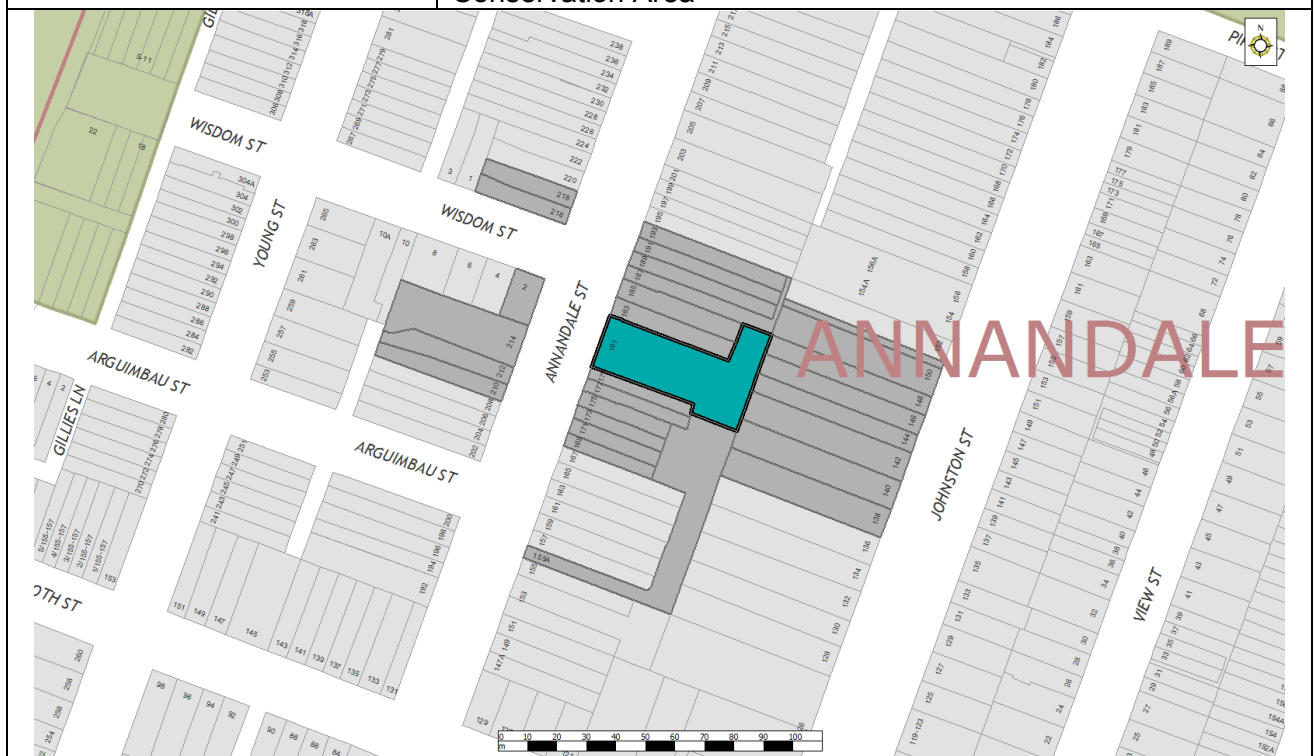




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2018/272
Address	Multiple Occupancy, 181 Annandale Street, ANNANDALE NSW 2038
Proposal	Alterations and additions to existing dwelling, new roofed BBQ area, and associated works, including driveway, fence works and tree removal.
Date of Lodgement	24 May 2018
Applicant	Mr M A Calvetti and Mr C M Davis
Owner	Mr M A Calvetti and Mr C M Davis
Number of Submissions	Nil submissions
Value of works	\$512,000.00
Reason for determination at Planning Panel	Part demolition of a heritage item
Main Issues	Nil.
Recommendation	Approval, subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Significance
Attachment D	Statement of Significance for the Annandale Heritage Conservation Area



LOCALITY MAP

Subject Site		Objectors		
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for ground floor alterations and additions to existing dwelling, new roofed BBQ area area, and associated works, including driveway, fence works and removal of trees. The application was notified to surrounding properties and no submissions were received.

The proposed alterations and additions are considered to retain the heritage significance of the dwelling and its contribution to the streetscape and not result in significant adverse amenity impacts for surrounding properties. The application is therefore recommended for approval subject to recommended conditions.

2. Proposal

Alterations and additions to the existing dwelling including:

- Partial demolition and ground floor alterations and additions the rear of the existing cottage at the front of the site, including:
 - New rear ground timber deck adjoining the living/dining area;
 - Two new bathrooms and a laundry room;
 - New kitchen with a butler's pantry;
 - Existing door located on the north eastern elevation/end of the dwelling to be replace with matching windows;
- New roofed BBQ area located to the rear of the main dwelling;
- Removal of two trees along the proposed driveway identified as *Celtis sinensis* (Hackberry) and a *Pittosporum undulatum*;
- New metal driveway gate and pier to match existing with new crushed gravel driveway running along the north eastern end of the site with a turning bay to the rear of the main dwelling; and
- New side path leading to the rear cottage and former stable.

3. Site Description

The subject site is located on the eastern side of Annandale Street. The site consists of one (1) allotment and is generally L shaped with a total area of 1151m² and is legally described as Lot 20 D.P.1013935. The site has a frontage to Annandale Street of 17.86 metres.

The site supports two single storey cottages located to the front and rear of the site and a two storey dwelling which was a former stable that is also located to the rear of the site.

The following trees are located on the site that is proposed to be removed.

- *Celtis sinensis* (Hackberry) and a *Pittosporum undulatum* located along driveway.

The adjoining property at No. 183 Annandale Street supports a single storey detached dwelling with a rear outbuilding while No. 179 Annandale Street supports a two storey terrace.

The subject site is listed as a heritage item (local significance) and is located within a conservation area. The site is not identified as a flood prone lot.



Image A. Aerial image of subject site.



Image B. Street view of main dwelling



Image C. Rear view main dwelling.



Image D, Existing rear 2nd single cottage



Image E. Existing rear dwelling, former stable

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
PREDA/2017/131	Alterations and additions to existing residence; demolition of weatherboard cottage to rear of property and replacement with a garage / studio dwelling; construct a new driveway into the property; new gate and fence works; and new outdoor cabana.	Advice letter issued – 30.8.2017
HEC/2016/16	Stage 1 schedule of works includes: Repair to the fence, stairs, south boundary wall and front bullnose verandah; Repair of all facades including sandstone base courses and brick walls above; Cleaning of existing paint work, repairs to plasters and application of new painted finishes; Repair to all timber including doors, windows, architraves, skirting, picture rails, fireplace surrounds, fascia and rafters of windows; Repair of internal walls, timber flooring, plastered ceilings and re-instatement of traditional cast-iron fireplace inserts where detractingly modified; Removal of certain intrusive elements; and Repairs to plumbing and electrical services as required.	Approved – 8.6.2016
BC/2015/83	Concrete block boundary wall erected at the rear of property and rectification of retaining wall within property, without the proper consent.	Approved – 7.3.2016
D/2015/278	Removal of 1 Liquidambar styraciflua (Liquidambar) from the front yard and 2 x Ficus benjamina (Weeping Fig) and 1 Casuarina glauca (Swamp She-Oak) from the rear yard of the heritage-listed site.	Approved – 21.8.2015

Surrounding properties

Application	Proposal	Decision & Date
BC/2017/22	179 Annandale Street - Completion of works past CC.	Approved – 4.5.17
M/2004/284	179 Annandale Street - Modification to development consent D/1999/779 for ground, first and second floor alterations and additions to existing dwelling. Modifications include 2.7m addition to the rear first floor bedroom 3, amendment to condition 9 which required a solar hot water service and amendments to the approved external materials for part of the first floor southern elevation and deletion of skylights over kitchen.	Approved – 25.5.2005
M/2002/182	179 Annandale Street - Modification to development consent D/1999/779 for ground and first floor additions and alterations to the rear of an existing single storey dwelling. Modification to delete clear storey windows above stairwell and replace with sky dome.	Approved – 19.11.2002
M/2000/262	179 Annandale Street - Modification of Development Consent D/1999/779, for alterations and additions to existing dwelling to reposition skylights and internal stairwell.	Approved – 14.5.2001
DAREV/2000/21	179 Annandale Street - Review points in the determination, design changes.	Approved – 7.12.2000
D/1999/779	179 Annandale Street - Ground, first and second floor alterations and additions to existing dwelling.	Approved – 1.6.2000

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter/ Additional Information
29.8.18	Council requested additional/amended information addressing heritage, planning and engineering concerns raised in the referral comments.
29.8.18	Applicants emailed Council engineers requesting further clarification.
7.9.18	Council engineers responded to the applications request for clarification.
7.9.18	Applicants requesting 7 days extension of time to provide the requested additional information.
17.9.18	Applicants submitted amended and additional plans as per Councils request.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Leichhardt Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

State Environmental Planning Policy No 55—Remediation of Land—

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that land is, or can be made suitable for the proposed use prior to granting development consent.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with SEPP 55.

5(a)(ii) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate was submitted with the application and will be referenced in any consent granted.

5(a)(v) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The proposal involves the removal of *Celtis sinensis* (Hackberry) and a *Pittosporum undulatum* located along driveway. No objection is posed to the tree removals subject to a suitable replacement planting and tree protection conditions and measures as recommended in the arborist report being imposed on any consent granted.

5(a)(iii) Leichhardt Local Environment Plan 2013 (LLEP 2013)

The application was assessed against the following relevant clauses of the Leichhardt Local Environmental Plan 2013, and subject to recommended conditions, is considered to satisfy the provisions and objectives of these controls:

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.7 – Demolition Requires Development Consent
- Clause 5.9 – Preservation of trees or vegetation
- Clause 5.10 – Heritage Conservation
- Clause 6.1 – Acid Sulphate Soils
- Clause 6.2 – Earthworks
- Clause 6.4 – Stormwater management
- Clause 6.8 – Development in areas subject to aircraft noise

The following table provides an assessment of the application against the development standards:

Standard (maximum)	Proposal	% of non compliance	Compliance
Floor Space Ratio Maximum: 0.6:1 or 690.6sqm	0.28:1 or 323 sqm	Complies	Yes
Landscape Area Minimum: 20% or 230.2sqm	35.62% or 410 sqm	Complies	Yes
Site Coverage Maximum: 60% or 690.6sqm	32.67% or 376 sqm	Complies	Yes

5(b) Draft Environmental Planning Instruments

The proposal has been assessed against the following Draft SEPP:

- Draft Environment SEPP

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Not applicable
B3.1 Social Impact Assessment	Not applicable
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes

C1.4 Heritage Conservation Areas and Heritage Items	Yes, subject to recommended conditions – see below.
C1.5 Corner Sites	Not applicable
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Not applicable
C1.8 Contamination	Not applicable
C1.9 Safety by Design	Not applicable
C1.10 Equity of Access and Mobility	Not applicable
C1.11 Parking	Yes, subject to recommended engineering conditions being imposed.
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	Not applicable
C1.14 Tree Management	Yes, subject to recommended tree protection conditions – see below under Section 6 for further comments
C1.15 Signs and Outdoor Advertising	Not applicable
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Not applicable
C1.17 Minor Architectural Details	Not applicable
C1.18 Laneways	Not applicable
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	Not applicable
C1.20 Foreshore Land	Not applicable
C1.21 Green Roofs and Green Living Walls	Not applicable
Part C: Place – Section 2 Urban Character	
Suburb Profile	
C2.2.1.2 Annandale Street Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	Not applicable
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	BASIX affected development
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Not applicable
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	Not applicable
C3.14 Adaptable Housing	Not applicable
Part C: Place – Section 4 – Non-Residential Provisions	
Not applicable	

Part D: Energy	
Section 1 – Energy Management	Yes, subject to standard condition
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	
D2.2 Demolition and Construction of All Development	
D2.3 Residential Development	
D2.4 Non-Residential Development	N/A
D2.5 Mixed Use Development	N/A
Part E: Water	
Section 1 – Sustainable Water and Risk Management	Yes, subject to standard engineering conditions being imposed on any consent granted.
E1.1 Approvals Process and Reports Required With Development Applications	
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	N/A
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	N/A
E1.1.5 Foreshore Risk Management Report	N/A
E1.2 Water Management	Yes
E1.2.1 Water Conservation	N/A
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	N/A
E1.2.7 Wastewater Management	N/A
E1.3 Hazard Management	N/A
E1.3.1 Flood Risk Management	N/A
E1.3.2 Foreshore Risk Management	N/A
Part F: Food	Not applicable
Part G: Site Specific Controls	Not applicable

The following provides discussion of the relevant issues:

C1.4 Heritage Conservation Areas and Heritage Items

Heritage Listing

The subject property at 181 Annandale Street, Annandale, is listed as a heritage item (House, “Haledon”, including interiors) in Schedule 5 of the Leichhardt LEP 2013 (I2). The subject property is located within the Annandale Heritage Conservation Area (C1 in Schedule 5 of the Leichhardt LEP 2013) and the Annandale Street Distinctive Neighbourhood (C2.2.1.2 in the Leichhardt DCP 2013). It adjoins heritage item I9, Street trees, in Annandale Street and is in the vicinity of several heritage items, including I3; former shop and residence, including interiors at 216 Annandale Street, I53; House, including interiors at 132 Johnston Street, Annandale and I54; House including interiors at 134 Johnston Street, Annandale.

Heritage Significance

The dwelling at 181 Annandale Street is a contributory building within the Annandale Heritage Conservation Area (HCA).

The Statement of Significance for 181 Annandale Street, sourced from Council's heritage database, is below:

- *No. 181 Annandale Street is of local historic and aesthetic significance as a good and largely intact representative example of a late Victorian dwelling constructed between the late 1870s and 1880s. The building significantly retains wide frontage to Annandale Street, its single storey scale and original features and fabric including roof form and chimneys, open front verandah, front fence and garden setting which make a positive contribution to the Annandale Street streetscape.*

The Statement of Significance for the Annandale Heritage Conservation Area, sourced from the Leichhardt DCP 2013, is listed below:

- *One of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s–1890s, aimed initially at the middle class market. The surviving development from this period forms the major element of its identity along with an area of 1910s–1930s development at its northern end.*
- *Demonstrates the vision of John Young, architect, engineer and property entrepreneur.*
- *Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney's Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.*
- *Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and resubdivision, the 1900 slump and the appearance of industry, and the last subdivision around Kentville/Pritchard Streets to the 1930s, with the early 1880s best illustrated along Johnston and Annandale Streets.*
- *Demonstrates a close relationship between landform and the physical and social fabric of the suburb.*
- *In its now rare weatherboard buildings it can continue to demonstrate the nature of that major construction material in the fabric of early Sydney suburbs, and the proximity of the timber yards around Rozelle Bay and their effect on the building of the suburbs of Leichhardt.*
- *Displays a fine collection of large detached Victorian Italianate boomperiod villas with most decorative details still intact, set in gardens.*
- *Displays fine collection of densely developed Victorian commercial buildings.*
- *Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.*

The Statements of Significance for the heritage items in the vicinity are available from the Office of Environment & Heritage, heritage database website at:

<https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>

The applicants have submitted an updated revised set of plans which have addressed the following original heritage issues raised in regards to the proposal:

1. *The roof over the original rear wing is to be retained, therefore the roof over the rest of the proposed rear wing needs to be redesigned to be independent and readily discernible from the roof of the historic rear wing.*

2. *An opening may be made from the proposed kitchen into the new Dining Room a maximum of 1.8 metres in width with the retention of the wall above door head height. The original / early joinery removed for any new opening is to be retained and re-used on site.*
3. *A single-width opening may be made in the rear, east-facing wall of the original rear wing. It may be a window or a door but not both as that would mean removing most of the original wall.*
4. *The window and door openings on the original north wall of the rear wing are significant but appear to have been already altered in part. If desired, it is acceptable for the centrally located door to be replaced with a window which uses the existing opening but is finished with proportions and detailing similar to the other windows on this façade.*
5. *Submission of a schedule of materials, finishes and colour-scheme which are heritage-sympathetic to the appearance of the surrounding heritage conservation area is required.*

As per the revised heritage referral comments, the amended plans submitted to Council have satisfied Council's heritage concerns. As a result, the proposed development is now considered acceptable and no heritage objections are raised, subject to a design amendment condition being imposed which ensures that *"New windows are to be timber framed, vertically proportioned, double hung, sash windows to complement existing windows.*

C1.14 Tree Management

Council's Landscape Officers have raised no objections to this application subject to the applicant engaging the services of an *AQF level 5 Project Arborist* to ensure all tree protection measures are implemented in accordance with the submitted *Arboricultural Impact Assessment Report*, prepared by Glenyss Laws, dated 14 May 2018.

As per above the proposal is therefore considered acceptable, subject to adequate replacement planting conditions being imposed which will be required for the removal of 1x *Celtis sinensis* (Hackberry) and 1x *Pittosporum undulatum* located along driveway.

