







# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	10.2019.8
<b>Address</b>	87 Smith Street, Summer Hill
<b>Proposal</b>	Alterations and additions to an existing dwelling house including rear two storey addition and garage
<b>Date of Lodgement</b>	21 January 2019
<b>Applicant</b>	Mr T Jin
<b>Owner</b>	Mr D Kaplanis
<b>Number of Submissions</b>	One (1)
<b>Value of works</b>	\$200,000
<b>Reason for determination at Planning Panel</b>	Heritage item
<b>Main Issues</b>	Nil
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Statement of Heritage Significance



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

## 1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing dwelling house including rear two storey addition and garage at 87 Smith Street, Summer Hill. The application was notified to surrounding properties and one (1) submission was received.

The application was revised in response to a number of issues raised by Council planners including (but not limited to) visual bulk, preservation of heritage significance of the building, size of the two (2) storey garage/studio structure and neighbouring amenity. The revised scheme adequately addressed all issues raised by Council.

No significant issues have arisen during the assessment of the revised application.

## 2. Proposal

The revised proposal is for alterations and additions to a heritage listed attached dwelling terrace including:

- Demolition of existing rear wing;
- Construction of a two (2) storey rear pavilion addition with ground floor rear deck;
- A single storey garage within the rear setback;
- Restoration and repair works to the original façade;
- Internal changes; and
- Landscaping works.

The revised proposal most notably increased the first floor side setback, reduced the garage structure from two (2) to one (1) storey, included restoration and repair works to the original façade, and included additional visual privacy measures.

## 3. Site Description

The site is rectangular in shape with an area of approximately 277.1sqm. It has a primary street frontage to Smith Street and has vehicle access from the rear via a shared right-of-way.

Currently the site is occupied by a single storey attached dwelling terrace which forms part of a group of six (6). It is adjoined by other dwellings in the group on either side. This part of Smith Street is largely characterised by one (1) and two (2) storey attached and demi-detached dwelling houses. The surrounding area (most notably adjoining the site at the rear) includes a number of multi-storey residential flat buildings.

The site is identified as containing a local heritage item known as 'Terrace Houses' (I622) which includes Nos. 79 – 89 Smith Street. The site is not located within a heritage conservation area.



Figure 1: Site viewed from Smith Street



Figure 2: Rear of subject dwelling viewed from rear yard.

## 4. Background

### 4(a) Site history

Date	Application
24 September 2018	PLA.9.2018.62 (Pre-DA). The key comments provided to the applicant can be summarised as follows: <ul style="list-style-type: none"> <li>- Any addition must be set 'free' of the main elements and roof;</li> <li>- Minimise visibility of addition from public domain;</li> <li>- Land is partially flood affected and as such the floor level needs to be raised accordingly and any future application needs to be supported by a Flood Report;</li> <li>- Existence of utility assets below the rear yard; and</li> <li>- Neighbouring solar access and visual privacy and visual bulk needs to be carefully considered.</li> </ul>

### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
20 May 2019	A letter was sent to the applicant raising a number of concerns with the proposal including (but not limited to) inadequate retention original roof form, unsuitable finishes to heritage façade, insufficient restoration/repair works to heritage façade, unreasonable impacts on neighbouring amenity, and inadequate loss of solar access to subject site.
13 June 2019	The applicant provided amended drawings and additional information which adequately addressed most of issues raised by Council. The most notable changes in the revised scheme include: <ul style="list-style-type: none"> <li>- Setback of the rear portion of the first floor from the western (side) boundary;</li> <li>- Deletion of the two-storey garage/studio and replacement with a single storey garage with flat roof;</li> <li>- Additional repair and restoration works to the principal dwellings façade;</li> <li>- And additional privacy treatment to the rear deck.</li> </ul>

## 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 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 (Building Sustainability Index: BASIX) 2004

The following provides further discussion of the relevant issues:

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

A BASIX Certificate was submitted with the application, however the certificate is out of date and as such the requirements of the SEPP have not been met.

It is a recommended condition of consent that the BASIX Certificate be updated to reflect the revised proposal.

5(b) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the Ashfield Local Environmental Plan 2011:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 5.10 - Heritage Conservation
- Clause 6.2 - Flood Planning

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned R2 – Low Density Residential under the ALEP 2011. The ALEP 2013 defines the development as:

**attached dwelling** means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

The development is permitted with consent within the zone. The development is consistent with the objectives of the zone.

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

Standard	Proposal	non compliance	Complies
<b>Height of Building</b> Maximum permissible: 8.5m	6.8m	N/A	Yes
<b>Floor Space Ratio</b> Maximum permissible: 0.7:1	0.53:1	N/A	Yes

Clause 5.10 Heritage conservation

The site is identified as containing a heritage item (I622) known as ‘Terrace Houses’ which includes Nos. 79 - 89 Smith Street.

The significance of the cottage is set out in the Heritage Inventory Sheet for the surviving six houses, with a Statement provided as follows:

*“A run of six attached late Victorian houses is unusual in Ashfield. This terrace was built as seven cottages, one being demolished about 1952. They are a simple but pleasing row forming a significant element of the streetscape and possessing great aesthetic potential. They were owned by their builder-developer Samuel Benjamin for nearly half a century.”*

The proposal is accompanied by a heritage impact statement. This has been reviewed by Council’s heritage specialists and is considered acceptable.

Given the extent of alteration to the rear wings, the replacement of this part of the heritage item is considered generally acceptable.

The revised proposal ‘stands clear’ of the principal roof form, ensuring that it presents as a pavilion-style addition and retains the entirety of the rear slope as requested by Council.

At the request of Council, the originally proposed dark greys and blacks were replaced with more sympathetic colours.

At the request of Council, the revised proposal also reinstates the front fence consistent with the reinstated front fence at No. 79 Smith Street.

The revised proposal will conserve the significance of the existing heritage item and complies with the relevant objectives of this part of the plan.

Clause 6.2 Flood planning

The rear portion of the subject site is flood affected. The proposal has adopted advice provided by Council’s Engineers and the supplied Flood Assessment Report, most notably the rear portion of the dwelling and garage have a freeboard of at least 500mm.

Consistent with the objectives of this part of the plan, the proposal will minimise the flood risk to life and property associated with the use of land, is compatible with the land’s flood hazard taking into account projected changes as a result of climate change, and will avoid significant adverse impacts on flood behaviour and the environment.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

IWCDCP2016	Compliance
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
A – Miscellaneous	

1 - Site and Context Analysis	Yes
2 - Good Design	Yes
3 - Flood Hazard	Yes – see discussion elsewhere in this report
4 - Solar Access and Overshadowing	Yes – see discussion below
5 - Landscaping	Yes – see discussion below
8 - Parking	Yes – see discussion below
15 - Stormwater Management	Yes – see discussion elsewhere in this report
<b>C – Sustainability</b>	
1 – Building Sustainability	Yes (subject to revised BASIX Certificate)
2 – Water Sensitive Urban Design	Yes
3 – Waste and Recycling Design & Management Standards	Yes
<b>E1 – Heritage items and Conservation Areas (excluding Haberfield)</b>	
1 – General Controls	Yes – see discussion below
2 – Heritage Items	Yes – see discussion below
8 - Demolition	Yes – see discussion below
9 – Heritage Conservation Areas, Character Statements and Rankings	Yes – see discussion below

<b>IWCDCP2016</b>				
<b>Section 2 Chapter F: Development Category Guidelines</b>				
<b>Control No.</b>	<b>Control</b>	<b>Standard</b>	<b>Proposed</b>	<b>Compliance</b>
DS1.1	Building style and form	Building style and form, proportion, façade composition of solid and void, materials, textures and colours are sympathetic with development prevailing in the street.	The building style, form, proportion and materials are consistent with existing building and prevailing character in the street.	Yes
DS3.3	Building height	Appears as no more than 2 storeys	The rear addition to the principal dwelling presents as 2 storeys.  The secondary dwelling presents as single storey.	Yes
DS3.4	Wall height	Maximum external wall height of 6 metres measured from the existing ground level.	6.5 metres.	No – see discussion below.
PC4	Setbacks	Are consistent with that prevailing in the street	The proposed ground floor rear setback is approximately 8m from the	Yes

			<p>rear building line of the neighbouring dwelling at No. 18 Kensington Road.</p> <p>The proposed nil setback to the western (side) boundary and</p> <p>2.7m setback to the eastern (side) boundary are consistent with the existing building and will ensure adequate amenity is maintained to neighbouring sites.</p>	
PC6	Car parking	<p>Garages and carports complement the scale, form and style of the primary dwelling and streetscape</p> <p>Garages and carports which are accessed off a rear lane are setback a minimum of 1 metre from the rear boundary</p>	The proposed garage is setback 7.615m from the rear boundary and is of a scale, form and style complementary to the primary dwelling.	Yes
DS8.2	Minimum landscaped area %	201-300sqm. 25% of site area.	23% (64sqm)	No – see discussion below
DS8.3	Maximum site coverage	201-300sqm. 65% of site area.	51.6% (143sqm)	Yes
DS9.1	Private open space	<p>Principal private open space is:</p> <ul style="list-style-type: none"> <li>- directly accessible from and at the same level as ground floor living area</li> <li>- has a minimum area of 20 m2</li> <li>- has a minimum dimension of 3.5</li> <li>- has an appropriate level of solar access, natural ventilation and</li> </ul>	<p>The proposal includes an 11sqm rear deck with a minimum dimension of 2.5m directly adjoining the living room.</p> <p>Although this does not comply with the private open space requirements, it is noted that the deck directly adjoins the rear yard (36.5sqm) which can function as an extension of the private open space.</p> <p>The proposed combined deck/rear yard will provide adequate private open space for the future</p>	Yes



		privacy	residents of the site.  The rear yard will receive good solar access between 9.00am and 12.00 midday and will have good natural ventilation and privacy.	
DS 10.1	Deep soil planting	All landscaped area is required to be capable of deep soil planting.	All landscaped area is required to be capable of deep soil planting.	Yes
DS 12.1	Rear gardens	Requires rear gardens to have an area and dimension that provide sufficient soil area for ground cover, vegetation and trees.	As discussed above in this table, the rear garden is considered to have sufficient landscape area.	Yes
DS13.1	Solar access	Sunlight to at least 50% (or 35m <sup>2</sup> with minimum dimension 2.5m, whichever is the lesser) of private open space areas of adjoining properties is not to be reduced to less than three (3) hours between 9am and 3pm on 21 June.	The proposal will maintain adequate solar access to neighbouring private open space in accordance with this part of the plan as demonstrated by the supplied solar access diagrams.  The subject site will also achieve the required solar access to its own private open space as demonstrated by the supplied solar access diagrams.	Yes
DS 13.2		Existing solar access is maintained to at least 40% of the glazed areas of any neighbouring north facing primary living area windows for a period of at least three hours between 9am and 3 pm on 21 June.	Given the north-south orientation of the subject subdivision, the proposal will maintain the required solar access to north-facing living room windows of the neighbouring properties.  The supplied solar access elevations demonstrate that the proposal will achieve the required solar access to its north-facing living room opening.	Yes

DS 13.4		Requires sun shading devices such as eaves, overhangs or recessed balconies minimise the amount of direct sunlight striking facades.	The proposal includes awnings above all significant openings.	Yes
DS14.2	Visual Privacy	Where they are provided, windows on side elevations are: <ul style="list-style-type: none"> <li>- located a sufficient distance away from windows on adjoining development</li> <li>- are positioned to not be in a direct line with windows on adjoining development</li> <li>- have a reduced size</li> <li>- include privacy devices such as fixed external screens, raised sill heights or opaque glazing</li> </ul>	The proposal does not include any first floor windows facing the side boundaries.  The first floor window on the rear elevation has a sill height of 1.4m above the first floor FFL, minimising any significant overlooking of neighbouring properties.  Given the elevated nature of the rear deck, at Council's request it was set in 300mm from both side boundaries and has 1.6m high privacy screens on both edges to ensure the visual privacy of the neighbouring properties is maintained. It is a recommended condition of consent that these screens have a minimum opacity of 50%.	Yes
DS 16.1	Ecologically sustainable development	Development complies with the Building Sustainability Index (BASIX).	The proposal is capable of complying with the BASIX requirements.	Yes
DS19.1	Stormwater Disposal	Stormwater from roofs is discharged by gravity to street gutter system	The supplied concept stormwater management plan is considered acceptable.	Yes

The following provides discussion of the relevant issues:

Heritage

The proposal retains and in some instances (such as the façade) enhances the significant fabric and features that contribute to the significance of the item.

