

STATEMENT OF HERITAGE IMPACT

Macquarie University Central Courtyard Precinct

April 2018



MACQUARIE UNIVERSITY CENTRAL COURTYARD PRECINCT

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared on behalf of Macquarie University for submission to the Department of Planning and Environment. This report has been prepared in relation to the Macquarie University Central Courtyard Precinct (MUCCP).

As per the Environmental Planning and Assessment Act 1979 (EP&A Act), development of a tertiary institution with an investment value of over \$30 million is considered to be State Significant Development (SSD). As the development for the academic component of the development is approximately \$148,250,000 is falls under SSD.

The Secretary's Environmental Assessment Requirements (SEARs) was issued on 13 October 2016 and this Statement of Heritage Impact addresses the issues relating to heritage as per the following comment:

...addresses the significance of, and provides as assessment of the impact of heritage items on the site and in the vicinity, in accordance with the guidelines in the NSW Heritage Manual.

The report evaluates the proposed redevelopment of the Macquarie University Central Courtyard (MUCC) Precinct which involves the construction of a new teaching and learning service centre, new student accommodation, refurbishment works to the Central Courtyard and a shared basement. This design has been undertaken by Architectus.

The only listed heritage item on the Macquarie University campus is the ruins of a Stone Cottage, located some distance from the subject development. However, as the majority of the Macquarie University is located on one title, the whole of that lot is defined as a heritage item as per Figure 1.2.

This report concludes that the proposal will have an acceptable heritage impact.



Figure 1.1

Location map showing the subject site marked with a red circle. The heritage listed stone cottage ruins are marked with a red arrow.

Source: NSW LPI SIX Maps Website

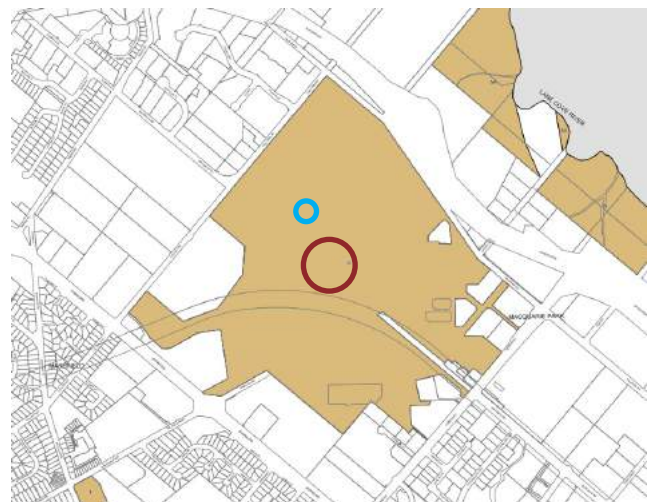


Figure 1.2

Extract from the LEP Heritage Map 4 showing the general area of the subject site marked with a red circle and the general area of the heritage listed stone cottage ruins marked with a blue circle.

Source: NSW Government Legislation Website

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to analyse the overall heritage impact of the proposed development in relation to the Environmental Planning Instruments (EPIs) specified in the Director General Requirements (DGRs) and the guidelines endorsed by the NSW Heritage Council.

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined 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.

1.4 SITE IDENTIFICATION

The subject site is located within the Macquarie University Campus, which is bound by Epping Road, Herring Road, Culloden Road and Talavera Road.

The proposed works are to be located within the MUCC Precinct which is located within the centre of the Macquarie University, bound by Wally's Walk to the south, the Mars Creek Open Space Zone to the north, Sir Christopher Ondaatje Avenue to the east, and the Library Building to the west.

It is described by NSW Land Registry Services as Lot 191, DP 1157041.

1.5 HERITAGE MANAGEMENT FRAMEWORK

Ryde Local Environmental Plan 2014

Macquarie University Campus is listed as a heritage item in Schedule 5 of the *Ryde Local Environmental Plan (LEP) 2014*, as an item of local heritage significance. This listing relates only to the stone cottage ruins of a stone building that is located near

the building W11A and is approximately 60 metres from the MUCC Precinct.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

As the subject site is not included on the World Heritage List, National Heritage List or Commonwealth Heritage List there are no heritage approvals required under the *EPBC Act*.

Australian Heritage Council Act 2003

As the subject site is not included on the World Heritage List, National Heritage List or Commonwealth Heritage List, and the development is not being undertaken by a Commonwealth agency there are no provisions of this *Act* applicable to the proposed development.

NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

The Secretary's Environmental Assessment Requirements (SEARs) for SSD 8755 note the EIS is to be consistent with the requirements of the *Environmental Planning and Assessment Regulation 2000* (Regulations).

Clause 228(2)(e) of the Regulations requires consideration of "any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations".

As such, assessment of this application must take into consideration the potential impact of the proposed development on the heritage listed stone cottage ruins within the Macquarie University campus.

NSW Heritage Act 1977

As the subject site is not included on the State Heritage Register there are no heritage approvals required under the *NSW Heritage Act 1977* other than those that may be applicable to archaeology.

1.6 AUTHORSHIP

This report has been prepared by Caitlin Stevens, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage

recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright of this report remains with the author, GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY

The following has been taken from the NSW Inventory Sheet for the “Macquarie University Ruins”, database number 2340186:

The site of Macquarie University and the ruin was originally part of the northern Field of Mars Common established in 1804. From 1874, following an 1861 parliamentary inquiry into the use of the Field of Mars Commons, much of the land was reassured for settlement; with proceeds of land sales used for the construction of the Gladesville and Figtree bridges. The redevelopment of the “Field of Mars” common commenced in 1885, when the area was subdivided into one to four-acre lots for small orchards, market gardens and farms. The roads in the subdivision were named after famous military battles, including Waterloo and Culloden. 270 acres purchased by the wealthy inventor and manufacturer Harry Curzon-Smith (1861-1913), who built Curzon Hall nearby on Agincourt Road, in 1897-1899. This land included the site. The Harry Smith, who was born in Canada, came to Sydney with his father (also an inventor and manufacturer) in 1877.

The Macquarie University ruins stands on allotment 673 of the Field of Mars subdivision, which was purchased by Sarah Jane Wilcock (1848-1929) of St Peters and her 6 year old daughter Annie Cecilia Wilcock (1888-1929). The use of the land by the Wilcocks un unknown, however it is assumed that they leased the land.

Sarah Jane Wilcock sold Lot 673 to Lucia Fampatti Guimelli on 7th October 1909. Luca and her husband Agostino owned the adjacent allotment 683 on the corner of Waterloo and Culloden roads, where they had already built a timber home and timber slab sheds. The 1943 aerial photos of Sydney show a cluster of six buildings on Lot 683 facing Waterloo Road, Agostino is described on the title deeds as an orchardist. The couple, who had four children while living at the Field of Mars, were one of three Italian families to purchase land



Figure 2.1
1943 aerial illustrating the heritage listed ruin within the agricultural landscape.

Source: NSW LPI SIX Maps Website

in the Field of Mars subdivision. An oral history interview in 1999 with Lucy, the Gelli's youngest daughter, described how the land was original forest which was cleared by her father, however Lucy only mentions timber buildings built by her father, and a well. Lucy described the property as an orchard with grape vines (for wine), citrus, apple and peach trees. Livestock included one horse, one cow, one pig and some chickens. The Guimellis were shareholders in the Eastwood Cooperative and would take their produce by horse and cart to market at a shed on the corner North and Blaxland Roads and some across the Parramatta River. Agostino Giumelli came to Australia in the 1880s at 16 to the Western Australian goldfields, and later worked as a charcoal burner in Queensland before coming to Marsfield. The Guimelli family continued to farm Lot 683 until the land was resumed in 1965 under the Macquarie University Act.

However, Lot 673, the site, was sold by the Guimellis on 21st February 1930 to Bortolo Ricetti. Bortolo arrived in Australia from Lombardy in Northern Italy in 1909. He worked on the North Coast railways, starting at Wallsend, for two and a half years, then as a farmer as

Upper Lansdowne on the mid north coast. Bortolo applied for naturalisation, which was granted on 12th August 1914, when he was listed as living at Upper Lansdowne.

With the outbreak of World War I, Bortolo Ricetti enlisted on 2nd January 1917, his enlistment papers describing him as 30 years old, 5 feet 2 inches in height, dark complexion with brown eyes and hair, and listing his next of kin as his brother Peitro Ricetti, who also lived in Upper Lansdowne. Bortolo developed a vineyard on Lot 673 and eventually produced his own wine and spirits. On Friday 31st August 1934, the Sydney Morning Herald published an article on Bortolo Ricetti regarding operation of an illicit still on the property. Bortolo was fined 100 pounds for having illicit spirits in his possession. Bortolo had stonemasonry skills from his Lombardy background, and was also an experienced farmer able to build his own distillery setup. Consequently, the evidence points to Bortolo Ricetti having built the stone building now in ruins on Lot 673. The 1943 aerial photo clearly shows a small building on Lot 673 at the location of the stone ruin, providing evidence for the construction of the building by Bortolo Ricetti between 1930 and 1942.

