

THE GLADESVILLE SHOPS

HERITAGE ASSESSMENT

AND

CONSERVATION GUIDELINES



prepared by

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prepared for

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1.0 Introduction

1.1 Background to the report

The Gladesville shopping precinct is one of a number of neighbourhood commercial centres within the local government areas of Hunter's Hill and Ryde. The shops have traditionally served the local community, being a place for shopping, entertainment and other community facilities. The shopping precinct is centred on Victoria Road, which has a mix of nineteenth and twentieth century shops, cottages and flats. The Victoria Road is also the boundary between the local government areas.

Within the past few years, both Ryde City Council and Hunter's Hill Council have commissioned a number of studies to provide direction for future planning of the shopping precinct. These studies include:

- 'Gladesville Shopping Centre Study', prepared for Ryde City Council and Hunter's Hill Council, and Gladesville District Chamber of Commerce by Plant Location International (Australia) Pty Ltd et al, 11/1983
- 'Gladesville Shopping Centre Environmental Enhancement Plan,' prepared by and for Ryde City Council and Hunter's Hill Council, May 1999.
- 'Gladesville Retail Study', prepared for Hunter's Hill Council by Planning Workshop Australia, 12/2000.
- 'Revitalising Gladesville Town Centre and Victoria Road,' prepared by Annand Alcock Urban Design for Ryde City Council and Hunter's Hill Council, no date (2004)

Collectively these reports have provided the respective councils with potential scenarios for future development, but no independent heritage assessment has been completed.

1.2 Objectives

This report examines the non-indigenous historical development of the shopping precinct at Victoria Road, Gladesville and analyses the built character of this area with the following objectives:

- completion of a brief thematic history that identifies the principal non-indigenous historical processes that have determined the development of the precinct.
- completion of a survey of the non-indigenous cultural heritage of the precinct. The survey includes streets and individual properties.
- assessment of significance of non-indigenous cultural heritage values.

Flowing from the above objectives are brief conservation management policies.

1.3 Structure of report

The report is structured to provide a short summary report and an appendix of supporting information. The report comprises the following sections:

Main report:

- Section 1 Identifies the background to the report.
- Section 2 Identifies the area of the shopping precinct, its core and neighbouring areas which are defined as the study area.
- Section 3 Provides an overview history of the study area and a chronology of historical events which have influenced the development of the study area.
- Section 4 Provides a chronology of main events.
- Section 5 Provides a brief statement on the built character of the study area and identifies significant components.
- Section 6 Provides an assessment of archaeological potential.
- Section 7 Provides an assessment of the cultural significance.
- Section 8 Is a review of heritage items identified by Ryde City and Hunter's Hill Councils, the National Trust of Australia (N.S.W.), the Australian Heritage Commission, etc.
- Section 9 Provides brief conservation management policies for the study area and key elements

Appendices:

- Appendix A Is a thematic history of the study area identifying the main historical processes that have determined the built character of the study area.
- Appendix B Is a history of the Crown grants in the study area.
- Appendix C Is a history of major subdivisions in the study area.
- Appendix D Identifies, describes and documents the visual and built character of the study area.
- Appendix E Is a gazetteer of all sites located within the study area providing a brief history and physical description.
- Appendix F Comprises inventory sheets of items assessed as significant.
- Appendix G Is a collection of Water Board plans of the study area prepared around 1929

1.4 Methodology

The report follows the guidelines of the *NSW Heritage Manual* (1996) and addresses significance under the NSW Heritage Criteria. The conservation guidelines follow the philosophy and guidelines of the Australian ICOMOS *Burra Charter* and J. S. Kerr's *The Conservation Plan* (revised edition, National Trust of Australia (NSW), Sydney, 1990).

1.5 Authorship

This report was prepared Paul Davies Pty. Ltd., architects and heritage consultants, of 180 Darling Street, Balmain.

1.6 Consultation

The report was prepared in consultation with staff of the councils of Ryde City and Hunter's Hill.

1.7 Acknowledgments

The authors wish to acknowledge the assistance of the staff of the library of Ryde City Council.

2.0 The Study Area

2.1 Precincts

The Gladesville shopping precinct is a neighbourhood retail and commercial centre which serves the communities of Gladesville and Hunters Hill/Woolwich and the neighbouring areas of Henley, Boronia Park, Putney, and surrounding suburbs. The precinct is located within the local government areas of Hunter's Hill and Ryde City.

The Gladesville shopping precinct has been studied by a number of planning consultants over the last decade, more recently by Annand Alcock Urban Design (2004) and Ryde City Council (1999). In these reports the shopping precinct is divided into a core zone with fringe areas to the south and north. The definition of these areas however is not consistent. As this report has been commissioned in response to the master plan prepared by planning consultants Annand Alcock it is considered desirable that there is consistency with their defined precincts. The study area in this report therefore comprises the following four precincts:

- **Monash Road** Precinct
- **North Gladesville** Precinct
- **Town Centre** Precinct
- **South Gladesville** Precinct

The study area defined by Annand Alcock generally consists of sites fringing Victoria Road which have commercial uses and a small area to the west of the road around Jordan Street and Western Avenue which also has a predominantly commercial use.

The south-east corner of the Annand Alcock study area includes a largely residential zone fringing Victoria Road and another small strip set back from the road to Flagstaff Street. This area is located within the local government area of Hunter's Hill.

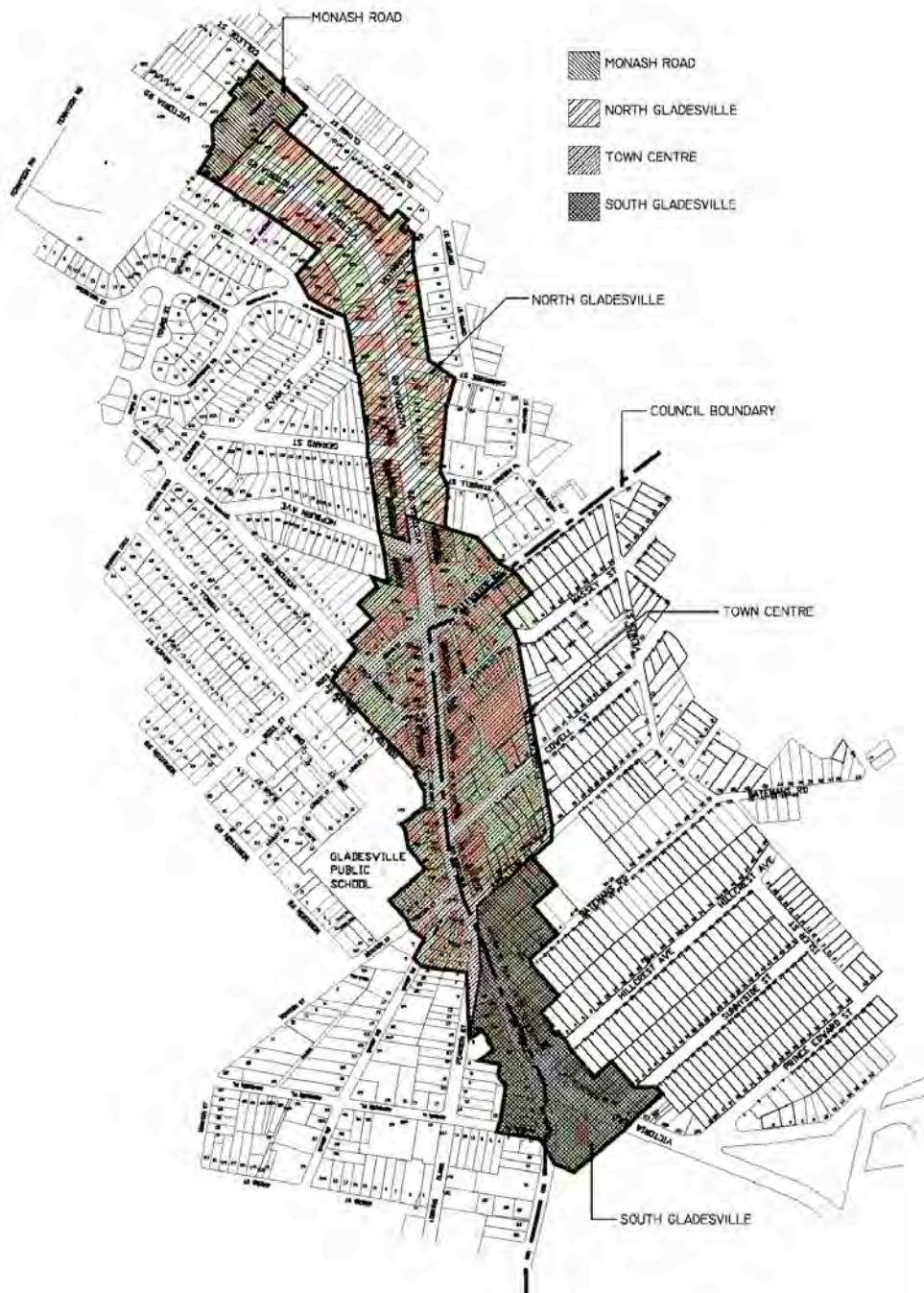


Figure 2.1 The study area showing precincts and council boundary. Paul Davies Pty. Ltd., 2004