C3.9 Solar Access

The submitted shadow diagrams suggest that the proposed rear alterations and additions will generate no additional overshadowing to the southern adjoining properties rear yard during the winter solstice from 9am to 3pm, and that the additional shadows will be hitting either the roof of No. 179 or will fall within the existing shadows. As a result the proposal complies with the objectives and controls set out in this Clause and are considered acceptable.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) The suitability of the site for the development

The site is zoned R1 – General Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Section 3 for a period of 14 days to surrounding properties. No submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage Officer – acceptable subject to a design amendment condition to ensure that new windows on the north eastern elevation are to be timber framed, vertically proportioned, double hung, sash windows to complement existing windows.
- Development Engineer – acceptable subject to specific driveway and stormwater conditions being imposed on any consent granted.
- Landscape – acceptable subject to tree protection and tree replacement conditions being imposed as per the submitted the recommendations in the *Arboricultural Impact Assessment Report*, prepared by Glenyss Laws, dated 14 May 2018.

6(b) External

The application was not required to be referred to any external bodies.

7. Section 7.11 Contributions

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

That the Inner West Local Planning Panel, exercising the functions of the Council, as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No D/2018/272 for alterations and additions to existing dwelling, new roofed BBQ area, and associated works, including driveway, fence works and tree removals at 181 Annandale Street, Annandale NSW subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

- Development must be carried out in accordance with Development Application No. D/2018/272 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Site Reference Plan & Roof Plan/Landscape Calculations REV DA01	Michael Folk Architects and Interiors Pty Ltd	17.9.18
Floor Plan REV DA02	Michael Folk Architects and Interiors Pty Ltd	17.9.18
Former Stable Block, BBQ & Cottage Plan REV DA03	Michael Folk Architects and Interiors Pty Ltd	17.9.18
East & North Elevation / Materials Finishes REV DA04	Michael Folk Architects and Interiors Pty Ltd	17.9.18
Section A-A & West Elevation REV DA05	Michael Folk Architects and Interiors Pty Ltd	17.9.18
New Driveway Details REV DA06	Michael Folk Architects and Interiors Pty Ltd	17.9.18
Arboricultural Impact Assessment Report	Glenyss Laws	14.5.18
Ground Floor Drainage Plan 1902-S1/2 F	John Romanous & Associates	14.9.18
Ground Floor Drainage Plan 1902-S2/2 F	John Romanous & Associates	14.9.18
BASIX Certificate A313515	GAT and Associates	10.5.18

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

The existing elements (walls, floors etc) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

Note: Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

- Approval is given for the following works to be undertaken to trees on the site:

Tree/location	Approved works
1x <i>Celtis sinensis</i> (Hackberry) and 1x <i>Pittosporum undulatum</i> located along driveway.	Remove

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

The approved works shall not be carried out unless this letter, or copy of it, is kept on the site. It shall be shown to any authorised Council Officer upon request.

All tree work shall be undertaken by an experienced Arborist with a minimum qualification of Level 3 under the Australian Qualification Framework (AQF). The work shall be undertaken in accordance with AS4373 – 2007 'Pruning of amenity trees' and in compliance with the Safe Work Australia Code of Practice 'Guide to Managing Risks of Tree Trimming and Removal Work'.

3. The trees identified below are to be retained:

Tree/location
<i>Jacaranda mimosifolia</i> (Jacaranda) located in front property
3x <i>Lagerstroemia indica</i> (Crepe Myrtle) located along driveway

Details of the trees to be retained must be included on the Construction Certificate plans

4. Consent is granted for the demolition of the property as per the approved plans, subject to strict compliance with the following conditions:
- a) The adjoining residents must be notified seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, site contact details/person, elements to be demolished and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of and directly opposite the demolition site.
 - b) Written notice is to be given to the Principal Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by the Principal Certifying Authority:
 - i) A *pre commencement* inspection when all the site works are installed on the site and prior to demolition commencing.
 - ii) A *final* inspection when the demolition works have been completed.

NOTE: If Council is nominated as your Principal Certifying Authority 24 - 48 hours notice to carry out inspections is required. Arrangement for inspections can be made by phoning 9367 9222.

- c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
- d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.
- e) The demolition plans must be submitted to the appropriate Sydney Water Quick Check agent for a building plan approval.
- f) Demolition is to be carried out in accordance with the relevant provisions of Australian Standard 2601:2001: *Demolition of structures*.
- g) The hours of demolition work are limited to between 7:00am and 6.00pm on weekdays. No demolition work is to be carried out on Saturdays, Sundays and public holidays.
- h) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
- i) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

- j) During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition.
 - k) All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
 - l) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
 - m) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense. Dial before you dig www.1100.com.au should be contacted prior to works commencing.
 - n) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works and must be maintained at all times.
 - o) Prior to demolition, a Work Plan must be prepared and submitted to the Principal Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A WorkCover licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council.
 - iii) Waste disposal receipts must be provided to Council / Principal Certifying Authority as proof of correct disposal of asbestos laden waste.
 - iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council.
 - v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works.
5. The vehicular crossing and/or footpath and kerb and gutter are required to be reconstructed by your own contractor at no cost to Council. You or your contractor must complete an application for 'Construction of Vehicle Crossing and Public Domain Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability
6. Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary. For vehicular access off rear laneways the level at the boundary shall match the invert level of the adjacent gutter plus 110mm/150mm at both sides of the vehicle entry.

Note: This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the above alignment levels. Failure to comply with this condition

will result in vehicular access being denied.

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

7. In accordance with the provisions of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:
- a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Principal Certifying Authority."
 - b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment.
 - c) At least two days notice, in writing has been given to Council of the intention to commence work.

The documentation required under this condition must show that the proposal complies with all Development Consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.

8. Amended plans are to be submitted incorporating the following amendments:
- a) New windows are to be timber framed, vertically proportioned, double hung, sash windows to complement existing windows.

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.

9. As the site where the property is identified as located within ANEF 20-25 or greater, the development approved under this consent must meet the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

An acoustic report prepared by a suitably qualified person and accompanying plans demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

10. Any air conditioning unit on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment (Operations) Act 1997.

The system/s shall be operated as follows:

- a) Domestic air conditioners must not be audible in nearby dwellings between:
 - i) 10:00pm to 7:00am on Monday to Saturday: and
 - ii) 10:00pm to 8:00am on Sundays and Public Holidays.
- b) At any other time the systems and associated equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15min}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A).

The source noise level shall be assessed as an $L_{Aeq, 15min}$ and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

Air conditioning units must be installed in accordance with plans referenced in condition 1 or to satisfy provisions of the State Environmental Planning Policy (Exempt & Complying Codes) 2008.

Details demonstrating compliance with the requirements of this condition and the acoustic measures to be employed to achieve compliance with this condition are to be submitted for approval to the Principal Certifying Authority prior to the issue of any Construction Certificate.

11. Prior to the issue of the Construction Certificate the Principal Certifying Authority is to ensure that the plans state that no high front gutters will be installed.
12. In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

13. Materials and finishes must be complementary to the predominant character and streetscape of the area, and any existing buildings & the period of construction of the buildings. New materials that are not depicted on the approved plans must not be used. Highly reflective wall or roofing materials and glazing must not be used. Materials must be designed so as to not result in glare (maximum normal specular reflectivity of visible light 20%) or that causes any discomfort to pedestrians or neighbouring properties. Details of finished external surface materials, including colours and texture must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority.
14. The existing unpainted brick surfaces are not to be painted, bagged or rendered but to remain as original brick work. The Construction Certificate plans must clearly depict all original brickwork with a notation that they are to remain unpainted to the satisfaction of the Principal Certifying Authority.
15. If any excavation extends below the level of the base of the footings of a building on an adjoining property, the person causing the excavation:
 - a) Must preserve and protect the adjoining building from damage
 - b) Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - c) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, the allotment of land includes public property.

16. The following fire upgrading is required pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*:
 - The building is to be provided with smoke alarm system that complies with AS3786-1993: *Smoke Alarms* and the smoke alarms must be connected to the consumer

mains electrical power supply and interconnected where there is more than one alarm with a stand-by (battery back-up) power supply. The smoke alarm system must be installed in suitable locations on or near the ceiling in accordance with Part 3.7.2 of the Building Code of Australia.

Amended plans and specifications demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority with the application prior to the issuing of a for a Construction Certificate.

Note: Where an existing system complying with the above requirements is already installed in the building, evidence of this should be submitted with the application for a Construction Certificate.

17. A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

18. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must be designed to be compatible with the document Planning for Erosion and Sediment Control on Single Residential Allotments or Managing Urban Stormwater—Soils & Construction Volume 1 (2004) available at www.environment.nsw.gov.au and the Construction Management and Traffic Management Plan referred to in condition/s of this Development Consent and must address, but is not limited to the following issues:
- a) Minimise the area of soils exposed at any one time.
 - b) Conservation of top soil.
 - c) Identify and protect proposed stockpile locations.
 - d) Preserve existing vegetation. Identify revegetation technique and materials.
 - e) Prevent soil, sand, sediments leaving the site in an uncontrolled manner.
 - f) Control surface water flows through the site in a manner that:
 - i) Diverts clean run-off around disturbed areas;
 - ii) Minimises slope gradient and flow distance within disturbed areas;
 - iii) Ensures surface run-off occurs at non erodable velocities;
 - iv) Ensures disturbed areas are promptly rehabilitated.
 - g) Sediment and erosion control measures in place before work commences.
 - h) Materials are not tracked onto the road by vehicles entering or leaving the site.
 - i) Details of drainage to protect and drain the site during works.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

19. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. For Quick Check agent details please refer to the web site <http://www.sydneywater.com.au/SW/plumbing-building-developing/building/quick-check-agents/index.html>

The Principal Certifying Authority must ensure the Quick Check agent/Sydney Water has appropriately stamped the plans prior to the issue of a Construction Certificate.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

20. Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. The following matters should be addressed in the plan (where applicable):
- a) A plan view of the entire site and frontage roadways indicating:
 - i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways.
 - ii) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council.
 - iii) Location of any proposed crane and concrete pump and truck standing areas on and off the site.
 - iv) A dedicated unloading and loading point within the site for construction vehicles, plant and deliveries.
 - v) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
 - b) Noise and vibration
During excavation, demolition and construction phases, noise & vibration generated from the site must be controlled. Refer to other conditions of this consent. If during excavation, rock is encountered, measures must be taken to minimise vibration, dust generation and impacts on surrounding properties. Refer to Environmental Noise Management Assessing Vibration: a technical Guideline (Department of Environment and Conservation, 2006) www.epa.nsw.gov.au for guidance and further information.
 - c) Occupational Health and Safety
All site works must comply with the occupational health and safety requirements of the New South Wales Work Cover Authority.
 - d) Toilet Facilities
During excavation, demolition and construction phases, toilet facilities are to be provided on the site, at the rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site. Details must be shown on the plan.

- e) Traffic control plan(s) for the site
All traffic control plans must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual"

Approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

- 21. A Waste Management Plan (WMP) is to be provided in accordance with **Part D – Waste – Development Control Plan 2013**. The Plan must address all issues identified in the DCP including but not limited to:
 - a) Estimated volume (m³) or weight (t) of materials that are reused, recycled or removed from site.
 - b) On site material storage areas during construction.
 - c) Material and methods used during construction to minimise waste.
 - d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request
 - e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013.

All requirements of the approved Waste Management Plan must be implemented during the demolition, excavation and construction of the development.

PRIOR TO WORKS COMMENCING OR ISSUE OF A CONSTRUCTION CERTIFICATE (WHICHEVER OCCURS FIRST)

- 22. The person acting on this consent shall submit to the Principal Certifying Authority a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before the issue of a Construction Certificate.
- 23. Prior to the commencement of demolition works or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit (FOOT)	\$11,000.00
Inspection fee (FOOT)	\$230.65

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

24. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity or the Construction Certificate (whichever occurs first)
- a) Work/Construction zone (designated parking for construction vehicles). – A Work Zone application
 - b) A concrete pump across the roadway/footpath. – A Standing Plant permit
 - c) Mobile crane or any standing plant – A Standing Plant Permit
 - d) Skip bins other than those authorised by Leichhardt Council – Skip Bin Application
 - e) Scaffolding/Hoardings (fencing on public land) – Scaffolding and Hoardings on Footpath Application
 - f) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc – Road works Application
 - g) Awning or street verandah over footpath. – Road works Application
 - h) Installation or replacement of private stormwater drain, utility service or water supply – Road Opening Permit

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

25. Before the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments.

A plan detailing the routes of these services and trees protected under the State Environmental Planning Policy shall be prepared. Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

26. Stormwater drainage plans on Drawing No. 1902-S1/2 revision (F) prepared by JOHN ROMANOUS & ASSOCIATES and dated 14/09/2018 are acceptable as Stormwater Drainage Concept Plans (SDCP). The plans must be amended before the issue of a construction certificate to address the following issues:
- a) Disposal of surface runoff from pervious and impervious areas at the front, rear and along the side boundary must be shown on the drainage plans. Uncontrolled disposal of stormwater runoff from the development site is not permitted.
 - b) Overflow from the rainwater tank to OSD must be under gravity. The top water level in the rainwater tank and OSD, diameter and invert level of the overflow pipe from the rainwater tank to OSD must be shown on the drainage plans.
 - c) The maximum rate of discharge from the development site to the street gutter must be limited to 15 L/s. The volume of storage must be increased to compensate for rate of discharge lower than permissible rate of discharge from the site. Details and calculations must be submitted.
 - d) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
 - e) A minimum 150mm step up must be provided between the finished surfaces of all external areas and the adjacent internal floor levels. The levels must be shown on the plans.
 - f) The outlet shown on the SDCP is too large and is not acceptable. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a section height of 100mm.
 - g) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.
 - h) Purpose made pipe fittings and bends or welded joints shall be used where necessary to align the discharge pipe with the kerb outlet.
 - i) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
 - j) All plumbing within the site must be carried out in accordance with Australian Standard *AS/NZS3500.3.2015 Plumbing and Drainage – Stormwater Drainage*.

The design must be certified as compliant with the terms of this condition by a suitably qualified Civil Engineer. Details and plans demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

27. The design of the vehicular access and off street parking facilities must comply with Australian Standard *AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking*. Details demonstrating compliance are to be provided prior to the issue of a Construction Certificate. The following specific issues must be addressed in the design:
- a) The existing property does not have vehicular access to Annandale Street. The proposal provides access which will result in the loss of on street parking. The development application must be supported by a fully dimensioned plan showing

existing and resultant on street parking in the vicinity of the site to demonstrate minimal loss of parking.

Note that the vehicular access opening at the boundary is to be limited to a maximum width of 2400mm and the vehicle crossing must be shown with 900mm wide wings.

- b) All vehicles must enter and exit the site in forward direction.
- c) The Survey plan and New Driveway Details plan must be amended to include the existing gutter levels of Annandale Street such that it is demonstrated that the proposed vehicular crossing matches the existing gutter levels and the longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- d) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided at a scale of 1:20, demonstrating compliance with the above requirements.
- e) Swept paths demonstrating manoeuvrability for entry and exit to the site in a forwards direction and manoeuvrability within the site including entry and exist to parking spaces must be submitted for Council's approval at a scale of 1:200.
- f) The minimum dimensions of the car spaces must comply with the requirements of Council's DCP 2013 and Section 5.2 of AS/NZS 2890.1-2004.
- g) Crushed gravel shown at the rear of the car space must be replaced with concrete.
- h) Level of top of the wall and top of kerb at the front and along the side of parking spaces must be shown on the plans to an appropriate scale.
- i) The existing surface ground levels along the frontage shall not be altered.
- j) Plans submitted to Council are inconsistent.

The design must be certified as compliant with the terms of this condition by a suitably qualified Civil Engineer.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

- 28. The following replacement trees must be planted:

Tree/species	Quantity	Location
Native specimens capable of attaining a minimum mature height of 10m	2	Suitable location on site

Details of the species and planting locations of the replacement plants must be included on the landscape plan and site plan prior to the issue of a Construction Certificate.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

The minimum container size of the new tree shall be 75 litres at the time of planting, and shall comply with AS 2303—*Tree Stock for Landscape Use*.

Council is to be notified when the replacement tree has been planted and an inspection arranged with Council's Tree Assessment Officer. If the replacement is found to be faulty, damaged, dying or dead prior to being protected under the Tree Management Controls of the Leichhardt Development Control Plan 2013, the replacement tree shall be replaced with the same species, which will comply with the criteria above.

Council encourages the uses of replacement trees that are endemic to the Sydney Basin to increase biodiversity in the local environment and provide a natural food source for native birds and marsupials. Note: Any replacement tree species must not be a palm tree species or be a plant declared to be a noxious weed under the Noxious Weeds Act 1993 or tree species listed as an exempt species under Section C1.14 (Tree Management) of the Leichhardt Development Control Plan 2013.