On 15th June 1945 Attilio Pietrobon purchased the land from Bortolo Ricetti. Attilio had migrated to Australia in 1924, working initially as a cane cutter to North Queensland. Attilio was part of a between the wars wave of Italian migrants to Australia, escaping poverty in the rural areas of Italy. Attilio applied for naturalisation in 1930, when he was recorded as residing at Halifax in north Queensland. By 1945 Attilio had moved in Sydney, first becoming an orchardist at Eastwood and then moving to Marsfield. The sale of the allotment to Attilio, at the time designated "alien" during World War II, required the approval of the Attorney General's Office. Attilio continued to farm the land until its resumption in 1965 under the Macquarie University Resumption Act.

During the 1960s, of the 109 properties on the current university site, 59 had belonged to people born in Italy. The Macquarie University Resumption Act allowed for 939 acres to be re-zoned to educational, residential and industrial uses (industries related to university activities). The organisational structure of Macquarie University was modelled on Stanford University in San Francisco with the university library using the USA Library of Congress cataloguing system, to create a world-class educational institution.

In 1999, the university with the surrounding industrial areas and shopping centre were officially renamed from the suburbs Marsfield and North Ryde to Macquarie Park.

3.0

SITE DESCRIPTION

3.1 DESCRIPTION OF THE HERITAGE LISTED STONE COTTAGE RUINS

The following has been taken from the NSW Inventory Sheet for the “Macquarie University Ruins”, database number 2340186:

The ruins are situated off the southern end of Gymnasium drive (previously Waterloo Road) adjacent to the Lighthouse Theatre car park, to the north-east of the Lighthouse Theatre, on sloping ground near a former creek line. The ruins are surrounded on three sides by lawns, with the west wall parallel to the Lighthouse Theatre carpark. A small concrete gutter separates the ruins from the car park. On the southern side is a substantial mature weeping willow tree with some branches and foliage overhanging the ruins.

The ruins are of a stone walled shed, consisting of four walls (no roof, an example of Northern Italian stonemasonry techniques. The walls are constructed of random rubble stonework held together with lime mortar, built from locally sourced stone from the property. Window openings contain hardwood timber head and sill beams. There is a large opening in the wall on the western side adjacent to the car park, and a smaller opening on the eastern side, both of which may have been doorways. There are single window openings in each of the walls, and a small opening, possible a window opening.

There is a modern concrete paving inside the ruins, and concrete drainage associated with an adjacent car park on one side of the building. The walls have had recent sandstone capping. Temporary metal security fencing is located around the building, and the side is marked by a “restricted area” sign.

The ruins are exposed to the weather, however it is clearly evident from their craftsmanship that the structure was built using a high quality technique, as it is presumed that the ruins have remained uninhabited since resumption in 1960s. There is a large vertical crack on the southern wall.



Figure 3.1
Aerial showing the relationship between the subject site (circled red) and the heritage listed stone cottage ruins (circled blue).
Source: Near Maps, <http://maps.au.nearmap.com/>



Figure 3.2
View of the stone cottage ruins, facing north.



Figure 3.3
View of the stone cottage ruins facing south.



Figure 3.4
View to the stone cottage ruins from the location of the proposed development. The location of the ruins is circled in red.



Figure 3.5
View south-east across the central courtyard.



Figure 3.6
View north-east over the location of the previous C10A building.



Figure 3.7
View from heritage listed ruins towards the MUCC Precinct:



Figure 3.8
View south towards the MUCC Precinct from the Mars Creek open space zone.