The two-storey rear addition has been setback from the original intact areas of the heritage item (being the front terrace). As the proposal is setback from the principal structure, the massing, form and scale are considered consistent with the item. The south-most lower gutter (closest to the principal dwelling) is set below the existing ridgeline, the roof then angles up at 3 degrees to the north, and as such the addition will not be readily visible from Smith Street.

The new works are consistent with the setbacks of the item. It was requested by Council that the rear portion of the first floor be setback from the western (side) boundary to ensure the original pattern of development which notably includes paired breezeways can still be discerned while ensuring the visual bulk and neighbouring amenity impacts are reduced.

The proposal is consistent with the objectives of Part E1 of the plan.

#### Wall height

Although the proposal has a maximum wall height of 6.5m in excess of 6m, this is the result of the site being flood affected thus requiring the rear portion of the dwelling to be at least 500mm above natural ground level. It is noted that the majority of the walls range from 5.8m - 6.1m in height. The non-compliance is for the most part not significant (~100mm) and the proposal will maintain adequate amenity and will not be unreasonably visually overbearing to neighbouring properties,

#### Landscaped area

23% (64sqm) of the site is landscaped area. It is noted that the front pathway has incorrectly been included in the landscape calculations and that the revised proposal has widened the proposed rear driveway to span the entire width of the site thus deleting a strip of landscaped area originally proposed.

To ensure compliance with the required landscaped area, it is a recommended condition of consent that driveway be reduced to single car width. The area between the garage and right-of-way not occupied by the driveway must be landscaped area (which is approximately 9sqm). This will result in 73sqm of landscaped area which equates to 26.3% of the site.

#### 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

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 Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 21 days to surrounding properties. One (1) submission was received.

The submission raised the following concerns:

- Issue: Privacy and visual bulk concerns regarding second storey window of garage structure.
- Comment: The second storey of the garage was deleted at Council's request and the structure was revised to a single storey garage.

### 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

No objections were raised to the revised proposal which amended the proposal to 'stand clear' of the primary roof form and incorporated a number of repair and restoration works to the front façade at Council's request.

#### Engineering

Council's Engineers raised no objection to the revised proposal subject to the imposition of conditions of consent.

Extensive engineering comments were provided at the Pre-DA stage which were adequately implemented in the subject application.

A Flood Assessment Report and Flood Risk Management Plan have been provided and are based on the WMA Flood Assessment Report. The report states that the dwelling will be cantilevered over a portion of the flood flow path. No objection to this provided the underside of the dwelling floor slab is located no less than 150mm above the 100 year flood level which is RL 16.45m AHD.

Documentation has been submitted demonstrating site investigations to locate Council's stormwater pipe have been undertaken however were unsuccessful in locating the pipe. A condition of consent is recommended to address and avoid potential damage to Council's pipe by the development.

The combined rainwater and OSD tanks must be raised such that they do not obstruct or redirect overland flows from uphill lands. This will result in the top of tanks at approximately RL. 18.65m AHD which is approximately 2.75m above surface levels. As the tanks are located in the rear yard, they will significantly extend above the boundary fence. It is noted that the supplied stormwater plans shown the tanks within the garage but the architectural drawings show them in the rear yard. It is a recommended condition of consent that the tanks be located within the garage which has a floor level above the required RL16.45. There will still be sufficient space to ensure one (1) car can be parked in the garage.

## 6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

### Sydney Water

A sewerage pipe runs under the site which is the property of Sydney Water. No objection to the proposal was raised by Sydney Water subject to the imposition of recommended conditions of consent.

## 7. Section 7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$1000 would be required for the development under Ashfield Section 94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

## 9. Recommendation

- A. 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. 10.2019.8 for alterations and additions to an existing dwelling house including rear two storey addition and garage at 87 Smith Street, Summer Hill subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

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Building Classification	1a
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### Conditions of Consent

#### Fees

##### Planning

#### 1. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the Environmental Planning and Assessment Act and in accordance with the relevant current contributions plan:

*“Ashfield Section 94A Development Contributions Plan 2009 – Amendment No.3”*

Note:

Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount\*:

**\$1,000**

\*Indexing of the Section 7.12 contribution payment:

***Former Ashfield LGA & Former Marrickville LGA:***

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

1

Payment methods:

The required contribution must be paid either in cash; by unendorsed bank cheque (from an Australian Bank only); via EFTPOS (Debit only); or credit card (to a maximum of \$10,000 - Note: A 1% credit card transaction fee applies to all credit card transactions). It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions.

**2. Long Service Levy**

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid 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.

**3. Security Deposit**

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been 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:	\$8,056.50
Inspection Fee:	\$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 the 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.

**General Conditions**

**Planning**

**4. Documents related to the consent**

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA01 'E'	Site Plan	June 2019	March Designs
DA04 'E'	Proposed Ground Floor Plan	June 2019	March Designs
DA05 'E'	Proposed First Floor Plan	June 2019	March Designs
DA06 'E'	Proposed Roof Plan	June 2019	March Designs
DA07 'E'	Proposed Elevations & Materials	June 2019	March Designs
DA08 'E'	Proposed Sections	June 2019	March Designs
DA09 'E'	Proposed Elevations	June 2019	March Designs
DA10 'E'	Proposed Elevations	June 2019	March Designs
H01 '1'	Site and Roof Stormwater Drainage Plan	19 December 2019	Structa Consulting Engineering
H02 '1'	Stormwater Drainage Plans	19 December 2019	Structa Consulting Engineering
H03 '1'	Sediment and Erosion Control Plan	19 December 2019	Structa Consulting Engineering



As amended by the conditions of consent.

**5. Privacy screens**

The privacy screens on the edges of the rear deck must be fixed and have a minimum opacity of 50%.

**6. Driveway**

The proposed driveway connecting the garage to the right-of-way at the rear must be reduced to single car width. The area between the garage and right-of-way not occupied by the modified driveway must be landscaped area.

**7. Boundary Alignment Levels**

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

a Council stormwater system. Alternatively, the basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

**8. Works Outside the Property Boundary**

This development consent does not authorise works outside the property boundaries on adjoining lands.

**9. Waste Management Plan**

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

**10. Erosion and Sediment Control**

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

**11. Standard Street Tree Protection**

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

**Prior to any Demolition****Planning****12. Dilapidation Report**

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

**13. Advising Neighbors Prior to Excavation**

At least 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.

**14. Construction Fencing**

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

### Prior to Construction Certificate

#### **15. Changes to Levels**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:

- a) The combined Rainwater reuse and OSD tank must be relocated to the Garage such that overland flows are unobstructed.
- b) The existing surface levels of the Landscaped Private Open Space at the rear of the dwelling and below the Rear Living Room and Rear Deck must be no higher than existing levels as not to alter the existing overland flow path.
- c) The underside of the Living Room Floor slab and underside of the rear decking must be no lower than RL 16.45m AHD such that overland flows are able to pass under the floor unobstructed.
- d) The two proposed light wells/courtyards on the western boundary between the ground floor Bed 2 and southern wall of the ground floor Living Room shall be fully sealed with boundary fences being solid type construction and solid construction under the southern wall of the Living Room such that overland flows from uphill lands and from below the Living Room are prevented from entering the lightwells/courtyards.
- e) The boundary fences along the eastern and western side boundaries below the eastern and western walls of the cantilevered Living Room and north of the Living Room must be flood compatible with vertical elements that are no wider than 50mm and separated by no less than 90mm up to an elevation of RL16.45m AHD to allow floodwaters to flow through unimpeded. The portion of the boundary fence above this level must be lightweight construction such as timber paling or lightweight metal.

#### **16. Dilapidation Report – Pre-Development – Minor**

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

#### **17. Structural Design of Building Footings**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans prepared and certified by a suitably qualified Structural Engineer that the foundations

of the proposed development adjacent to Council's drainage system being designed so that no surcharge loads are imposed upon Council's drainage system and make provision for the following:

The design of the footings shall be a typical foundation design which assumes that Council's stormwater pipe is 900mm in diameter and shall be designed to meet the following requirements:

- a) No surcharge loads are imposed upon Council's drainage pipe;
- b) All piers must be located a minimum 750mm from the outer wall of the pipeline; and
- c) The piers must be designed to extend to bedrock.

Nothing in this condition prevents a Construction Certificate from being issued for demolition and site investigation purposes contemplated by Condition **Protection of Council Stormwater Drainage Infrastructure** below.

#### 18. Flood Affected Site

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably experienced Civil Engineer that the works comply with the following specific requirements::

- a) The plans are in accordance with the recommendations of the Flood Assessment Report for the Proposed Alterations & Additions to Existing Dwelling prepared by Accon Engineers and dated 7 January 2019 and Flood Risk Management Plan for Proposed Alterations & Extensions to Existing Dwelling prepared by Accon Engineers and dated 7 January 2018 including the following:
  - i. Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris.
  - ii. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections.
  - iii. Flood warning signs/depth indicators for areas that may be inundated
  - iv. A flood evacuation strategy.
  - v. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.

- b) The combined Rainwater reuse and OSD tank must be raised on stands/stilts such that the underside of the tank stands/stilts are no lower than RL. 16.45m AHD and the area below the tanks are open such that overland flows are unobstructed.
- c) The existing surface levels of the Landscaped Private Open Space at the rear of the dwelling and below the Rear Living Room and Rear Deck must be no higher than existing levels as not to alter the existing overland flow path.
- d) The underside of the Living Room Floor slab and underside of the rear decking must be maintained so as not to alter the existing overland flow path. Details of all obstructions or changes in level within the overland flow paths must be detailed on the plan.
- e) The two proposed light wells/courtyards on the western boundary between the ground floor Bed 2 and southern wall of the ground floor Living Room shall be fully sealed with boundary fences being solid type construction and solid construction under the southern wall of the Living Room such that overland flows from uphill lands and from below the Living Room are prevented from entering the lightwells/courtyards.
- f) The boundary fences along the eastern and western side boundaries below the eastern and western walls of the cantilevered Living Room and north of the Living Room must be flood compatible with vertical elements that are no wider than 50mm and separated by no less than 90mm up to an elevation of RL16.45m AHD to allow floodwaters to flow through unimpeded. The portion of the boundary fence above this level must be lightweight construction such as timber paling or lightweight metal.
- g) A structural engineer's certificate must be submitted stating that the proposed building has been designed to withstand the forces of flood water, debris and buoyancy up to the Probable Maximum Flood (PMF) level.
- h) Separate drainage pit and pipe systems must be provided to drain the rear yard and light wells/central courtyards independently to the boundary control pit as to prevent surcharging in the light well/central courtyard areas and potential inundation of the dwelling.