Figure 2.2 Gladesville and Victoria Road in 2003. Source: Ryde City Council

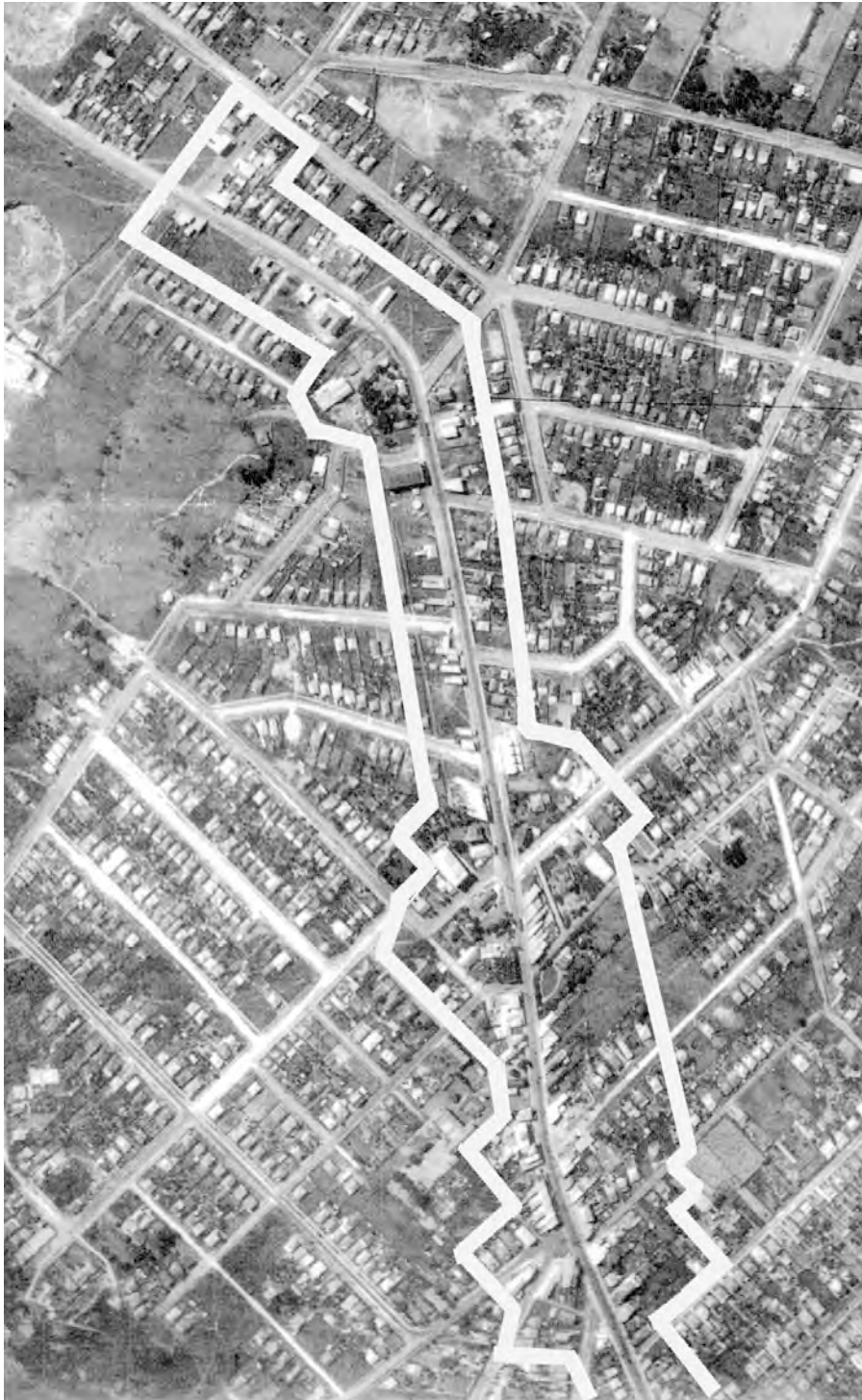


Figure 2.3 Gladesville and Victoria Road in 1930. Source: Land and Property Information – Sydney March, 1930, Run 4 Map 3424

3.0 Historical Overview

3.1 Generally

The area of Gladesville was initially settled by Europeans within the first decades of the establishment of the penal colony at Port Jackson in 1788. While a number of land grants were farmed over the first decades of the nineteenth century, the area was sparsely populated. The most notable of these early farmers was the ex-convict John Glade after whom the area is named. In the early 1820s the government established a flagstaff on the ridge of the peninsula in the area of present day Cowell Street. The flagstaff relayed semaphore signals between Sydney and Parramatta. Further government services came in the 1830s with completion of the Bedlam punt and the Great Northern Road in 1832, and the lunatic asylum in 1838.

While the road and government facilities increased the frequency of people travelling to and through the area and boosted the demand for local produce, the catalyst for founding the village of Gladesville came in 1855 with the Gladesville Estate subdivision.

Over the following decades the village grew rapidly with improved accessibility due to the completion of the first Gladesville bridge in 1881, the Pittwater Road in 1884, and tramway from Sydney in 1910. The sale of the Field of Mars Common in the 1880s also evidently encouraged development of commercial services given the proximity of the village to the southern fringe of the common. By the 1930s the services within the village included cinemas, churches, hotels, a fire station, police station, public school, a multitude of commercial businesses and residential dwellings. While the Great Depression and the Second World War impacted on the progress of the village, the widening of Victoria Road in the 1930s demolished some of the precinct's fine late-Victorian and Federation era buildings.

For additional information about the historic development of Gladesville see the thematic history attached as an appendix to this report.

3.2 Crown grants

The study area comprises nine Crown grants made at different times from the beginning of land alienation in the 1790s up until the 1840s. These grants represent changes in land release policies under different governorships from the time of Governor Phillip when land was granted to encourage farming to the post 1830s policy of releasing land at public auction to raise revenue. The Crown grants were made to:

- John Doody (30 acres (Portion 127) granted on 14th March 1795)
- William House (60 acres (Portion 131) granted on 22nd July 1795)
- Ann Benson (30 acres (Portion 127) granted on 15th September 1796)
- William Johnson (30 acres (Portion 129) granted on 12th November 1799)
- William Tyrrell (30 acres (Portion 128) granted on 18th December 1799)
- Hannah Thompson (60 acres (Portion 66) granted on 13th April 1835)
- John Terry Hughes (25 acres in 2 parcels (Portions 102 & 103) granted on 21st Jan 1837)
- James Devlin (in trust) (60 acres (Portion 123) granted on 30th May 1844).

For additional information about the Crown grants of Gladesville see the grant history attached as an appendix to this report.



Figure 3.1 Crown land grants. Paul Davies Pty. Ltd. 2004

3.3 Estate subdivisions

Much of the history and built form of the study area is defined by the release of land in freehold title in the larger estate subdivisions. The study area comprises a relatively limited number of estate subdivisions, however they were made over a protracted period of time from the mid 1850s through to the 1920s. The timing of these land releases is associated with major historic events such as the gold rush of the 1850s and 1860s or more localised events such as the opening of the road bridges linking the peninsula with Sydney in the 1880s or the coming of the tramway in 1910. The earlier estates provided mainly residential allotments, while later subdivisions differentiated between residential and commercial uses. Before the coming of the tramway the residential allotments were generally of generous proportions aimed at the prospective builder of a harbourside villa, while the later residential allotments were more modest in area and aimed at city commuters and local residents.

For additional information about the subdivisions of Gladesville see the subdivision history attached as an appendix to this report.



Figure 3.2a Major Subdivisions pre 1855 Paul Davies Pty. Ltd. 2004



Figure 3.2b Major Subdivisions. Paul Davies Pty. Ltd., 2004

4.0 Chronology of Events

The main historical events are tabulated below. Events that have a direct association with the study area are highlighted.

