

STATEMENT OF HERITAGE IMPACT

8-12 University Avenue, Macquarie University

September 2018



8-12 UNIVERSITY AVENUE, MACQUARIE UNIVERSITY

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	21/09/18	CS
B	Finalised report	25/09/18	CS

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 9313, the redevelopment of 8-12 University Avenue, Macquarie University.

The report evaluates the proposed development of two buildings of up to seven stories, which would accommodate commercial, research/academic and retail uses. This proposal has been designed by KannFinch Architects in conjunction with Sissons Architects.

The Secretary's Environmental Assessment Requirements (SEARs) for this project note the following in relation to European heritage:

Include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of heritage items on the site and in the vicinity, in accordance with the guidelines in the NSW Heritage Manual.

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

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



Figure 1.1
Location map showing the subject site outlined in blue and the heritage listed University Stone Ruins are marked with a red circle.
Source: NSW LPI SIX Maps Website

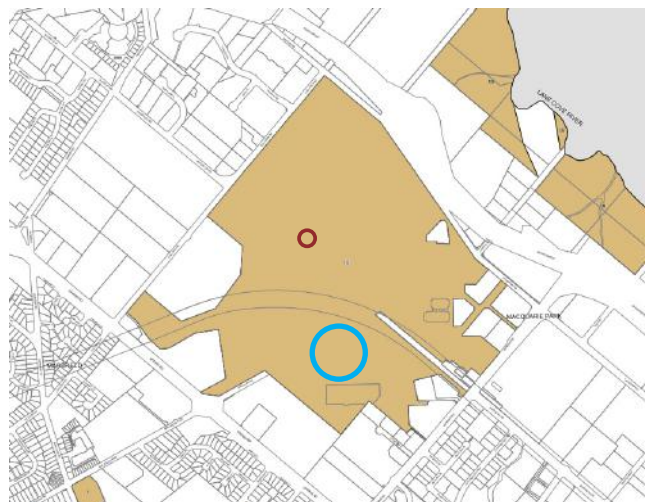


Figure 1.2
Extract from the LEP Heritage Map showing the general area of the subject site marked with a blue circle and the general area of the heritage listed University Stone Ruins marked with a red circle.
Source: NSW Government Legislation Website

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, bound by Epping Road, Herring Road, Culloden Road and Talavera Road.

The proposed works are to be located within the area bounded by Macquarie Drive, University Avenue and Western Road. It is described by NSW Land Registry Services as Lot 191, DP 1157041.

1.5 HERITAGE MANAGEMENT FRAMEWORK

Ryde Local Environmental Plan

It has been identified that there is a major discrepancy between the Ryde LEP 2014 Heritage Map 4 and Schedule 5 of the LEP. Heritage Map 4 shows the full extent of the Macquarie University property allotment (Lot 19, DP 1157041) to be heritage listed, however, further clarification of the heritage item is provided under Schedule 5, which refers to the heritage item as "Macquarie University (Ruins)".

Consequently, it should be noted that the significance of the "Macquarie University (Ruins), shown in Figure 1.2 of this report, is limited to the isolated built form positioned north of the central precinct of the University campus and 430 metres from the subject site.

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

The Australian Heritage Council Act 2003 established the Australian Heritage Council, as an independent expert advisory body on heritage matters. The Australian Heritage Council is the principal adviser to the Australian Government on heritage matters.

The Council assesses nominations for the National Heritage List, the Commonwealth Heritage List and the List of overseas Places of Historic Significance to Australia.

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 9313 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 significance of the site and Non-Aboriginal heritage items within the area.

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, Senior 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 analysis 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 OF THE LOCALITY

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 an 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



Figure 2.1
1943 aerial illustrating the heritage listed ruin within the agricultural landscape.
Source: NSW LPI SIX Maps Website

three Italian families to purchase land 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 Guimelli 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 rezoned 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 UNIVERSITY STONE 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 (preciously 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.

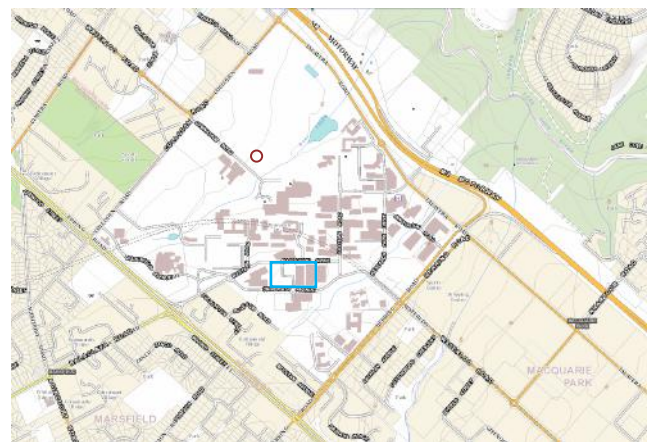


Figure 3.1
Aerial showing the relationship between the subject site (outlined blue) and the heritage listed stone shed ruins (circled red) within the greater context of Macquarie Park University.
Source: Near Maps, <http://maps.au.nearmap.com/>



Figure 3.2

View south from the University Stone Ruins towards the main campus and subject site. Image demonstrates that there are no views between the subject site and the University Stone Ruins due to intervening development and topography.



Figure 3.3

View of the stone cottage ruins, facing north.

