

DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS

ADDRESS:	168 Liverpool Road ASHFIELD	File No: 10.2014.242.1
ADVISOR	Robert Moore	
DATE	31 March 2015	
STATUS	Adjoining and in the vicinity of Heritage Item	
DESCRIPTION	Refurbishment, additions and alterations to the existing commercial building to a mixed use development with ground floor shops and dwellings above	
PREVIOUS COMMENTS	NA	
<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"/>	Acceptable as lodged
<input type="checkbox"/>	Acceptable with the following Conditions of Consent Applied:
<input type="checkbox"/>	Acceptable with the following amendments to the application:
<input type="checkbox"/>	<input type="checkbox"/> Application to be returned to Heritage Advisor for review after amendments
<input type="checkbox"/>	<input type="checkbox"/> Planner may assess amendments
<input checked="" type="checkbox"/>	Additional information is required as follows:
	See comments below, particularly in relation to height.
<input type="checkbox"/>	Not acceptable
<input type="checkbox"/>	HIS/CMP recommended for archiving in library
Discussion:	
<ul style="list-style-type: none"> • The redevelopment of the site will provide a building of significantly different appearance to the existing structure. • The accentuated angularity and taut surface treatment of the current building are to be replaced by a more conventional apartment building appearance with a far more complex though repetitively articulated facade treatment of balconies and supporting columnar dividing elements. • The increased height of the building is emphasised by the distinct treatment of the building of its top floor and in my opinion this increases the dominance of its setting unhappily. In my opinion the existence of the present building and its scale does not justify the proposed increase in height. 	

- Arguably the most useful component of the development is the podium level frontage to Liverpool road which picks up the scale of surviving older building and eliminate the uncomfortable hollow undercroft space of the existing building, so out of character with its neighbours.

In conclusion, while aspects of the development are neutral in heritage impact, in my opinion the increased height is negative in impact on the nearby heritage items which would suffer an increased diminution of their scale and presence. A positive impact is supplied by the new podium level to Liverpool Road, which with careful articulation, could strongly support the streetscape and increased feeling of locality and place.

Robert Moore