1788	Founding of European settlement of Australia
1792	Field of Mars land grants
1794	Eastern Farm land grants
1795	Crown grant of 30 acres to John Doody
1795	Crown grant of 60 acres to William House
1796	Crown grant of 30 acres to Ann Benson
1799	Crown grant of 30 acres to William Johnson
1799	Crown grant of 30 acres to William Tyrrell
1804	Field of Mars Common reserved
1806	John Glade's house destroyed by fire
1821	Wesleyan Methodist chapel at Kissing Point erected
1825	Thomas Bowden's select academy for boys at Kissing Point opened
1826	St. Anne's Anglican church opened
1828	Opening of telegraph station at Bedlam
1831	Regular steam ferry service between Sydney and Parramatta commenced
1832	Opening of the punt crossing at Bedlams Point and putting through the road north
1835	Edye Manning's Parramatta Steam Ferry Company commenced operation and provided a regular service to the Hunters Hill area
1835	Alienation of crown lands on the Hunters Hill peninsula through grants by purchase commenced
1835	Crown grant of 60 acres to Hannah Thompson
1837	Crown grants totalling 25 acres to John Terry Hughes
1837	Watch house at Kissing Point erected
1838	Tarban Creek lunatic asylum completed
1838	Cockatoo Island convict settlement opened
1838	St. Ann's purpose built parochial school opened
1841	Post office opened at Kissing Point
1841	Village of Ryde subdivision
1841	Village of Tarban subdivision
1841	Village of Woolwich subdivision
1841	Battersea subdivision
1844	Crown grant of 60 acres to James Devlin (in trust)
1847	Marist Fathers arrived in Sydney and established a retreat for the South Sea missionaries at Tarban Creek
1848	John Glade died
1850	Cockatoo Island convict settlement closed
1854	Marist Fathers settled at Villa Maria, Hunters Hill
1855	Gladesville Estate subdivision
1857	Flagstaff (Gladesville) Hotel opened
1857	All Saints Anglican church (Fig Tree Chapel) and school on Church Street and Joubert Street completed
1860	Joubert's Lane Cove Steam Ferry Company established. Operations centred on Fig Tree wharf at the northern end of Joubert Street

1861	Hunters Hill Council established
1861	Gladesville post office opened
1862	Parliamentary select committee on the Field of Mars Common sale and bridge construction
1862	Baptist's Ebenezer church at Ryde completed
1863	Ryde court house established
1865	Omnibus service between Hunters Hill and Kissing Point established
c.1865	Police station at Ryde established
1866	Hunters Hill Town Hall in Alexandra Street completed
1867	Protestant Hall erected by the Royal Orange Lodge
1867	Post office at Gladesville shops opened
1868	Ryde public school opened
1869	Hunters Hill public school opened
1870	Hunters Hill public school opened in Alexandra Street (relocated from the Fig Tree Chapel)
1870s	Gladesville Vigilant Society (Progress Association) established
1871	Ryde Council established
1873	£50,000 placed on parliamentary estimates for erection of bridges over Iron Cove and the Parramatta River
1874	<i>Field of Mars Common Resumption Act</i> passed
1874	John Martin's Bay View Hotel opened
1878	Anglican's Christ Church, Gladesville completed
1878	Work on Gladesville bridge commenced
1879	Gladesville public school opened
1880	Fig Tree Hotel in Gladesville Road, Hunters Hill completed
1881	First survey for the tramway undertaken
1881	Gladesville Bridge completed
1881	Eltham Heights Estate subdivision
1885	Christ Church enlarged
1885	Field of Mars Common subdivided and sold
1886	Railway line to Ryde completed as part of the Strathfield-Newcastle line
1888	All Saints Anglican church in Ferry Street, Hunters Hill completed
1888	Centenary of European settlement in Australia
1889	Presbyterian's St. Andrew's Church completed
1890	Field of Mars cemetery opened
1892	Water reservoirs and the pumping station at Ryde completed
1892	Sisters of the Little Company of Mary – Mount St. Margaret opened
1893	Cowell Estate subdivision
1898	Patrican Brothers' Holy Cross College established
1898	Sisters of Mercy's St. Brigid's orphanage opened
1902	Gladesville volunteer fire brigade established
1904	First sod turned of the proposed tramway
1908	First contracts let for the tramway
1908	Public baths at Gladesville built
1909	Hunters Hill Courthouse opened in Church Street
1910	Electric tramway service reached Hattons Flat
1910	Church Hill Estate subdivision
1910s	Gladesville Theatre opened

1912	Purpose built post office completed
1913	Makinson Estate subdivision
1918	Gladesville freemasons' hall opened
1918	Gladesville Township Estate subdivision
1919	New Metropolitan Fire Brigade station at Gladesville erected
1920s	Commonwealth Bank branch opened
1921	Hepburn Herring Estate subdivision
1921	Osgathorpe Estate subdivision
1921	Weekly Times established
1922	Methodist Church completed
1923	Harold Meggitt Ltd's linseed oil and protein meal manufactory established
1925	Catholic Church of Our Lady Queen of Peace completed
1926	Simmons Estate subdivision
1926	Victory Theatre opened
1926	Palace Theatre De-Luxe opened
1930s	Bank of NSW branch opened
1930s	Road resumptions for widening of Victoria Road
1930	Northern Suburbs Ocean Outfall sewer completed
1938	Sesqui-Centennial of European settlement of Australia.
1938	Jordan Hall opened
1941	Sheridan clock tower completed
1948	County of Cumberland Planning Scheme was published advocating the construction of the North-Western Expressway.
1949	Closure of tramway to Ryde
1957	Brereton family's Osgathorpe demolished
1964	Gladesville Bridge, Huntleys Point interchange and Fig Tree Bridge were completed as part of the proposed Northern and North-Western Expressways
1964	Ryde Civic Centre completed
1968	Hunter's Hill Trust formed
1968	Hunters Hill Draft Planning Scheme published
1974	National Trust of Australia (NSW) listed the Hunters Hill peninsula as a conservation area
1984	Heritage Study of Hunters Hill completed
1988	Bicentennial of European settlement in Australia
1988	Heritage Study of Ryde completed

5.0 The Built Environment

5.1 Broader setting

Gladesville is located about 10 km north-west of the Sydney CBD on a peninsula lying between Parramatta River and Tarban Creek. The study area forms the backdrop of the northern visual catchment of Parramatta River and the south-western backdrop of Hunters Hill. To the east of Gladesville are the largely residential, homogenous suburbs of Hunters Hill and Henley with the intermediary mental hospital, which is of high heritage value, while to the west is the vast area of Ryde with its mix of residential, industrial and commercial uses. To the south is the river with its northern foreshore characterised by hilly terrain of numerous bays and points, while to the north the area is undulating plateau with a marked slope of the valley of Tarban Creek.

Victoria Road is an early nineteenth century road with an alignment determined by the constraints of the topography to provide best grade without the need for extensive road works. The road therefore climbs and hugs the ridge of the plateau overlooking the valley of the Parramatta River.

The centre of Gladesville is the shopping precinct straggling along Victoria Road which is the subject of this study. The neighbourhoods to the east and west are predominantly residential. In the neighbourhoods within the LGA of Hunter's Hill this residential use is largely characterised by freestanding single storey cottages with a small number of inter-war and more recent two and three storey flat blocks. Many of these streets are endowed with regularly spaced trees fringing the road. In the LGA of Ryde the residential areas are similarly characterised by freestanding and semi-detached cottages but with pockets of mainly post 1960 flat blocks and with a concentration of flat blocks at the south-eastern fringe of the study area.

5.2 Comparable shopping precincts

Gladesville is one of a number of commercial precincts in the local government areas of Ryde City and Hunter's Hill. Within this group, Gladesville is significant for its location on Victoria Road marking the eastern portal of the Ryde City LGA and for its layered historical development from the 1830s. While the Ryde shops, inclusive of St. Ann's Anglican Church lying to the south of the main commercial strip, is older and has served as the administrative centre for the region, the Gladesville shops has arguably greater historic and aesthetic values which are derived from the linear and compact form of the commercial precinct and diversity in its building stock.

5.3 General description of the study area

The heart of the study area is Victoria Road. The alignment of the road within the study area is on a north-south axis with a marked re-orientation to the west at the intersection with Westminster Road. The road is intersected by a number of streets with Monash Road and Pittwater Road being regional arterial roads funnelling traffic north and east, while Meriton Road and Jordan Street connects with Morrison Road which funnels traffic west. The other streets principally serve local traffic and in some instances funnel traffic to council car parks. On-street car parking is still possible along Victoria Road, but municipal car parks have been established in areas at the rear of the commercial premises (Western Avenue, Pittwater Road, Cowell Street and Flagstaff Street).

Victoria Road has been upgraded to facilitate increasing volumes of traffic. The road has been widened and its intersections amended, and possibly regraded in places (a nineteenth century sandstone cottage at no. 310 Victoria Road is set considerably lower than the existing road level). The road therefore retains little of heritage value as expressed by fabric such as sandstone kerb stones, etc., but none-the-less retains its historic association with the Great Northern Road and its alignment.

The route of the road is characterised by the undulating topography and changes in orientation which are emphasised by more dominant built structures at road intersections. These corner sites provide points of interest in the road journey and demarcate the entry and exit of the shopping centre. They also mark the high point of locations on the road as it passes through the study area.

The road is principally experienced by motorised transport with pedestrian movement confined to the core shopping area. Distant views to the landmarks such as the mental hospital, churches and other historic buildings and to the river valley provide points of interest along the road journey.

The uses of buildings fringing Victoria Road varies. The southern edge (the South Gladesville precinct) of the road within the study area is predominantly residential with some commercial uses. The core (the Town Centre precinct) is predominantly commercial retail, while the northern fringe has commercial offices light engineering works, warehouses, fast food outlets, etc.

These uses are generally consistent with historic uses since 1950, but utilise building stock of various ages which in some instances dates to the mid-nineteenth century. A sense of change however is apparent, in particular in the area to the north of Pittwater Road.

There are no public reserves within the study area, but three small areas within the LGA of Ryde City (Trim Place and small areas at the intersection of Victoria Road with Jordan Street and with Meriton Street) provide public space.

