

24 January 2022

Geron Property No.6 PTY LTD
C/O Innovate Architects
For Attention: John Wilkinson
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6-8 WESTERN CRESCENT, GLADESVILLE

ADDENDUM LETTER TO HERITAGE IMPACT STATEMENT (DATED 19 JANUARY 2016)

1. Preamble & Background

This letter has been prepared on behalf of Innovate Architects who have been engaged by the owner of the site to submit a new development application for continued development at the site. This letter has been prepared to assess the impact of the revised design of the proposed development to the heritage significance of the subject site and the heritage items and heritage conservation area in the vicinity.

In January 2016, Heritage 21 prepared a Statement of Heritage Impact ('HIS') for the original Development Application for development to the site, whereby Deferred Development Consent was issued by Ryde City Council for LDA2016/0058 on 27 July 2017. The HIS assessed the following scope of works:

- Retention of a three metre portion (as a minimum) of the subject building along Western Crescent with the remainder of the building proposed to be demolished; and
- Construction of a multi-storey mixed use development which incorporates the following aspects:
 - New youth centre facilities and gymnasium;
 - Five basement levels with the parking space for approximately 109 cars; and
 - Nine levels which incorporate new youth centre facilities and gymnasium and residential spaces.

On 5 July 2021, Heritage 21 reviewed changes to the design which were submitted to Ryde City Council under a new Development Application LDA2021/0300. On 1 November 2021, Ryde City Council provided an assessment letter of the application with further matters to address. The Issue B drawings have been prepared to address these matters.

This letter has reviewed the Issue B drawings dated December 2021 and sent to Heritage 21 on 23 December 2021.

2. Heritage Context

The subject site is located at 6-8 Western Crescent and falls within the boundaries of the City of Ryde local government area. The site is legally identified as Lot 2 and 3, DP 1821. The subject site **is not** listed as an item of environmental heritage in the *Ryde Local Environmental*

Plan 2014 (RLEP). Also, it **is not** listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW). This letter makes reference to the Urbis Heritage Assessment report (April 2015) which concluded that the subject building is of heritage significance for its historic, aesthetic, representative and rarity values.¹ Therefore, the subject building is considered as both a heritage and contributory item.

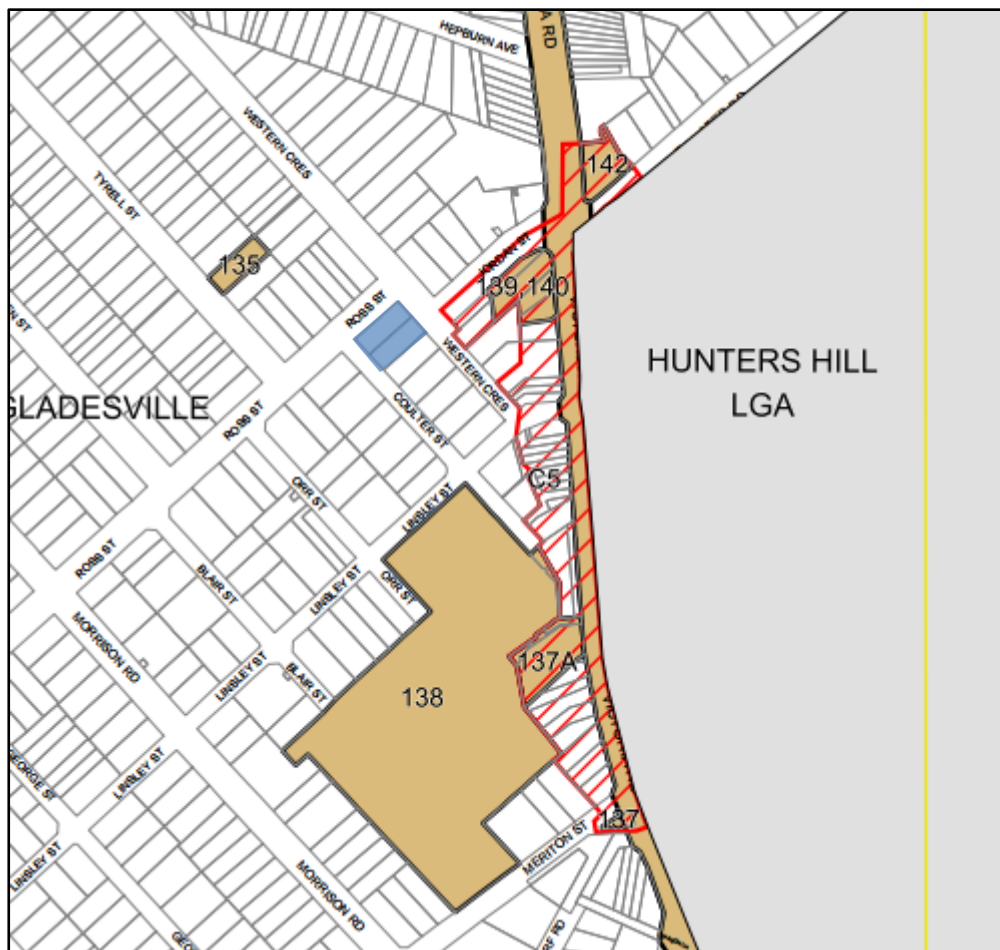


Figure 1. Detail from Heritage map HER_002B. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

The subject site **is not** situated within a Heritage Conservation Area, however, the subject site **is identified** in Ryde Development Control Plan 2014 (RDCP) as a contributory item to the adjacent Gladesville Shops Heritage Conservation Area (C5). The subject site is also situated

¹ Urbis, *Heritage Assessment: Gladesville RSL Youth Centre*, April 2015.

within the general vicinity of the following items listed under Schedule 5 of the RLEP 2014. These are as follows:

Item/HCA Name	Address	Significance	Item Number
Church	220 Victoria Road	Local	I40
Gates	220 Victoria Road	Local	I39
Gladesville Public School	172-180 Victoria Road	Local	I38
Church	265a Victoria Road	Local	I42

3. Nature of the Addendum Letter

The objectives and controls of the *Ryde Local Environmental Plan 2014* (RLEP) and the *Ryde Development Control Plan 2014* (RDCP) are the pertinent planning controls for the development. This letter does not purport to determine or assess any BCA requirements, services related issue, contamination issue, structural integrity issue, or any other non-heritage issue.