4.0

DESCRIPTION OF THE PROPOSAL

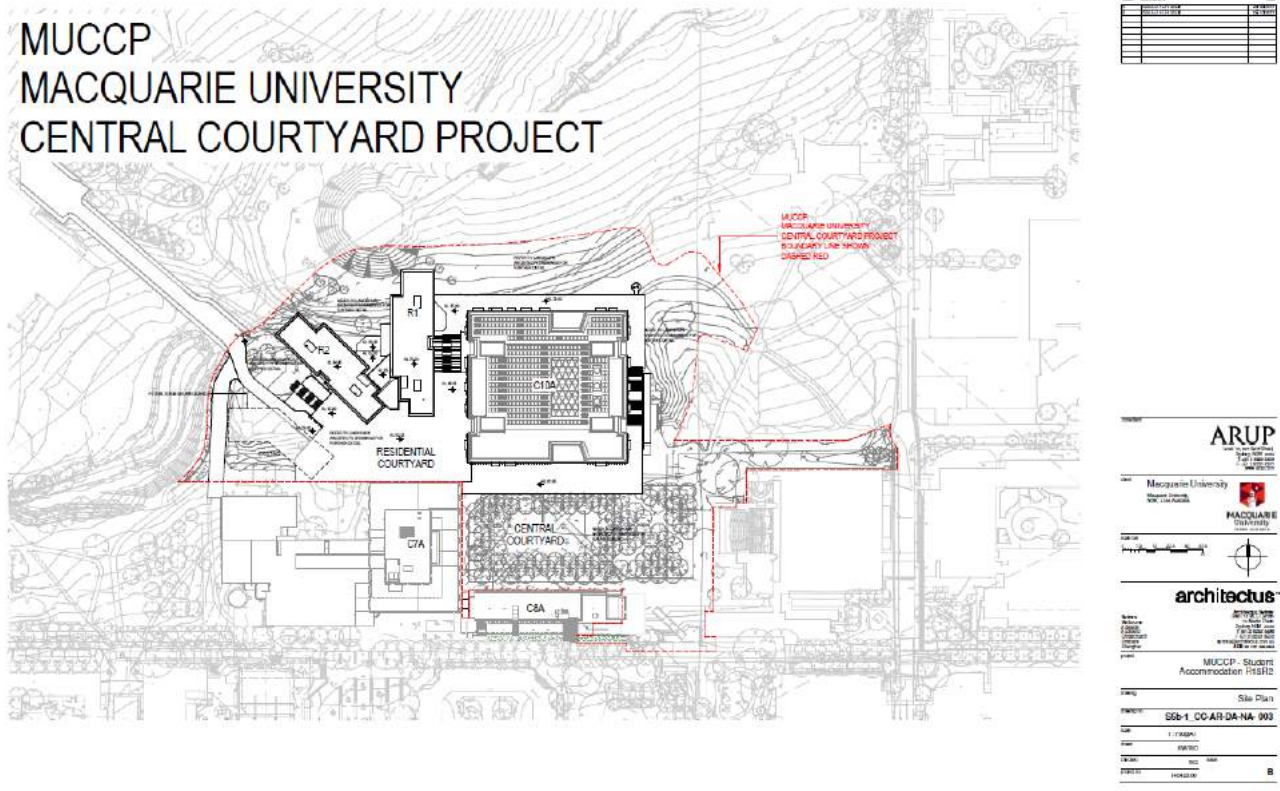
The proposed development, designed by Architectus, is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes:

- Construction of a four storey Student Hub with two basement levels.
- Two student accommodation buildings (5 and 7 storeys respectively with a single basement level).
- Redevelopment of Central Courtyard.
- Construction of a shared basement including plant, loading and waste management facilities and accessible parking.
- Installation of new substation.
- Installation of new utilities and services.

Figure 4.1

Proposed Site Plan for the Macquarie University Central Courtyard Project.

Source: Architectus



5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

Figure 5.1

Aerial photograph showing the heritage item circled in red and the location of the new construction works highlighted in green.

Source: maps.au.nearmap.com



5.2 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

The Macquarie University Campus is a locally listed heritage item in accordance with Schedule 5 of the Ryde LEP, 'Macquarie University Ruins'. The listing relates to the stone ruin building that is positioned near the building W11A, which is approximately 60 metres from the Macquarie University Central Courtyard Precinct. These stone cottage ruins are a reminder of the agricultural past of the existing University grounds.