- 29. To preserve the following tree/s, no work shall commence until their Protection Zone (in accordance with AS4970-*Protection of trees on development sites*) is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/location	Radius in metres
<i>Jacaranda mimosifolia</i> (Jacaranda) located in front property	As per report
3x <i>Lagerstroemia indica</i> (Crepe Myrtle) located along driveway	As per report

A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to AS4687-*Temporary fencing and hoardings* for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

- 30. Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

- 31. Prior to works commencing or release of a Construction Certificate (whichever occurs first) and throughout construction, the area of the tree protection zone being mulched to a depth of 100mm with composted organic material being 75% Eucalyptus leaf litter and 25% wood.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

PRIOR TO THE COMMENCEMENT OF WORKS

32. The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the:

- a) Location of the building with respect to the boundaries of the site;

33. The site must be secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. Additionally an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property, where necessary.

Separate approval is required under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property. Approvals for hoardings, scaffolding on public land must be obtained and clearly displayed on site for the duration of the works.

Any hoarding, fence or awning is to be removed when the work is completed and must be maintained clear of any advertising.

34. The *Home Building Act 1989* requires that insurance must be obtained from an insurance company approved by the Department of Fair Trading prior to the commencement of works approved by this Development Consent.

A copy of the certificate of insurance must be submitted to the Certifying Authority prior to the works commencing.

If the work is to be undertaken by an owner-builder, written notice of their name and owner-builder permit number must be submitted to the Certifying Authority.

In all other cases, written notice must be given to the Certifying Authority of:

- a) the name and licence number of the principal contractor; and
b) reasons why a certificate of insurance is not required.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

35. Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands shall take out Public Liability Insurance with a minimum cover

of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

36. Prior to the commencement of works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

37. At least forty-eight (48) hours prior to the commencement of works, a notice of commencement form (available on Council's web page) and details of the appointed Principal Certifying Authority shall be submitted to Council.

38.

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
- b) A concrete pump across the roadway/footpath.
- c) Mobile crane or any standing plant.
- d) Skip bins.
- e) Scaffolding/Hoardings (fencing on public land).
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street verandah over footpath.
- h) Partial or full road closure.
- i) Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity.

DURING WORKS

39. Building materials and machinery are to be located wholly on site unless separate consent (Standing Plant Permit) is obtained from Council/ the roads authority. Building work is not to be carried out on the footpath.

Construction materials and vehicles shall not block or impede public use of the footpath or roadway.

40. All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent them from being dangerous to life or property

and in accordance with the design of a suitably qualified structural engineer.

If excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must:

- a) Preserve and protect the building from damage.
- b) If necessary, underpin and support the building in an approved manner.
- c) Give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate within the proximity of the respective boundary.

Any proposed method of support to any excavation adjacent to adjoining properties or any underpinning is to be designed by a Chartered Civil Engineer, with National Professional Engineering Registration (NPER) in the construction of civil/structural works. Copies of the design plans must be provided to the relevant adjoining property owner/s prior to commencement of such works. Prior to backfilling, any method of support constructed must be inspected by the designing Engineer with certification provided to all relevant parties.

41. The site must be appropriately secured and fenced at all times during works.
42. All fill used with the proposal shall be virgin excavated material (such as clay, gravel, sand, soil and rock) that is not mixed with any other type of waste and which has been excavated from areas of land that are not contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphate ores or soils.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority.

43. Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:
 - a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
 - b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
 - c) at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving shall be limited to:

8:00 am to 12:00 pm, Monday to Saturday; and
2:00 pm to 5:00 pm Monday to Friday.

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

"Continuous" means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

44. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.
45. Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.
46. The development must be inspected at the following stages by the Principal Certifying Authority during construction:
 - a) after excavation for, and prior to the placement of, any footings, and
 - b) prior to pouring any in-situ reinforced concrete building element, and
 - c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - d) prior to covering waterproofing in any wet areas, and
 - e) prior to covering any stormwater drainage connections, and
 - f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
47. A copy of the approved plans and this consent must be kept on site for the duration of site works and in the case of any commercial or industrial premise for the duration of the use/trading. Copies shall be made available to Council Officer's upon request.
48. Sedimentation controls, tree protection measures and safety fencing (where relevant) shall be maintained during works to ensure they provide adequate protection during the course of demolition, excavation and construction works. Materials must be stored in a location and manner to avoid material being washed to drains or adjoining properties.

The requirements of the Soil and Water Management Plan must be maintained at all times during the works and shall not be removed until the site has been stabilised to the Principal Certifying Authority's satisfaction.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

49. If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly using a sharp and *fit for purpose tool*. The pruning shall be undertaken by a minimum Level 3 (AQF 3) qualified Arborist.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of the Principal Certifying Authority

50. The trees to be retained shall be inspected, monitored and treated by a qualified Arborist during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Arborist to the Principal Certifying Authority are required at the following times or phases of work:

Schedule	
Tree/location	Time of Inspection
<i>Jacaranda mimosifolia</i> (Jacaranda) located in front property	As per report
3x <i>Lagerstroemia indica</i> (Crepe Myrtle) located along driveway	As per report

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

Arborist - for the purpose of this condition a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

51. Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands. Where access to adjacent land is required to carry out approved tree works, Council advises that the owners consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

52. No tree roots of 30mm or greater in diameter located within the specified radius of the trunk(s) of the following, tree(s) shall be severed or injured in the process of any works during the construction period.

Schedule	
Tree/location	Radius in metres
<i>Jacaranda mimosifolia</i> (Jacaranda) located in front property	As per report
3x <i>Lagerstroemia indica</i> (Crepe Myrtle) located along driveway	As per report

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

53. All excavation within the specified radius of the trunk(s) of the following tree(s) being hand dug:

Schedule	
Tree/location	Radius in metres
<i>Jacaranda mimosifolia</i> (Jacaranda) located in front property	As per report
3x <i>Lagerstroemia indica</i> (Crepe Myrtle) located along driveway	As per report

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

54. No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.
55. No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

56. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.

Works-as-executed plans of the stormwater drainage system, certified by a Registered Surveyor, together with certification by a qualified practicing Civil Engineer to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards, shall be submitted and accepted by Council prior to the issue of an Occupation Certificate.

The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifying Authority stamped Construction Certificate plans.

57. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities. The Plan must set out the following at a minimum:
- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
 - b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.
 - c) The plan must be prepared by a suitably qualified professional and provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
58. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.

59. Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of the Occupation Certificate.
60. The existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate.
61. Light duty concrete vehicle crossings, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" shall be constructed at the vehicular access locations before the issue of the Occupation Certificate and at no cost to Council.
62. The existing concrete footpath across the frontage of the site shall be reconstructed in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications", at no cost to Council and before the issue of an Occupation Certificate.
63. You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development shall be at no cost to Council and undertaken before the issue of an Occupation Certificate.
64. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificate(s) stating that all Road, Footpath, Kerb and Gutter and Public Domain Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.
65. An Occupation Certificate must be obtained prior to any use or occupation of the development or part thereof. The Principal Certifying Authority must ensure that all works are completed in accordance with this consent including all conditions.
66. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent.

Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
67. Prior to the release of an Occupation Certificate, the Principal Certifying Authority must be satisfied that the development complies with:
 - the approved plans;
 - BASIX certificate (where relevant),
 - approved documentation (as referenced in this consent); and
 - conditions of this consent.
68. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious weed species and planting of canopy trees, have been undertaken in accordance with the approved landscape plan and/or conditions of Development Consent.

ONGOING CONDITIONS OF CONSENT

69. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.
70. The Operation and Management Plan for the on-site detention and/or on-site retention/re-use facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.
71. Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: *Control of the Obtrusive Effects of Outdoor Lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if in the opinion of an Authorised Council Officer it is considered there to be have adverse effects on the amenity of the area.
72. The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.
73. The premises shall not be used for any purpose other than that stated in the Development Application, i.e. dwelling house without the prior consent of the Council unless the change to another use is permitted as exempt or complying development under *Leichhardt Local Environment Plan 2013* or *State Environmental Planning policy (Exempt and Complying Codes) 2008*.

The use of the premises as a dwelling house, is defined under the *Leichhardt Local Environmental Plan 2013*.

PRESCRIBED CONDITIONS**A. BASIX Commitments**

Under clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

- a) Relevant BASIX Certificate means:
 - i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

B. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

C. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Leichhardt Council written notice of the following:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act, or
 - b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

D. Site Sign

- 1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while building work or demolition work is being carried out, but must be removed when the work has been completed.

E. Condition relating to shoring and adequacy of adjoining property

- 1) For the purposes of section 4.17(11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.

- 2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

NOTES

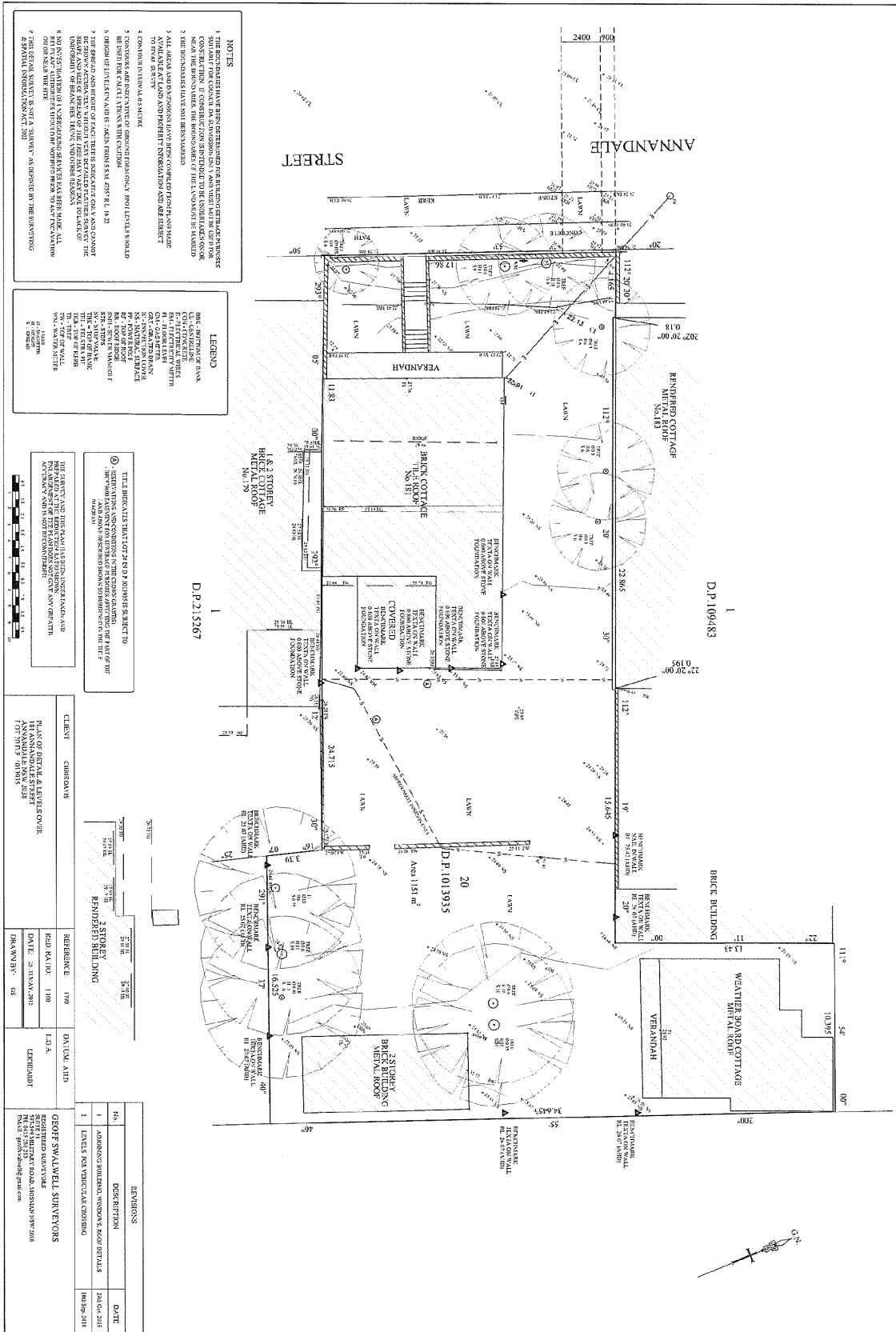
1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 8.2.
3. If you are unsatisfied with this determination, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
4. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.
5. Works or activities other than those approved by this Development Consent will require the submission of a new development application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
6. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.
7. This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):
 - a) Application for any activity under that Act, including any erection of a hoarding.
 - b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
 - c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
 - d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
 - e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
 - f) Development Application for demolition if demolition is not approved by this consent.
 - g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.

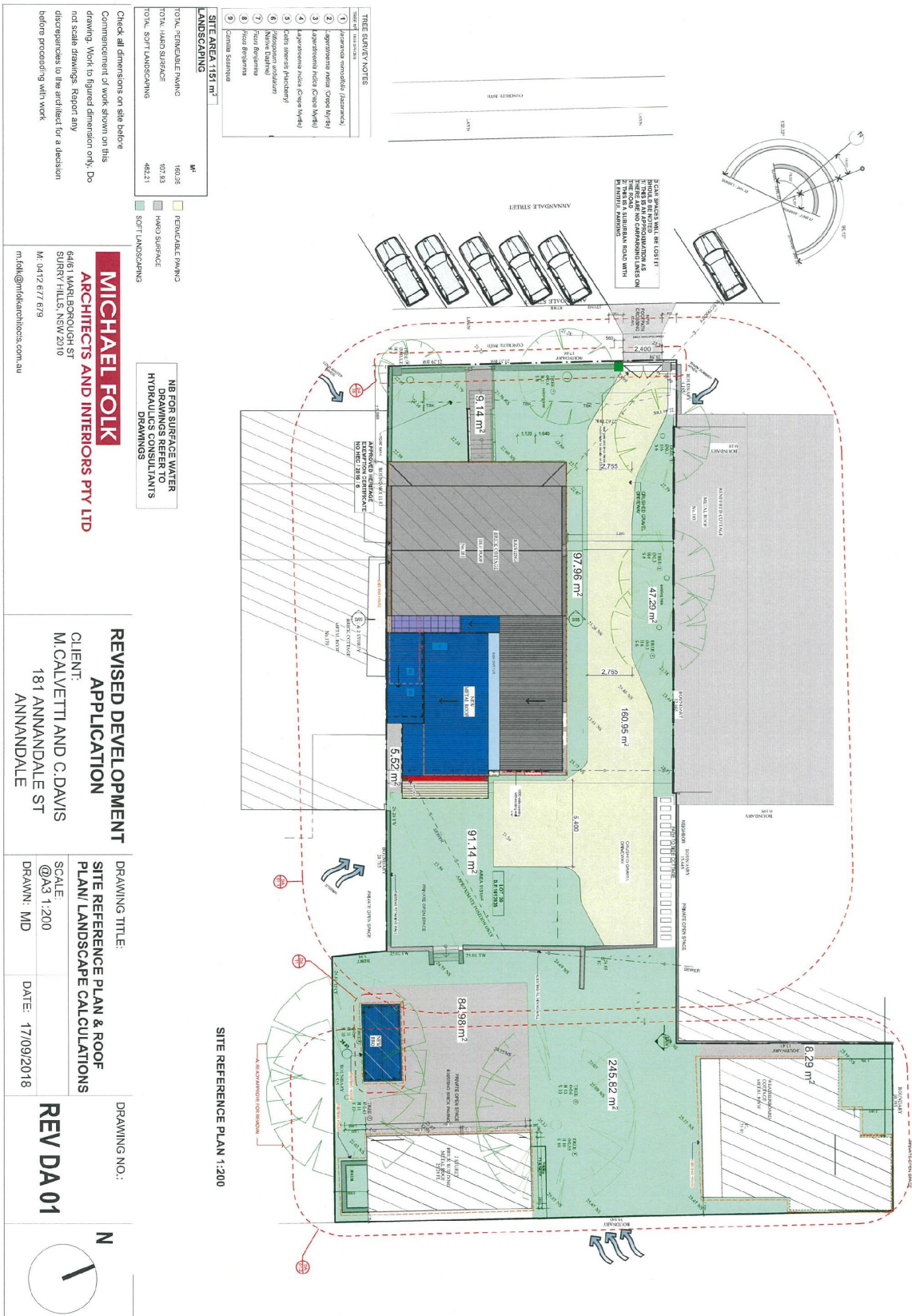
8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