It is beyond the scope of this letter to address indigenous associations with the subject site or to locate or assess potential or known archaeological sub-surface deposits on the site or elsewhere.

4. Current works

Heritage 21 has been engaged as the on-site heritage architect to manage the construction process. To date, two on site meetings have occurred on 17 November 2020 and 22 April 2021. From the most recent site visit, it was observed that large scale demolitions have occurred and the historic façade for retention has been propped and protected.

Heritage 21 has been satisfied with the works to date from a heritage perspective.

5. Proposed changes to proposal

It is our understanding from the Issue B Drawings referred to in Section 1 above that the proposed amendments to the design include:

BASEMENT LEVELS

- Basement garaging layouts amended to reflect additional community parking spaces on P2 Parking level. Unit storage layouts amended to suit.

P2-P4 PARKING LEVELS

- P1 Garage doors set back 6000mm from the boundary. P1 Egress door relocated to eastern side of entry door.
- Opening in eastern driveway boundary wall introduced to allow for vision of cars coming out of residential level parking levels.

- Portion of Coulter Street façade to be clad with selected aluminum battens to help soften the façade where shown.
- New community facilities lift introduced to P1 Parking level to give direct access to community space above on Ground Level.

GROUND FLOOR

- Ground floor community space area increased to 680m².
- New residential entry introduced to Western Crescent façade. Residential Foyer separated from Community space and located to eastern boundary of site.
- Ground floor building services & Mechanical plant platform relocated with space being incorporated into Community Facility Space.
- Additional street trees proposed along Ross Street & Western Crescent frontages.

LEVEL 1

- Level 1 Floor Level adjusted to RL 46.40 (Previously RL 45.70) to allow for a greater ceiling height within community facility space below.
- Amenities added to Level 1 community space including toilets, kitchens, and BBQ facilities
- Awning added above footpath along Coulter Street façade.
- Window added to unit 103 media room.

LEVELS 2-5

- Level 2 Floor level adjusted to RL 49.55 (Previously RL 48.80)
- Level 3 Floor level adjusted to RL 52.70 (Previously RL 51.85)
- Level 4 Floor level adjusted to RL 55.85 (Previously RL 54.90)
- Level 5 Floor level adjusted to RL 59.00 (Previously RL 57.95)
- Units 201, 301, 401 & 501 Balconies increased in size to be 10m² minimum
- Level 5 Unit layouts adjusted to include 3 x 3-bedroom units (502, 503 & 504)

LEVEL 6

- Level 5 floor layout duplicated up to level 6
- Level 6 Floor level adjusted to RL 62.15 (Previously RL 61.05)
- Design of Level 6 adjusted to include 1x 3-bedroom unit & 2x 2-bedroom units.

LEVEL 7

- Residential Communal Open space moved up to level 7.
- Level 7 Floor level adjusted to RL 65.30 (Previously RL 64.15)
- Amenities added to Level 7 community space including toilets, kitchens, and BBQ facilities.
- Design of Level 7 adjusted to include 1x 3-bedroom unit & 2x 2-bedroom units.

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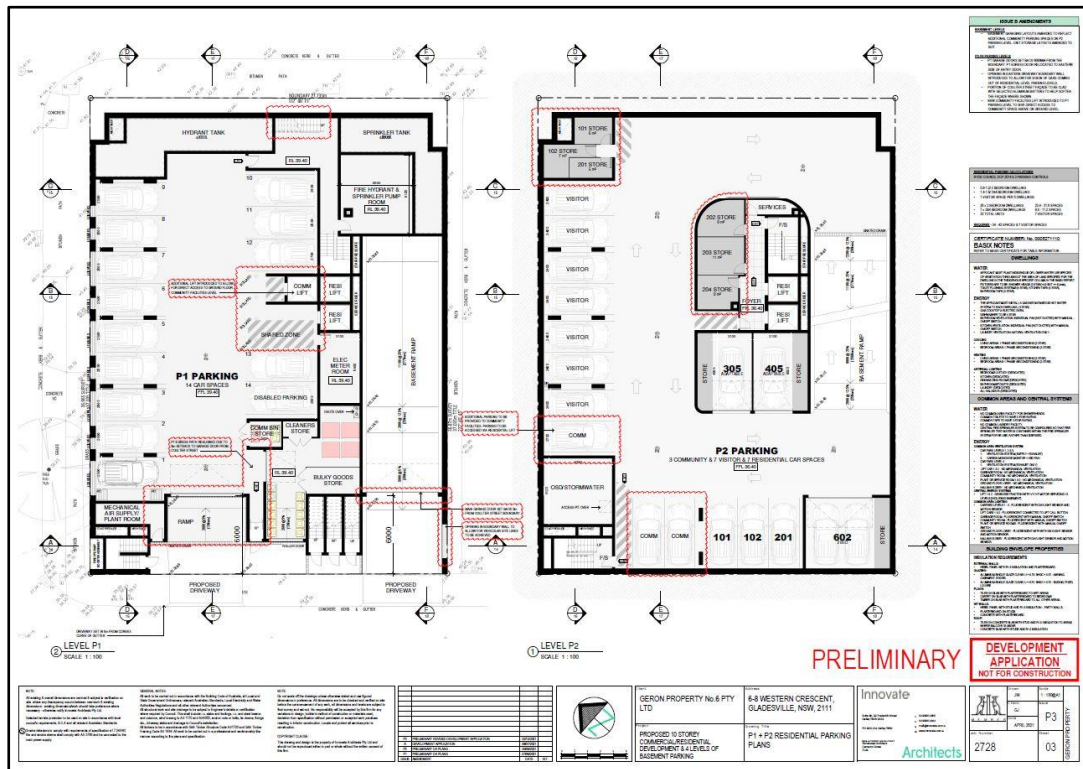