The NSW State Inventory listing includes the following Statement of Significance for the Macquarie University Ruins:

The ruins of the stone building built between 1930 and 1943 are of historical significance as a representative of the highpoint of market gardens, orchards and poultry farms located on the Macquarie University site from the 'Field of Mars' subdivision of 1885 to the resumption of the land in 1965 under the Macquarie University Resumption Act. The 'Field of Mars' subdivision was created as a rural subdivision to encourage small allotment farming in the late 1880s, with importance placed on the cultivation of produce for the Sydney Market. The ruin is the only remaining building on the Macquarie University site representing its immigrants and agricultural past. The Macquarie University Ruin has historical association with Italian immigrants and agricultural life in the Sydney Basin in the early to mid 20th century. By the 1960s on the Macquarie University site of the 109 properties 59 were owned by Italians. Many Italian immigrants were skilled in farming, stonework and carpentry before they arrived in Australia. The stone ruin illustrates the influence of local property owners of Italian heritage on architecture and agricultural practices. The Macquarie University ruin is of aesthetic significance as the ruins of an agricultural building built from locally sourced stone from the property, with random rubble stonework held together with lime mortar, being an example of northern Italian stonemasonry techniques. The ruin is of social significance for the descendants of Italian stonemasonry techniques. The ruin is of social significance for the descendants of Italian immigrants to the Ryde area in the early to mid 20th century. The site has potential research significance for the possible remains of an underground distillery.

5.3 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development in the vicinity of a heritage item have been considered in the preparation of the following commentary.

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a 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 (e.g. 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 following aspects of the proposal respect or enhance the heritage significance of the adjacent item

- Retaining the existing curtilage of the heritage listed stone cottage ruins.
- Retaining the separation between the MUCC Precinct and the heritage listed stone cottage ruins.
- Minimal impact on views to and from the heritage listed stone cottage ruins against existing context of Macquarie University buildings.
- Interpreting the previous building design in the new build.
- The likely impact of the proposal on its surroundings and the heritage item are considered to be low and no additional measures are deemed necessary to minimise any impact.
- The proposed Student Hub and residential buildings will improve amenity for the university campus.

Due to the proposed location of the new structures for the Macquarie University, the new precinct would not physically impact the heritage listed stone cottage ruins due to their separation by parkland. As a result, there is no physical impact on the heritage listed stone cottage ruins.

The residential buildings, R1 and R2 are located to the north west of the Central Courtyard which was previously occupied by the C9 building, recently demolished. The two buildings are five and seven storeys high and therefore could have potential to impact on existing visual connections and overshadow existing buildings in the nearby area. However, as there are no heritage significant views outlined in the statement of significance for the stone cottage ruins, the two new residential buildings are not considered to adversely impact the significance of the listed stone cottage ruins.

The proposed student amenities building (1CC) does occupy a slightly larger footprint than the previously existing C10A, however, the buildings are to be contained to the same area the recently demolished buildings were located. The 1CC building is similar in height to the previous C10A and has been designed to interpret the aesthetic of the previous building. Despite the residential buildings being located within a portion of the current open space of the parklands, the curtilage of the heritage listed stone cottage ruins will not be disturbed.

The proposed works are not being undertaken on a site that is a known or potentially significant archaeological site.

New Landscape Works and Features

- *How is the impact of the new development 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 new courtyard will alter the previous geometrically planted for a more structured and formal space to enhance utilisation. The original lemon scented gum

trees were an essential element of the courtyard, however, the location was considered inappropriate for the gums. As a result, a new species will be planted in the courtyard that is more suitable for the courtyard conditions.

The formal design of the courtyard, including ground cover, formalised seating and solar access will be a more attractive and useful breakout space for students.

The courtyard will not be viewed from the heritage listed stone cottage ruins, nor will it impact on the significance of the ruin and therefore is considered appropriate from a heritage perspective.

6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- Macquarie University is listed as an item of local heritage significance in Schedule 5 of the *Ryde LEP 2014*. However the listing refers to the stone cottage ruins that are located near the W11A building.
- The proposal outlined within Section 4 of this report is considered acceptable, given that the works are being undertaken 60 metres from the subject site and will not adversely impact on the curtilage or significance of the item.
- There are no views between the subject site and the heritage listed stone cottage ruins that have been identified as contributing factors to the cultural heritage significance of the ruins.
- The proposed will not negatively impact the significance of the stone cottage ruins or impact negatively on the Macquarie University overall setting.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.
- The proposal has been designed to be in keeping with the overall scale of the University and its character, while providing the necessary amenities and services for students.

6.2 RECOMMENDATIONS

- The consent authority should have no hesitation, from a heritage perspective, in approving the application.

7.0

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DOCUMENTS

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GML Heritage, *Macquarie University Central Courtyard Precinct Heritage Impact Statement*, 2018.

WEBSITES

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NSW Government Legislation, www.legislation.nsw.gov.au

NSW LPI SIX Maps, www.six.nsw.gov.au

NSW Register of Births, Deaths and Marriages, www.bdm.nsw.gov.au

NSW Heritage Inventory, <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>