**19. Stormwater Drainage System – Minor Developments (OSD is required)**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention facilities (OSD), certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. C02091 Sheets H01 and H02 Revision 1 prepared by Structa Consulting Engineers and dated 19/12/18 and as amended to meet the below requirements.
- b) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (ARR), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c) Stormwater runoff from all roof and paved areas within the property shall be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter Smith Street including the area at the rear of the site within the Right of Way.
- d) Separate drainage pit and pipe systems shall be provided to drain the rear yard and light wells/central courtyards independently to the boundary control pit. This is required to prevent surcharging in the light well/central courtyard areas and potential inundation of the dwelling.
- e) The combined Rainwater reuse and OSD tank must be relocated to the Garage such that overland flows are unobstructed.
- f) Charged or pump-out stormwater drainage systems are not used except where required to drain downpipes to the proposed rainwater/OSD tanks.
- g) The drainage system including downpipes and gutter that drain to the OSD Tanks must be designed to convey the 100 year flows to the tanks.
- h) As there is no overland flow/flood path available from the rear yard, central lightwells /courtyards and rear driveway to the Smith Street frontage, the pit and piped drainage systems shall be designed to capture and convey the 100 year Average Recurrence Interval flow from the property area assuming 80% blockage of the inlet and 50% blockage of the pipe.
- i) The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions;
- j) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
- k) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- l) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
- m) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.

- n) New pipelines within the footpath area that are to discharge to the kerb and gutter shall be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm or Sewer Grade PVC with a maximum height and width of 100mm and discharge to the gutter by the shortest possible route. Kerbstone(s) shall be adjusted as necessary to accommodate the outlet with sufficient cover over the outlet pipe.
- o) Stormwater outlets through sandstone kerbs must be carefully core drilled.

### **Planning**

#### **20. Party Walls**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Structural Certificate from a practising structural engineer which verifies that the structural integrity of the existing "Party Walls" are adequate to accept the additional loads imposed thereon by the proposal. A copy of the Structural Certificate must be provided to all owners of the party wall/s.

#### **21. Structural Certificate for retained elements of the building**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a 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. The certificate must 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.

#### **22. Sydney Water – Tap In**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program 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.

*Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.*

### 23. Concealment of Plumbing and Ductwork

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans detailing the method of concealment of all plumbing and ductwork including stormwater downpipes within the outer walls of the building so they are not visible.

## During Demolition and Construction

### Planning

### 24. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

### 25. Protection of Council Stormwater Drainage Infrastructure

During all phases of demolition, excavation and construction, it is the full responsibility of the applicant and their contractors to take measures to protect any in-ground Council stormwater drainage pipeline and associated pits that are detected.

The location of the pipeline shall be assumed to be in accordance with the plans required by **Condition Structural Design of Building Footings** and the plans required by that **Condition** unless determined otherwise on site.

If the Council pipeline or any evidence of disturbed soil is uncovered during construction, all work shall cease within two (2) metres of the pipeline and the Principal Certifying Authority and Council [via Customer Service] shall be contacted within 24 hours for instruction. The applicant shall carefully expose the infrastructure for inspection by the Principal Certifying Authority and the Council.

The structural design prepared under **Condition Structural Design of Building Footings** is to be adjusted as required and provided to Council's Coordinator Development Engineering prior to any further works in the vicinity of the pipeline.



If no response has been provided by Council within 7 days, the applicant is at liberty to take steps to install a pier and beam footing system over the infrastructure in accordance with a professional structural engineer's detail, as follows:

- a) ensures that no loads are imposed upon the infrastructure by any building over;
- b) a minimum of 750mm clearance shall be provided from the ascertained outside face of the stormwater infrastructure to the inside face of the pier; and
- c) All piers must be designed to extend to bedrock or minimum 1000mm below the ascertained invert of the pipeline, whichever is higher.

Any damage caused to the Council stormwater drainage system must be immediately repaired in full as directed by and at no cost to Council.

#### **26. Survey Prior to Footings**

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

#### **Prior to Occupation Certificate**

#### **27. No Encroachments**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

#### **28. Protect Sandstone Kerb**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that any damaged stone kerb has been replaced.

#### **29. Flood Risk Management Plan - Certification**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with Certification by a suitably experienced Civil Engineer that all aspects of the flood risk management plan have been implemented in accordance with the approved design, conditions of this consent and relevant Australian Standards.

**30. Works as Executed – Site Stormwater Drainage System**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with Certification by a suitably qualified Civil Engineer that:

- a) The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.
- b) Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD system commissioned in accordance with the approved design and relevant Australian Standards have been submitted to Council. 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.

**31. Operation and Management Plan**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention facilities and stormwater quality improvement device(s) and pump(s). 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.

**32. BASIX**

A copy of the required completed BASIX certificate with respect to the proposed residential building works, must be lodged with an application for a construction certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

All commitments listed in the BASIX Certificate for the development must be fulfilled prior to an Occupation Certificate being issued.

**Planning****On-going****33. Flood Risk Management Plan**

The Flood Risk Management Plan approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

**34. Operation and Management Plan**

The Operation and Management Plan for the on-site detention facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

**Planning****Advisory notes****Permits**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must 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 veranda over the footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

#### **Public Domain and Vehicular Crossings**

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 must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

#### **Insurances**

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to 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.

#### **Planning**

##### **Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

**Notification of commencement of works**

At least 7 days before any demolition work commences:

- a) the Council must be notified of the following particulars:
  - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
  - ii. the date the work is due to commence and the expected completion date; and
- b) a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

**Storage of Materials on public property**

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

**Toilet Facilities**

The following facilities must be provided on the site:

- a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and
- b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

**Infrastructure**

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. 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 must be undertaken before occupation of the site.

**Other Approvals may be needed**

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant

legislation. Council takes no responsibility for informing applicants of any separate approvals required.

**Failure to comply with conditions**

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.

**Other works**

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*.

**Obtaining Relevant Certification**

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.

**National Construction Code (Building Code of Australia)**

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by

this consent must be carried out in accordance with the requirements of the National Construction Code.

#### **Notification of commencement of works**

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- 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,
- 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.

#### **Dividing Fences Act**

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

#### **Permits from Council under Other Acts**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must 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. A lease fee is payable for all occupations.

#### **Noise**

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.

#### **Amenity Impacts General**

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

#### **Construction of Vehicular Crossing**

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for 'Construction of a Vehicular Crossing & Civil Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

#### **Lead-based Paint**

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.



**Asbestos Removal**

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m<sup>2</sup> of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current AS1 Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

**Dial before you dig**

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

**Useful Contacts**

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm

[www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Department of Fair Trading 13 32 20

[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig	1100	
		<a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660	
		To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441	
		<a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406	
		<a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government		
		<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a>
		<a href="http://www.diySAFE.nsw.gov.au">www.diySAFE.nsw.gov.au</a>
		Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	
		<a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92	
		<a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>

Waste Service - SITA 1300 651 116

Environmental Solutions

[www.wasteservice.nsw.gov.au](http://www.wasteservice.nsw.gov.au)

Water Efficiency Labelling and [www.waterrating.gov.au](http://www.waterrating.gov.au)

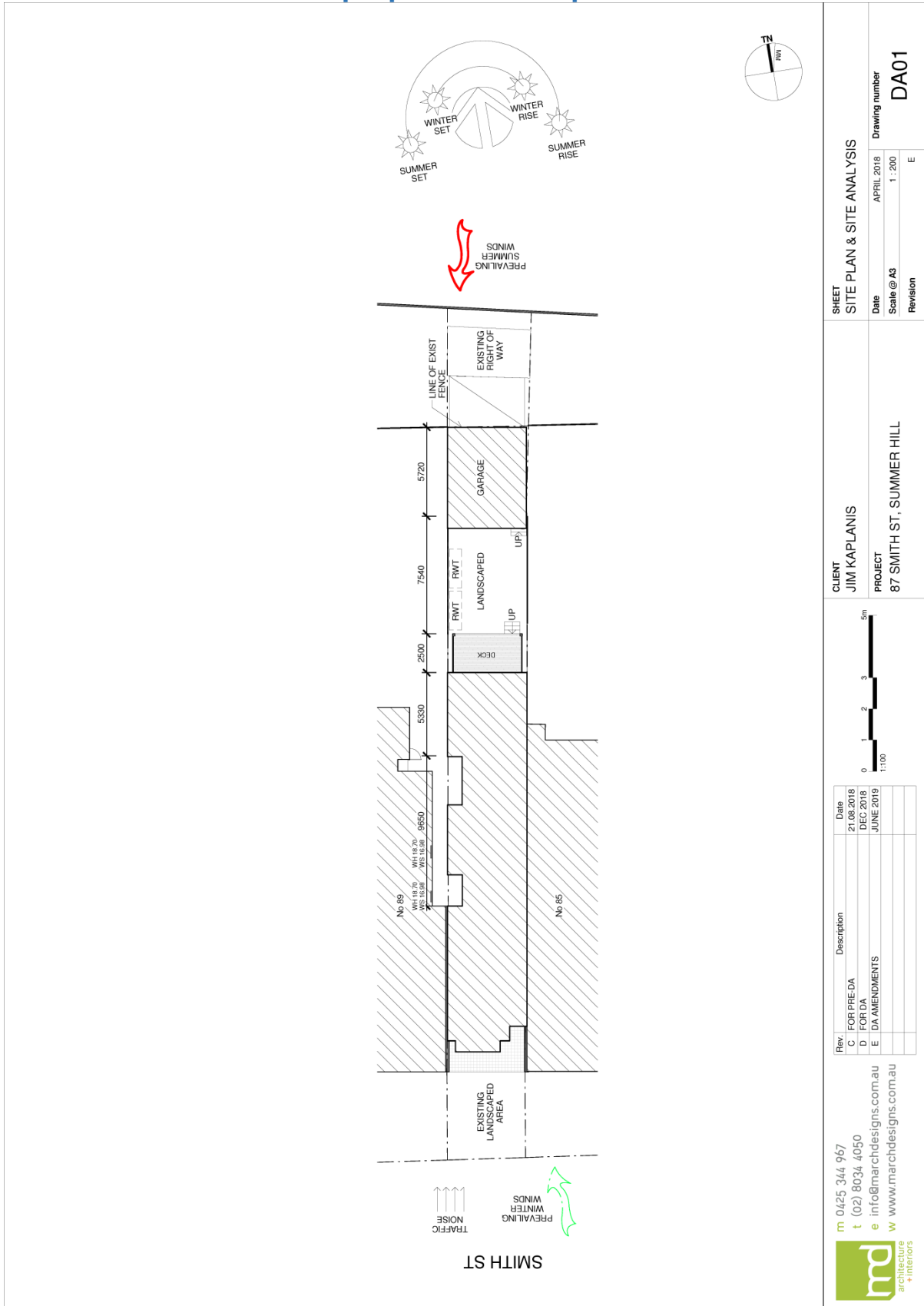
Standards (WELS)

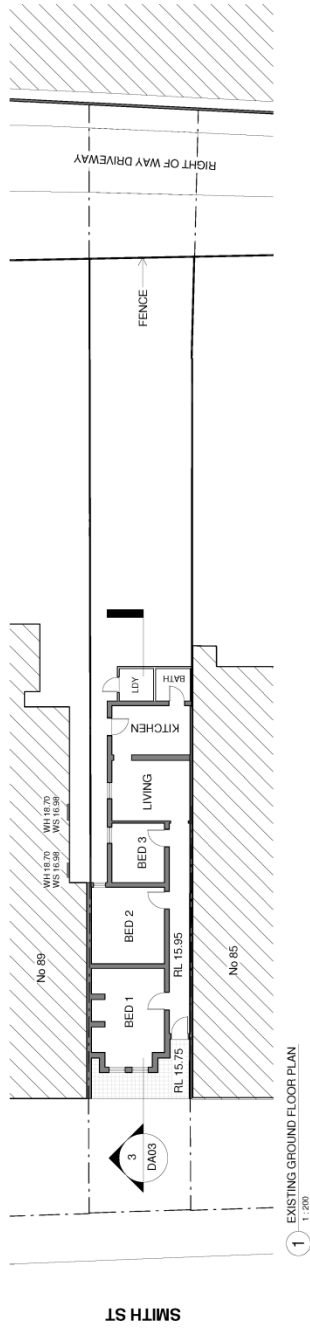
WorkCover Authority of NSW 13 10 50

[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

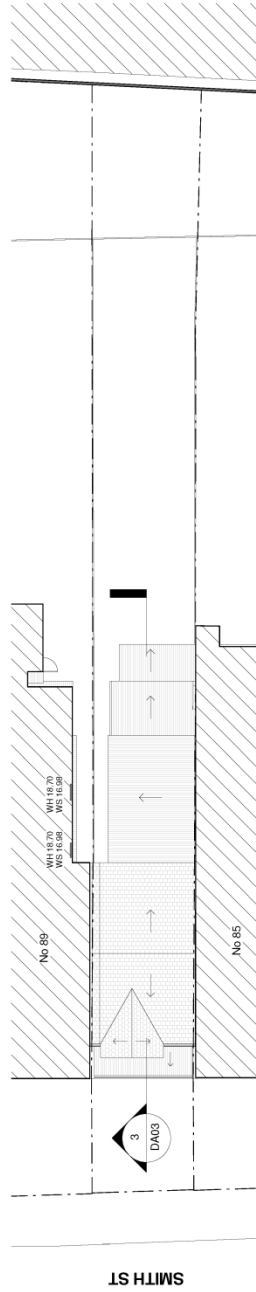
Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development