Figure 3. Proposed P1 + P2 Residential Parking Plans

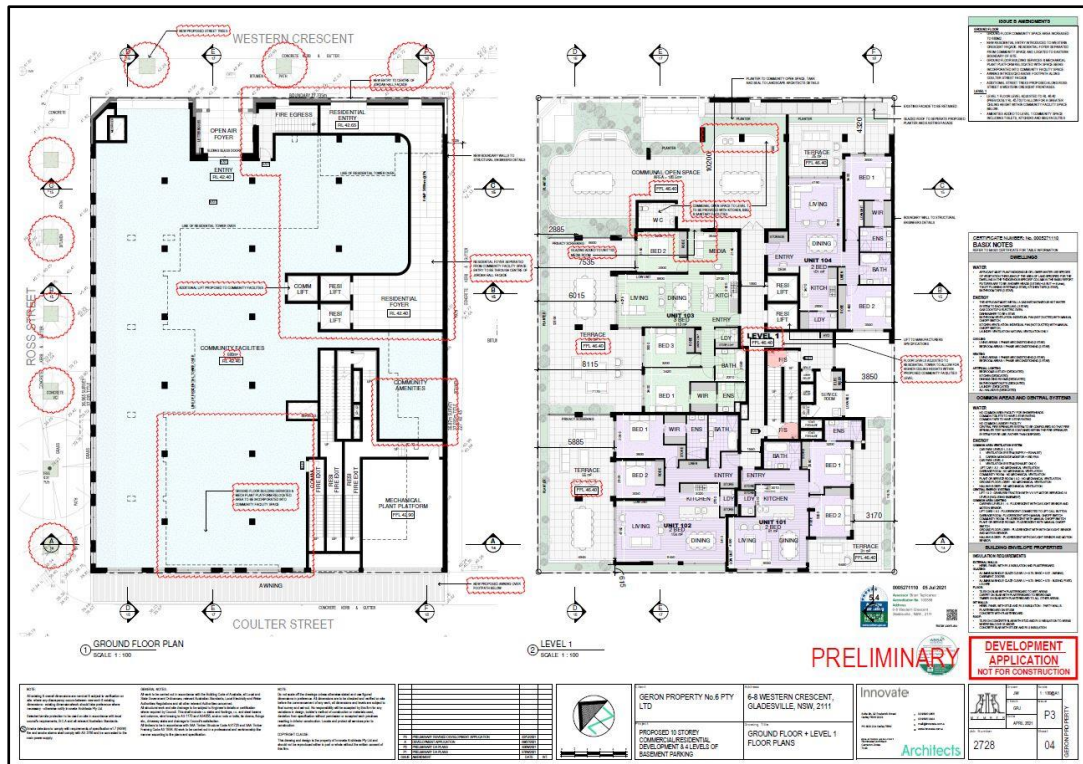


Figure 4. Proposed Ground Floor + Level 1 Floor Plans

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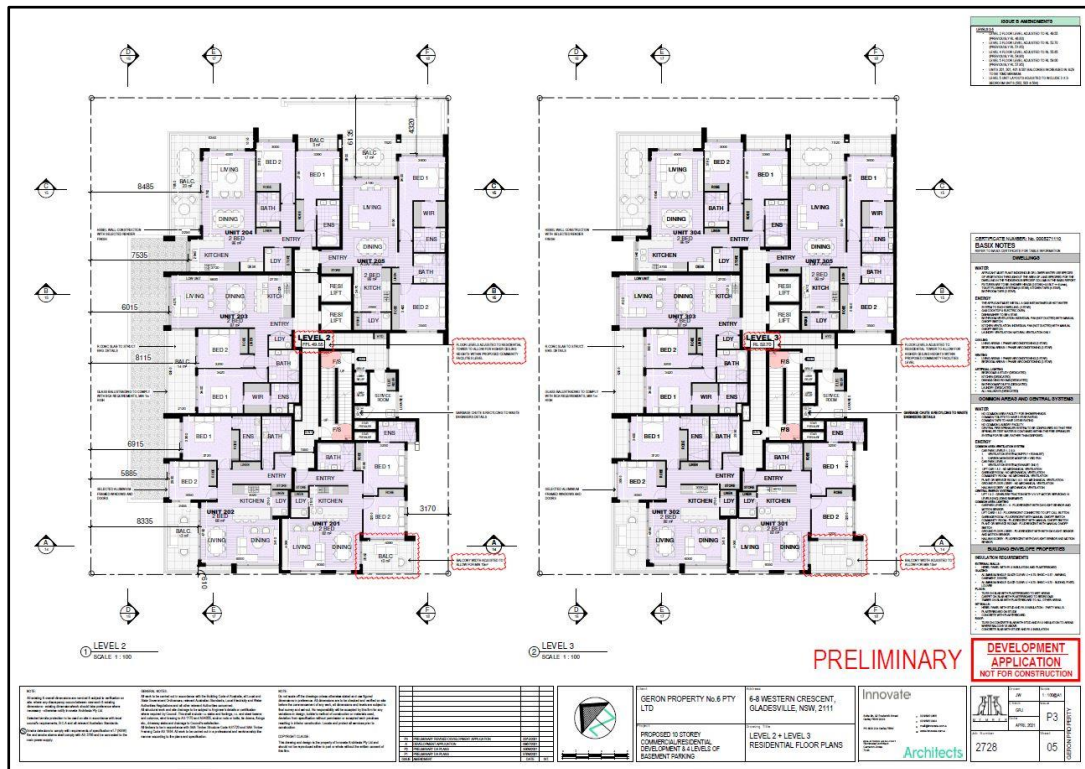
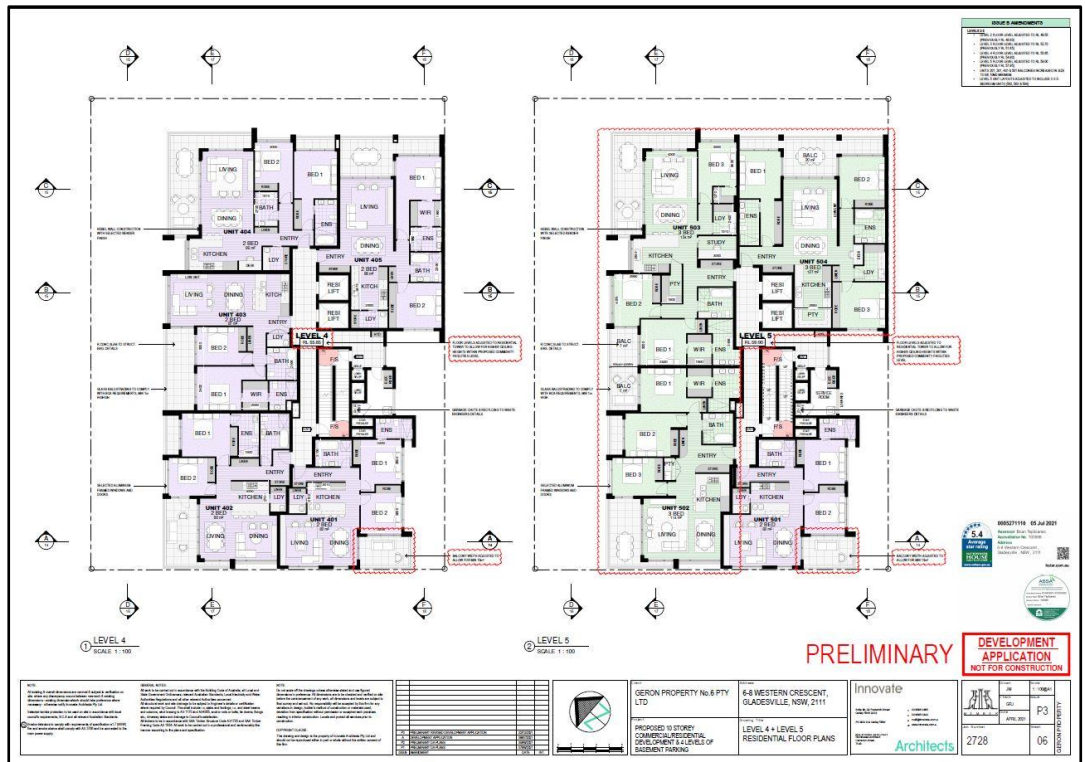


