

Ashfield Council

Extraordinary Council Meeting

Draft Local Environmental Plan 2013

SUPPLEMENTARY INFORMATION

DATE OF MEETING:	28/03/2013
LOCATION:	Council Chambers, Level 6, Civic Centre, 260 Liverpool Road, Ashfield
TIME:	6.30pm

Supplementary Information

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MEMO

TO: All Councillors
FROM: DPE
DATE: 28 March 2013
SUBJECT: **ADDITIONAL INFORMATION - EXTRAORDINARY COUNCIL MEETING
28 MARCH 2013 - DRAFT ASHFIELD LEP 2013**

Please find attached additional information for tonight's Council meeting concerning the Draft LEP.

190 Liverpool Road, Ashfield

Council's heritage consultant has provided further information following a recent inspection of this property (refer attachment). The recommendation for this item to be retained as an individually listed heritage item in the Draft LEP is not altered.

93 Church Street, Croydon

A late submission has been received from the property owner objecting to being an individually listed heritage item and also being within the proposed Rathgael Estate heritage conservation area.

Councillors should note this property has been a heritage listed item in Council's LEP since the 1990's and there is no information submitted to suggest that it should now be deleted. Consequently, no change is recommended to its current status. In relation to the property's listing within the proposed Rathgael Estate heritage conservation area no change is proposed to the current recommendation (i.e. for the conservation area to be retained).

Phil Sarin
Director Planning & Environment

SVC HERITAGE + DESIGN

	MEMORANDUM
To:	Ashfield Municipal Council
Cc:	Mr Ron Sim
From:	Sally Charalambides of SVC Heritage + Design
Date:	27 March 2013
Subject:	190 Liverpool Road, Ashfield
Total Pages	2

Dear Ron,

Following an internal/external site inspection of 190 Liverpool Road, Ashfield on Thursday 21 March 2013, it is confirmed that 188-196 Liverpool Road should remain on the Ashfield draft LEP as a proposed heritage item.

The inspection revealed that the internal fabric on the ground floor has been largely removed with new fitout to accommodate a restaurant and kitchen facilities to the rear. Upstairs the property retains original ceilings and joinery throughout, except for the front room and bathroom. The original window to the front room (as seen from Liverpool Road) is in-situ.

It is important the significance of the property be viewed as a whole rather than an isolated individual item. 188-196 Liverpool Road is a good example of an Art Deco building complex that contributes to the streetscape appeal of Liverpool Road. Although internal inspections were not carried out for the remaining four tenancies, it can only be assumed that the style and type of detailing is consistent throughout (although their integrity cannot be confirmed). The ground floor shops revealed three out of the five tenancies, have much of their original detailing including, ceilings, cornices, fin walls and timber stairs.

Whilst the building as a whole is considered to be significant, it is recognized that elements within 190 Liverpool Road are of lesser significance with scope for potential redevelopment. The ground floor of 190 Liverpool Road, including the rear service lane, the first floor front room and the bathroom are of lesser significance, and as such have scope for redevelopment.

General Recommendation: Council could consider adopting a 'Grading of Significance Schedule' for spaces and elements for individual heritage items that assist Council Planning staff when assessing Development Applications. Grading reflects the contribution the element makes to overall significance of the item, and the degree to which the significance of the item would be diminished if the component were removed or altered. This process examines a number of factors, including:

1. Original design quality;
2. Degree of intactness ;
3. Relative age and authenticity (original, replaced);

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4. Extent of subsequent alterations;
5. Association with important people or events;
6. Ability to demonstrate a rare quality, craft or construction process.

The standard five-grade system could be applied to assess individual contribution of each element to the overall significance of the item. This system is a valuable planning tool, and assists in the development of a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and the various elements. The grades of significance include exceptional, high, moderate, little, intrusive.

Yours faithfully,



Sally Charalambides

SVC Heritage and Design

188-196 LIVERPOOL ROAD: Shops and dwellings

Brief description

A two-storeyed building comprising five ground-floor occupancies originally with six-roomed dwellings at first floor level. It is a pleasing five-bay symmetrical parapetted facade of Inter-War Arts-and-Crafts design of face-brick and render, the centre bay having a raised pediment motif. There is a suspended awning, beneath which all but one of the shopfronts have been modified.

Outline history

These five occupancies were built on a site combined from three titles owned by Sybal Nasaf Mawter as owner-builder, who lodged a Building Application which was approved in 1928. Mawter evidently died in 1952, after which his estate sold the five separate titles. No 188 was sold in 1955 to Nelson Pearson, pastrycook; No 190 in 1955 to a group of five cafe proprietors; No 192 in 1952 to Wilfrid Simpson, draper; No 194 in 1952 to Jemima Alexander, who appears to have operated a florist and newsagency; and No 196 in 1952 to the wife of H Radford, tailor.

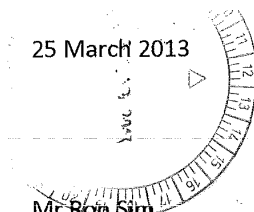
Reason for listing

A pleasing building with great potential to be a more important contributor to the streetscape, despite having been modified. *Criteria (a), (c), (c).*

Other relevant documentation

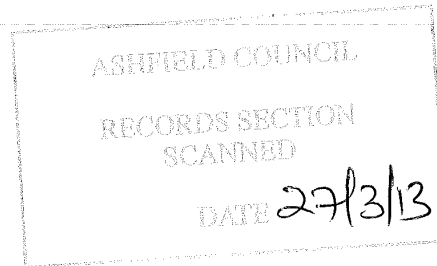
BA Nos 5085-88 and 5229 for 1928; Valuer-General's records, 1928-55; in Ashfield Council Archives. *Sands Directories.*





93 Church Street
CROYDON 2132

Mr Ron Sim
Manager Strategic Planning & Project
Ashfield Council
260 Liverpool Road
ASHFIELD NSW 1800



Dear Sir,

I write with reference to the Draft Local Environment Plan 2013 and imminent Council Meeting to be held this Thursday 28 March 2013.

As previously requested, I would like council to remove the inclusion of **93 Church Street, Croydon**, also part of the Rathgael Estate, from the Heritage Register.

My wife and I purchased our little weatherboard cottage in a dilapidated state 27 years ago and as a labour of love we chose to restore it as close to its original condition as we could then afford. This arduous project took approximately 10 years for us to complete. We did it to suit a time and need.

In return Ashfield Council listed us as a heritage item on the Heritage Register, claiming our house exhibited original features and heritage significance. The truth is all the adornments were shelf bought add ons, more expensive than contemporary equivalent materials and conflicting to the fabric of the house.

My principal objection is that the owners of listed houses are not rewarded or compensated for the sympathetic work they undertake, but punished with restrictions as to what they can do with their asset into the future. I attended the council meeting on 21 February 2013 and was appalled by comments attributed to Council suggesting residents who disagree with their heritage listing sell their homes and move from the area. One day I will be too old to climb ladders and paint weatherboards and will then sell, but in the interim the only people who can afford these large blocks are developers who will quash and litigate any restriction the Council care to claim. Is this really what the council wants?

If Ashfield Council were prepared to offer incentives such as reduced council rates or compensate heritage listed property owners for the premium prices of specialised trades and materials to maintain the fabric of their homes you will have a higher acceptance and uptake for heritage listing.

If you are not prepared to compensate me for the restrictions you intend to place on my home, then remove me immediately from your Heritage Register and inclusion within the Rathgael Estate heritage conservation area.

Yours Sincerely

Grahame & Liz Alderton

***** END OF ATTACHMENTS LISTING *****