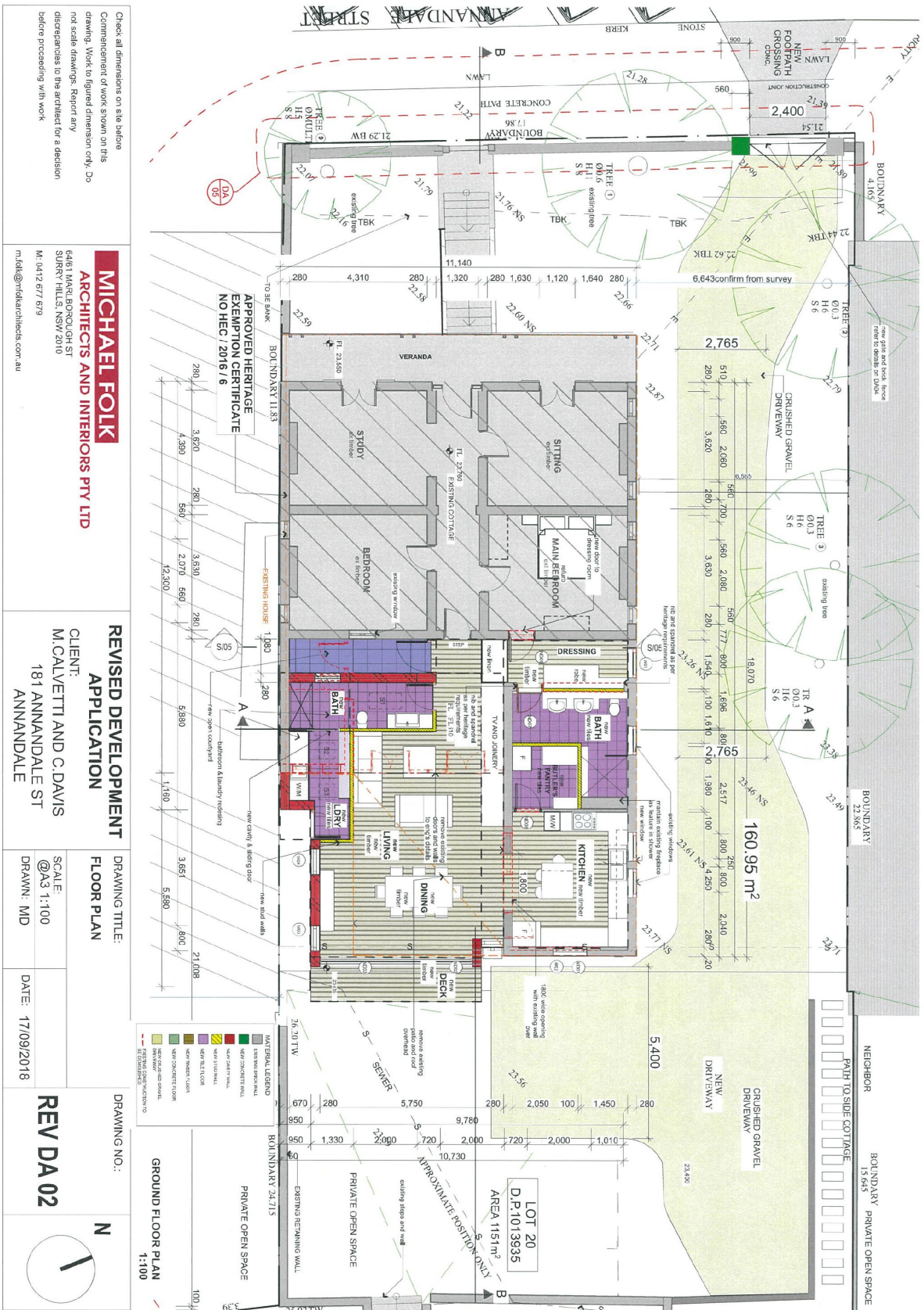
Have you made a political donation?

If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website at www.leichhardt.nsw.gov.au/Political-Donations.html. If you have made a reportable donation, failure to provide a completed declaration with your application is an offence under the Environmental Planning and Assessment Act, 1979 for which you may be prosecuted.

Attachment B – Plans of proposed development







Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect for a decision before proceeding with work.

MICHAEL FOLK ARCHITECTS AND INTERIORS PTY LTD
 64/6 MARLBOROUGH ST
 SUREV HILLS NSW 2010
 M: 0412 677 679
 m.folk@mfolkarchitects.com.au

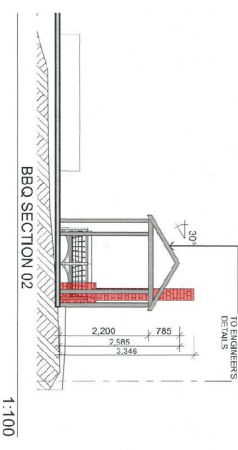
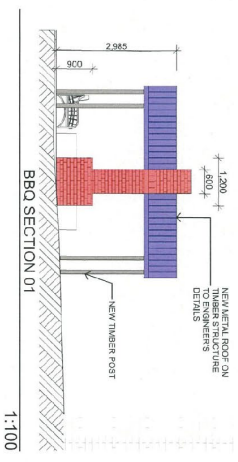
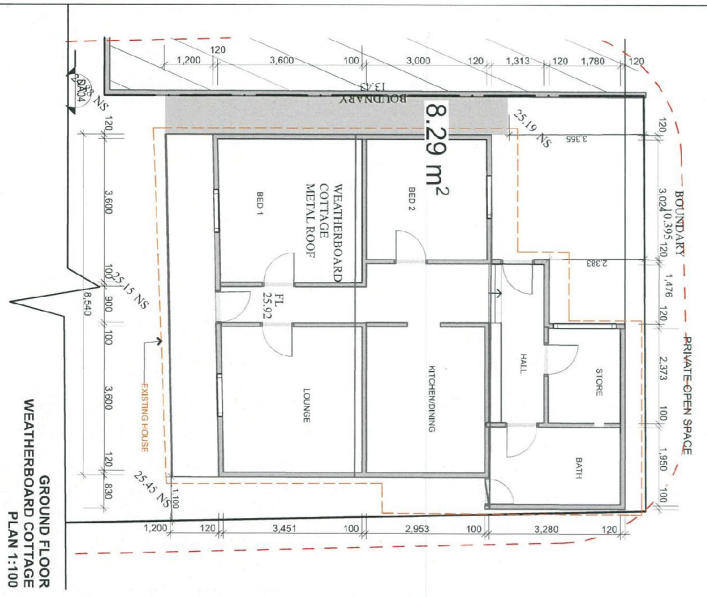
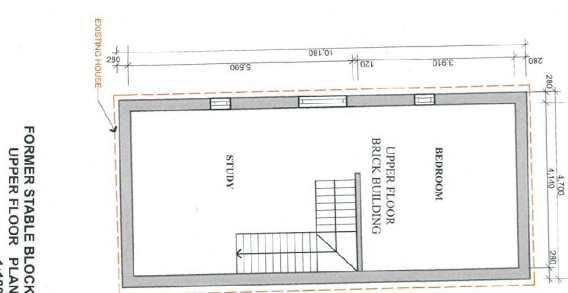
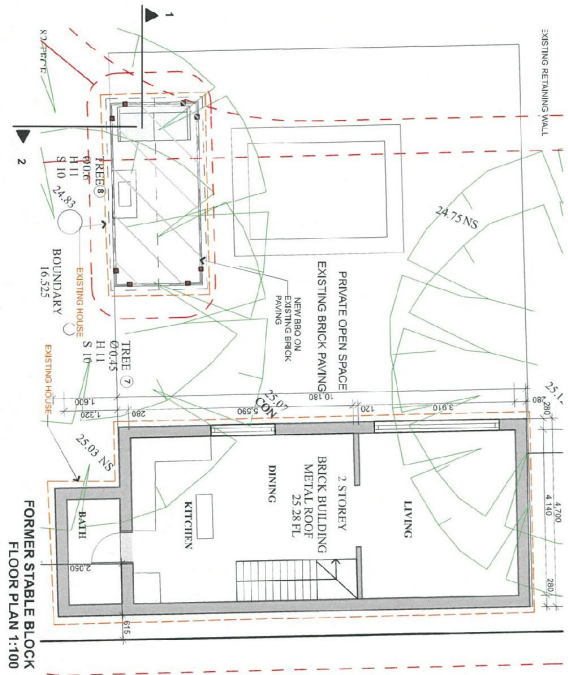
REVISED DEVELOPMENT APPLICATION
 CLIENT: M. CALVETTI AND C. DAVIS
 181 ANNANDALE ST ANNANDALE

DRAWING TITLE: FLOOR PLAN

SCALE: @A3 1:100
 DRAWN: MD
 DATE: 17/09/2018

DRAWING NO.: **REV DA 02**





Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect for a decision before proceeding with work.

MICHAEL FOLK ARCHITECTS AND INTERIORS PTY LTD
 64/61 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 M: 0412 677 679
 m.folk@folkarchitects.com.au

REVISED DEVELOPMENT APPLICATION
 CLIENT: MICALVETTI AND C.DAVIS
 181 ANNANDALE ST
 ANNANDALE

DRAWING TITLE: **FORMER STABLE BLOCK, BBQ & COTTAGE PLAN**

SCALE: @A3 1:100
 DRAWN: MD

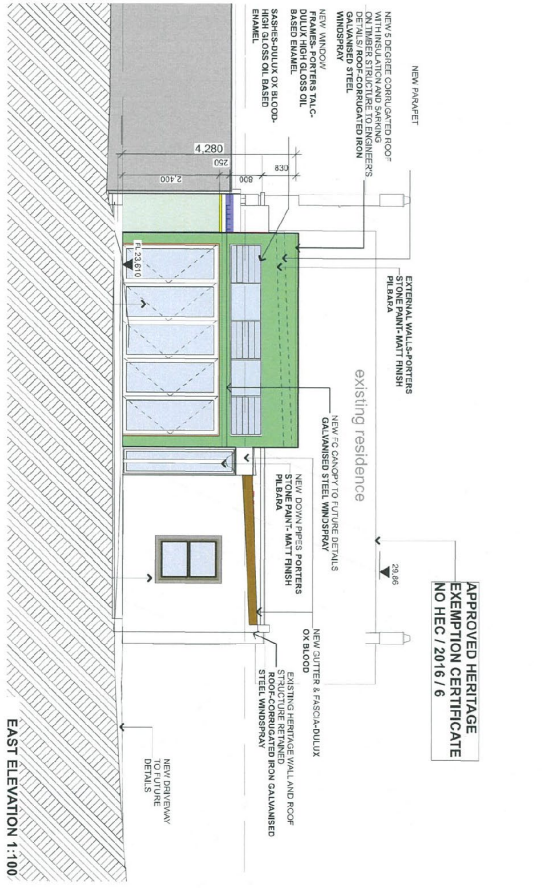
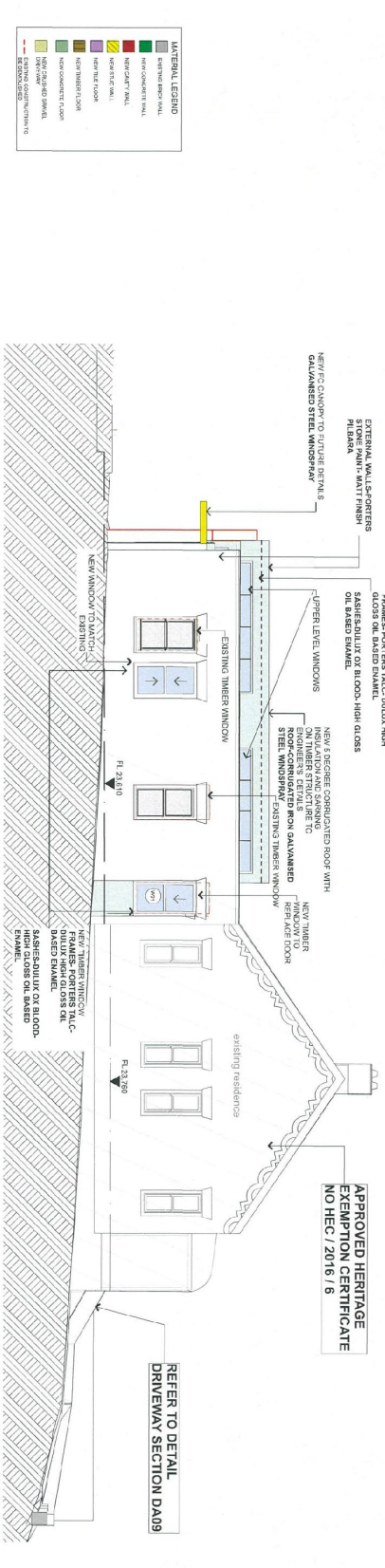
DRAWING NO.: **REV DA 03**

DATE: 17/09/2018

N

COLOUR FINISHES SCHEDULE

EXTERNAL WALLS DOWNPIPES	ROOF	RAISED PLATER MOULDINGS/SIDE WINDOWS	TIMBER FRAMES (WINDOWS & DOORS)
PORTERS STONE PAINT-MATT FINISH PLBARA	CORRUGATED IRON GALVANISED STEEL WINDSPRAY	TALC	TALC
EXTERNAL DOORS, WINDOWS SASHES, FASCIA (TIMBER)	GUTTERS	PORTERS MINERAL PAINT-MATT FINISH TALC	PORTERS TALC-DILUX HIGH GLOSS OIL BASED ENAMEL
DILUX OX BLOOD-HIGH GLOSS OIL BASED ENAMEL	DILUX OX BLOOD-		



Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect or a decision before proceeding with work.

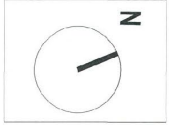
MICHAEL FOLK ARCHITECTS AND INTERIORS PTY LTD
 64/81 MARLBOROUGH ST
 SURRY HILLS, NSW 2010
 M: 0412 677 879
 m.folk@michaelarchitects.com.au

REVISED DEVELOPMENT APPLICATION
 CLIENT: M CALVETTI AND C DAVIS
 181 ANNANDALE ST
 ANNANDALE

DRAWING TITLE: EAST & NORTH ELEVATION / MATERIALS FINISHES

DRAWING NO.: REV DA 04

SCALE: @A3
 DRAWN: MD
 DATE: 17/09/2018



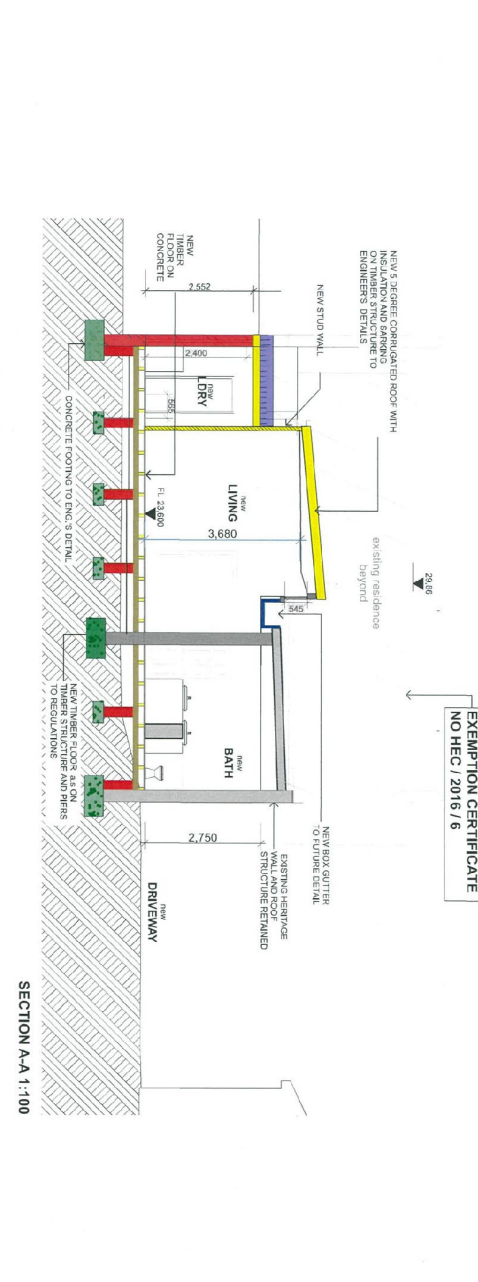
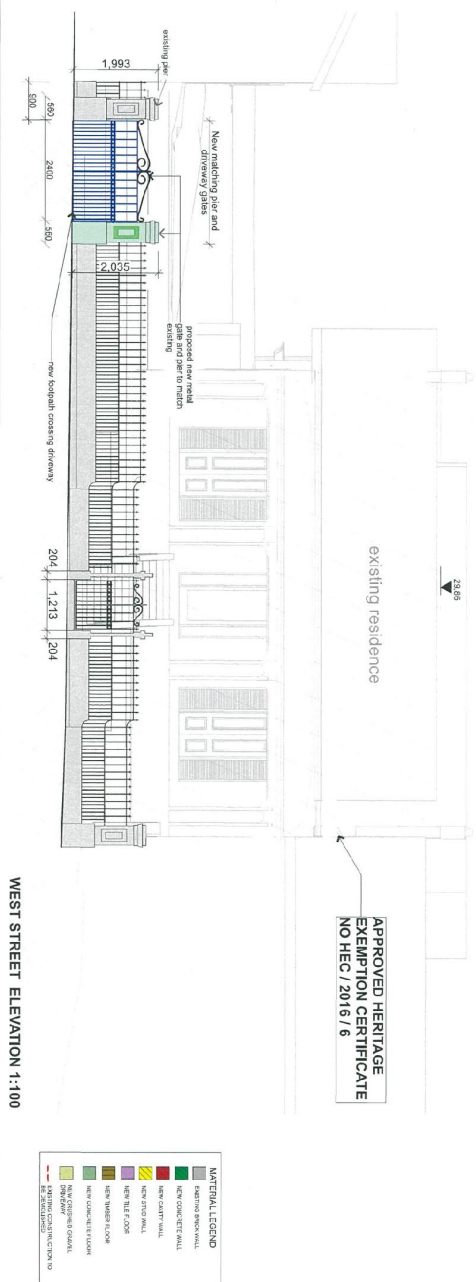
Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect for a decision before proceeding with work.