Figure 5. Proposed Level 2 + Level 3 Residential Floor Plans



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Figure 7. Proposed Level 6 + Level 7 Residential Floor Plans

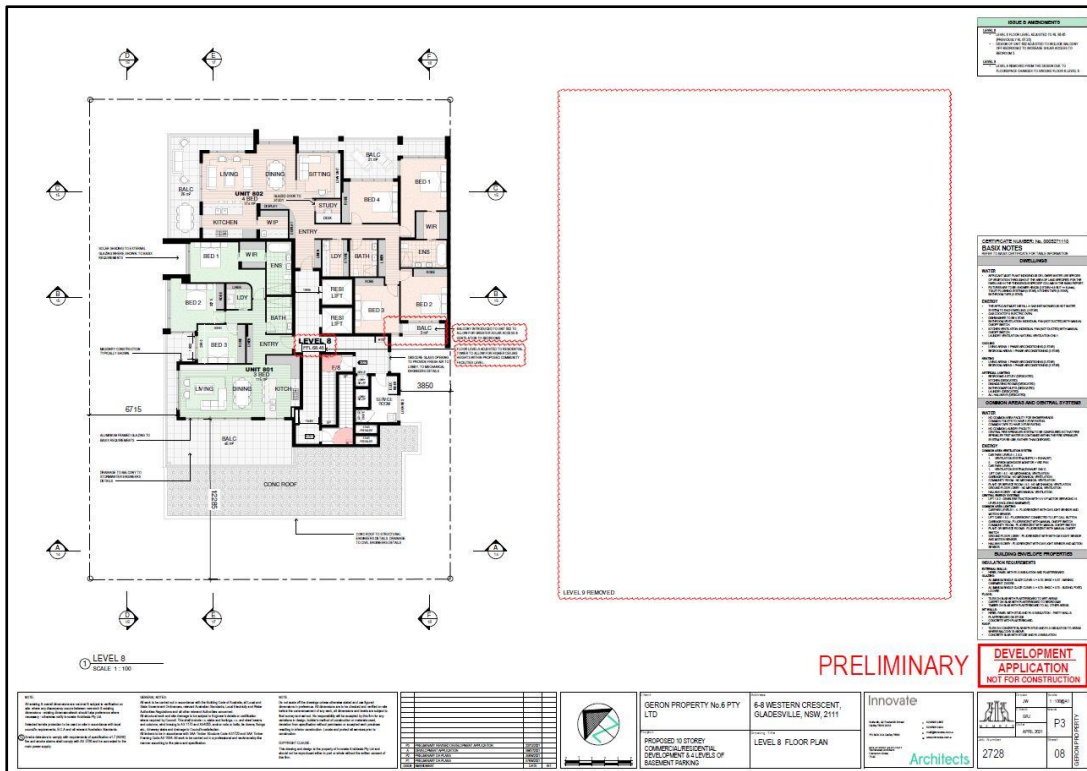
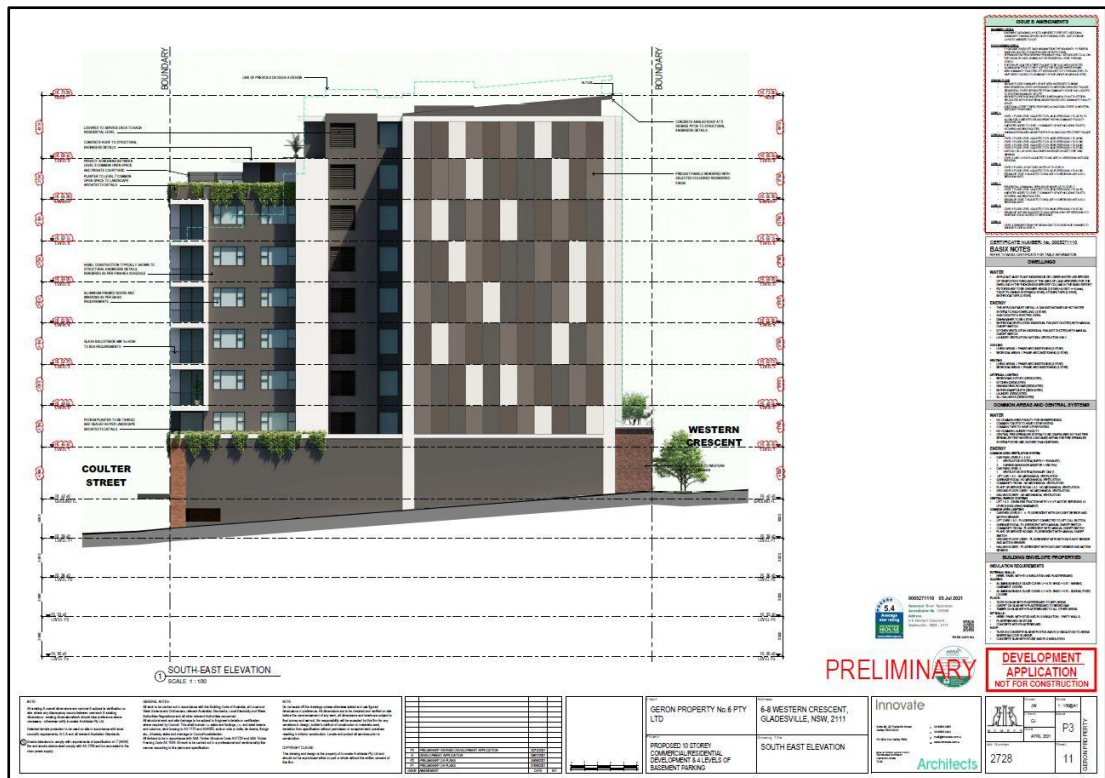
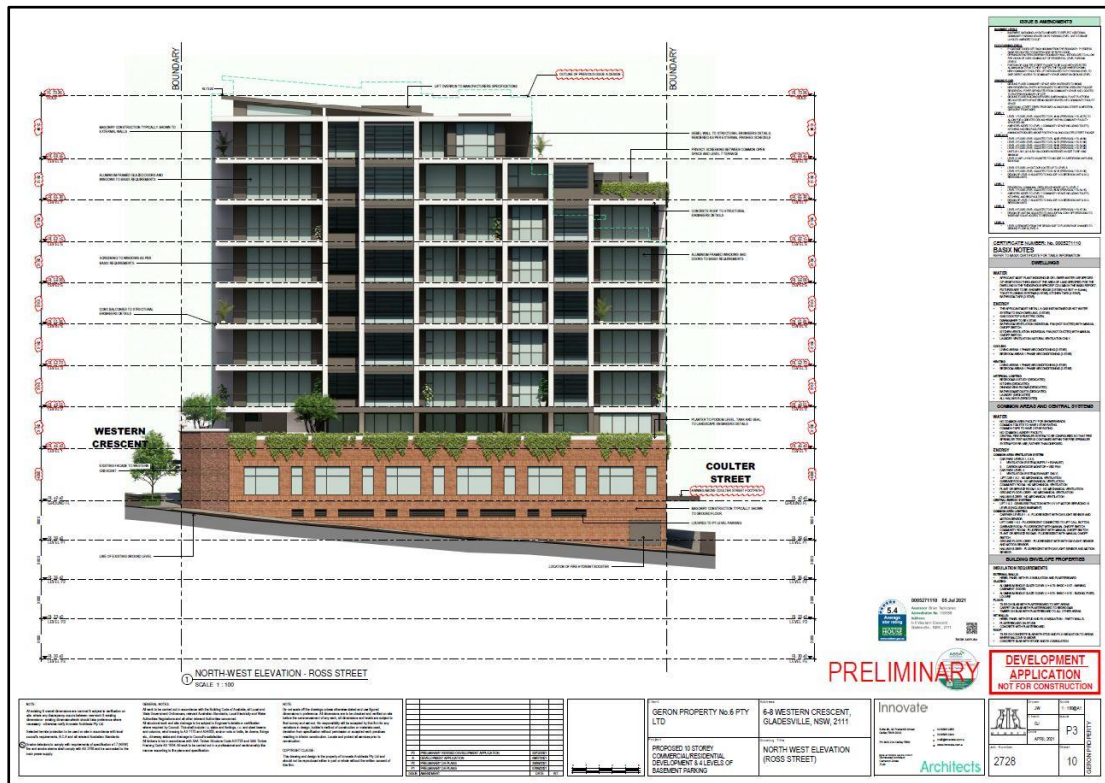
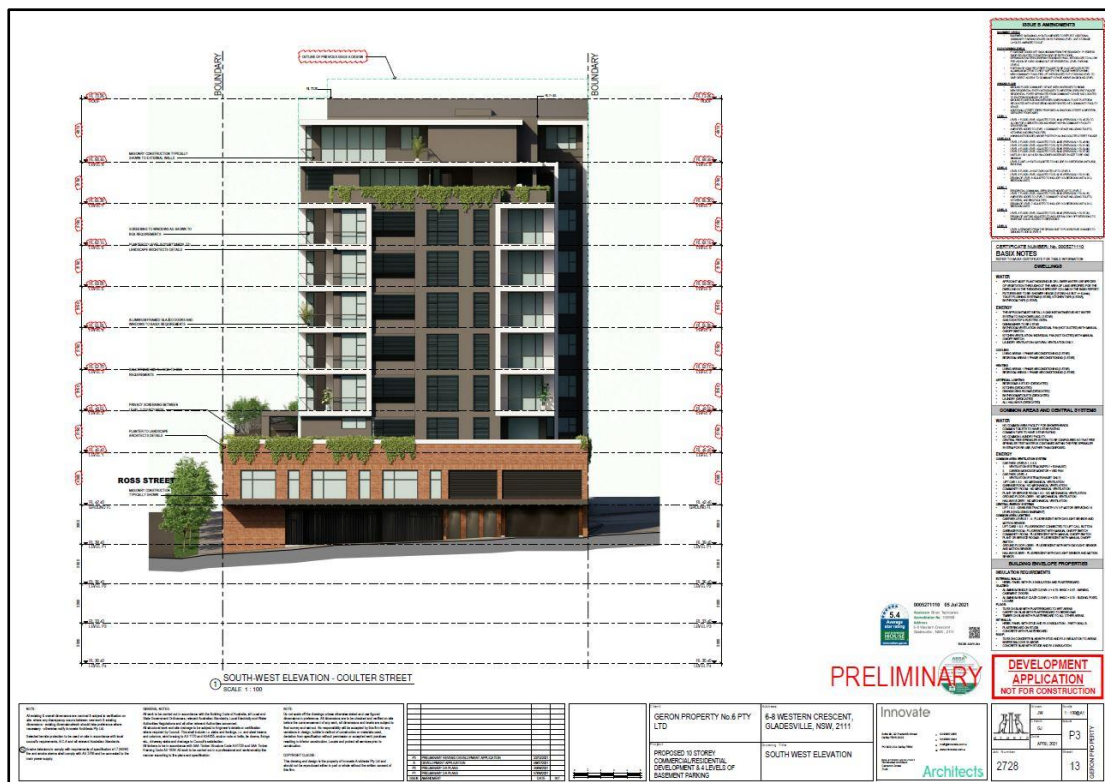
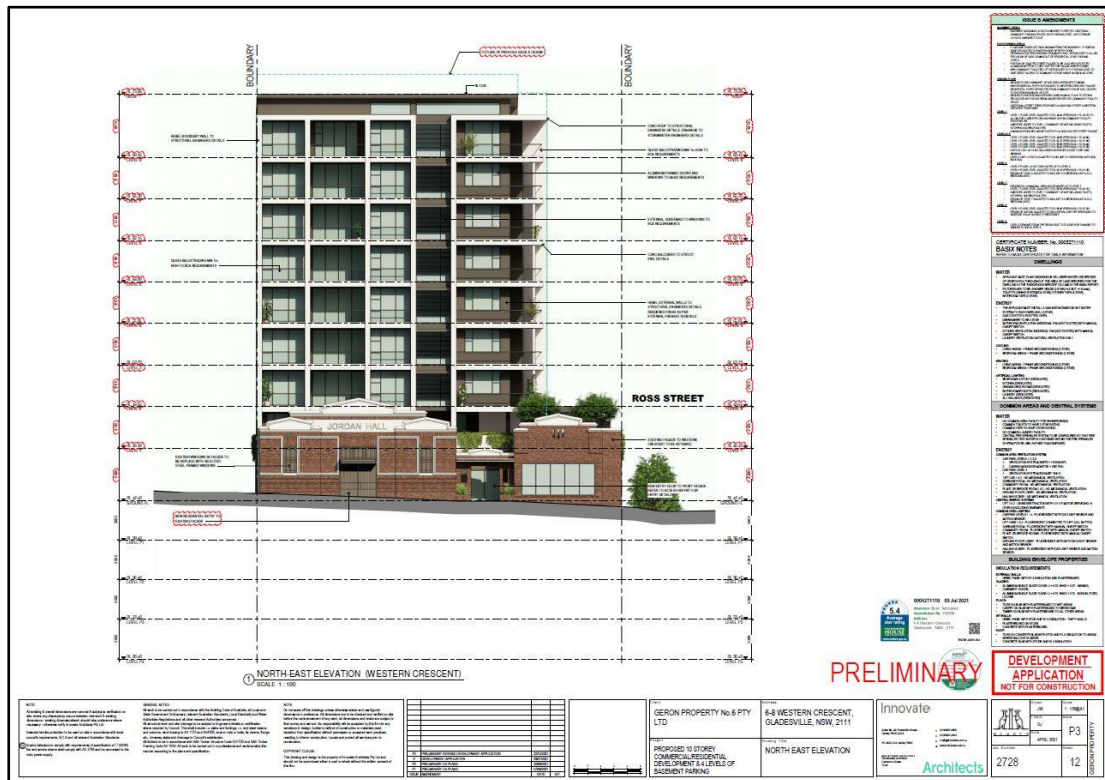