The few treed areas are located in grounds associated with churches and the public school. This sparse and scattered pattern of tree cover is consistent with historic photographs which suggest the grounds of the churches, school and remnant villa estates were historically the only treed areas.

5.4 General description of precincts

Monash Road precinct

The Monash Road Precinct comprises a small, but significant, area situated to the north-west of the centre of the Gladesville shops. The precinct encompasses Monash Road between the intersections with Victoria Road and Eltham/College Streets. While historically different to the development of the Gladesville shops, the precinct shares many of the discussed historic themes in comprising a high number of commercial buildings which date from the decades following the opening of the tramway in 1910. Physically the precinct is distinguished by its elevation (the area was once known as Brereton Hill) and the number of early buildings which define the major road intersection as a historic road route.

Elements of note in this precinct are:

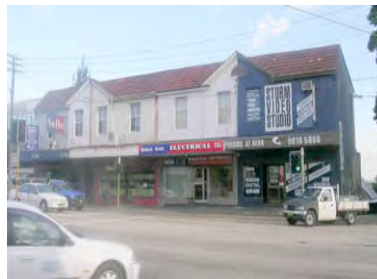
The cottage at no. 1 Monash Road has been identified as an item of heritage significance in Ryde LEP No. 105. The building is a very good example of late Victorian residential development and retains a high degree of integrity in the street facing facades. The significance of the building is enhanced by its street corner location. Historically the building is significant because it demonstrates an early phase of the Eltham Heights subdivision of 1881.



The former engineering workshop at no. 1 Monash Road is also of significance as an example of its building type and because it complements the neighbouring late Victorian cottage. The building is one of a number of historic light engineering factory type buildings in the area; this is the oldest and has a facade which provides a place of interest in the streetscape.



no. 413-417 Victoria Road



No. 428-434 Victoria Road



No. 2-6a Monash Road

The clusters of commercial terraces (no. 413-417 Victoria Road, 428-434 Victoria Road, and 2-6a Monash Road) contribute to the streetscape by framing the intersection of Monash Road and Victoria Road, are local landmarks for their scale and period detailing, and demonstrate the coming of the tramway and evolving road use pattern. While they form a commercial precinct on Victoria Road no component of the group is listed in Ryde LEP No. 105. The buildings are representative of commercial building stock for their respective eras of construction and exhibit varying degrees of intactness. For these reasons it is not recommended that they be listed as heritage items or the precinct considered a conservation area.

North Gladesville Precinct

The North Gladesville Precinct comprises an extensive tract of Victoria Road situated to the north of the Town Centre Precinct between the intersections of Hepburn Street and the Monash Road Precinct. Physically the precinct is characterised by the gentle undulation of the road with high points demarcated by intersecting roads framed by commercial and light engineering buildings erected principally over the last half of the twentieth century. The precinct does however include a number of individual buildings of heritage value which are unique within the study area and demonstrate successive layers of development as farmland, large residential estate, and light industrial enterprise. These buildings are widely separated and do not form a cohesive heritage streetscape, but are landmarks which demarcate the road journey along Victoria Road. Views south to the valley of Parramatta River are available from sites where there is no development at the street frontage and down intersecting streets.

Elements of note in this precinct are:

The cottage at no. 310 Victoria Road, constructed c.1870s, has been identified as an item of heritage significance in Ryde LEP No. 105. Because of its nineteenth century cottage form, sandstone construction and historical associations with nineteenth century farm uses of the area this heritage listing should be maintained.



Our Lady of Peace Catholic church at no. 329 Victoria Road has been identified as an item of heritage significance in Ryde LEP No. 105. The building is a good example of the Inter-war Romanesque style, demonstrates the strong and longstanding historic associations of the Catholic Church with the region, is part of a collection of historic Catholic Church properties along the Victoria Road in Ryde, and is a historic landmark in forming the focus of an important view on Victoria Road. The grounds form part of a school which has historic associations with the development of community services in the area, and is a good example of a modest inter-war school building. The treed grounds provide the only extensive area of green space in this precinct fronting Victoria Road.



The former Victory Theatre at no. 328 Victoria Road is significant as a rare example of an inter-war theatre in the Ryde and Hunter's Hill LGAs with strong historic associations with the development of Gladesville, and is a landmark of some note on Victoria Road in its bulk and detailing of the façade above the awning.



The inter-war era commercial building at no. 325 Victoria Street is of contributory significance in framing the corner of the intersection of Victoria Road with Cambridge Street, and in having historic associations with the development of Gladesville in formerly being P.R. Duffy's produce merchant's store. The building is however representative of commercial building stock for its era and the facade has been altered. For these reasons it is not recommended that it be listed as a heritage item.



The inter-war light engineering workshop at no. 394 Victoria Road is of contributory significance for its historic associations with the development of Gladesville as the location of the Gladesville ice works. The building is however representative of commercial building stock for its era. For this reason it is not recommended that it be listed as a heritage item.



The former timber yard at no. 334-336 Victoria Road is of significance for its archaeological potential to reveal information about Le Gay Brereton's Osgathorpe. Also significant is the yard's contribution to the historical development of the area as a place of employment, and for the views offered by its low rise development.



The Gladesville Hotel, opened in 1930 and originally known as the Sawdust, at no. 390 Victoria Road is significant as a representative example of an inter-war large suburban hotel in the Ryde and Hunter's Hill LGAs with strong historic associations with the development of Gladesville as a place of employment. It is a landmark of some note on Victoria Road with its Inter-war Georgian Revival façade.



Town Centre Precinct

The Town Centre Precinct is the historic and commercial heart of the study area. The precinct comprises the length of Victoria Road between the intersections of Pearson Road and Junction Street and the intersections of Gerard and Stansell Streets with an area located to the west of Victoria Road inclusive of Western Avenue between Jordan Street and Linsley Street. Physically the precinct is defined by the basically straight alignment of the road on the flat of the plateau above Parramatta River, and the rows of commercial premises and individual buildings of note such as the churches fringing the road. Historically the precinct represents the earliest phases of civic and commercial development in the area. Views south to the mental hospital site are important, as is the framing of the northern and southern edges of the precinct provided by the churches (no. 263 and no. 220 Victoria Road), the mid-twentieth century commercial and residential development at no. 142-162 Victoria Road, and earlier no. 171-183 Victoria Road. Elements of note in this precinct are:

The sandstone villa at no. 2 Massey Street has been identified as an item of heritage significance in Schedule 6 of Hunter's Hill LEP No. 1. In consideration of its late nineteenth century villa form, sandstone construction and historical associations with the Makinson family this heritage listing should be maintained.





no. 153 Victoria Road



no. 163 Victoria Road

The sandstone cottages at no. 153 and no. 163 Victoria Road have been identified as items of heritage significance in Schedule 6 of Hunter's Hill LEP No. 1. In consideration of the mid-nineteenth century cottage form, sandstone construction and historical associations with the nineteenth century uses of the area these heritage listings should be maintained.



Christ Church



St. Andrew's Presbyterian Church

Christ Church at no. 220 Victoria Road and the Presbyterian church at no. 265 Victoria Road have been identified individually as items of heritage significance in Ryde LEP 105. These heritage listings should be maintained in consideration their late-nineteenth century building form, sandstone construction, historical associations with the development of the area, social values, and contribution to the streetscape (inclusive of stone boundary walls).

The rectory of Christ Church at no. 1B Western Crescent is significant as an example of an early twentieth century Federation Arts and Crafts style villa which is unique in the context of the study area. The building also has historic associations with the neighbouring church.



The licensed hotel at no. 170 Victoria Road has been identified as an item of heritage significance in Ryde LEP 105. This heritage listing should be maintained in consideration of the building being an example of the Inter-war Mediterranean style which is rare in the context of the Ryde and Hunter's Hill local government areas. The building and site also has longstanding historic associations with the study area.



The fire station at no. 7A Pittwater Road is significant as an example of an early twentieth century Federation Arts and Crafts style fire station which is rare in the context of the Ryde and Hunter's Hill local government areas. The building also has rare historic associations with these LGAs.



The bank at no. 219 Victoria Road is significant as an example of an Inter-war Art Deco style commercial facade which is unique in the context of the study area and the Hunter's Hill local government area.



The hall at no. 6-8 Western Crescent is significant as an example of the Inter-war Free Classical style with a facade that contributes to the townscape values of the study area. The building also has long standing historic associations with the Ryde City and Hunter's Hill local government areas.



The flats and shop complex at no. 142-154 Victoria Road is significant as an example of the Inter-war Functionalist style which is rare in this scale in the context of the Ryde and Hunter's Hill local government areas. Historically, the building is the most significant of the group of buildings erected after the widening of Victoria Road.



The mid-nineteenth century (built in stages between 1856 and 1870s) sandstone hotel at the rear of no. 173-183 Victoria Road is significant as a unique example of its type in the Ryde City and Hunter's Hill local government areas and for its historic associations with the development of these LGAs.



The terrace of shops at the front of no. 173-183 Victoria Road is significant as an example of an inter-war Federation Free Style building which addresses the street intersection and incorporates a facade with elements which provide townscape interest.