MICHAEL FOLK ARCHITECTS AND INTERIORS PTY LTD
 64/61 MARKS ROAD - ST
 SUREN HILLS NSW 2010
 M: 0412 877 879
 m.folk@mfolkarchitects.com.au

REVISED DEVELOPMENT APPLICATION
 CLIENT:
 M. CALVETTI AND C. DAVIS
 187 ANNANDALE ST
 ANNANDALE

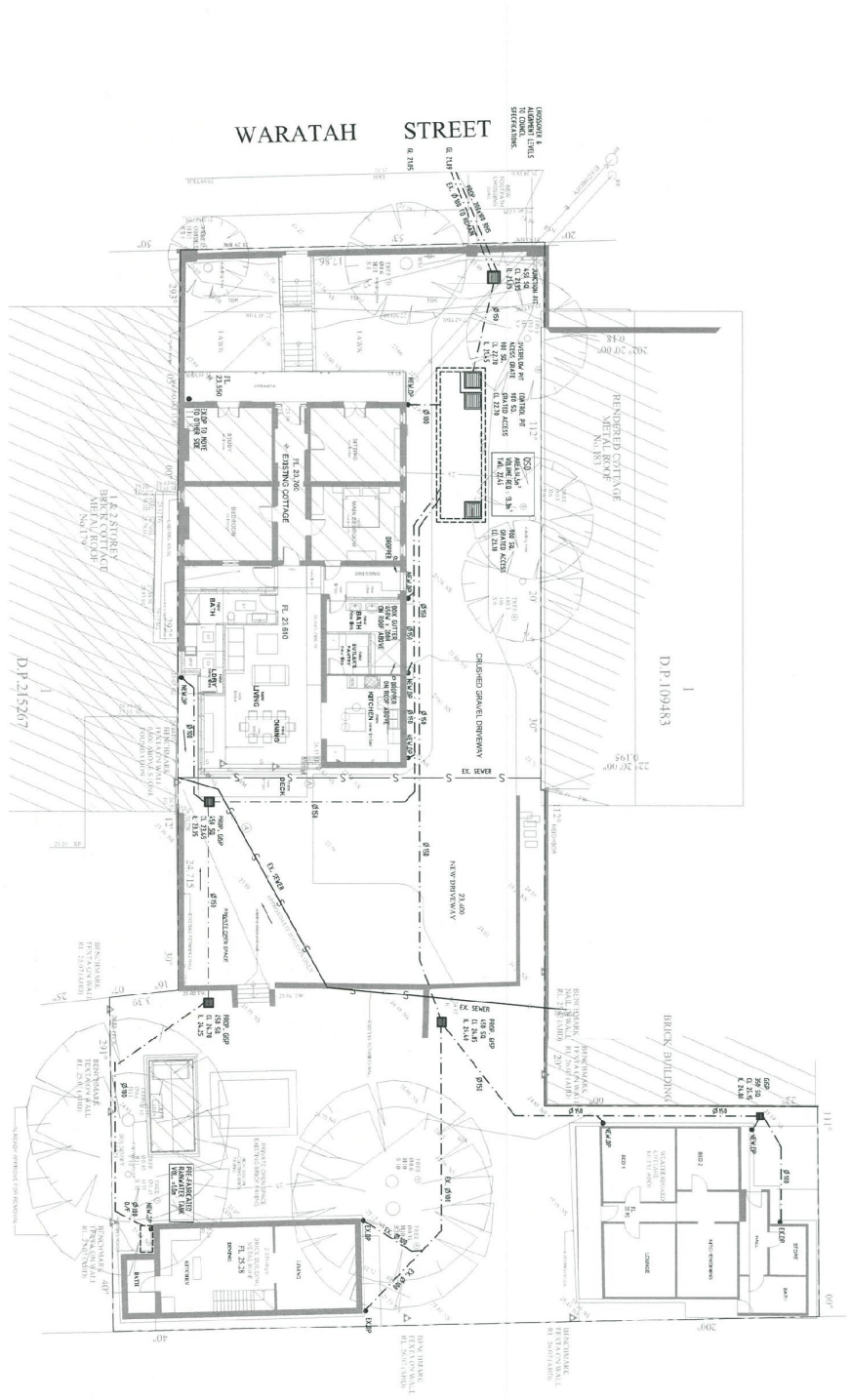
DRAWING TITLE:
SECTION A-A & WEST ELEVATION
 SCALE:
 @A3 1:100
 DRAWN: MD
 DATE: 17/09/2018

DRAWING NO.:
REV DA 05



MATERIAL LEGEND

[Color]	EXISTING BRICK WALL
[Color]	NEW CONCRETE WALL
[Color]	NEW BRICK WALL
[Color]	NEW TILED ROOF
[Color]	NEW TIMBER FLOOR
[Color]	NEW CONCRETE FLOOR
[Color]	NEW 5 YEAR CORRUGATED ROOF
[Color]	NEW 5 YEAR CORRUGATED ROOF WITH TIMBER FLOOR ON CONCRETE



GROUND FLOOR DRAINAGE PLAN SCALE: 1/50

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

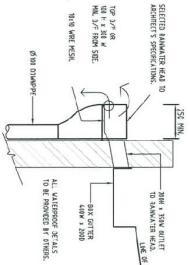
ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED.

* DIMETER FINISHED LEVEL
 * DIMETER FINISHED LEVEL
 * DIMETER FINISHED LEVEL
 * DIMETER FINISHED LEVEL
 * DIMETER FINISHED LEVEL
 * DIMETER FINISHED LEVEL



TYPICAL BOX GUTTER DETAIL 1/5

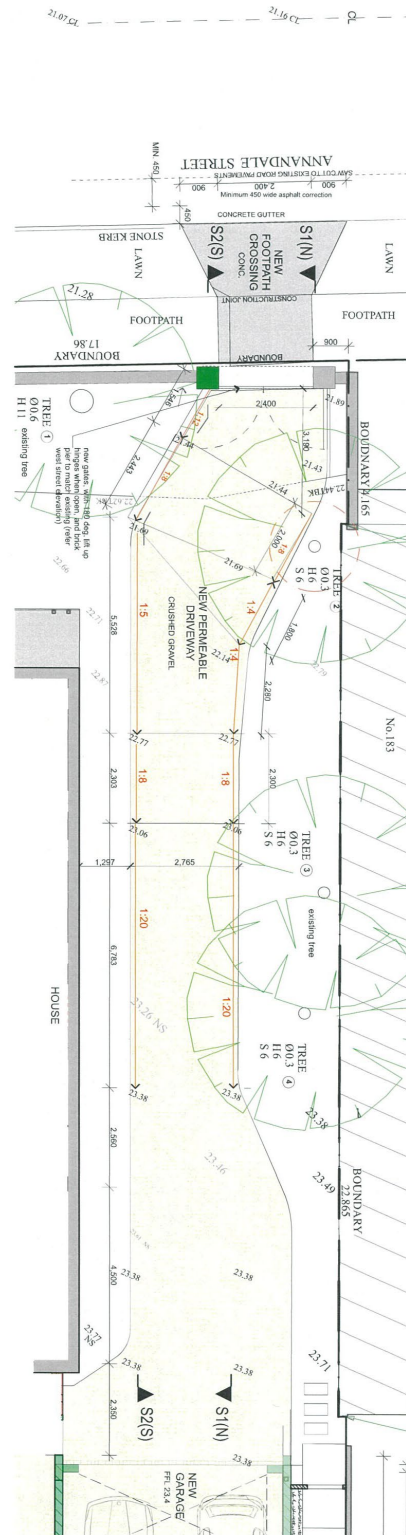
- LEGEND**
- R1. FINISHED LEVEL
 - R2. FINISHED LEVEL
 - R3. FINISHED LEVEL
 - R4. FINISHED LEVEL
 - R5. FINISHED LEVEL
 - R6. FINISHED LEVEL
 - R7. FINISHED LEVEL
 - R8. FINISHED LEVEL
 - R9. FINISHED LEVEL
 - R10. FINISHED LEVEL
 - R11. FINISHED LEVEL
 - R12. FINISHED LEVEL
 - R13. FINISHED LEVEL
 - R14. FINISHED LEVEL
 - R15. FINISHED LEVEL
 - R16. FINISHED LEVEL
 - R17. FINISHED LEVEL
 - R18. FINISHED LEVEL
 - R19. FINISHED LEVEL
 - R20. FINISHED LEVEL

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

NOT FOR CONSTRUCTION

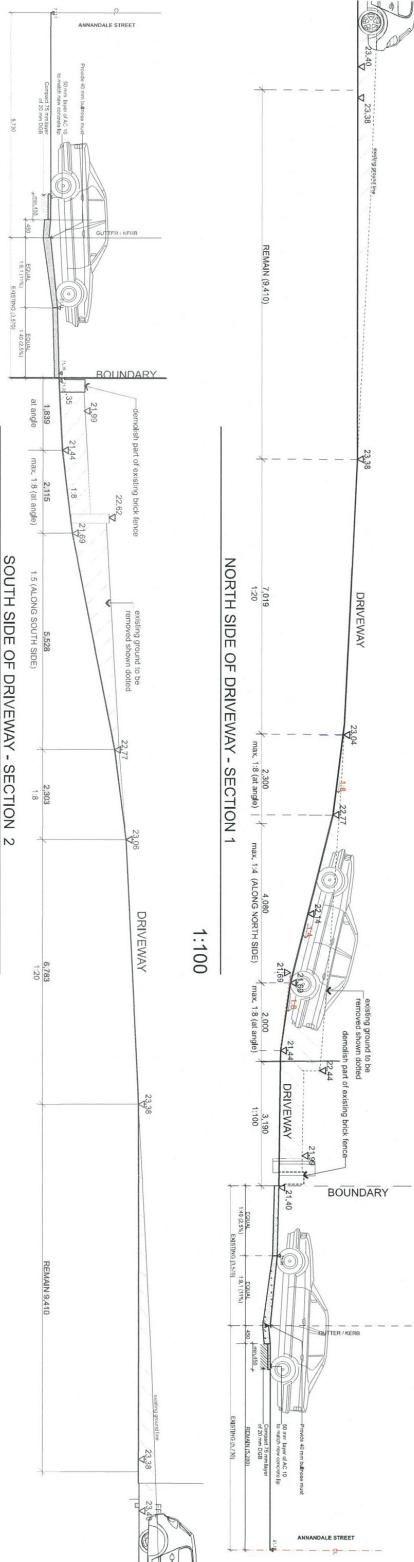
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
2	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
3	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
4	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
5	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
6	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
7	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
8	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
9	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
10	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
11	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
12	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
13	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
14	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
15	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
16	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
17	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
18	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
19	ISSUED FOR APPROVAL - REVISED	2024	DR	HC
20	ISSUED FOR APPROVAL - REVISED	2024	DR	HC

JOHN ROMANOUK & ASSOCIATES Pty Ltd
 CONSULTING CIVIL & ELECTRICAL ENGINEERS
 404 PAK WAY BLDG
 80 ANNAFIELD ST., ANNAFIELD, SA 5082
 TEL: 08 8378 0200 FAX: 08 8378 0201
 WWW.JRA.COM.AU



