visual dominance and achieve compatibility with adjacent heritage item. Its scale and setback allow the Wallametta Club house to remain visually prominent and historically legible. The proposed built form is sympathetic and incorporates a hipped roof that is in keeping with the general character of the street. Its colour palette is mostly comprised of neutral mid-tones that are visually recessive. Pastel shades have been selected for the coloured window reveals; although brighter these shades are subtle enough that their inclusion will not significantly detract from the adjacent heritage building. The new fencing is visually permeable and will therefore not conceal any heritage fabric. Further attempts to subdue the appearance new development have been made through the landscape design, particularly through the proposed location of the dwarf magnolia trees between existing Lots 3 and 4.

It is acknowledged that the new development will reduce the heritage curtilage and setting of the Wallametta Club house building. This has been mitigated by siting the bulk of the proposed development within Lots 2 and 4 and allowing setbacks from the heritage item and from Victoria Road. The boundary realignment into Lot 3 is for the purpose of establishing a path of travel only. As such, the proposed development is generally consistent with recommendations within the site CMP.

Given that the development has been sensitively designed to reduce visual dominance, the reduction in the heritage setting is considered an acceptable impact to the heritage significance of Wallametta Club house.

All existing views to and from the Wallametta Club house and heritage items in the vicinity will be retained and conserved. No significant heritage fabric will be removed, concealed, or distorted as a result of the new development.

The proposed development is consistent with the heritage objectives of the *Ryde LEP 2014* and the *Ryde DCP 2014*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



Rose Mickan
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NBRS
28 October 2022