



## **DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS**

ADDRESS:	23 Charlotte street, Ashfield
ADVISOR	Robert Moore
DATE:	6 September 2010

I refer to the documentation lodged in support for the DA2010.199.1 which concerns development at Pittwood, the heritage property at the subject land. Concisely, the outstanding heritage issues regarding the development were narrowed at the last meeting of the applicant and supporting consultants with council staff, down to two matters – the treatment of the parapet edge to the front elevation of the main building, and the apparent support of the front of the building at its north western corner, as seen from Charlotte Street.

In my opinion the parapet treatment shown in the lodged plans achieves the consistency of line that I sought at the last meeting and my concern on that issue is met. On the second matter, the visual support of the building at its northwest corner over the car parking has not been amended, and I think there is still merit in the modification I sought. This could be dealt with by condition, on which our last discussion would encourage me to believe the applicant would support.

The condition would read approximately as follows:

*"On the ground floor level of the proposed development in the vicinity of the letter boxes and car space 17, a solid non-load bearing screen wall be introduced to block vision from the street through to the ground level car park area, giving visually solid support to the upper floors of the building at this point so that it does not appear to be elevated over the car park area."*

Otherwise I would support the assessment of the amended proposal for consideration by Council.

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## HERITAGE ADVICE

FROM: Robert Moore  
RE: Pittwood (Seniors Living) proposals  
DATE: 26<sup>th</sup> July 2010

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I refer to the further meeting at Council with the parties preparing the subject application, at which further amended plans were presented for comment. I confirm my comments made at that meeting as follows :

- the amended flat roof design presented at the meeting is a plausible alternative – the hipped roof and the flat roof will be similarly difficult to see from the immediate setting of the site, and appreciable only in more distant views ;
- the discontinuous parapet line at the uppermost floor level is not helpful to the street presentation, in my opinion, and should be reconsidered having regard to the floors below ;
- similarly the discussed “lightweight expression” of the uppermost level may not be appreciable in the streetscape and only serve to complicate the appearance/presentation – consistency with the floors below may be preferable ;
- the separation of the new building from Pittwood is positive and responds to Council’s requests for same ;
- the building’s presentation would be assisted by solid visual (apparent masonry) support over the ground level car park in preference to obvious part suspension on columns ;
- landscape screening near the driveway entrance - whose proposed location to the north is to be preferred – and possible surface bin store area should be increased ;
- the notion of a lightweight “porte-cochere” to the rear of Pittwood is acceptable in principle and should be resolved in an elegant, lightweight design possibly employing a transparent or translucent roof ;
- the streetscape address of the two attached single storey villa units can be helpfully strengthened to avoid ‘disruption’ of the streetscape ; a fence/wall will add privacy to the front gardens as well as complement the adjoining sites ; further consideration of the roof design might simplify and strengthen streetscape presence.

There remain many other areas of detail design eg., fencing, landscaping, but these can follow the resolution of the principal scheme.

Robert Allan Moore