1 EXISTING GROUND FLOOR PLAN  
1:200



2 EXISTING ROOF PLAN  
1:200



m 0425 344 967  
t (02) 8034 4050  
e info@marchdesigns.com.au  
w www.marchdesigns.com.au

Rev.	Description	Date
A	SKETCH PLAN	23.04.2018
B	ADDED SURVEY ELEMENTS	09.07.2018
C	FOR PRE-DA	21.08.2018
D	FOR DA	DEC. 2018
E	DA AMENDMENTS	JUNE 2019

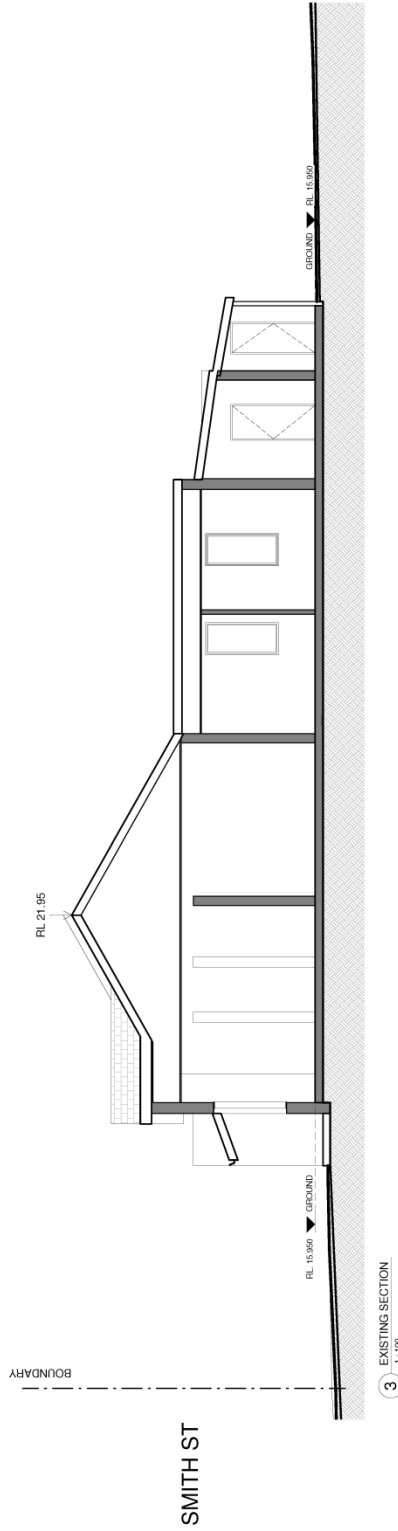
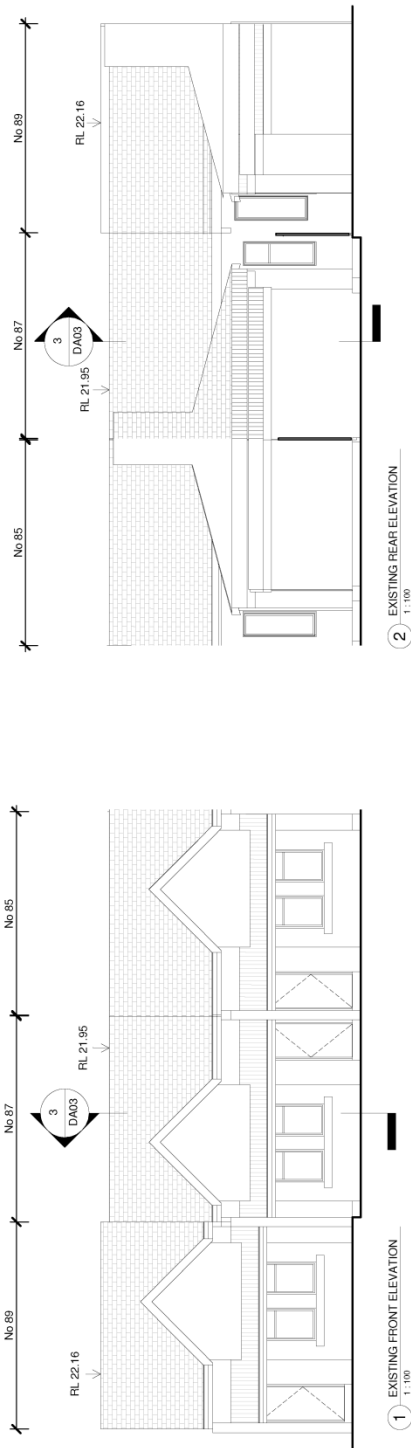



CLIENT  
**JIM KAPLANIS**  
PROJECT  
**87 SMITH ST, SUMMER HILL**

SHEET  
**EXISTING PLANS**

Date 02/06/15  
Scale @ A3 1:200  
Revision E

Drawing number  
**DA02**




 0425 344 967  
 t (02) 8034 4050  
 e info@marchdesigns.com.au  
 w www.marchdesigns.com.au

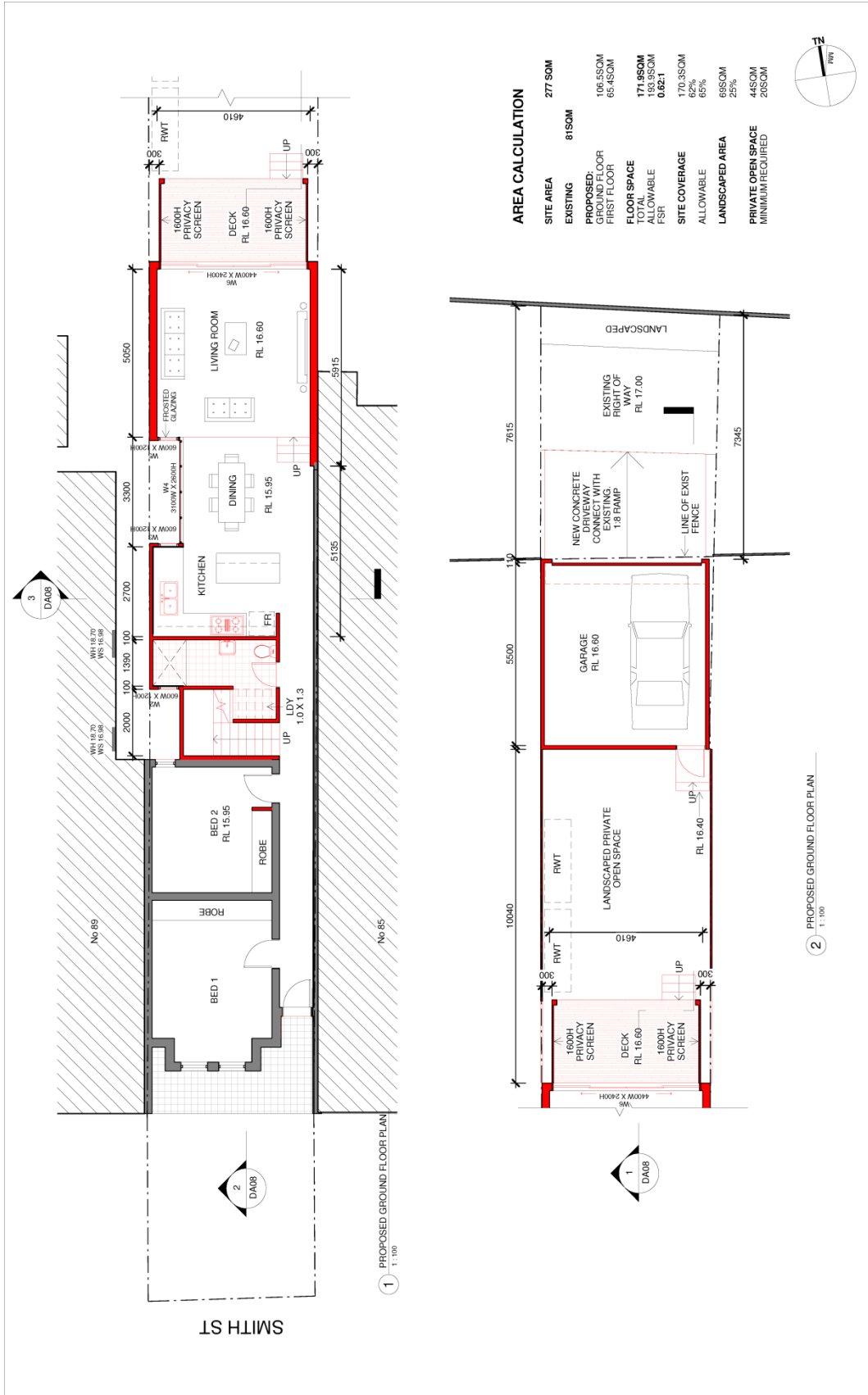
Rev.	Description	Date
C	FOR PRE-DA	21.08.2018
D	FOR DA	DEC. 2018
E	DA AMENDMENTS	JUNE 2019