Figure 8. Proposed Level 8 Floor Plan

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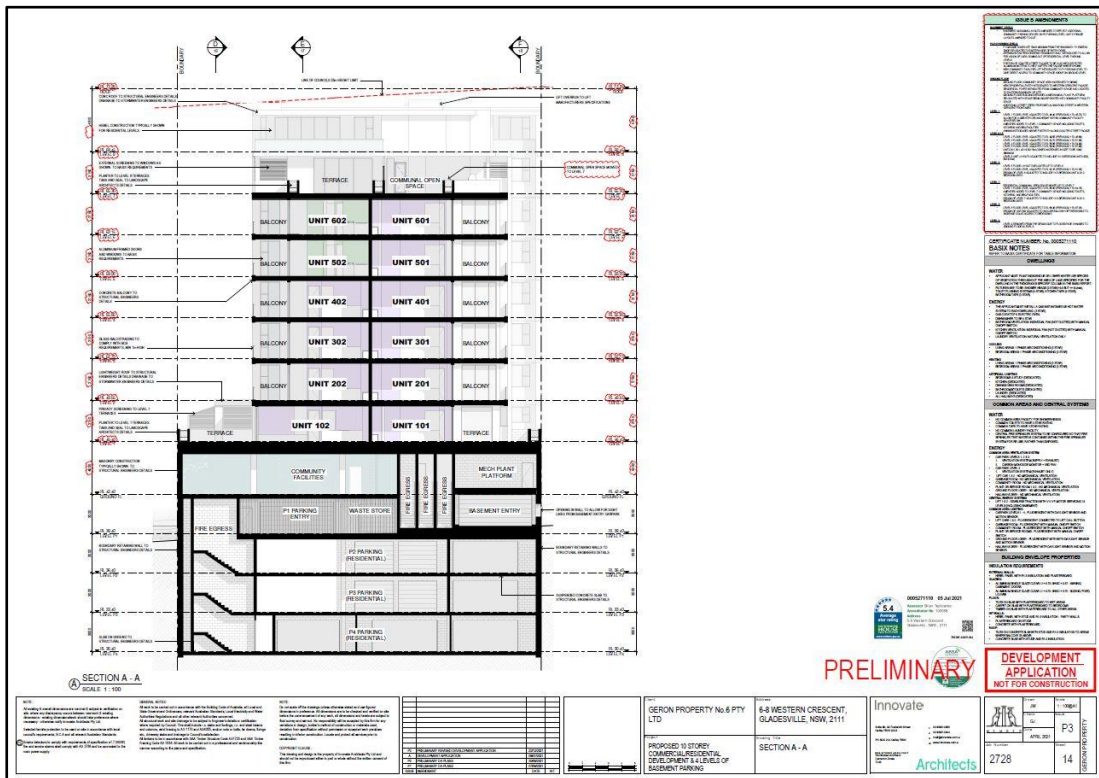


