

## DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS

<b>ADDRESS:</b>	270 Liverpool Road ASHFIELD	<b>File No:</b> <b>17.2013.358.1</b>
<b>ADVISOR</b>	Robert Moore	
<b>DATE</b>	5 June 2014	
<b>STATUS</b>	In the vicinity of Heritage Items	
<b>DESCRIPTION</b>	Demolition and construction of a mixed use development	
<b>PREVIOUS COMMENTS</b>	Yes on pre-lodgement meeting	
<input type="checkbox"/>	HIS/CMP recommended for archiving in library	
<p>Note: These comments relate to heritage issues only. They do not include a planning review. Planning comments will, however, be provided separately in relation to Pre-lodgement Applications or Provisional Development Applications.</p>		

The application has been reviewed in respect of heritage issues and has been assessed as follows:

<input type="checkbox"/>	<b>Acceptable as lodged</b>
<input type="checkbox"/>	<b>Acceptable with the following Conditions of Consent Applied:</b>
<input type="checkbox"/>	<b>Acceptable with the following amendments to the application:</b>  <input type="checkbox"/> Application to be returned to Heritage Advisor for review after amendments <input type="checkbox"/> Planner may assess amendments
<input type="checkbox"/>	<b>Additional information is required as follows:</b>
<input type="checkbox"/>	<b>Not acceptable</b>
<input type="checkbox"/>	<b>HIS/CMP recommended for archiving in library</b>
<p><b>Discussion:</b></p> <p>This building arranged over some 9 levels will in relatively short time be partnered by the main Mall Redevelopment project and will not therefore be seen in isolation as it appears in the current DA drawings. There are sight lines whose catchments will include several local heritage items and the development will draw these places into the intensifying Ashfield urban centre. Within this developing context the building should neither stand out nor be dominated by the structures around it. The images lodged with the DA suggest that this building will be relatively well mannered, visually articulated and somewhat recessive.</p> <p>As a largely painted masonry faced the selected colour scheme for the building will be critical in its successful integration.</p>	

Robert Moore