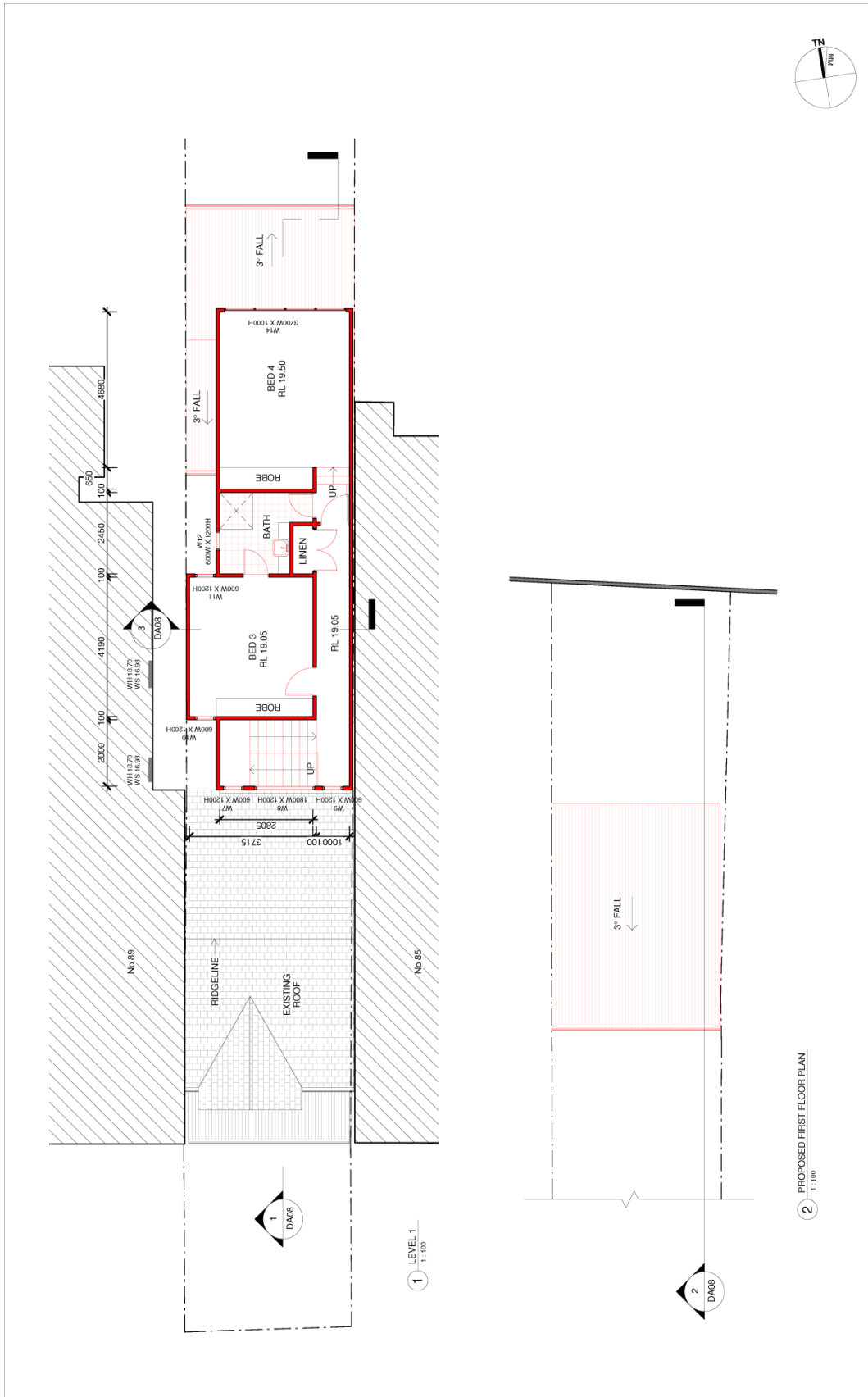
**CLIENT**  
 JIM KAPLANIS  
**PROJECT**  
 87 SMITH ST, SUMMER HILL

**SHEET**  
 EXISTING ELEVATIONS & SECTION  
**Date** 02/06/15  
**Scale @ A3** 1:100  
**Revision** E

**Drawing number**  
 DA03

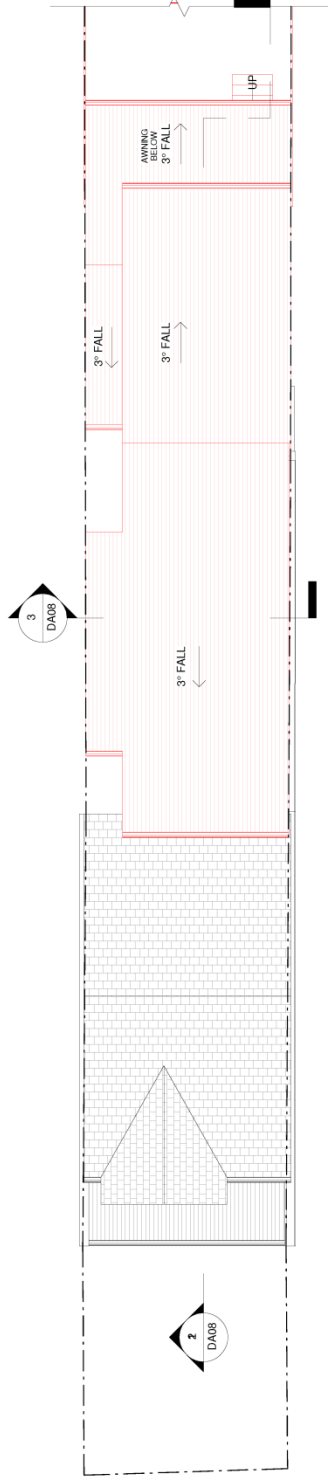


<p><b>CLIENT</b> JIM KAPLANIS</p> <p><b>PROJECT</b> 87 SMITH ST, SUMMER HILL</p>		<p><b>SHEET</b> PROPOSED GROUND FLOOR PLAN</p> <p><b>Date</b> 02/06/15</p> <p><b>Scale @ A3</b> 1:100</p> <p><b>Revision</b> E</p>
<p><b>DATE</b> 21.08.2018</p> <p><b>DESCRIPTION</b> FOR PRE-DA</p> <p><b>DATE</b> DEC. 2018</p> <p><b>DESCRIPTION</b> FOR DA</p> <p><b>DATE</b> JUNE 2019</p> <p><b>DESCRIPTION</b> DA AMENDMENTS</p>		<p><b>Drawing number</b> DA04</p>

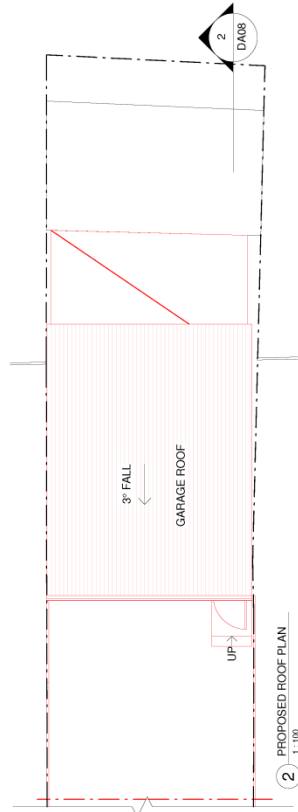


<p><b>CLIENT</b> JIM KAPLANIS</p> <p><b>PROJECT</b> 87 SMITH ST, SUMMER HILL</p>		<p><b>SHEET</b> PROPOSED FIRST FLOOR PLAN</p> <p><b>Date</b> 02/06/15</p> <p><b>Scale @ A3</b> 1:100</p> <p><b>Revision</b> E</p>													
<p><b>Rev.</b></p> <table border="1"> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>C</td> <td>FOR PRE-DA</td> <td>21.08.2018</td> </tr> <tr> <td>D</td> <td>FOR DA</td> <td>DEC 2018</td> </tr> <tr> <td>E</td> <td>DA AMENDMENTS</td> <td>JUNE 2019</td> </tr> </table>		Rev.	Description	Date	C	FOR PRE-DA	21.08.2018	D	FOR DA	DEC 2018	E	DA AMENDMENTS	JUNE 2019	<p><b>Drawing number</b> DA05</p>	
Rev.	Description	Date													
C	FOR PRE-DA	21.08.2018													
D	FOR DA	DEC 2018													
E	DA AMENDMENTS	JUNE 2019													
<p>m 0425 344 967 t (02) 8034 4050 e info@marchdesigns.com.au w www.marchdesigns.com.au</p> <p><b>md</b> architecture +interiors</p>		<p>Scale bar: 0, 1, 2, 3, 5m 1:100</p>													





1 PROPOSED ROOF PLAN  
1:100



2 PROPOSED ROOF PLAN  
1:100

**BASIX COMMITMENTS:**

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and shading device. The following requirements must also be satisfied in relation to each window and glazed door. Each window or glazed door must be made of improved frames, or pyrolytic low-e glass, or clear air gap/clear glazing, or toned/air gap/clear glazing must be used. The applicant must also ensure that the glazing is installed in accordance with the requirements of the Australian Standard AS/NZS 4200. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door, and no more than 2400 mm above the sill. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the overshadowing column in the table below.

**Windows and glazed doors glazing requirements**

Window / door no.	Orientation	Area of glass in the frame (m <sup>2</sup> )	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	0.73	6.2	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	S	0.72	2.6	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	N	0.72	5.8	3.3	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	W	8.05	3.2	1.8	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	S	0.72	5.8	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W6	N	10.8	0	0	eave/verandah/pergola/balcony >=500 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W7	S	0.72	1.2	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W8	S	2.16	1.2	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	S	0.72	1.2	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	S	0.72	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W11	N	0.72	2.4	3.1	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W12	W	0.72	0	0	external louvre/blind (adjustable)	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W13	S	0.72	2.4	3.1	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W14	N	4.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

**BASIX COMMITMENTS:**

The applicant must install the following hot water system in the development: gas instantaneous. The applicant must ensure a minimum of 40% of new or altered light fixtures are filled with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps. The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating. The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>; b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	R1	
suspended floor with open subfloor: concrete (R0.5)	R0.5 (down) (or R1.50 including construction)	
external wall: cavity brick	R1	
external wall: concrete block/plyboard	R1.18 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, aluminium)	R1.30 (or R1.70 including construction)	
flat ceiling: flat roof: framed	ceiling: R1.58 (fib), roof: foil backed blanket (R5 mm)	medium (solar absorptance 0.475: 0.70)



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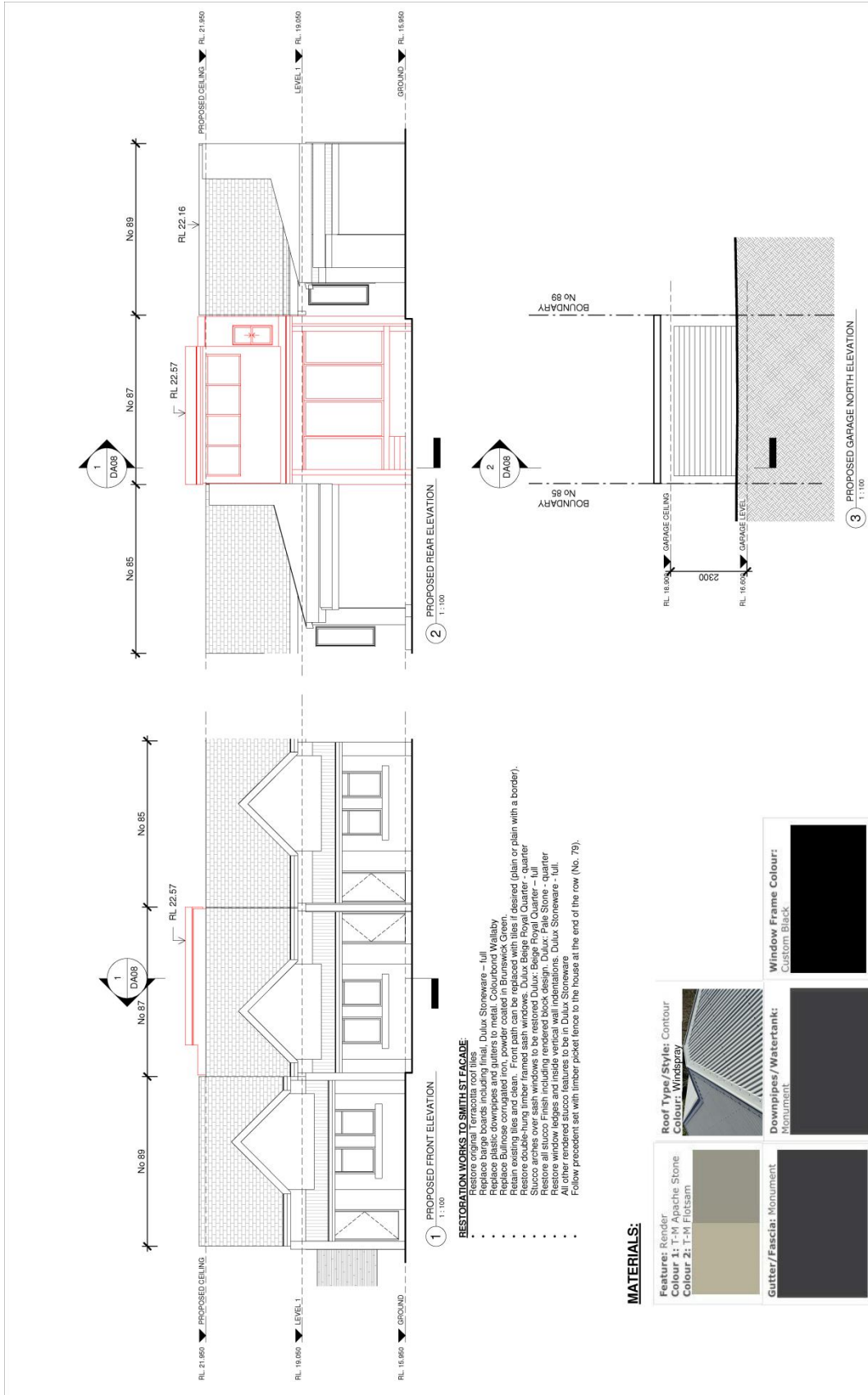
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D	FOR DA	DEC. 2018
E	DA AMENDMENTS	JUNE 2019