The terrace of shops at no. 261-263 Victoria Road is significant as an example of an early twentieth century Federation Free Style building which artfully addresses an important street intersection and complements the neighbouring churches to provide an intersection of high townscape interest.



The house at no. 10 Cowell Street is significant in demonstrating a phase in the evolution of residential development in Gladesville.



The terrace of shops at no. 197-199 Victoria Road is significant as an example of an early twentieth century Federation Free Style building which addresses the street intersection and incorporates a facade that provides townscape interest. The building demonstrates the state themes of creative endeavour and commerce.



The terraces of shops at no.158-160, no. 184-190, no. 209-213, no. 225-227, no. 232-234, no. 236-240, no. 237A-239, no. 253-259, and no. 267-275 Victoria Road are of contributory significance in being representative examples of their respective architectural style, and/or define street intersections, and/or in other respects provide a positive contribution to providing a sense of historic streetscape. The historic shops at no. 156, no. 223, no. 239A, and no. 251 Victoria Road are also of contributory significance for similar reasons, but as individual examples. No. 215 Victoria Road has the potential to be included in this category. The heritage value of individual buildings varies and not all warrant heritage protection. However most identified buildings within the core commercial area between the intersections of Pittwater Road and Meriton Street contribute to the streetscape of this precinct.



no. 158-160 Victoria Road



no. 184-190 Victoria Road



no. 209-213 Victoria Road



no. 225-227 Victoria Road



no. 232-234 Victoria Road



no. 236-240 Victoria Road



no. 237A-239 Victoria Road



no. 253-259 Victoria Road



no. 267-275 Victoria Road



no. 156 Victoria Road



no. 223 Victoria Road



no. 239A Victoria Road



no. 251 Victoria Road



No. 215 Victoria Road

The clock tower of c.1941 at the intersection of Wharf and Meriton Roads is of little aesthetic value and perhaps questionable historic significance as a memorial to a former Ryde councillor, however it does serve to demarcate an area which has long been considered an open square and replaces an earlier memorial to the completion of the tramway. The square but not necessarily the clock tower is therefore of contributory significance to the shopping precinct.



The former police station at no.161 Victoria Road is of contributory significance for its historic association with the development of the local area. The building however is of representative aesthetic value and lies outside the core commercial/civic precinct and as such it is not recommended for individual heritage listing.



The site of the post office at no. 217 Victoria Road is of contributory significance in consideration of its continuing historic use, a use that has been maintained for nearly a century. The building has no aesthetic significance is not recommended for heritage listing.



The Uniting Church at no. 1 Pearson Street (formerly Methodist) is of contributory significance to study area in consideration of its historic and social values, and contribution in defining the southern entry to the shopping precinct. The building however is of representative aesthetic value and lies outside the core commercial/civic precinct and is not therefore recommended for individual heritage listing.



The R.S.L. Club at no. 1 Linsley Street is of contributory significance to study area in consideration of its historic and social values, but the altered façade has no aesthetic significance and for this reason the item is not recommended for heritage listing.



The former picture theatre at no 1 Wharf Road is of contributory significance in consideration of its historic association with the Ryde City and Hunter's Hill local government areas, and a building form which helps define the neighbouring square. The building however is of representative aesthetic value and lies outside the core commercial/civic precinct and as such is not recommended for individual heritage listing.



The former billiard hall at 8-10 Wharf Road is of contributory significance in consideration of its historical association with the shopping precinct and contribution in defining the neighbouring square. The building however is of representative aesthetic value and lies outside the core commercial/civic precinct and as such is not recommended for individual heritage listing.



The car park in Cowell Street is associated with the site of the flagstaff station; an association which is interpreted in the reconstructed flagstaff. As the actual location of the flagstaff station is not evidently known with any certainty the archaeological potential of this site is questionable and is not therefore not recommended for heritage listing.



The group of inter-war flat blocks at No. 1 to 9 Pittwater Road is of contributory significance in being representative examples of their respective architectural style and provides a positive contribution to a sense of an evolving historic streetscape at this important street intersection.



No. 1 Pittwater Road



No. 3 Pittwater Road



No. 5A Pittwater Road



No. 7 Pittwater Road

South Gladesville Precinct

The South Gladesville Precinct is important as the southern entry to the Town Centre precinct. The area of the precinct comprises the length of Victoria Road between its intersections with Punt Road and Junction Street. Physically the precinct is unique within the study area with its large number of mid nineteenth, early twentieth century and inter-war era brick cottages and proximity to the mental hospital site.

Elements of note in this precinct are: The cottages at no. 143-147 Victoria Road have been identified as items of heritage significance on Schedule 6 of Hunters Hill LEP No. 1. Because of their nineteenth century cottage form, sandstone construction and historical associations with the nineteenth century uses of the area, this heritage listing should be maintained.



No. 143-145 Victoria Road No. 147 Victoria Road

The open space in the vicinity of the Gladesville police station is significant for its historic association with the mental hospital and for its long standing use as open publicly owned ground. The site however does not comprise part of the mental hospital site listed in Schedule 6 of Hunters Hill LEP No. 1.



The two storey inter-war residence at no. 129 Victoria Road is significant for its aesthetic value in being a large, well designed residence set within relatively large grounds and for its historic association with medical practitioners in the area.



The pair of attached single storey inter-war shops at the corner of Hillcrest Avenue and Victoria Road (no. 131-133) are of contributory significance for their historic associations with the late phase of residential development in the area and aesthetic value in addressing the street corner and providing a sense of entry to the Gladesville shopping precinct. The building however is of representative aesthetic value and lies outside the core commercial/civic precinct and is therefore not recommended for individual heritage listing.



The houses associated with the Isler Park subdivision are of contributory significance for they exhibit the same historic and aesthetic values which are protected in the neighbouring Hunter's Hill Conservation Area No. 2.



The inter-war blocks of flats which demarcate street intersections are of contributory significance for their aesthetic value in contributing to a sense of streetscape. These buildings are no. 2 Punt Road, no. 115 Victoria Road, and no. 149 Victoria Road. The buildings however are of representative aesthetic value and therefore are not recommended for heritage listing.



No 2 Punt Road



No. 115 Victoria Road



No. 149 Victoria Road

6.0 Archaeological Potential

The study area has potential to yield new information relating to earlier phases of European occupation. The extent of archaeological potential is considered to be as follows:

Monash Road Precinct

The available historical information indicates the extant built structures represent the first phase of development on the respective allotments. The exception is the yard of no. 1 Monash Street where a building once stood and this may require closer examination by Council in the event of a development application.

North Gladesville Precinct

The sites of no. 334-336 Victoria Road (the site of the Cottage and Osgathorpe) clearly have potential for historical archaeology which should be addressed by Council in the event of a development application.

Town Centre

The allotments of this precinct are associated with the earliest phase of development in the study area. The potential for historical archaeology has been diminished through development in later historic phases. While some sites may have archaeological potential, such as the old Gladesville Hotel at rear of no. 173-183 Victoria Road, other sites require closer analysis in the event of demolition of a built structure or ground disturbance; the site of the flagstaff station (wherever this was) and old school house of Gladesville public school demolished in the 1930s being two examples.

South Gladesville

The allotments of this precinct are associated with the earliest phase of development in the study area. The potential for historical archaeology has been diminished through development in later historic phases.

Statutory Requirements

The *NSW Heritage Act 1977* (as amended) requirement is that excavation permits must be sought when a person has a reasonable cause to suspect that a relic will or is likely to be found. Relics are described in the Act as any deposit, object or material evidence, more than 50 years old relating to European settlement of an area or to a period of European settlement. The Heritage Office reviews and grants excavation permits.

7.0 Assessment of Cultural Significance

7.1 Introduction

This section assesses the cultural significance of the study area. Cultural significance is defined in *The Burra Charter* published by Australia ICOMOS as:

aesthetic, historic, scientific, social or spiritual value for past, present and future generations.

Australia ICOMOS is a professional body of conservation practitioners, represented by the Australian National Committee of the International Council on Monument and Sites.

Heritage significance includes a range of ideas or concepts that come together in a particular place. Significance can be embodied in the actual fabric of the place, the setting and context in which it is found, the fitout and items within it, the use of the place and its history, records of its use, and the memories and responses which are made to the place by its direct and associated users.

The N.S.W. *Heritage Manual* (as amended) published by the Heritage Office provides the basis for assessment of heritage significance in reference to the following criteria:

- a) An item is important in the course, or pattern, of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area.*
- b) An item has strong or special association with the life or works of a person, or group of persons, of importance in N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technological achievement in N.S.W. (or the local area);*
- d) An item has strong or special association with a particular community or cultural group in N.S.W. (or the local area) for social, cultural or spiritual reasons;*
- e) An item has potential to yield information that will contribute to an understanding of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- f) An item possesses uncommon, rare or endangered aspects of N.S.W.'s cultural or natural history (or the cultural or natural history of the local area);*
- g) An item is important in demonstrating the principal characteristics of a class of N.S.W.'s
cultural or natural places; or
cultural or natural environments.
(or a class of the local area's natural places or environments)*

The above criteria for cultural values provide two thresholds (state or local) for determining the level of significance. In this instance the level of significance is considered to be local, and given the dual local council control, the significance is to Hunters Hill and Ryde.