PROPERTY DRIVEWAY PLAN

1:100



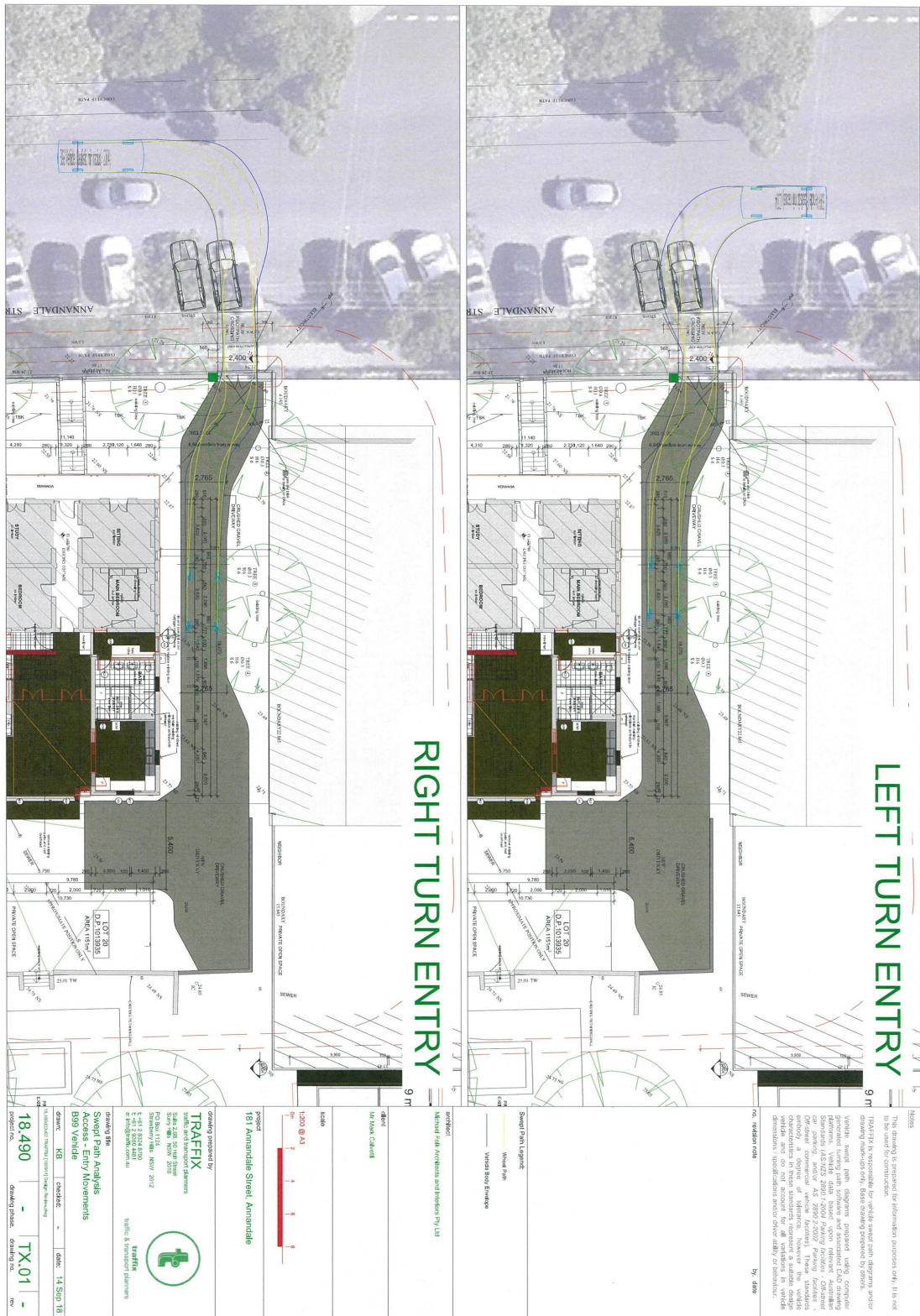
NORTH SIDE OF DRIVEWAY - SECTION 1

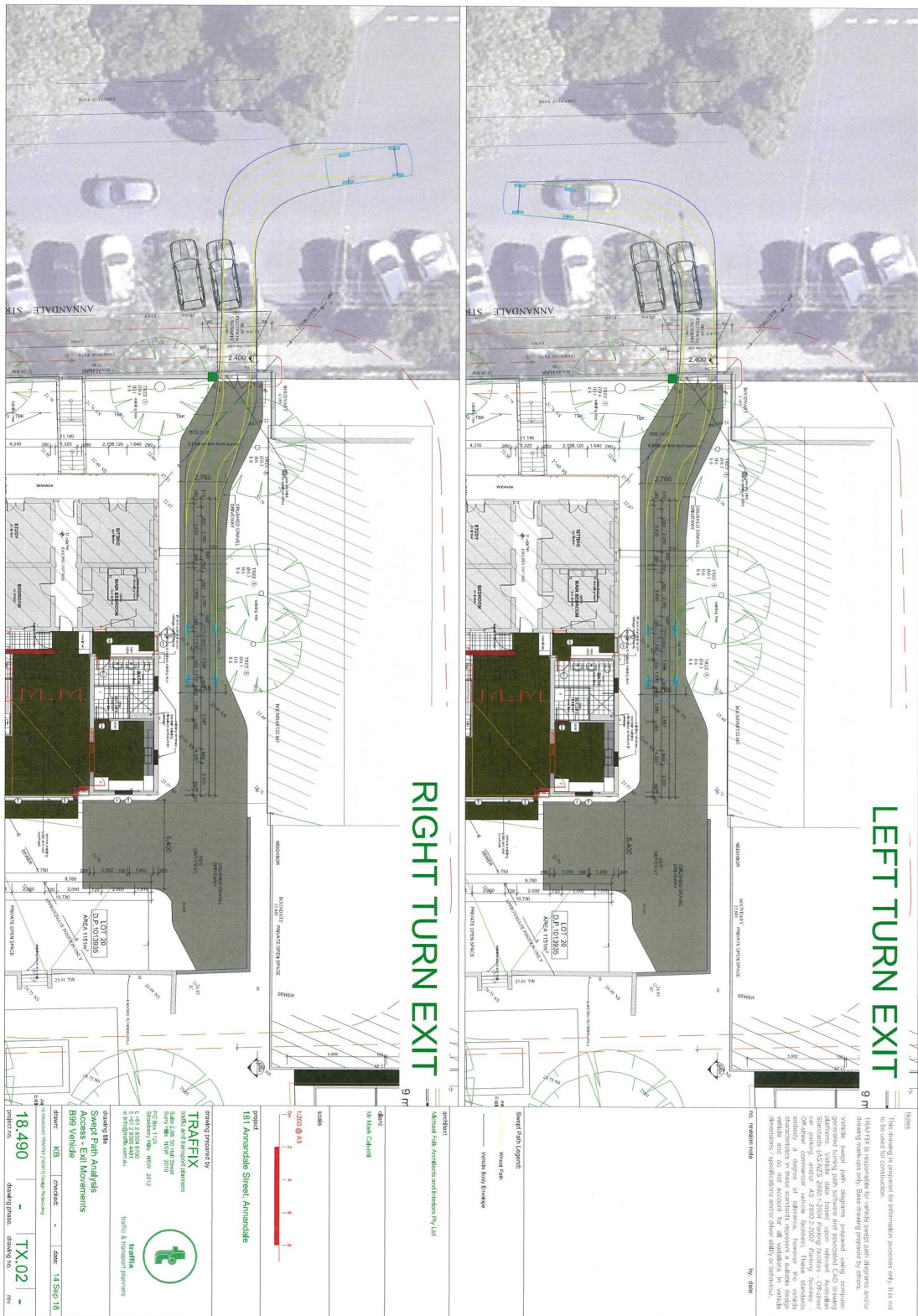
1:100

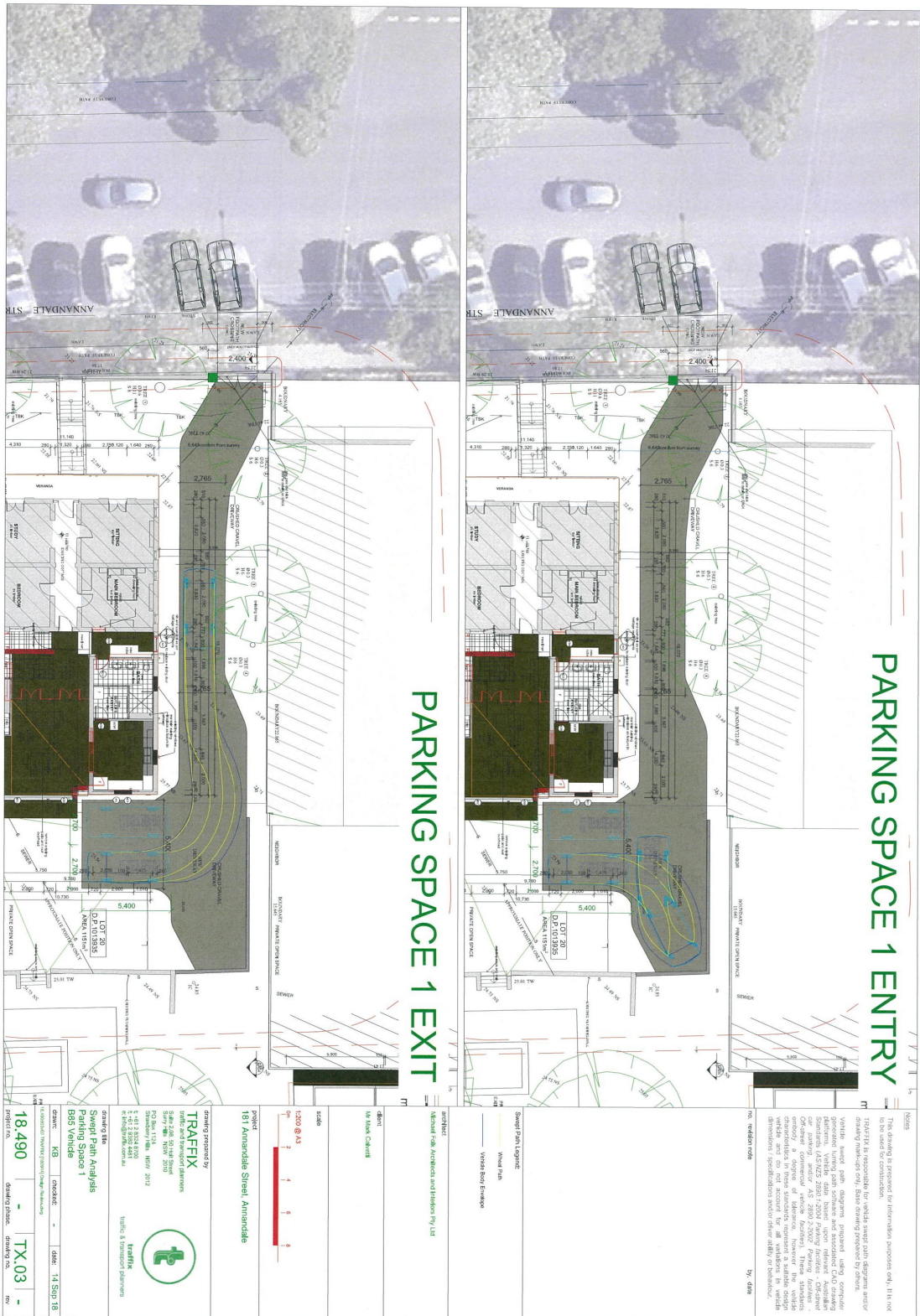
SOUTH SIDE OF DRIVEWAY - SECTION 2

1:100

<p>Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect for a decision before proceeding with work.</p>	
<p>MICHAEL FOLK ARCHITECTS AND INTERIORS PTY LTD</p>	
<p>64/81 MARLBOROUGH ST SURRY HILLS, NSW 2010 M: 0412 677 679 m.folk@michaelcrafts.com.au</p>	
<p>REVISED DEVELOPMENT APPLICATION</p>	
<p>CLIENT: M.CALVETTI AND C.DAVIS 181 ANNANDALE ST ANNANDALE</p>	
<p>DRAWING TITLE: NEW DRIVEWAY DETAILS</p>	
<p>SCALE: 1:100 @A3 @A3 @A3</p>	
<p>DRAWN: MD GK DATE: 17/09/2018</p>	
<p>DRAWING NO.: REV DA 06</p>	







PARKING SPACE 1 EXIT

PARKING SPACE 1 ENTRY

Notes

The drawing is prepared for information purposes only. It is not intended to be used for any other purpose without the prior written consent of the author.

Vehicle speed path diagram prepared using computer generated using path software and standard CAD drawing standards. (AS/NZS 2901:2004) Drawing finished - Client's approval required. (AS/NZS 2901:2004) Drawing finished - Client's approval required. (AS/NZS 2901:2004) Drawing finished - Client's approval required. (AS/NZS 2901:2004) Drawing finished - Client's approval required.

Scale: 1:200 @ A1

Project: 181 Annandale Street, Annandale

Architect: Michael de Araujo and Stephen Pyl Ltd

Client: Mr Mark Cahill

Drawing prepared by: TRAFFIX traffic and transport planners
 5/100 St Johns Rd, Sydney NSW 2042
 Ph: 02 9239 2000
 Fax: 02 9239 2001
 Email: info@trafix.com.au

Drawing No: TX.03
 Date: 14 Sep 19

Project No: 18,490

Scale: 1:200 @ A1

Project: 181 Annandale Street, Annandale

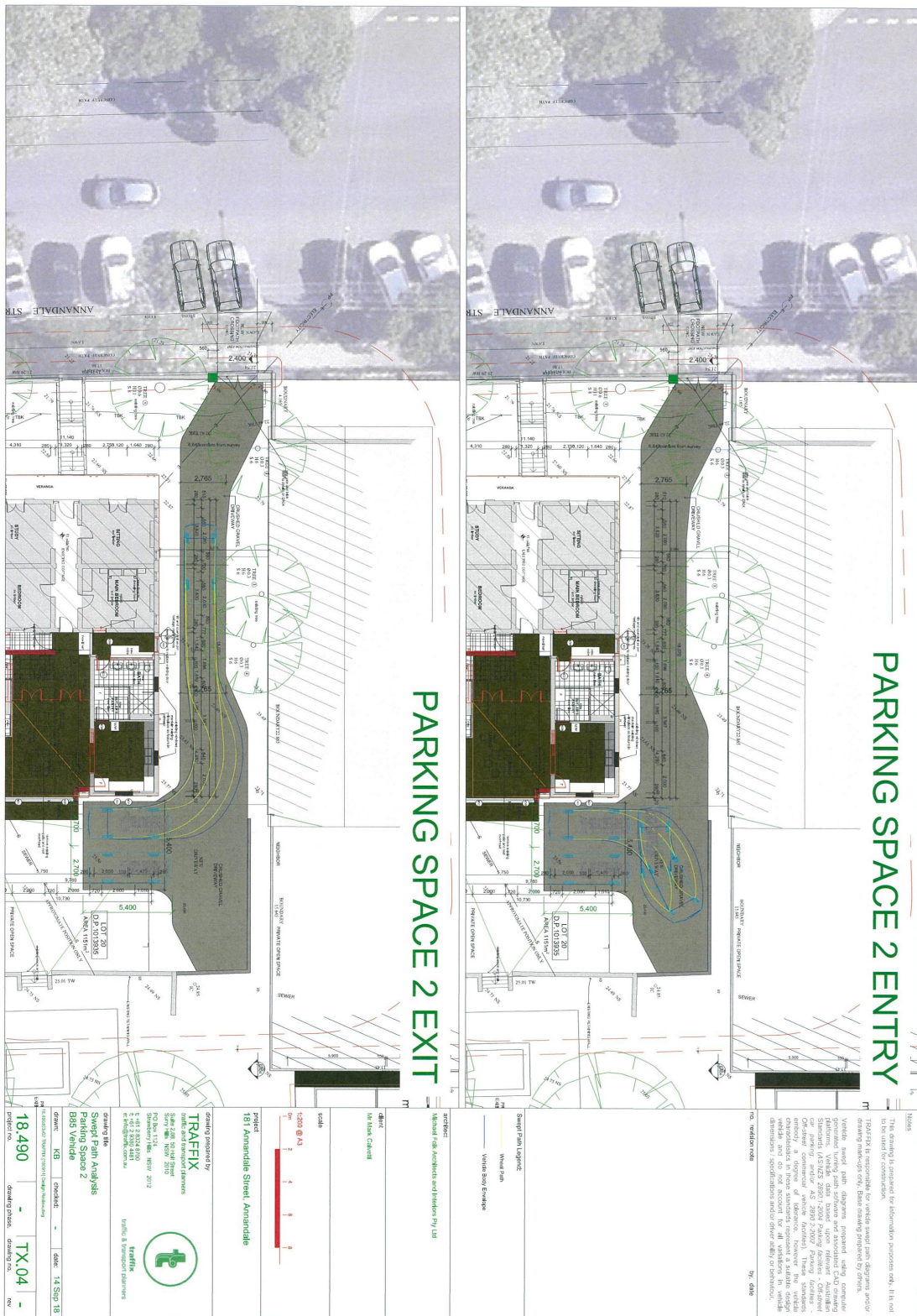
Architect: Michael de Araujo and Stephen Pyl Ltd

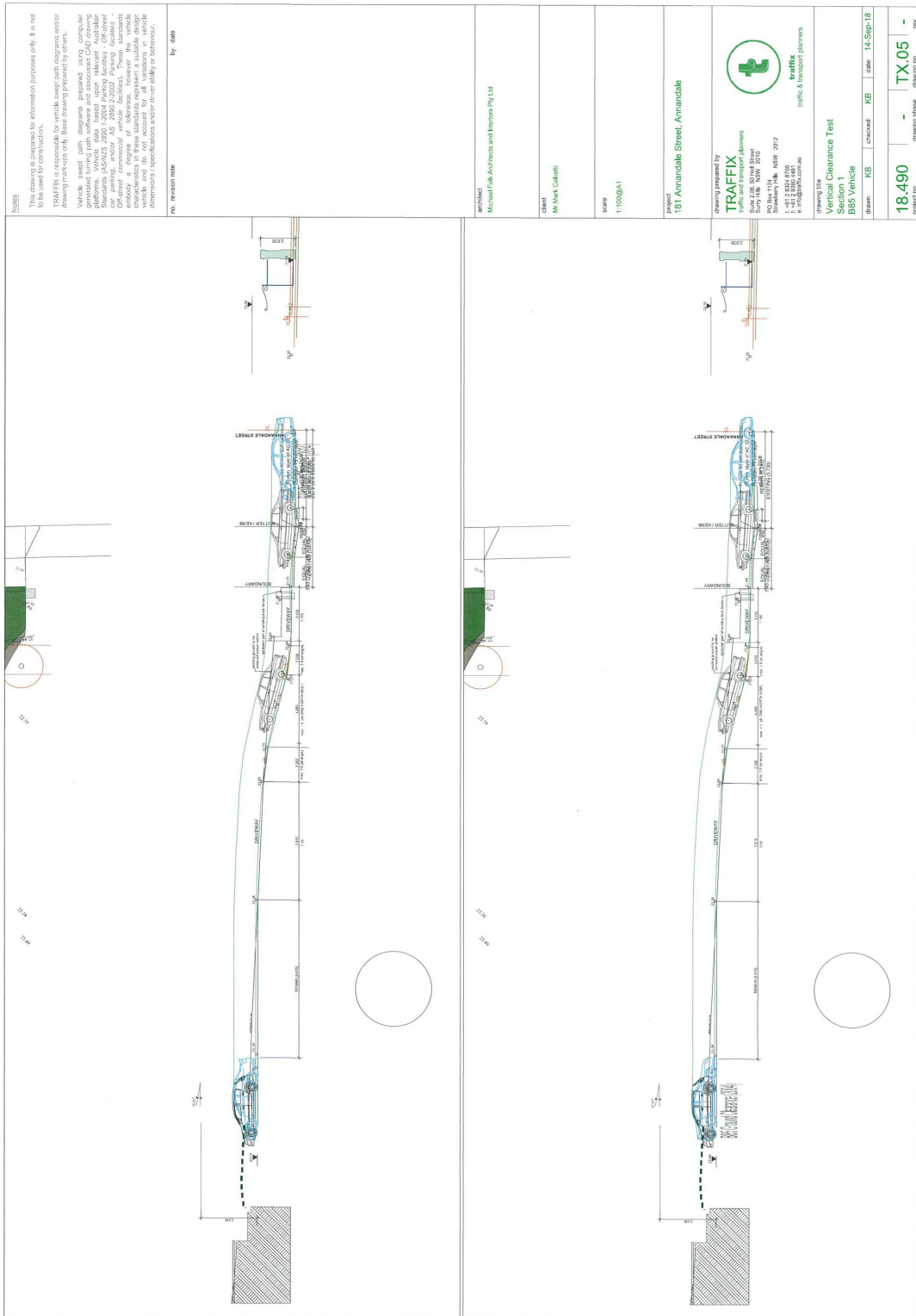
Client: Mr Mark Cahill

Drawing prepared by: TRAFFIX traffic and transport planners
 5/100 St Johns Rd, Sydney NSW 2042
 Ph: 02 9239 2000
 Fax: 02 9239 2001
 Email: info@trafix.com.au

Drawing No: TX.03
 Date: 14 Sep 19

Project No: 18,490





NOTES
 This drawing is prepared for information purposes only. It is not to be used for construction.
 The drawing is subject to change without notice and is subject to change without notice. All dimensions are in millimetres unless otherwise stated.
 Vehicle speed path diagrams prepared using computer generated turning path software and associated CAD drawing Standards AS/NZS 2890 / 2004 Parking Facilities - Off-street parking and AS/NZS 2890 / 2004 Parking Facilities - On-street parking. All dimensions are in millimetres unless otherwise stated.
 All dimensions are in millimetres unless otherwise stated. Embodied in drawings, however, the vehicle dimensions and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