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JIM KAPLANIS  
PROJECT  
87 SMITH ST, SUMMER HILL

SHEET  
PROPOSED ROOF PLAN

Date  
02/06/15  
Drawing number  
DA06



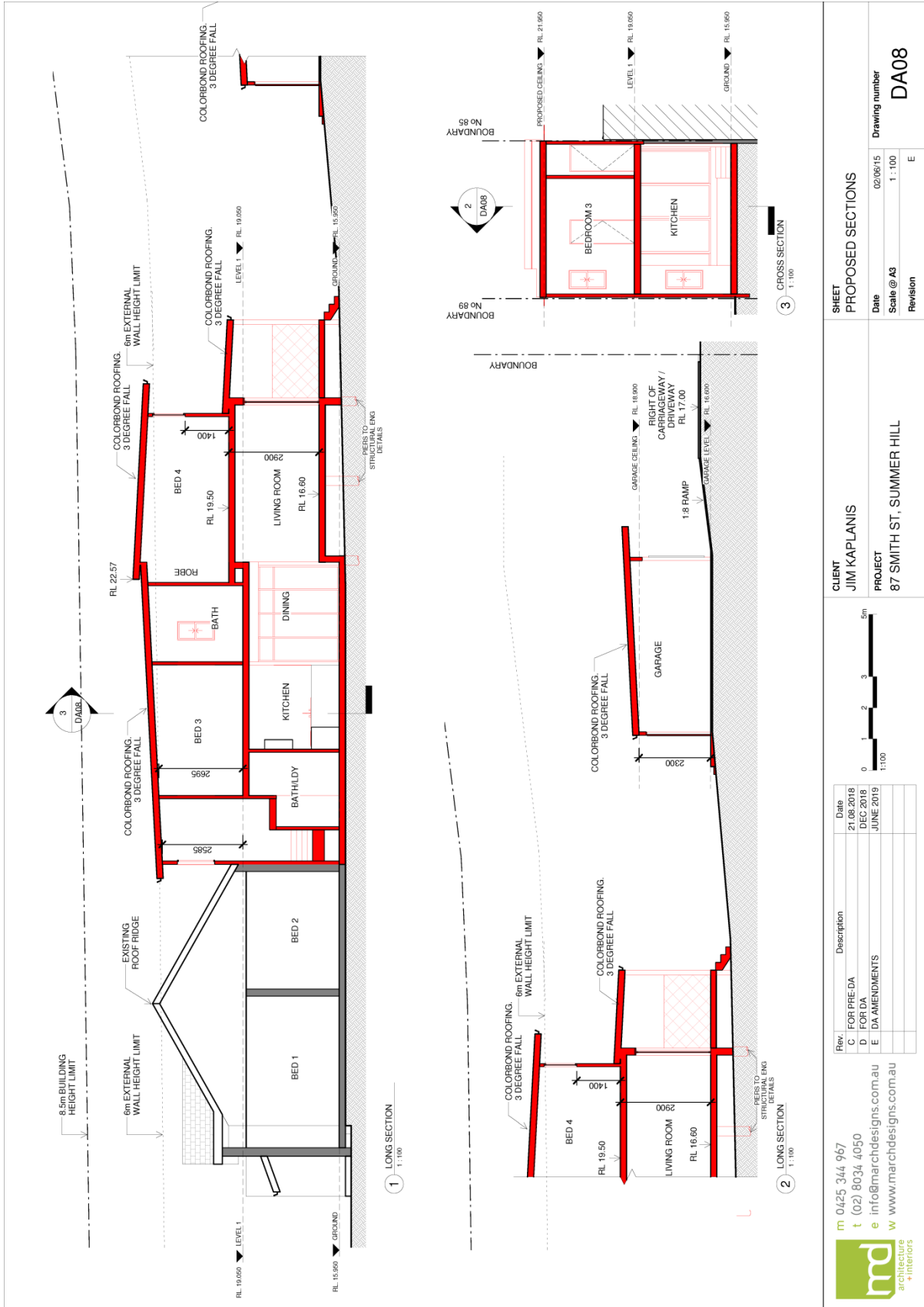
- RESTORATION WORKS TO SMITH ST FACADE:**
- Restore original terracotta roof tiles.
  - Replace plastic downpipes and gutters to metal. Colourbond Wallaby
  - Replace Bulinose corrugated iron, powder coated in Brunswick Green.
  - Retain existing tiles and clean. Front path can be replaced with tiles if desired (plain or plain with a border).
  - Restore original front door and window frames to original design.
  - Stucco arches over sash windows to be restored Dulux-Bigge Royal Quarter - full
  - Restore all stucco finish including rendered block design. Dulux: Pale Stone - quarter
  - Restore window ledges and inside vertical wall indentations. Dulux: Storeware - full.
  - All other rendered stucco features to be in Dulux: Storeware
  - Follow precedent set with timber picket fence to the house at the end of the row (No. 79).

**MATERIALS:**

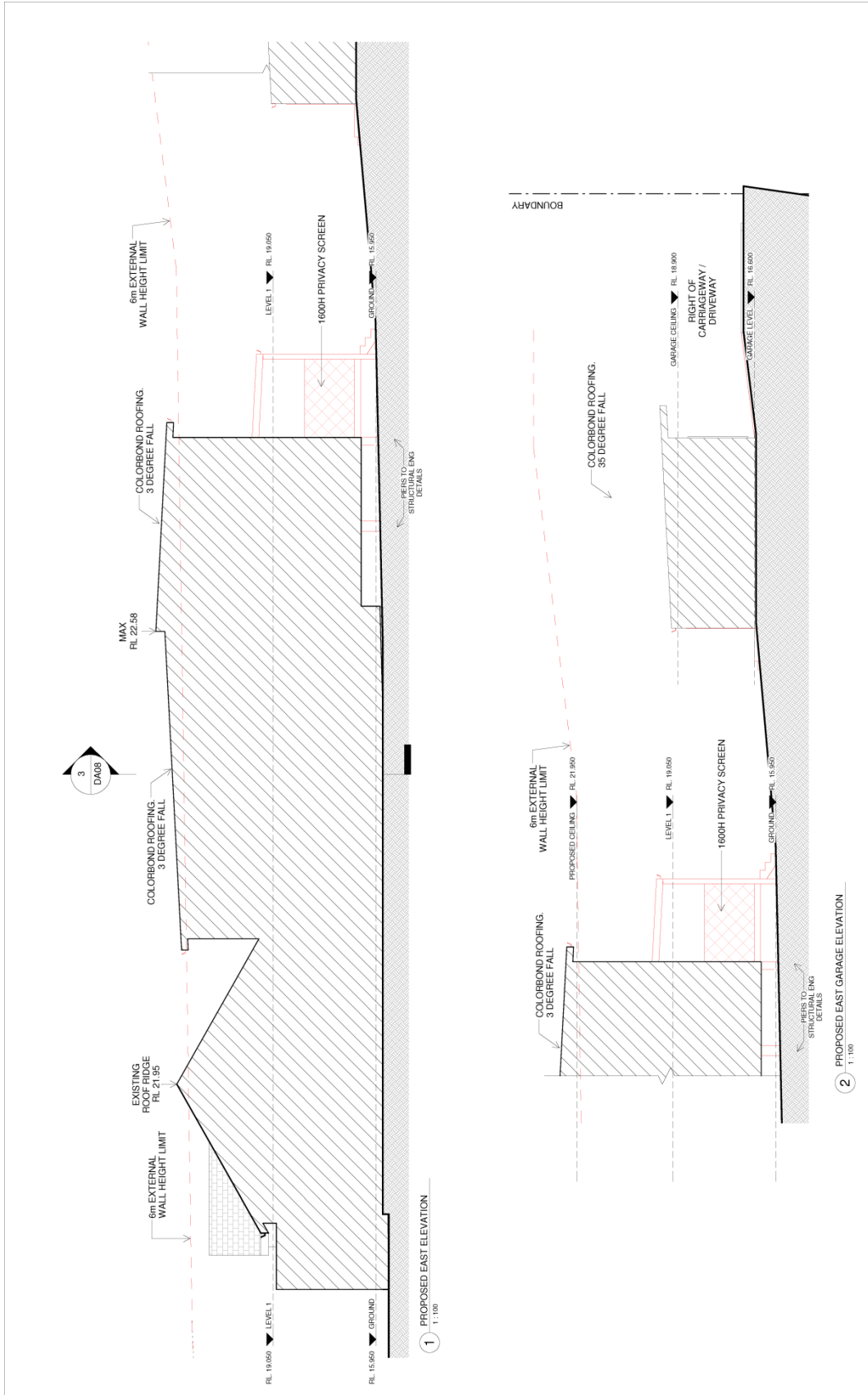
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<b>Gutter/Fascia:</b> Monument	<b>Downpipes/ Watertank:</b> Monument	

<b>SHEET</b> PROPOSED ELEVATIONS & MATERIALS		<b>CLIENT</b> JIM KAPLANIS	
<b>Date</b> 02/06/15	<b>Scale @ A3</b> 1:100	<b>PROJECT</b> 87 SMITH ST, SUMMER HILL	
<b>Drawing number</b> DA07	<b>Revision</b> E		





<p>CLIENT <b>JIM KAPLANIS</b></p> <p>PROJECT <b>87 SMITH ST, SUMMER HILL</b></p>		<p>SHEET <b>PROPOSED SECTIONS</b></p> <p>Date 02/06/15</p> <p>Scale @ A3 1:100</p> <p>Revision E</p>	
<p>Rev. Description</p> <p>C FOR PRE-DA</p> <p>D FOR DA</p> <p>E DA AMENDMENTS</p>		<p>Date</p> <p>21.08.2018</p> <p>DEC. 2018</p> <p>JUNE 2019</p>	
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		<p>Drawing number <b>DA08</b></p>	



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**PROJECT**  
87 SMITH ST, SUMMER HILL