7.2 Statement of significance

The cultural significance of the study area derives from the following factors

- The study area represents one of the earliest centres of development in the region, being in part initially settled by Europeans in the 1790s at the outset of Crown land grants. The later historic development of the area demonstrates all phases of the region's cultural history inclusive of land settlement patterns, suburban subdivision,

road and tramway networks, and commercial and ecclesiastical development. (CRITERION A)

- The study area is associated with a number of families of note who have individually contributed to the history and physical development of the region. The area has associations with pioneers such as the Squire/Farnell family, John Glade and Robert Bateman, as the place of residence of the Le Gay Bereton and Makinson families for generations and also has associations with the Blaxland family. In later years the entrepreneurial adventures of numerous businessmen, such as picture theatre operator Gus Bowe, and publicans William Cowell and James Martin, shaped the future direction of the commercial precinct. (CRITERION B)
- The study area contains a number of buildings that demonstrate through their orientation, stone construction and scale the first generation of buildings constructed within the local area. (CRITERION C)
- The study area contains individual examples of early twentieth century and inter-war commercial buildings of high integrity above awning that exhibit a wide range of architectural styles, forms, and materials, with a generally consistent scale which collectively provide a streetscape of note on Victoria Road within the region. (CRITERION C)
- The study area contains a cluster of church buildings which in their orientation, use, material and architectural style define road intersections and view lines. (CRITERION C)
- The study area is set above valley of Parramatta River and near the heights of Hunters Hill which imbue it with views to outlying regions of high amenity value. (CRITERION C)
- The study area contains built items that were identified by the Hunter's Hill Trust as being of particular architectural and historical merit to Hunters Hill, while Ryde City Council has listed buildings as being important to its constituency. The broader community is very likely to identify with the area given the long-sustained commercial and community uses. The area continues as a nucleus for church activity. (CRITERION D)
- The available documentary evidence indicates there is limited archaeological potential in the study area, but contains pockets which warrant further investigation. (CRITERION E)
- The study area contains the original Gladesville Hotel, which is the largest and oldest extant example of mid-Victorian hotel in the local area. (CRITERION F)
- The study area is centred on Victoria Road, which was part of the old Great North Road, is one of the oldest road routes in the region and is associated with the use of convict labour in its original construction. (CRITERION F)
- The centre of the study area is a precinct which comprises a mix of commercial, educational and ecclesiastical buildings which in its extent and diversity provides a rare linear streetscape in the region with high aesthetic and historic values. (CRITERION F)
- The centre of the study area is framed by a number of mid-nineteenth century subdivisions which are some of the earliest in the local area. (CRITERION F)
- The study area is representative of the historic main commercial centres established in the area in the nineteenth century. (CRITERION G)

8.0 Heritage Status Review

8.1 Introduction

The study area includes a number of places which have been listed to date by either the local councils or bodies such as the National Trust of Australia (NSW). The extent of these listings is discussed below.

8.2 Statutory Listings

Heritage Council of N.S.W.

The NSW *Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The Act established the Heritage Council of N.S.W., and in more recent years the State Heritage Register (SHR). Section 4 of the Act defines State heritage significance as being:

..in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, archaeological, natural or aesthetic value of the item.

The Heritage Council, which provides advice and recommendations to the Minister for Urban Affairs and Planning, is the consent authority for items listed on the SHR.

No buildings located within the study area are currently listed on the SHR, but it is arguable that the old Gladesville Hotel (rear 273-279 Victoria Road) warrants further investigation and consideration for SHR listing.

Hunters Hill Council's Items of Environmental Heritage

Statutory controls on development of heritage items and heritage conservation areas are stated in Hunter's Hill Council's *Local Environmental Plan (LEP) No. 1* and amending LEP 14 (gazetted 13 September 1991). The objective of LEP No.1 is to conserve the particular identity of the municipality. This identity is derived from its heritage, character, topography and residential amenity. The LEP identifies items of environmental heritage in Schedule 6 and contributory buildings in Schedule 7. Within the study area there are six (6 no.) properties listed in Schedule 6 and eleven (11 no.) properties listed in Schedule 7.

Current Schedule 6 Heritage Items

- 2 Massey Street
- 143-145 Victoria Road
- 147 Victoria Road
- 153 Victoria Road
- 163 Victoria Road

Current Schedule 7 Heritage Items

- 3 Cowell Street
- 5 Cowell Street
- 7 Cowell Street
- 8 Cowell Street
- 10 Cowell Street
- 2A Junction Street
- 3 Junction Street
- 4 Junction Street
- 5 Junction Street

- 6 Junction Street
- 14 Junction Street

The outlying margin of the study area contains a high number of Schedule 7 listed properties, a smaller number of Schedule 6 listed properties, and Conservation Area No. 2. These listings primarily affect residential properties.

While the individual merits of these neighbouring listed properties are currently under review by Hunter's Hill Council, we believe there are a number of properties within the study area that warrant statutory heritage protection with heritage values of these properties being greater than some Schedules 6 & 7 listed properties. The buildings are recommended for future listing as heritage items in Schedule 6 are:

Potential Schedule 6 Heritage Items

- 10 Cowell Street
- 7A Pittwater Road
- 129 Victoria Road
- 173-183 Victoria Road
- 197-199 Victoria Road
- 219 Victoria Road
- 261-263 Victoria Road

The core commercial area of Gladesville village (the Town Centre Precinct) is an area that comprises a number of early twentieth century and inter-war commercial buildings of fair to high levels of integrity above awning that exhibit a wide range of architectural styles, forms, and materials. They have a generally consistent scale that collectively provide a streetscape of note within the region. This area should be considered as a potential conservation area which comprises the aforementioned significant items and the following contributory items (potential Schedule 7 items):

Potential Schedule 7 Heritage Items

- 1 Pittwater Road
- 3 Pittwater Road
- 5A Pittwater Road
- 7 Pittwater Road
- 209-213 Victoria Road
- 215 Victoria Road (possibly a significant item depending on the integrity of the original elevation)
- 223 Victoria Road
- 225-227 Victoria Road
- 237A-239 Victoria Road
- 239A Victoria Road
- 249 Victoria Road
- 251 Victoria Road
- 253-259 Victoria Road

The group of residential premises at the south-east corner of the study area are comparable to Schedule 7 listed buildings located in the near vicinity. It is recommended that these buildings be listed in Schedule 7.

Ryde City Council's Items of Environmental Heritage

Statutory controls on development of heritage items and heritage conservation areas are stated in the Ryde City Council's *Local Environmental Plan No. 105* (gazetted 17 January 2003). The LEP identifies items of environmental heritage in Schedule 15 of the *Ryde Planning Scheme Ordinance*. The aims of LEP No.105 include the conservation the heritage of listed properties and ensure new development does not adversely affect the heritage significance and setting of the item and the distinctive character the item imparts to the LGA. The eight (8 no.) properties located within the study area listed in Schedule 15 are:

- Current Schedule 15 Heritage Items**
- Victoria Road
 - 170 Victoria Road
 - 172-180 Victoria Road
 - 220 Victoria Road
 - 265A Victoria Road
 - 310 Victoria Road
 - 1 Monash Road (cottage)
 - Clock tower

We believe there are a number of additional properties within the study area that warrant statutory heritage protection by listing as heritage items in Schedule 15, these items are:

- Potential Schedule 15 Heritage Items**
- 1 Monash Road (store)
 - 142-154 Victoria Road
 - 328 Victoria Road
 - 329 Victoria Road (school and grounds)
 - 1B Western Crescent
 - 6-8 Western Crescent

The site of 334-336 Victoria Road should also be considered a significant item for its archaeological potential to reveal new information about the earlier phases of European occupation in the area.

As with the neighbouring Hunter's Hill LGA, the core commercial area of Gladesville village (the Town Centre Precinct) is an area that comprises a number of early twentieth century and inter-war commercial buildings of fair to high levels of integrity above awning that exhibit a wide range of architectural styles, forms, and materials. They have a generally consistent scale which collectively provides a streetscape of note within the region. This area should be considered as a potential conservation area which comprises the aforementioned significant items and the following contributory items:

- Potential Contributory Heritage Items**
- 158-160 Victoria Road
 - 184-192 Victoria Road
 - Clock tower

Victoria Road and the clock tower are currently listed items in Schedule 15 and the status of these should be reconsidered. Victoria Road retains its historic alignment but in other respects the section of the road located within the study area demonstrates little in the way of a nineteenth century road. The clock tower and intersection are of historic interest to their role in the development of the study area, but the significance is contributory.