NO. REVISION NO. BY DATE

PROJECT
 Michael Gok Architects and Interiors Pty Ltd

CLIENT
 Mr Mark Cahill

SCALE
 1:100 @ A1

PROJECT
 181 Annandale Street, Annandale

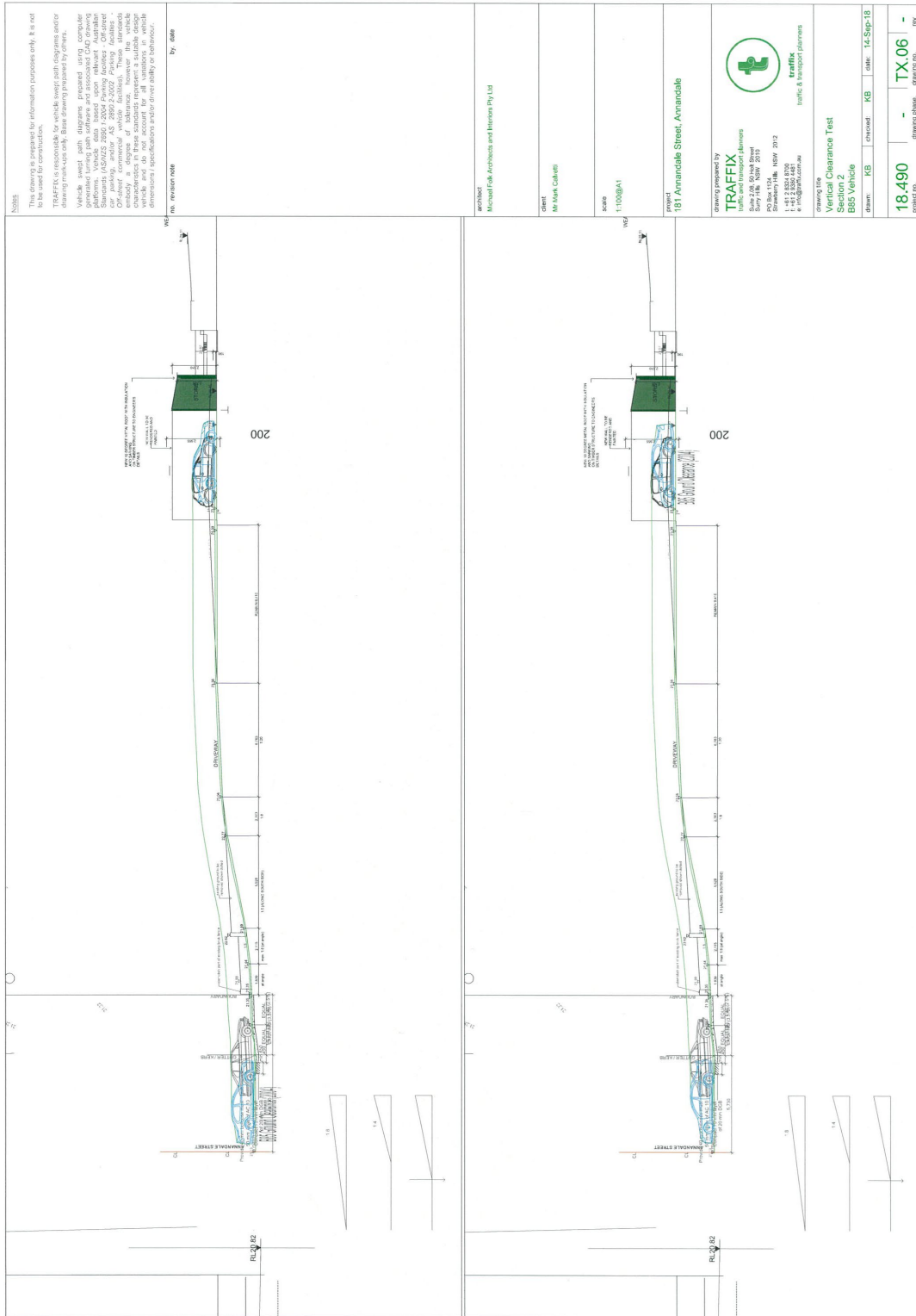
drawing prepared by
TRAFFIX
 traffic & transport planners
 Suite 108, 200 St
 Bourke Street, NSW 2010
 Phone: (61) 2 9251 1111
 Fax: (61) 2 9251 1112
 e: info@trafix.com.au

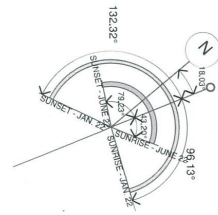


drawing title
Vertical Clearance Test
 Section 1
 BBS Vehicle

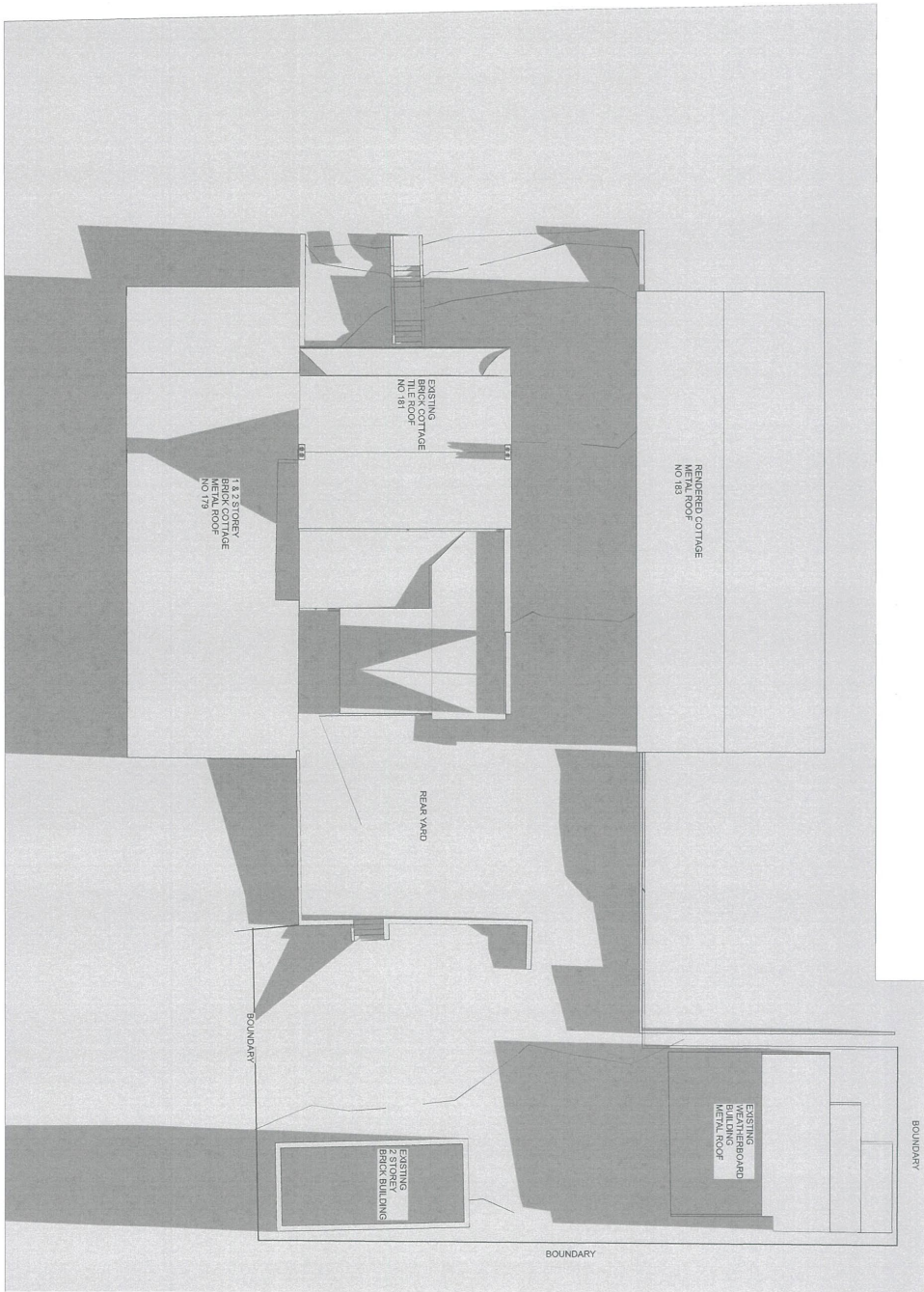
drawn: KB checked: KB date: 14-Sep-18

18.490
 drawing phase: TX.05
 rev: -





ANNANDALE STREET



Check all dimensions on site before commencement of work shown on this drawing. Work to figured dimension only. Do not scale drawings. Report any discrepancies to the architect for a decision before proceeding with work.

MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
 64/61 MARLBOROUGH ST
 SURRY HILLS NSW 2010
 M: 0412 677 679
 m.folk@michaelfolk.com.au

DEVELOPMENT APPLICATION
 CLIENT:
 M.CALVETTI AND C.DAVIS
 181 ANNANDALE ST
 ANNANDALE

DRAWING TITLE:
SHADOW DIAGRAMS - EXISTING
 9AM
 SCALE:
 @A3 1:200
 DRAWN: MD
 DATE: 24/05/2018

DRAWING NO.:
DA10.1

Check all dimensions on site before
Commencement of work shown on this
drawing. Work to figured dimension only. Do
not scale drawings. Report any
discrepancies to the architect for a decision
before proceeding with work.

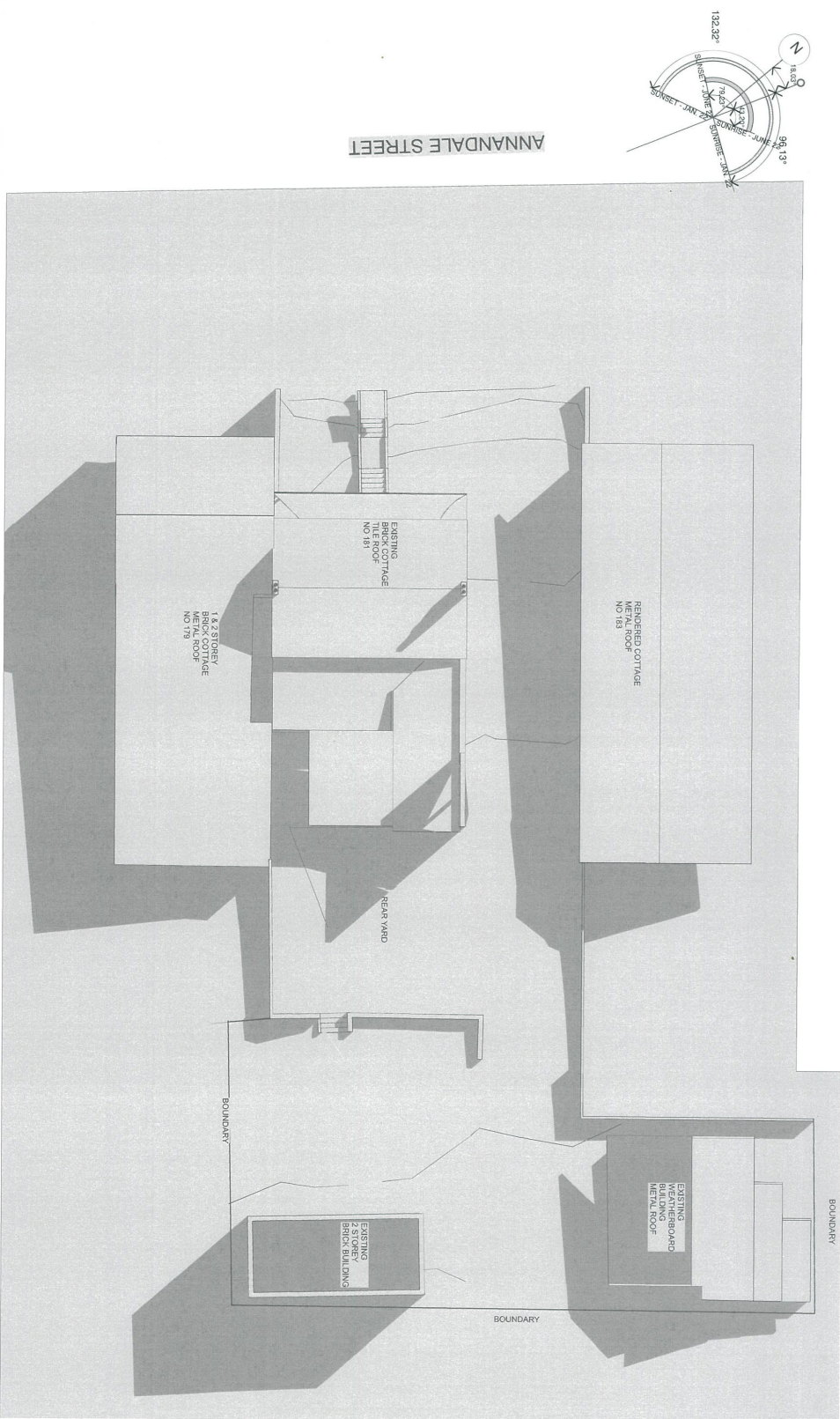
MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
64/61 MARLBOROUGH ST
SUREY HILLS, NSW 2010
M: 0412 677 679
m.folk@mfolkarchitects.com.au

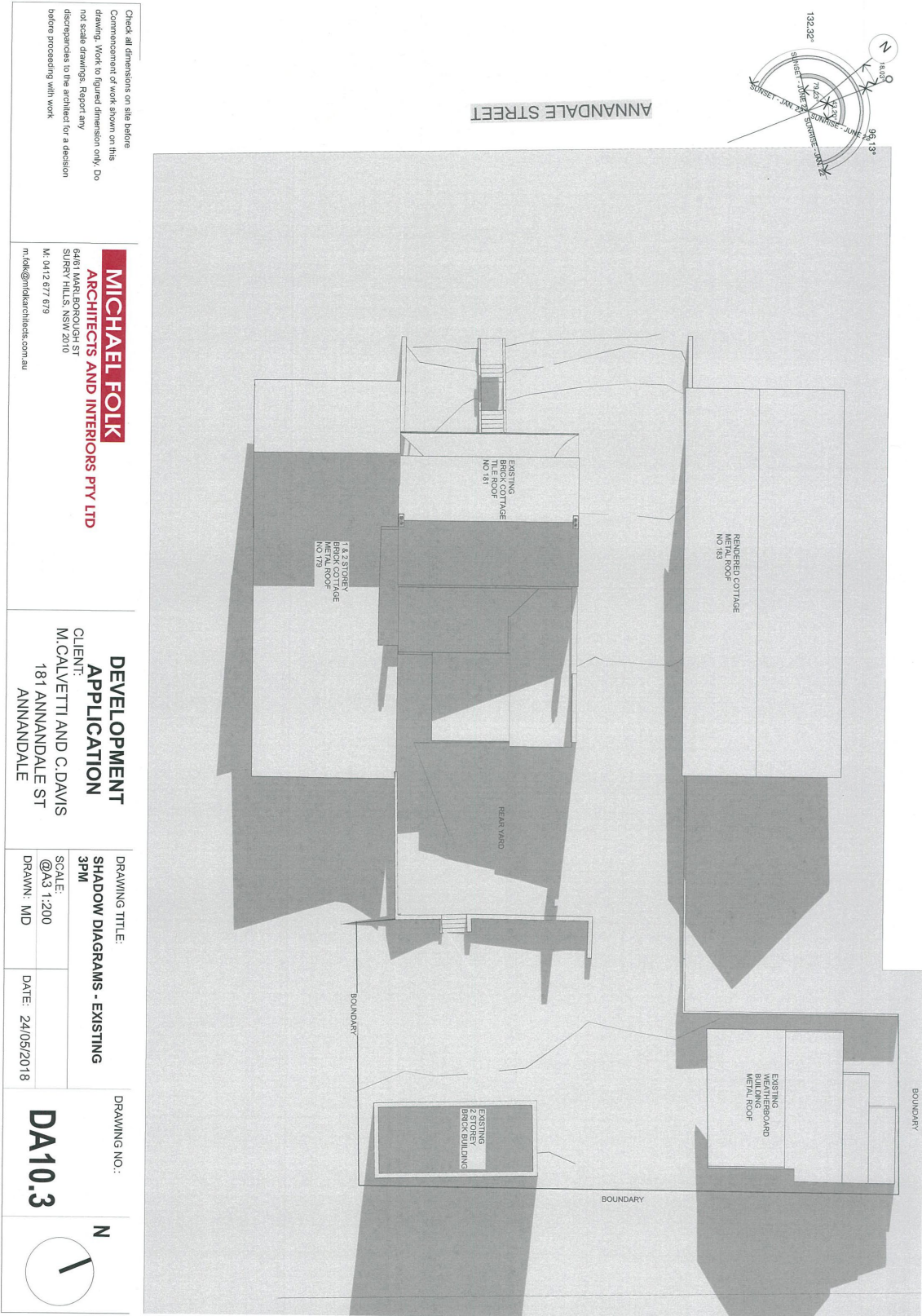
DEVELOPMENT
APPLICATION
CLIENT:
M. CALVETTI AND C. DAVIS
181 ANNANDALE ST
ANNANDALE