**SHEET**  
PROPOSED ELEVATIONS

**Date** 02/06/15

**Scale @ A3** 1:100

**Revision** E

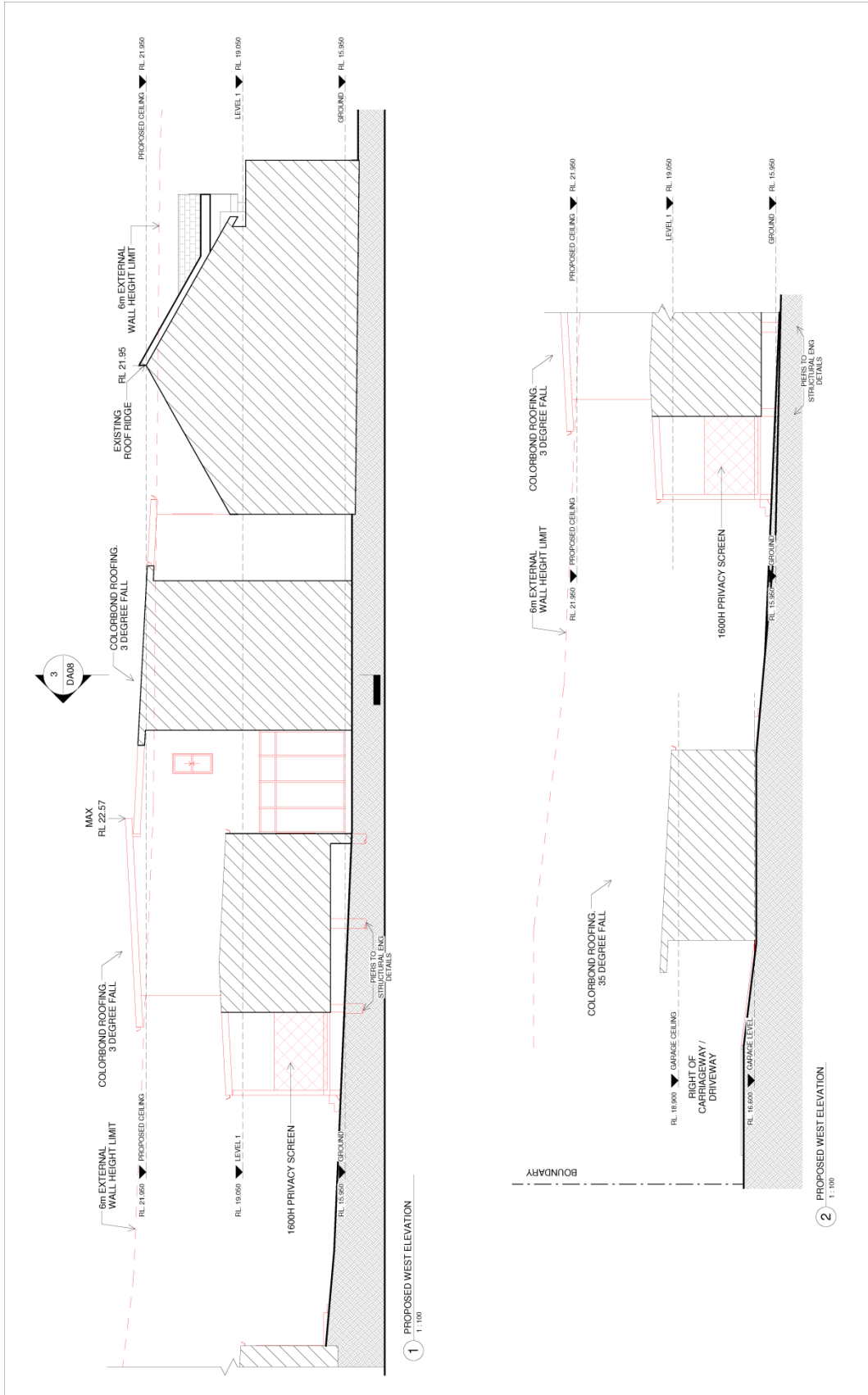
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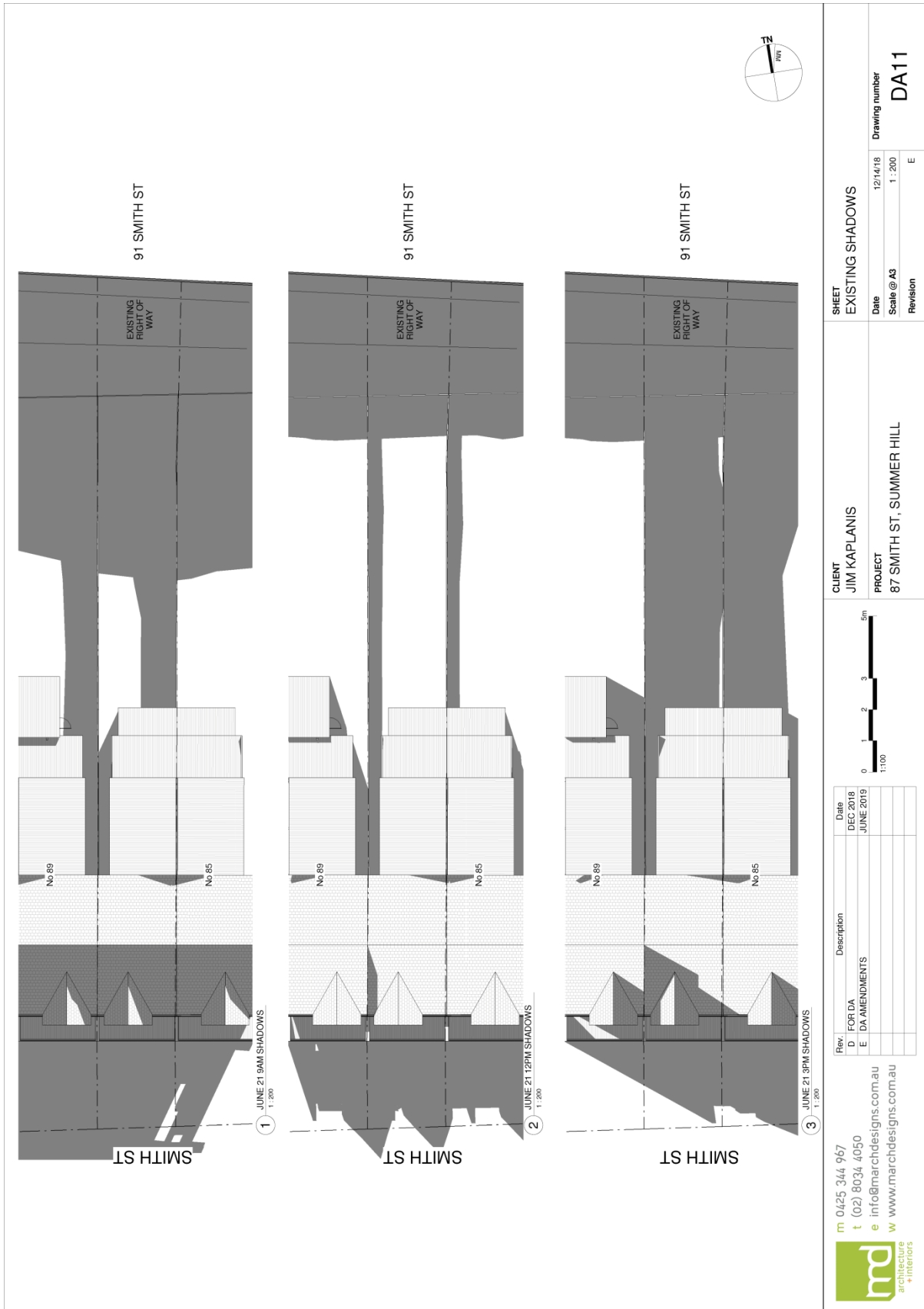
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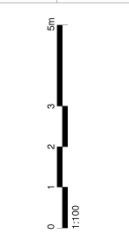
<p><b>CLIENT</b> JIM KAPLANIS</p> <p><b>PROJECT</b> 87 SMITH ST, SUMMER HILL</p>		<p><b>SHEET</b> PROPOSED ELEVATIONS</p> <p><b>Date</b> 02/06/15</p> <p><b>Scale @ A3</b> 1:100</p> <p><b>Revision</b> E</p>													
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CLIENT  
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PROJECT  
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Rev.	Description	Date
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**SCALE:**  
 1:100  
 1:500  
 1:1000

**PROPOSED SHADOWS**  
 EXISTING SHADOWS  
 MATERIALS AND FINISHES

91 SMITH ST  
 SMITH ST

1 PROPOSED SHADOWS  
 2 EXISTING SHADOWS  
 3 MATERIALS AND FINISHES  
 4 PROPOSED SHADOWS  
 5 EXISTING SHADOWS  
 6 MATERIALS AND FINISHES  
 7 PROPOSED SHADOWS  
 8 PROPOSED SHADOWS  
 9 EXISTING SHADOWS

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**md**  
 ARCHITECTS

**PROJECT NAME:** PROPOSED SHADOWS  
**CLIENT:** MARCHITECTS  
**ADDRESS:** 91 SMITH ST, SUMMER HILL  
**DATE:** 1.1.2024  
**REVISION:** DA14

Attachment C – Statement of Heritage Significance

## STATEMENT OF HERITAGE IMPACT

for

PROPOSED DEVELOPMENT AT

87 SMITH STREET, SUMMER HILL, NSW, 2130



Report to

DIMITRIOS KAPLANIS

BCN Heritage

December 2018



Statement of Heritage Impact – 87 Smith Street, Summer Hill

Document Control

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Document Status

Version	Author	Date
V1: Draft for Review	Gary Estcourt	11 December 2018
Final	Gary Estcourt	12 December 2018

Statement of Heritage Impact – 87 Smith Street, Summer Hill

Contents

1.0 Introduction ..... 1

    1.1 Background ..... 1

    1.2 Scope..... 1

    1.3 Author Identification..... 1

    1.4 Methodology..... 1

    1.5 Study Area..... 1

2.0 Documentary Evidence ..... 4

    2.1 Regional History ..... 4

    2.2 History of Lot 3, DP 108397 ..... 4

3.0 Site Description ..... 8

    3.1 Lot 3 DP 108397 External ..... 8

    3.2 Lot 3 DP 108397 Internal ..... 14

4.0 Legislation ..... 17

    4.1 Commonwealth Heritage Controls ..... 17

        4.1.1 EPBC Act ..... 17

    4.2 State Heritage Controls ..... 17

        4.2.1 Heritage Act 1977 ..... 17

        4.2.2 National Parks and Wildlife act 1974 ..... 17

    4.3 Local Heritage Controls ..... 17

        4.3.1 Ashfield Local Environmental Plan 2013..... 17

        4.3.2 Inner West Comprehensive Development Control Plan 2016..... 18

5.0 Heritage Significance..... 19

    5.1 Assessing Heritage Significance ..... 19

    5.2 Established Heritage Significance of Lot 3 DP 108397..... 20

6.0 Proposal ..... 22

7.0 Assessment of Impacts ..... 24

    7.1 Internal Impacts ..... 24

    7.2 External Impacts..... 24

    7.3 General Site Impacts ..... 26

    7.4 Assessment Against Heritage Controls ..... 26

        7.4.1 EPBC Act 1999 ..... 26

        7.4.2 Heritage Act 1977 ..... 26

Statement of Heritage Impact – 87 Smith Street, Summer Hill

7.4.3 National Parks and Wildlife Act 1974..... 27

7.4.4 Ashfield Local Environmental Plan 2013..... 27

7.4.5 Inner West Comprehensive Development Control Plan 2016..... 27

7.4.6 Pre-DA Advice from Council..... 28

7.4.7 Statement of Heritage Impacts..... 29

8.0 Summary and Recommendations..... 30

9.0 References ..... 31

Appendix A ..... 32

Appendix B ..... 35

## Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 1.0 Introduction

### 1.1 Background

BCN Heritage was commissioned by Dimitrios Kaplanis to prepare a Statement of Heritage Impact for extensions to the rear of 87 Smith Street Summer Hill, NSW. The subject site is one of six adjoined terrace houses that are listed as an item of Environmental Heritage in Schedule 5 of the *Ashfield Local Environmental Plan 2013*.

The aim of this study is to assess the heritage impacts of the proposed development, outline opportunities and constraints regarding European heritage and archaeology and recommend if further action is required to fulfil statutory heritage obligations.

### 1.2 Scope

This report considers the impacts of the proposed development against the existing heritage items on and adjacent to the subject site and the historical archaeological resources. It does not include any assessment of impacts on Aboriginal heritage.

### 1.3 Author Identification

This report was researched and written by Gary Estcourt of BCN Heritage.