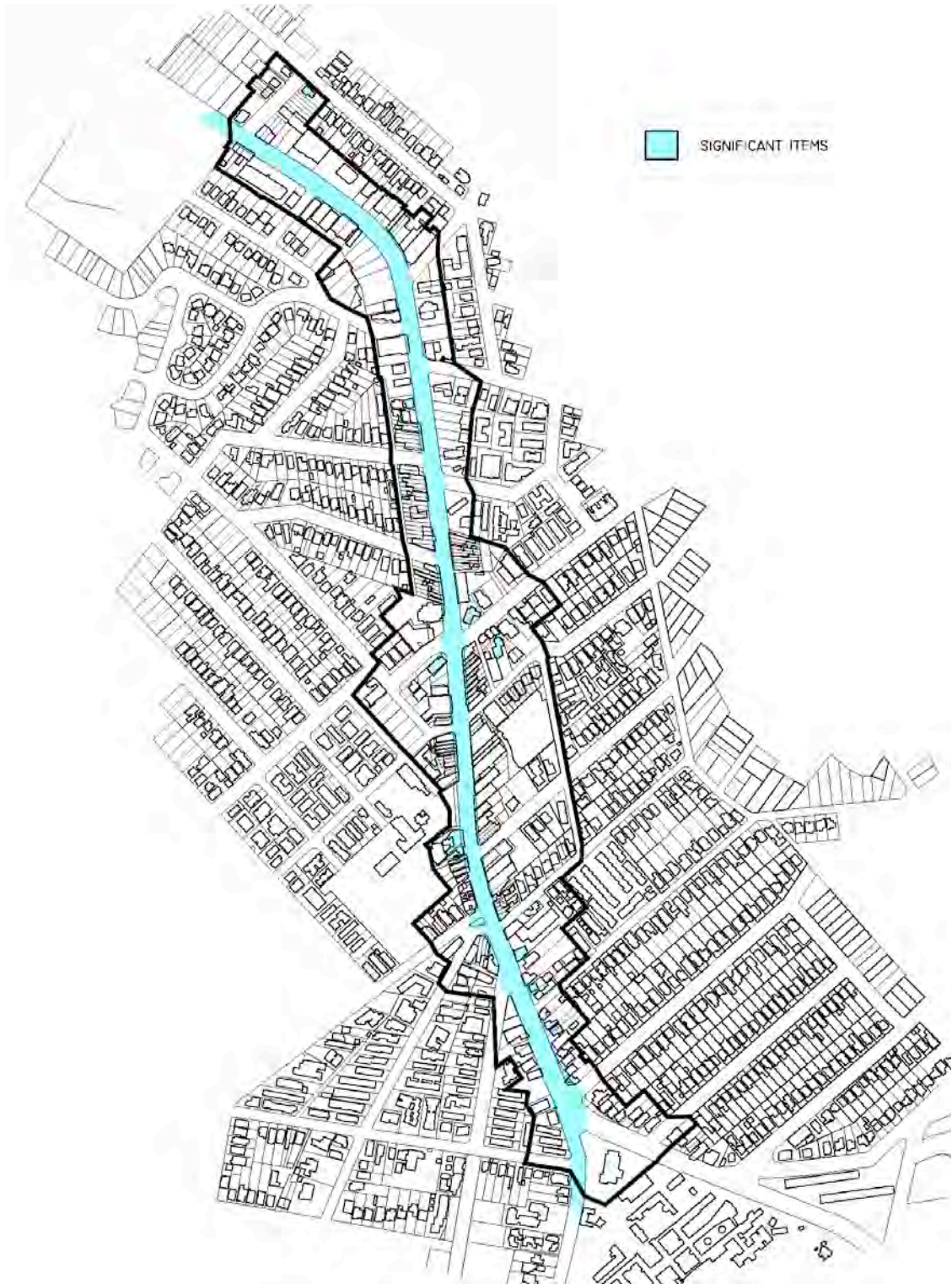


Figure 8.1 Existing heritage items. Paul Davies Pty. Ltd., 2004

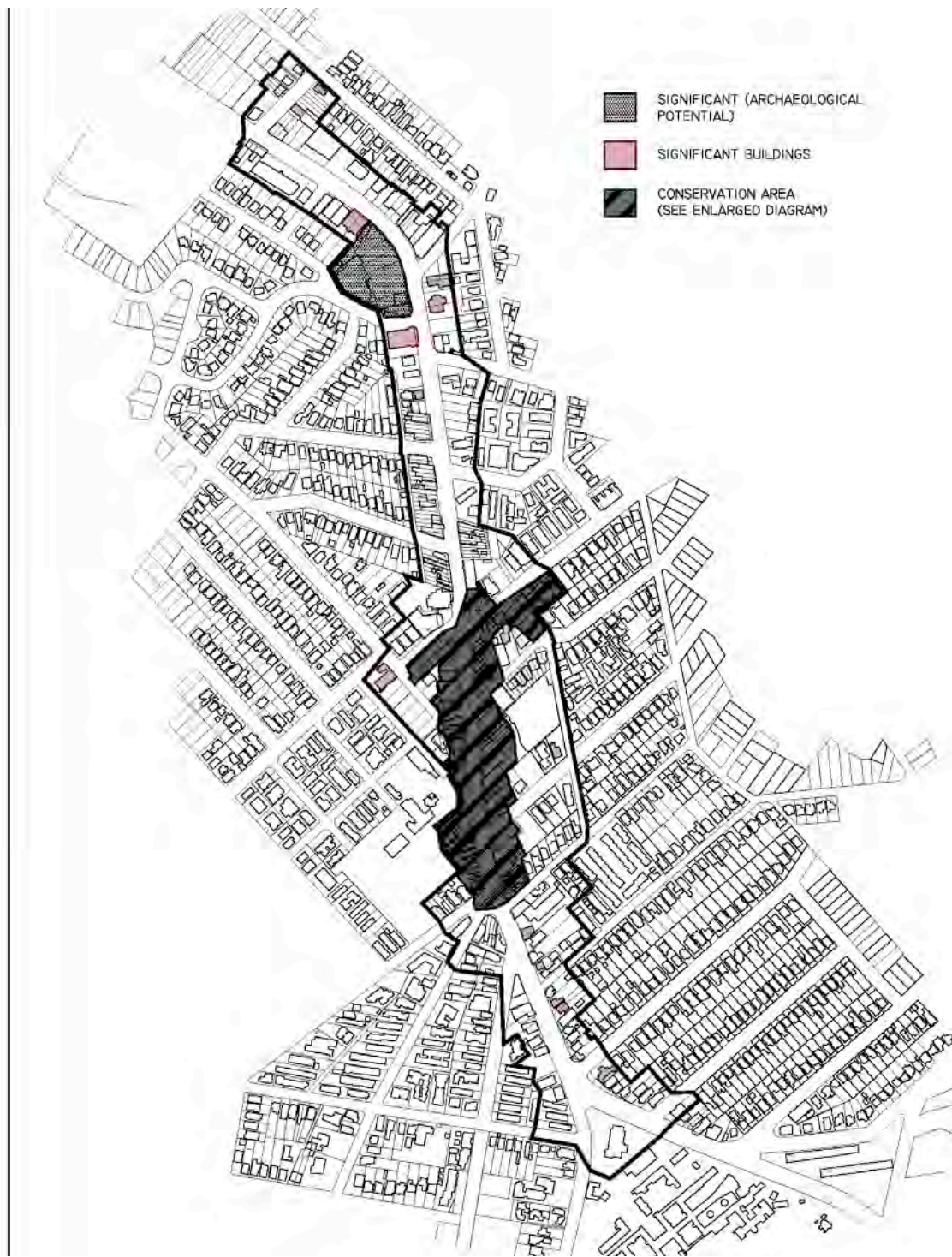


Figure 8.2 Proposed heritage items. Paul Davies Pty. Ltd., 2004



Figure 8.3 Proposed conservation area. Paul Davies Pty. Ltd., 2004

8.3 Non-statutory Classifications and registrations

National Trust of Australia (New South Wales)

The National Trust of Australia (N.S.W.) maintain a register which lists those buildings, sites, items and areas that fall within the following definition:

Those places which are components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community.

One building is listed in the Register – no. 2 Massey Street.

Australian Heritage Council

The Commonwealth Department of the Environment and Heritage is responsible for conservation of Australia's natural, indigenous and historic heritage acting on the advice of the Australian Heritage Council. The Council assesses nominations for a National Heritage List and a Commonwealth Heritage List and compiles the Register of the National Estate. The National List includes places of outstanding heritage significance to Australia, while the Commonwealth List includes places of natural, indigenous and historic heritage places on Commonwealth lands and waters or under Australian Government control. The Council also keeps the now defunct Register of the National Estate which lists buildings, sites, items and areas, which, in the Council's opinion identifies:

components of the natural environment of Australia, or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community.

One building is listed in the Register as an indicative place – no. 2 Massey Street.

List of Twentieth Century Buildings

The Architectural Conservation Committee of the Royal Australian Institute of Architects - New South Wales Chapter maintains a List of Twentieth Century Buildings which includes places constructed in the period 1900-1950 considered to be:

The most significant examples of the work of leading architects,

Buildings which are recognised as important landmarks in the development of architecture, and

Buildings which, because of their quality and siting, make a significant contribution to the environment.

No buildings located within the study area are listed.

