

**ANGEL PLACE
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SYDNEY NSW 2000**

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3 November 2020

Inner West Council
PO Box 14
Petersham NSW 2049

To whom it may concern,

73-75 NORTON STREET, ASHFIELD - HERITAGE RESPONSE TO COUNCIL COMMENTS & SUBMISSION

Development Application DA/2020/0520 was submitted to Inner West Council on 8 July 2020 for the demolition of existing structures and construction of a 3-8 storey mixed use development containing 91 units and a registered club at 73-75 Norton Street, Ashfield. Urbis prepared a Heritage Impact Statement (23 June 2020) which concluded that the proposed development will respect the heritage significance of the surrounding items.

Following a 28 day exhibition period of the DA, a letter from Council was issued on 6 October 2020 that outlined that there were a number of matters that needed to be resolved or additional information provided. Further, 14 submissions were also received by the community. Matters relating to heritage were noted in both the letter from Council and the summary of submissions. This letter provides a response to the comments from Council and the summary of submissions.

The following comments were made by Council's Heritage Advisor in the letter date 6 October 2020

14. Heritage Impacts

Council's Heritage Advisor has reviewed the provided Statement of Heritage Impact (SOHI)/ architectural plans and outlined that the level of information currently provided is in-sufficient to enable a detailed assessment of the proposal and potential impact to the neighbouring heritage items, in particular the bulk and scale impacts of the development upon the neighbouring Polish House are of concern.

In order to undertake a detailed assessment of the potential heritage impact, photomontages must be provided that show the relationship of the proposal to the heritage items to Liverpool Road, including a view with the church and adjacent residence (180-182 Liverpool Road) in the ground and another with the heritage listed row of shops.

As requested by Council's Heritage Advisor, two photomontages have been produced that show the relationship of the proposal to the heritage items to Liverpool Road. The first shows the relationship between the Polish House (Item No. I196) and the Uniting Church and Hall (Item No. 185) and the development and the second shows the relationship between the heritage listed shops and hotel located at 188-204 Liverpool Road (Item No's 198, 199 and 201) and the development. The architectural plans (dated 2 November 2020) have also been updated to address the issues raised by both the Council and the community through submissions.



Figure 1 – Photomontage of view from Liverpool Road looking south-west with Polish House and Uniting Church in foreground and the proposed development in the background.



Figure 2 – Photomontage of view from Liverpool Road looking south-east toward the heritage listed shops located in the foreground and the proposed development obscured in the background.

Due to the substantial setback of the proposed development from Liverpool Street, the overall bulk and scale of the development from Liverpool Road is substantially reduced. The overall bulk and scale of the proposed development has also been reduced through the increase in setbacks across the north and west of the development. At the northern boundary setbacks of 9 meters (measured from the north boundary of the site, not the centreline of the right of way) from Level 1 and above are included and have been slightly amended to allow for additional modulation in the elevations with deeper set balconies. At the west the setbacks at Level 1 have been increased from 0m to 6m (excluding the interface with North Street) and from Level 2 and above setbacks have been increased from 0m to 6 metres. The resultant scale and bulk of the development at the north and west has thus been reduced and in turn results in an improved heritage outcome by reducing the overall bulk and scale of the development when viewed from Liverpool Road. The proposed development will act as a backdrop to the Polish House and the Uniting Church and Hall and will not overwhelm nor result in a negative impact to the setting or curtilage of these heritage items. Instead, both Polish House and the Uniting Church and Hall will still be predominant when viewed from Liverpool Road and their understanding and significance will not be impacted by the proposed development. Further, the development will largely be completely obscured from view above the parapets of the heritage listed shops and hotel located 188-204 Liverpool Road. The proposed development will thus not impact the views, setting or significance of these items.

A concern was raised by the community in term of impacts of the Polish House, as noted below:

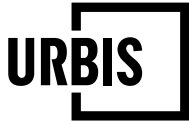
Concern: Impact to the heritage significance of the Polish House (182 Liverpool Road)

Failure to consider the impacts of the new club on the heritage of the polish house which has not been adequately described or characterised in the heritage impact report.

Curtilage and amenity issues have not been adequately addressed. The impact of a club sign on the Liverpool Road Boundary of the Polish Club house property, on the heritage value of the polish club, has not been considered.

The Heritage Impact Statement (HIS) prepared by Urbis addressed the impacts of the new club on Polish House. As addressed in the HIS, no statements of significance are provided for any of the heritage items that are located within the vicinity of 73-75 Norton Street, which includes Polish House. It was beyond the scope of the HIS to undertake a heritage assessment of Polish House, however, it is recommended that heritage inventory forms for all heritage items located in vicinity of the subject site are updated by Council to ensure that any future development to either these heritage items or development within the vicinity of these heritage items may adequately address any impacts of proposed development. Despite not having a statement of significance for Polish House, the subject site and the site of the Polish Club are historically linked and once formed part of the same lot. Polish House was constructed in 1895 by Percy Moore Wood, a local doctor. While both the Polish House and Polish Club are owned by separate entities and have varying communities associated with them, both Polish House and the Polish Club have for over 50 years served the wider Polish community together.

The proposed development, as outlined in the HIS and the further comments provided in relation the photomontages, considers that the proposed development will not negatively impact Polish House. The proposed overall, bulk, scale and setting of Polish House will be altered, however, adequate separation between Polish House and the development has been included to ensure that the overall bulk and scale of the development will not negatively impact on Polish House. Furthermore, the proposed development will increase the existing setback of the development from the rear of Polish House through the proposed landscaped alfresco dining area of the new club. The overall building mass at the northern boundary is setback 9m from the northern boundary and is set on a podium of dark brickwork that relates to the scale and materiality of Polish House. Overall, the curtilage of Polish House is maintained, and setbacks are increased between Polish House and the proposed new club which will ensure a sympathetic outcome.



The matter of signage was not addressed in HIS and did not form part of the architectural package supplied to Urbis. However, proposed areas of the signage have now been proposed in the updated drawing set (dated 2 November 2020). The signage proposed at the north includes a signage area to the portico of the pedestrian entrance to be accessed via Liverpool Road. The details of this signage will be determined as part of a separate DA, however, the proposed area for this signage is considered to be appropriate and will only be visible through the narrow view lines directly from Liverpool Road. This signage is consistent with the existing location of the Polish Club signage. A further signage area is proposed at the Liverpool Road frontage. This sign will not obscure any architectural features of Polish House and is instead proposed to be located directly to the west of the front brick fence. The location of the proposed sign is considered to be appropriate and is to be located within the existing right of way. Details of the signage to be placed in these areas will be subject to a separate DA.

Overall, the proposed development, as amended, will result in an improved response to the heritage items located within the vicinity of the site. The reduction of the overall bulk and scale of the development through increased setbacks at the north and west will ensure that the proposed development will respect the surrounding heritage items, as evidenced in the supplied photomontages. The proposed development will enable the orderly and economic redevelopment of the site consistent with the planning controls and compatible with the local area.

We recommend that Council should have no hesitation, on heritage grounds, in granting approval to this proposed development.

Please do not hesitate to contact the undersigned if I can be of any further assistance. Yours sincerely,

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a cursive name.

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