4.0

DESCRIPTION OF THE PROPOSAL

The proposed development, designed by KannFinch Architects and Sissons Architects, is detailed in the plans and Environmental Impact Statement that accompany this application. It includes:

- Retention and protection of up to 84 trees including trees adjoining the site.
- Bulk excavation works to a maximum depth of between approximately 4 metres and 10.6 metres and a volume of approximately 86,000m³ to accommodate basement levels.
- Remediation works as required by the Stage 2 Environmental Site Assessment and Asbestos Management Plan, including stockpiling of approximately 17,614m³ immediately east of the development, but within the development area.
- Construction of new part 2, part 3 – level shared basement carpark that accommodates:
 - 617 parking spaces
 - 2 courier bays
- 1 loading dock
- 249 bicycle spaces and end of journey facilities (lockers, showers) accessed via the eastern building elevation.
- Construction of new campus-style commercial/ research facility, comprising two buildings of six and seven storeys respectively.
- New plantings at all street frontages. Along the diagonal link and within the atrium and other locations within the campus over time.
- Road and public domain works around the proposed building.

The aim of the proposal is to provide contemporary mixed use structures which will in turn, enhance the usability of the site and provide additional facilities that are required by the University.

Figure 4.1
The proposed East West perspective section
Source: KannFinch and Sissons

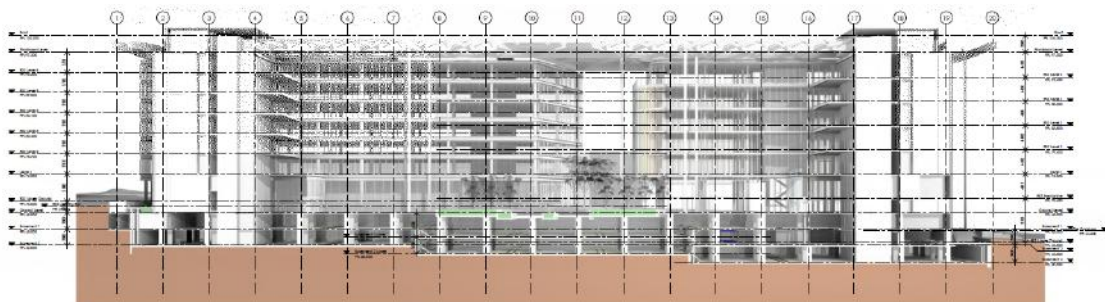
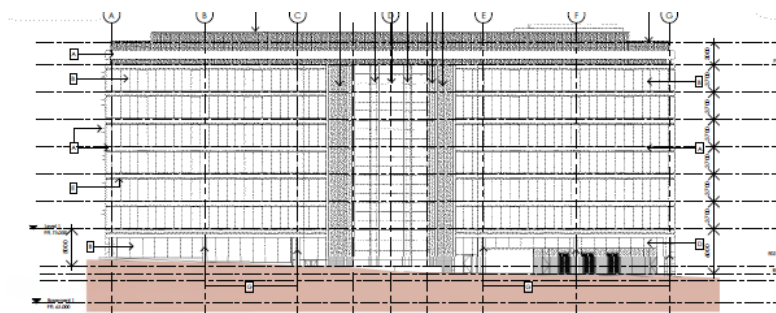


Figure 4.2
The proposed west elevation
Source: KannFinch and Sissons



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 *Ryde Local Environmental Plan (LEP) 2014*, the *Ryde Development Control Plan (DCP) 2014* and 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 subject site, highlighted blue, and the listed heritage item circled in red.

Source: maps.au.nearmap.com



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

The following Statement of Significance is in reference to the “*Macquarie University (Ruins)*” which are positioned north of the central precinct and approximately 430 metres from 8-12 University Avenue within the University campus.

The NSW State Heritage Inventory listing includes the following information for database entry number 2349186:

Statement of Significance:

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 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 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; they are:

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

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

- Retaining the existing curtilage of the heritage listed University Stone Ruins.
- No adverse impacts on views to and from the heritage item against the existing context of Macquarie University.
- The proposal will improve amenities and facilities for the Macquarie University campus.
- The University Stone Ruins will have low visibility of the proposal due to distance, topography and intervening development.
- Retention of significant views to and from the heritage and their setting.

Comment

The new development is not located immediately adjacent to any listed heritage item. Therefore, no significant views to and from the heritage items in the vicinity of the site have been identified. There may be some views from the heritage item that will include the new development. As these views have not been identified as a contributing factor in their significance this is not considered to be a heritage impact.

The public and users of Macquarie University will still

be able to view and appreciate the University Stone Ruins as a historical reference to the agricultural history of the site.

The proposed new development will be in keeping with the general scale and character of the Macquarie University Campus and is, therefore, considered appropriate from a heritage perspective.

As there is no established relationship between the subject site and the heritage item, it is not considered necessary for the design of the proposal to relate to the heritage item.

The proposed development is well removed from the heritage item in its vicinity and has no architectural or historical relationship with this item. Therefore, any potential adverse impact is considered low and no additional measures are deemed necessary to minimise any impact.

6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- The heritage listing refers to the “*Macquarie University (Ruins)*” which are positioned north of the central precinct and approximately 430 metres from 8-12 University Avenue within the University campus.
- The proposed outlined within Section 4 of this report is considered acceptable, given the works are being undertaken approximately 430 metres from the heritage item and will not adversely impact the curtilage nor the significance of the item.
- There are no views between the subject site and the heritage listed University Stone Ruins that have been identified as contributing factors to its cultural heritage significance.
- The proposal will not negatively impact the significance of the University Stone Ruins nor the general context of the Macquarie University.
- 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 and character of Macquarie University, while providing the necessary amenities and services for students.

6.2 RECOMMENDATIONS

- Council should have no hesitation, from a heritage perspective, in approving the application.

7.0

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