Figure 13. Proposed Section A - A

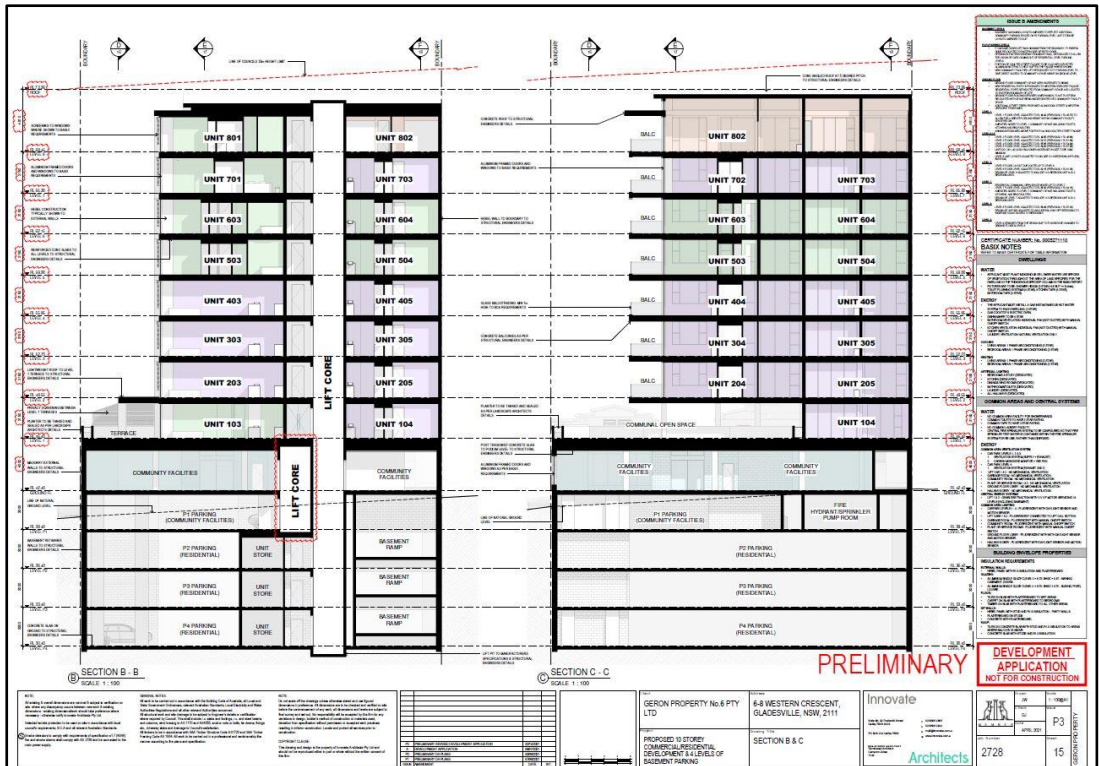


Figure 14. Proposed Section B & C

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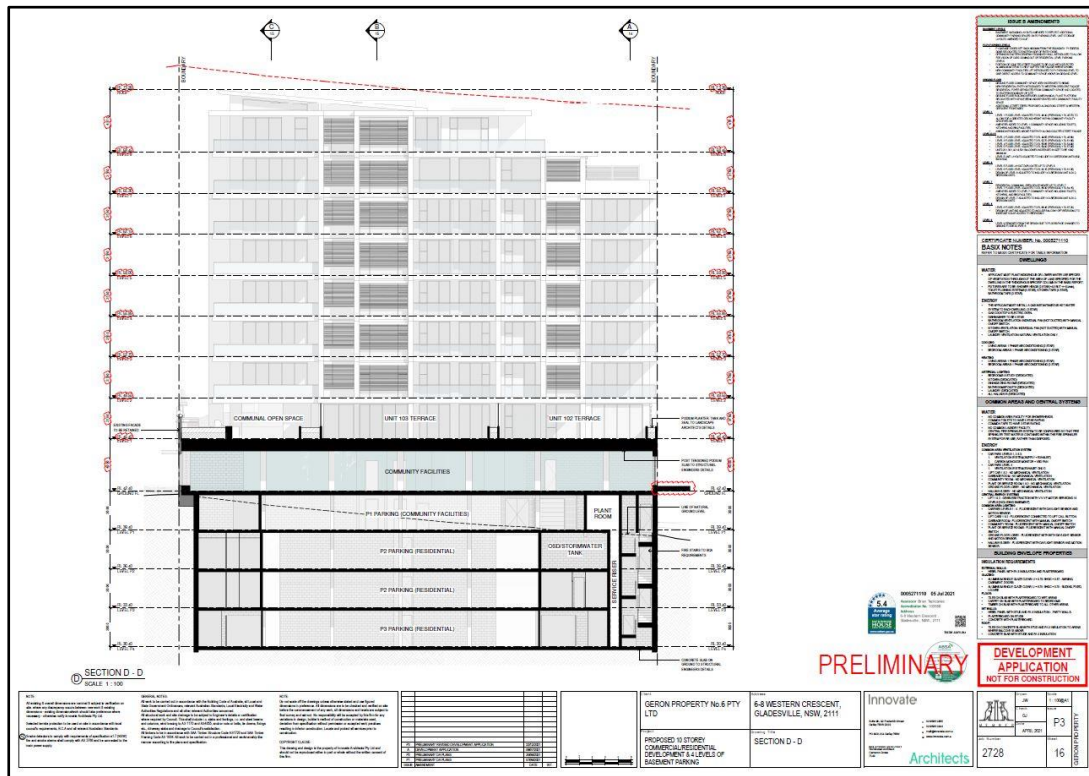