DRAWING TITLE:
SHADOW DIAGRAMS - EXISTING
12PM
SCALE:
@A3 1:200
DRAWN: MD

DATE: 24/05/2018

DRAWING NO.:
DA10.2





Check all dimensions on site before
Commencement of work shown on this
drawing. Work to figured dimension only. Do
not scale drawings. Report any
discrepancies to the architect for a decision
before proceeding with work

MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
64/61 MARLBOROUGH ST
SURREY HILLS, NSW 2010
M: 0412 877 879
m.folk@mfolkarchitects.com.au

DEVELOPMENT APPLICATION
CLIENT: M. CALVETTI AND C. DAVIS
181 ANNANDALE ST
ANNANDALE

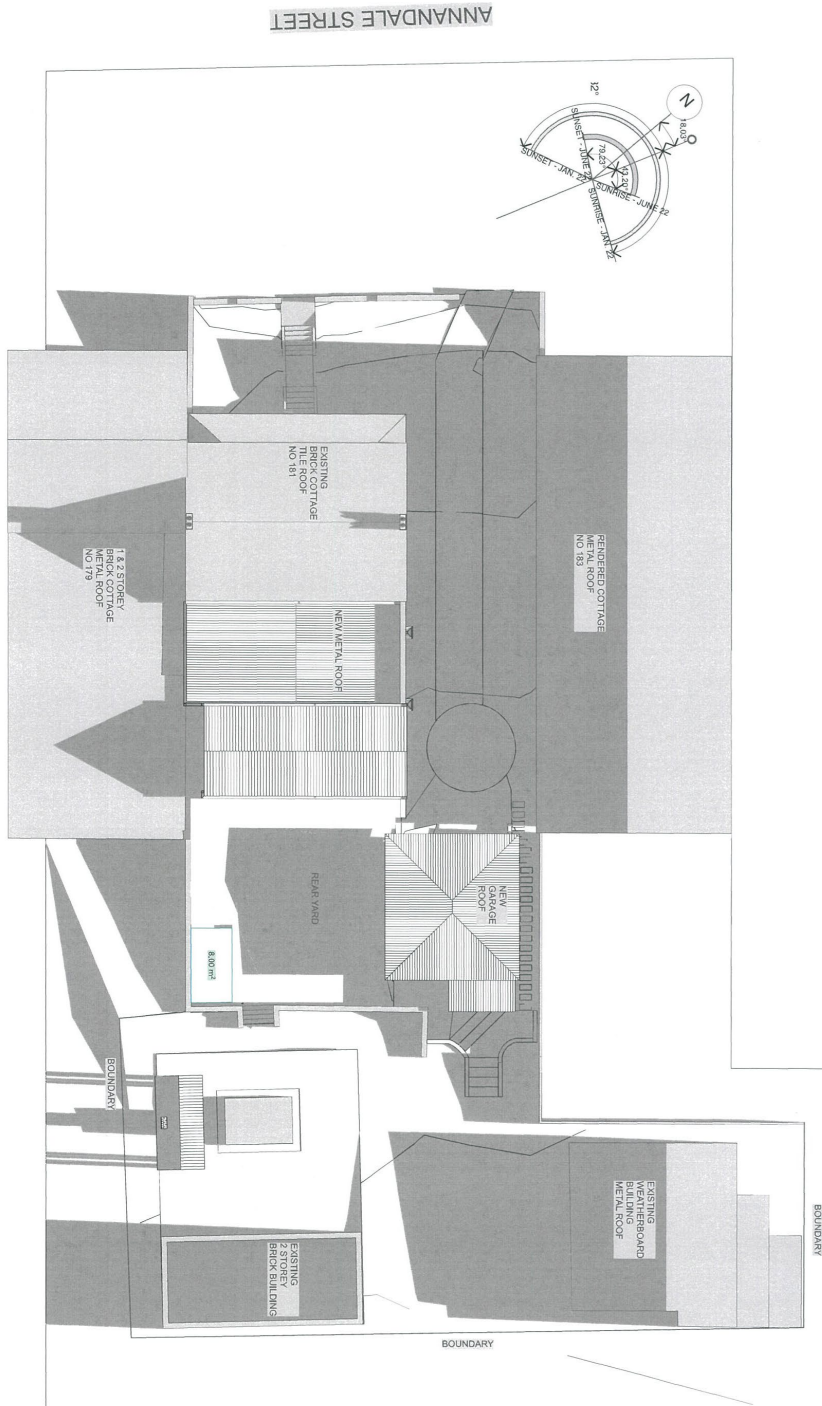
DRAWING TITLE:
SHADOW DIAGRAMS - EXISTING
3PM

SCALE:
@A3 1:200
DRAWN: MD

DATE: 24/05/2018

DRAWING NO.:
DA10.3

N



Check all dimensions on site before
Commencement of work shown on this
drawing. Work to figured dimension only. Do
not scale drawings. Report any
discrepancies to the architect for a decision
before proceeding with work.

MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
64181 MARLBOROUGH ST
SUNSHY HILLS NSW 2010
M. 0412 877 879
m.folk@mfolkarchitects.com.au

DEVELOPMENT
APPLICATION
CLIENT:
M.CALVETTI AND C.DAVIS
181 ANNANDALE ST
ANNANDALE

DRAWING TITLE:
SHADOW DIAGRAMS- PROPOSED
9AM
SCALE:
1:200 @ A31:200
DRAWN: CW MF
DATE: 23/05/2018

DRAWING NO.:
DA11.1



Check all dimensions on site before
Commencement of work shown on this
drawing. Work to figured dimension only. Do
not scale drawings. Report any
discrepancies to the architect for a decision
before proceeding with work.

MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
64/61 MARLBOROUGH ST
SURREY HILLS, NSW 2010
M: 0412 677 679
m.folk@mfolkarchitects.com.au

DEVELOPMENT APPLICATION
CLIENT:
M. CALVETTI AND C. DAVIS
181 ANNANDALE ST
ANNANDALE

DRAWING TITLE:
SHADOW DIAGRAMS- PROPOSED
SCALE:
1:200 @ A3:1:200
DRAWN: CW MF
DATE: 23/05/2018

DRAWING NO.:
DA11.2

Check all dimensions on site before
Commencement of work shown on this
drawing. Work to figured dimension only. Do
not scale drawings. Report any
discrepancies to the architect for a decision
before proceeding with work.

MICHAEL FOLK
ARCHITECTS AND INTERIORS PTY LTD
64/61 MARLBOROUGH ST
SURREY HILLS, NSW 2010
M: 04 12 677 679
m.folk@mfolkarchitects.com.au

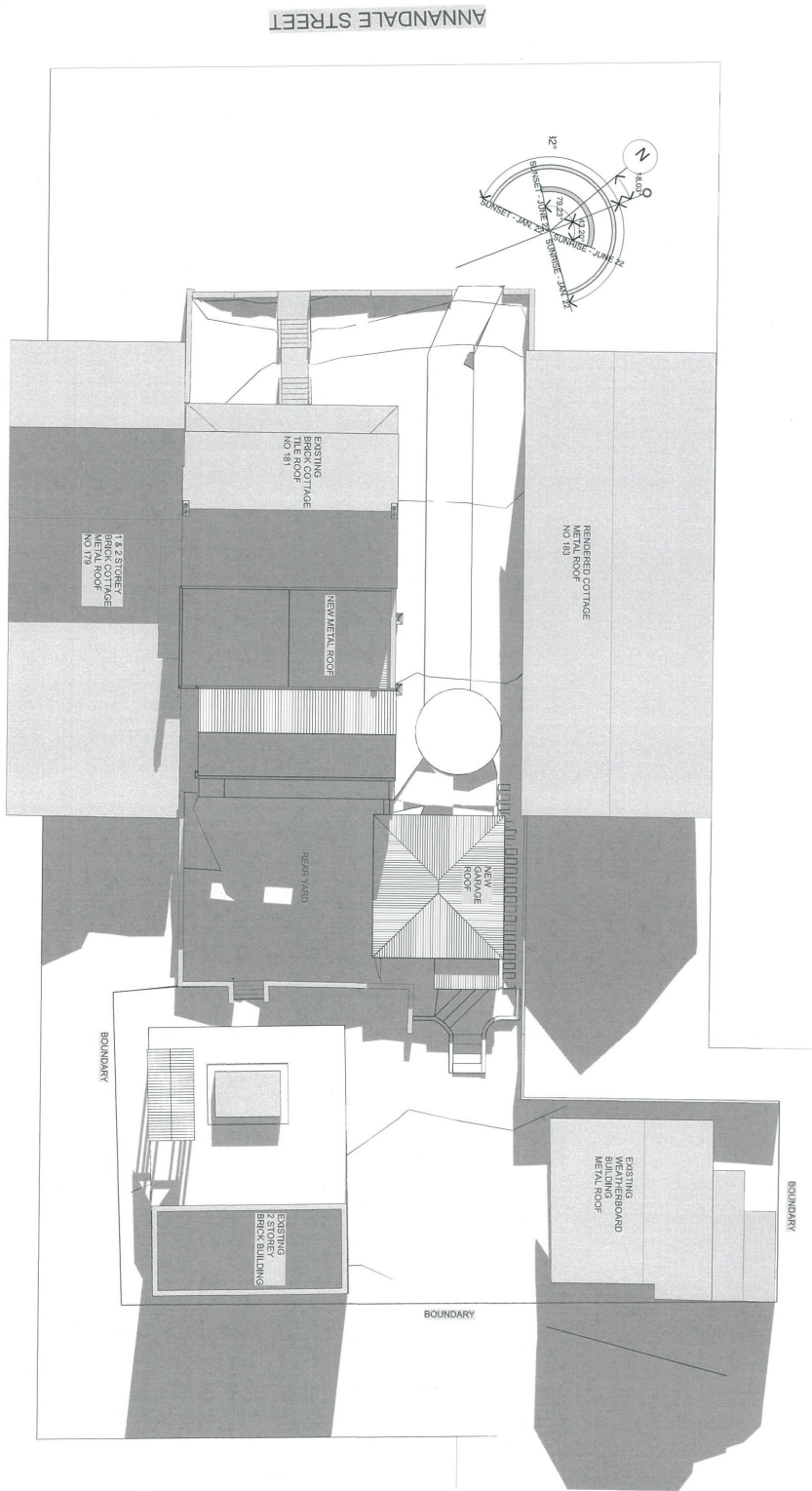
DEVELOPMENT APPLICATION
CLIENT:
M. CALVETTI AND C. DAVIS
181 ANNANDALE ST
ANNANDALE

DRAWING TITLE:
SHADOW DIAGRAMS- PROPOSED
3PM

SCALE:
1:200 @ A3:1:200
DRAWN: CW MF DATE: 23/05/2018

DRAWING NO.:
DA11.3

N



Attachment C – Statement of Heritage Significance

Attachment C – Statement of Heritage Significance

"Haledon", house

Item details

Name of item: "Haledon", house

Other name/s: formerly Waketu

Type of item: Built

Group/Collection: Residential buildings (private)

Category: House

Primary address: 181 Annandale Street, Annandale, NSW 2038

County: Cumberland

Local govt. area: Leichhardt

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
181 Annandale Street	Annandale	Leichhardt		Cumberland	Primary Address

Statement of significance:

No. 181 Annandale Street is of local historic and aesthetic significance as a good and largely intact representative example of a late Victorian dwelling constructed between the late 1870s and 1880s. The building significantly retains wide frontage to Annandale Street, its single storey scale and original features and fabric including roof form and chimneys, open front verandah, front fence and garden setting which make a positive contribution to the Annandale Street streetscape.

Note: This inventory sheet is not intended to be a definitive study of the heritage item, therefore information may not be accurate and complete. The information should be regarded as a general guide. Further research is always recommended as part of the preparation of development proposals for heritage items.

Date significance updated: 10 Nov 11

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).

Description

Physical description:

Single storey rendered and painted brick house on sandstone base with gabled roof clad in slates and rendered chimneys with profiled capping at each end. An open verandah with bullnosed roof clad in corrugated iron supported on cast iron posts with Corinthian capitals, decorative lace brackets and frieze extends across the front of the building. The front façade is symmetrical about the central entry door which is framed by two pairs of timber and glass French doors with toplights over. The building is setback from the wide street

frontage which features a wrought iron palisade fence on stone base with stone end piers and centre gate. Another gate has been added to the northern end. Concrete steps and path extend up to the verandah and building entry. The northern, side façade features decorative timber fretwork to the north facing gable. The building occupies a large site and is sited close to the southern boundary with wide setback from the northern and street boundary with open lawn and garden in the area between.

Physical condition and/or Archaeological potential: The building appears in sound yet run down condition (2010). The garden is overgrown and obscures views to the building.

Further information: The house is a multiple occupancy and has been divided into three flats.
Current use: Residential
Former use: Residential

History Historical notes: It is in this context that it is assumed that the house was constructed in the later half of the 19th century. A Sydney Water plan dated 1889 and revised in the early 1890s shows the house setback from the street frontage with street facing verandah and rear wing extending from the north eastern corner of the building. Another rectangular structure is also shown constructed close to the rear boundary. The house is constructed to the northern site boundary or a fence line. It would appear since the early 1890s that the south western portion of the site was subdivided (to form Nos. 177 and 179 Annandale Street) and site extended to the north.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a) [Historical significance] Of local historic significance as part of the late 19th century development of the local area that retains a sense of its early, larger subdivision pattern. Changes to the site and building reflect the growth and development

of the local area.

SHR Criteria c) [Aesthetic significance] The house is of aesthetic significance as a good and largely intact example of a late Victorian dwelling that retains a garden setting and makes a positive contribution to the Annandale Street streetscape.

SHR Criteria f) [Rarity] The site is relatively rare in the local area, despite changes to the site parameters it retains a wide street frontage and a sense of the earlier subdivision pattern.

SHR Criteria g) [Representativeness] The house is a representative example of a late Victorian house constructed following the initial subdivision of the local area.

Integrity/Intactness: High

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The building and palisade fence and stone elements along the street frontage should be retained and conserved. Significant elements such as the open front verandah, pattern of openings on the front façade, gable roof and chimneys should be retained. No new structures or elements should be constructed to the front or north eastern side of the main structure.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		12	23 Dec 13		

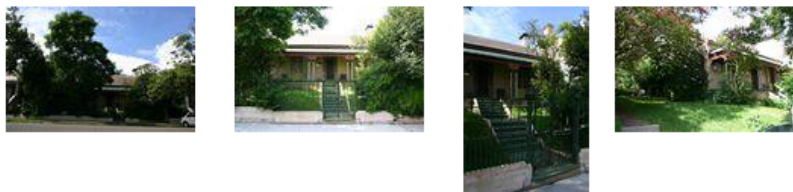
Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Leichhardt Municipality Heritage Study	1990		McDonald McPhee Pty Ltd (Craig Burton, Wendy Thorp)		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Max Solling and Peter Reynolds	1997	Leichhardt: On the Margins of the City	
Written	Sydney Water	1889	Leichhardt Sheets 13 & 14	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database 1940004

number:

Attachment D – Statement of Significance for the Annandale Heritage Conservation Area

Statement of Significance for the Annandale Heritage Conservation Area

The dwelling at 181 Annandale Street is a contributory building within the Annandale Heritage Conservation Area (HCA).

The Statement of Significance for 181 Annandale Street, sourced from Council's heritage database, is below:

- *No. 181 Annandale Street is of local historic and aesthetic significance as a good and largely intact representative example of a late Victorian dwelling constructed between the late 1870s and 1880s. The building significantly retains wide frontage to Annandale Street, its single storey scale and original features and fabric including roof form and chimneys, open front verandah, front fence and garden setting which make a positive contribution to the Annandale Street streetscape.*

The Statement of Significance for the Annandale Heritage Conservation Area, sourced from the Leichhardt DCP 2013, is listed below:

- *One of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s–1890s, aimed initially at the middle class market. The surviving development from this period forms the major element of its identity along with an area of 1910s–1930s development at its northern end.*
- *Demonstrates the vision of John Young, architect, engineer and property entrepreneur.*
- *Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney's Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.*
- *Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and resubdivision, the 1900 slump and the appearance of industry, and the last subdivision around Kentville/Pritchard Streets to the 1930s, with the early 1880s best illustrated along Johnston and Annandale Streets.*
- *Demonstrates a close relationship between landform and the physical and social fabric of the suburb.*
- *In its now rare weatherboard buildings it can continue to demonstrate the nature of that major construction material in the fabric of early*

Sydney suburbs, and the proximity of the timber yards around Rozelle Bay and their effect on the building of the suburbs of Leichhardt.

- *Displays a fine collection of large detached Victorian Italianate boomperiod villas with most decorative details still intact, set in gardens.*
- *Displays fine collection of densely developed Victorian commercial buildings.*
- *Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.*

The Statements of Significance for the heritage items in the vicinity are available from the Office of Environment & Heritage, heritage database website at:

<https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>