8.4 Annand Alcock Urban Design Masterplan

The firm of urban planners Annand Alcock has prepared for Ryde City Council and Hunter's Hill Council a master plan for the study area. Part 4 of this study includes an assessment of the historic built environment mapping buildings as either significant or contributory. The mapping identifies a high number of buildings which have been interpreted to represent the following addresses:

Significant

- 197-199 Victoria Road
- 219 Victoria Road
- 220 Victoria Road

Contributory

- 265A Victoria Road
- 310 Victoria Road
- 329 Victoria Road
- 2 Massey Street
- 1 Monash Road (Cottage)
- 143-145 Victoria Road
- 147 Victoria Road
- 153 Victoria Road
- 163 Victoria Road
- 170 Victoria Road
- 142-154 Victoria Road
- 156 Victoria Road
- 156 Victoria Road
- 158-160 Victoria Road
- 162 Victoria Road
- 167-171 Victoria Road
- 173-183 Victoria Road
- 182 Victoria Road
- 184-190 Victoria Road
- 203-205 Victoria Road
- 207 Victoria Road
- 209-213 Victoria Road
- 215 Victoria Road
- 217 Victoria Road
- 232-234 Victoria Road
- 236-240 Victoria Road
- 239A Victoria Road
- 243 Victoria Road
- 249 Victoria Road
- 251 Victoria Road
- 253-259 Victoria Road
- 325 Victoria Road
- 328 Victoria Road
- 390 Victoria Road
- 428a-434 Victoria Road
- 1B Western Crescent
- 6-8 Western Crescent
- 1 Monash Road (Store)
- 2-6A Monash Road
- 1 Pittwater Road
- 7A Pittwater Road

9.0 Policy Recommendations

9.1 Key Policies

The principal recommendations of the study relate to the recognition of the heritage values of the study area and the core retail area as set out in policies 1 to 3 and then look to the management of those places and to future development work in the area.

The key policies are:

Heritage Items

- 1 The buildings identified on the attached plans as potential heritage items should be considered by both Hunters Hill and Ryde councils for inclusion in their LEP's as heritage items.

Conservation Area

- 2 The proposed conservation area indicated on the attached plans should be the principal control on heritage values of the core retail area and should be considered by both Hunters Hill and Ryde councils for inclusion in their LEP's as a new conservation area.

Contributory Items

- 3 The buildings identified on the attached plans as potential contributory items should be considered by both councils for inclusion in their planning documents and LEP's as contributory items (it is noted that contributory buildings only occur within the conservation area).

9.2 General Conservation Policies

These policies relate to the whole of the study area. The policies are:

1. Places identified as heritage items or contributory buildings should be retained in their significant form. Additional work may be required to ascertain the significant form of places, but generally this will relate to their external form as seen in the street and retention of any remaining original shopfronts. It may also relate to elements of significant fitout within a building. Changes to buildings should be assessed for their impact on potential significance but generally it will be the original or early form of buildings that is significant.
2. Sufficient setting or curtilage is to be retained around heritage items, particularly in relation to potential new development, to ensure that the heritage values of the various places are retained and understood. This may not always relate to current lot boundaries and in the case of major development may require a change to the setting that is currently provided.
3. When considering the heritage values of a place, it is important to understand the whole place including the setting, the garden (if any), site features and archaeological potential.
4. Where groups of places under separate ownership but forming part of a single building group are identified as significant, future management of the exterior in particular should be co-ordinated across the whole building to avoid disparate changes in colours, treatments, signage etc.

5. Where possible and feasible significant buildings should be presented in their historical form in terms of colour schemes and use of materials and should look to incorporate sympathetic shopfront treatments when undertaking new works.
6. It is not proposed that historic forms be recreated, but consideration should be given to matters such as the fenestration pattern of display windows, the design of entries to buildings and the use of materials that reinforce the character of the predominantly interwar appearance of the retail strip.
7. Owners of significant properties should be encouraged to seek uses that complement the layout and character of the buildings rather than look to undertake extensive adaptation work.
8. Buildings with added facades (such as metal louvres or sheeting over original facades) should be encouraged to recover the earlier facades as the layered elements detract from the significance of the buildings and the streetscape.
9. Development adjacent to or within the visual setting of heritage items, particularly where located outside the proposed conservation area, should be designed to provide an appropriate setting for the heritage item so that its heritage values are retained. Council should require assessments of heritage impact for work to a heritage item but also for work around heritage items.

9.3 Policies related to the proposed conservation area and potential development within and around the conservation area

The proposed conservation area covers the core shopping precinct of Gladesville and includes significant buildings, contributory buildings and other retail, religious, residential and service buildings. The major value of the area is the assembly of buildings and features that collectively gives the centre its character and its heritage value.

- 1 While the study identifies buildings within the conservation area as heritage items and contributory items it is also important to consider that the whole of the conservation area has significance. Proposals for future development within the conservation area must consider the collective value of the building stock and other features in determining a design approach to new work. Council should assess all applications for work within the conservation area with regard to the broad values of the area.

A key element of the future planning for the Gladesville shopping precinct is to provide for increased development and the overall enhancement of the shopping experience. The main road frontage while providing high levels of exposure for shops is also subject to heavily traffic movement and opportunities exist to remove some activities to the quieter zone behind the current shops. The eastern rear zone of the shops is currently used in this way and provides opportunities for enhancement.

This results in a number of actions or policies related to the core precinct to ensure that if development takes place that the current character and heritage values of the retail precinct are retained. While the character of the area derives largely from its heritage attributes and values, the policies or recommendations also address matters related to the urban design of the precinct.

The policies for the proposed retail conservation area are:

2. The scale of the street “wall” (the buildings presentation to Victoria Road) or the linear nature of the buildings (principally seen in their external form above awning level) and the significant buildings fronting the street when viewed from the street should be retained in future work. This means that future infill work should retain the predominant two storey form along the street frontage and increases in massing should be set back sufficiently to allow the present streetscape scale to be retained.
3. The views available to people passing through the shopping centre by car or on foot, in either direction, should be ones that retain the current form of a linear two storey shopping precinct with some modulation and variation at key points.
4. The orientation of buildings to the street, particularly on the eastern side where buildings are set at an angle to the street rather than square, allows a number of buildings to be seen three-dimensionally with the side walls and roof forms being prominent and important streetscape elements. These features are to be retained and not obscured in future work so that the sense of ‘buildings in the street’ rather than facades facing the street can be seen. This is a key characteristic of the shopping precinct. This will affect the location of some new development so that setbacks are maintained to allow buildings to be seen from the street and will require buildings identified as heritage items or contributory to be retained. It is noted that it may be the whole building in contrast to just its street presentation that is significant.
5. New major development should be set back from the street frontage and should not involve the removal of buildings that are heritage items or contributory buildings. New work or adaptation work should be designed to avoid a solid wall of development a set distance behind the main frontage of buildings. Suitable forms of development could include:
 - forms with varying heights, varying alignments and varying styles,
 - development that relates to current lot boundaries without large scale amalgamation of sites so that the pattern of relatively small scale development is maintained through the shopping centre,
 - building designs that continue the tradition of materials used in the streetscape (seen in a number of the newer commercial developments to the east of the centre),
 - articulation of buildings forms with use of forms derived from the typology in the street, i.e. use of parapets, patterns of windows, use of a predominance of solid forms to the street rather than glazed screens, etc.
 - patterns of development that continue the present oblique orientation of lots to the street (where that occurs) rather than cutting across the sub-division pattern with irregular new lots.
6. Setbacks should not be defined by a fixed distance, particularly given the irregular arrangement of lot boundaries to the street, but should aim to minimise the visual impact of new work when viewed from the opposite side of the main road. This will provide for some stepping of forms with a maximum height of about four storeys within the current main road lots.

- 7 Existing pedestrian links and laneways should be retained as a key part of the heritage character of the retail strip. There should be a hierarchy of small lanes to links with adjacent shops developed as part of the masterplan
- 8 Major development (if it is to take place) should take place in the zone immediately behind the present properties fronting the main road where opportunity exists to develop larger commercial or shopping facilities with associated parking.
- 9 The main road frontage should be retained with active shopfronts (not blank or inactive facades or shopfronts) irrespective of new development to the rear of sites.
- 10 The current rear lane should be utilised as part of the revitalisation of the shopping centre possibly for pedestrian access but also in relation to servicing. This will allow the buildings to be seen three dimensionally.
- 11 Any development of the eastern part of the shopping centre should provide a suitable setting and curtilage for No 2 Massey Street and No 10 Cowell Street as key heritage items within the rear potential retail/commercial zone.
- 12 No heritage restrictions (apart from No 2 Massey St and 10 Cowell Street and their settings) should be placed on the zone to the east of the shops as mapped to allow for increased retail/commercial development. It is noted that the form of development in rear areas will be developed as part of the masterplan for the precinct.
- 13 A current strength of the precinct is the fine collection of corner buildings (including churches and retail buildings). Future infill work should reinforce corner locations by designing to strengthen corners as points of interest in the streetscape. Careful use of materials and building forms will be essential in these locations.