Figure 15. Proposed Section D - D

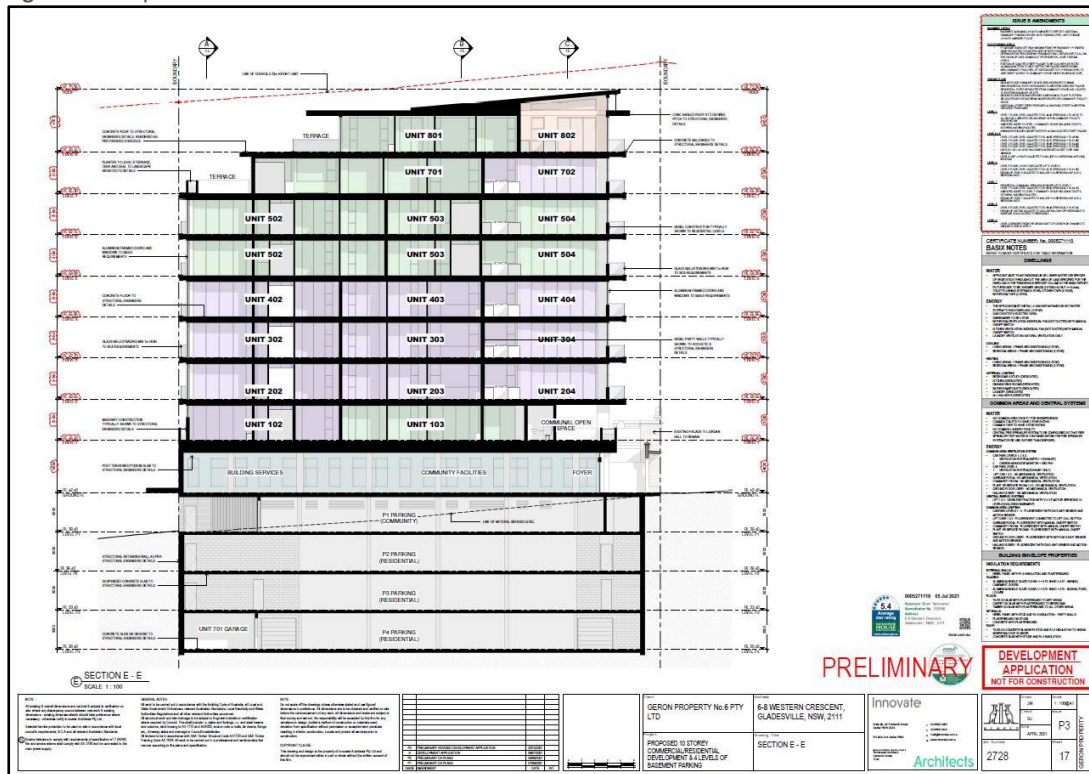


Figure 16. Proposed Section E - E

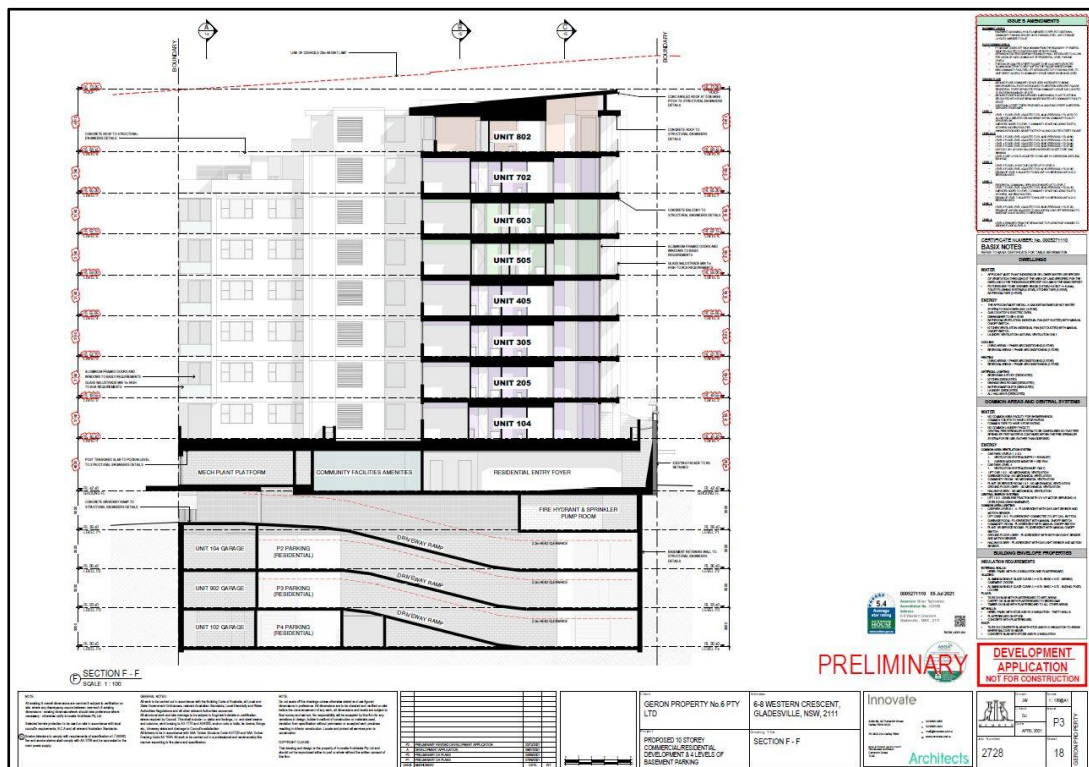


Figure 17. Proposed Section F-F

6. Heritage Impact Assessment

Heritage 21 has assessed the Issue B drawings referred to in Section 1 above for Development Application LDA2021/0300 and compared them to the drawings submitted under the original Development Application LDA2016/0058.

6.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and the heritage items and HCA in the vicinity.

- The new multi-storey addition remains distinctly contemporary in nature thereby retaining the contradictory relationship with the heritage item. This would continue to allow the new and the old elements to be easily distinguishable and highlights the features of the heritage façade;
- The design would retain the same bulk, form and general scale as the originally approved DA design;
- The design would incorporate some minor external changes in terms of colours and finishes which remain sympathetic and would not dominate the heritage item and heritage items in the vicinity;

- The design would incorporate some minor external changes to the fenestration details which would respect the fenestration pattern of the historical façade in terms of placement and size; and
- The design continues to retain the highly ornate façade which is a fine example of Inter-War free Classical style architecture and is a meaningful addition to the Western Crescent streetscape.

6.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, the removal of a section of the original external wall to create an additional entrance on the north east elevation, as it presents to Western Crescent, could engender a detrimental impact on the heritage significance of the item. However, this impact has been minimized by the placement of the opening, which continues to maintain the symmetry of the façade. Heritage 21 recommends the use of sympathetic materials such as timber or steel to minimize the visual impact of the new door. It is also noted that the additional opening would increase access through the primary, historic façade. This is a positive change that would allow for enhanced engagement with the heritage item. As such, it is our assessment that these measures would minimize the impact of removal of fabric and alteration of the façade. As such, the significance of the item would be retained.

7. Conclusion

Heritage 21 is confident that the amended design complies with pertinent heritage controls and would have a neutral impact on the heritage significance of the subject site and the heritage items and heritage conservation area in the vicinity.

Yours sincerely,



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