### 1.4 Methodology

This report has been prepared in accordance with the relevant documents contained within the NSW Heritage Manual prepared by the NSW Heritage Office (now Heritage Division). The Australia ICOMOS Burra Charter guides the philosophy and process of the assessment. Other specific documents that have been referenced include:

- Heritage Office (2001): *Assessing Heritage Significance*. NSW Heritage Office.
- Heritage Branch (2009): *Assessing Significance for Historical Archaeological Sites and 'Relics'*. NSW Heritage Branch, Department of Planning.

### 1.5 Study Area

The study area is located at, 87 Smith Street Summer Hill, NSW and is one of six adjoined terrace houses. The legal property description is Lot 3 in Deposited Plan 108397. The site is in the Inner West Local Government Area. The site is located on the northern side of Smith Street approximately 170m from Summer Hill Railway Station; the site is zoned R2 – Low Density Residential (Figures 1 to 3).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

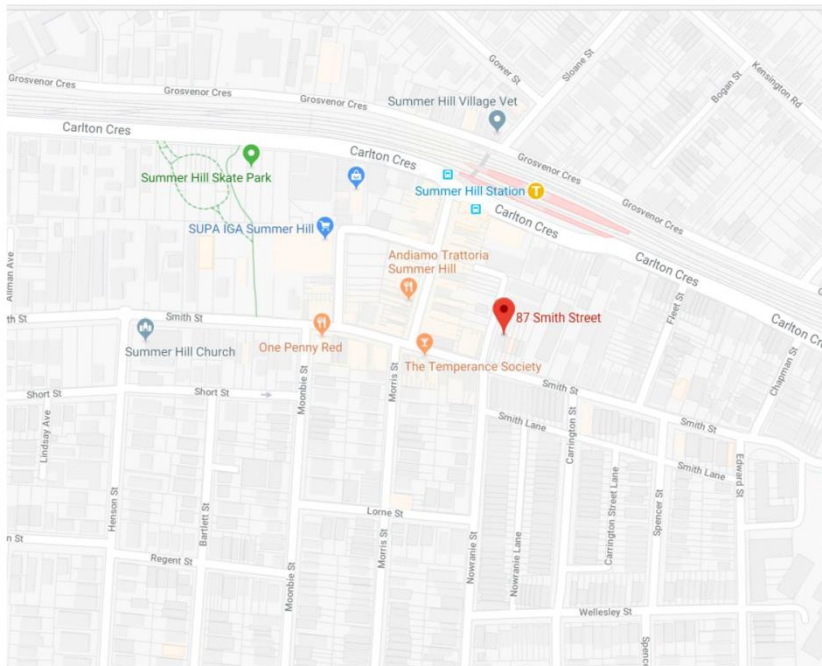


Figure 1: Location of study area (source Google Maps).



Figure 2: Study site outlined in red (Six Viewer LPI).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

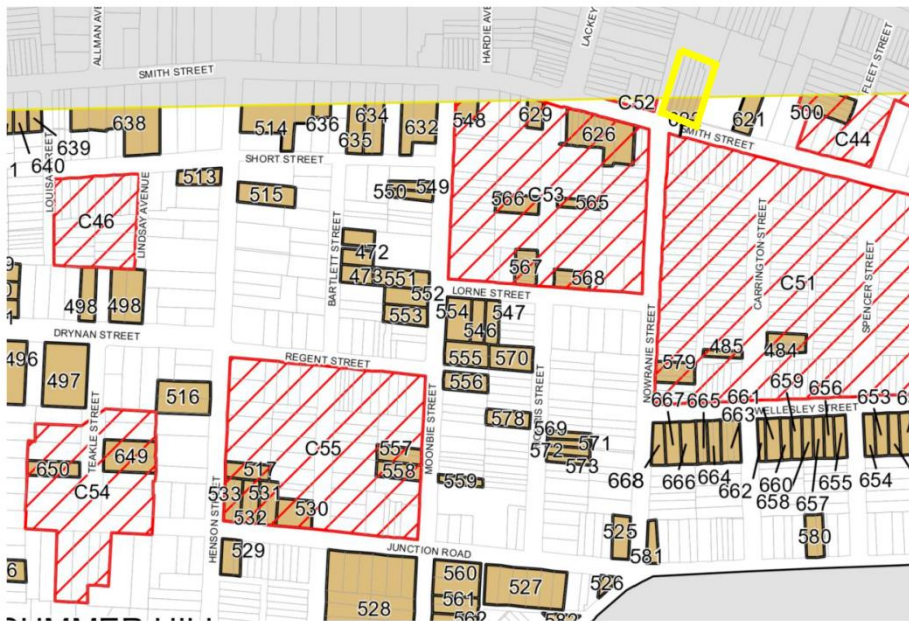


Figure 3: Heritage Map from Ashfield LEP 2013, with row of terrace houses including 87 Smith Street outlined in yellow.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 2.0 Documentary Evidence

### 2.1 Regional History

Prior to European arrival the suburb now known as Summer Hill was home to the Wangal and Cadigal nations. What is now called the Hawthorne Canal may have been the boundary between the Cadigal and Wangal Aboriginal nations. In the early days of the colony, the land between Iron Cove and the Cooks River was known as the Kangaroo Ground. This suggests that the land was open terrain favoured by kangaroos, that they were common in the area and may have formed a significant part of the Aboriginal diet.

The earliest land grants in Ashfield were made in 1793 to Reverend Richard Johnson. The site in Smith Street is on land granted to Henry Kable in 1794, one of the earliest European owners of the land.

Robert Campbell purchased several early grants consolidating them into the larger Ashfield Park Estate (named in honour of his father the Laird of Ashfield). In 1817 Joseph Underwood purchased Ashfield Park increasing the size of the property to 500 acres (Godden Mackay Logan 1993).

An emancipated convict James Underwood, brother of Joseph, became a boat builder and with his partner Henry Kable became prominent in the sealing industry. In the 1820's James Underwood purchased the lands of Henry Kable; whose estate covered the subject site and much of the northern parts of Summer Hill (Australian Dictionary of Biography)

After his death in 1844 the complex nature of James Underwood's will required an Act of Parliament to allow the eventual sale of his estate (*Underwood's Estate Act 1873*). Village style development had begun to establish in the area with the sale of Robert Campbell's Canterbury Estate to the south of Summer Hill. With the opening of the Main Western line to Parramatta Junction (Granville) in 1855 there was pressure to open up land in these increasingly urban areas.

The first auction of the Underwood Estate occurred on 23 September 1878.

### 2.2 History of Lot 3, DP 108397

Although the first auction of the Underwood Estate took place in September 1878, the subject site was still vacant in 1886 as shown in the Water Board Plan from that year. The Lots were also for sale in an Auction held by Richardson and Wrench on 1 December 1890 (Figures 4-7).

The following history is taken from the State Heritage Inventory listing for 79-89 Smith Street:

*The land on which these houses stand was first put up for sale by Richardson and Wrench in September 1878. The name J. Edgley appears on an early copy of the subdivision plan but it is not known whether he was the first purchaser. By 1897, however, Mrs H. J. Griggs was the owner of these lots, which were described as 'fenced land'. Griggs sold them to Samuel Benjamin in that year, and the three were re-subdivided into seven narrow and foreshortened lots facing Smith Street. A right of way to their west led to a single block comprising the rear section of the original three lots. Benjamin, described as the builder, erected seven terrace houses, one on each of these seven lots in 1898. Samuel Benjamin owned all the cottages until 1946, when they were all bought from Benjamin's*

Statement of Heritage Impact – 87 Smith Street, Summer Hill

estate by Gordon Brown, electroplater, of 43 Smith Street (on the corner of Fleet Street). He paid £3,500 for them. All were occupied by a succession of different tenants, mostly short-term.

The longest tenancy appears to have been that of Edwin McCann, who occupied No. 91 from 1901 to 1902. Gordon Brown continued ownership until 1952, when he began to sell the individual houses except Nos. 79 and 89 which he retained. No. 91 was sold to John Patton, manufacturer, of that address, and, as that is the last entry for No. 91 in the Valuer-General's records, it is assumed that the cottage on that site was demolished at about that time.

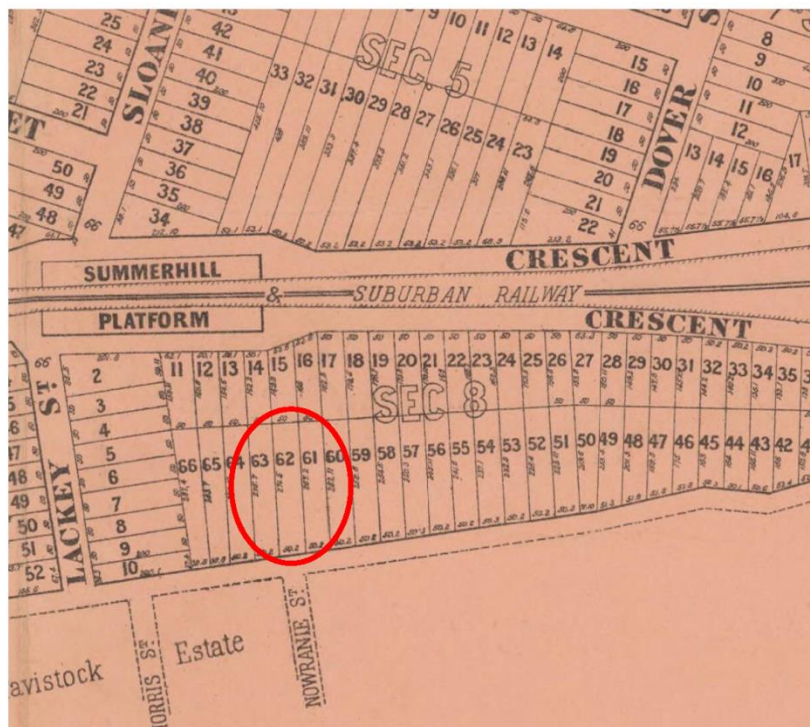


Figure 4: Underwood Estate Subdivision Plan prepared for auction on 23 September 1878, subject site circled (Source: State Library of NSW).



Statement of Heritage Impact – 87 Smith Street, Summer Hill

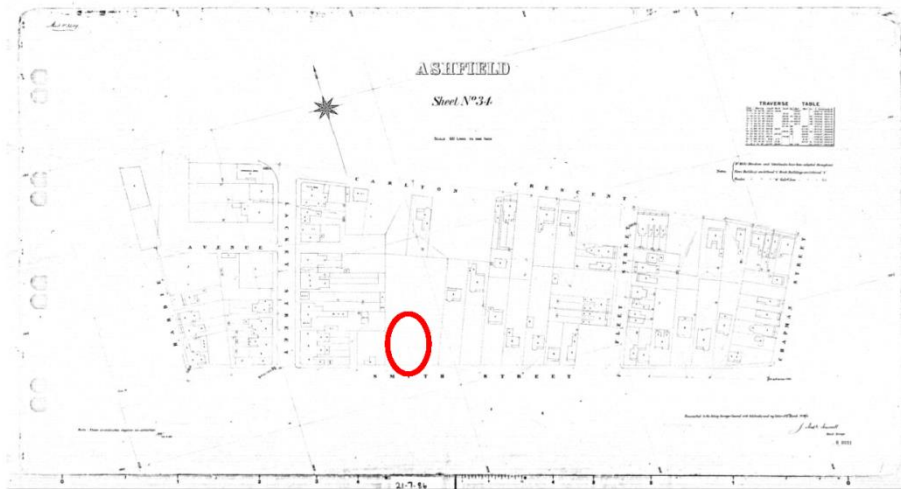


Figure 5: Ashfield Municipality Water Board Plan, Sheet No. 34, 21 July 1886 (Source: Ashfield Library).



Figure 6: Summer Hill Estate Subdivision Plan prepared for auction on 1 December 1890, subject site circled (Source: State Library of NSW).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

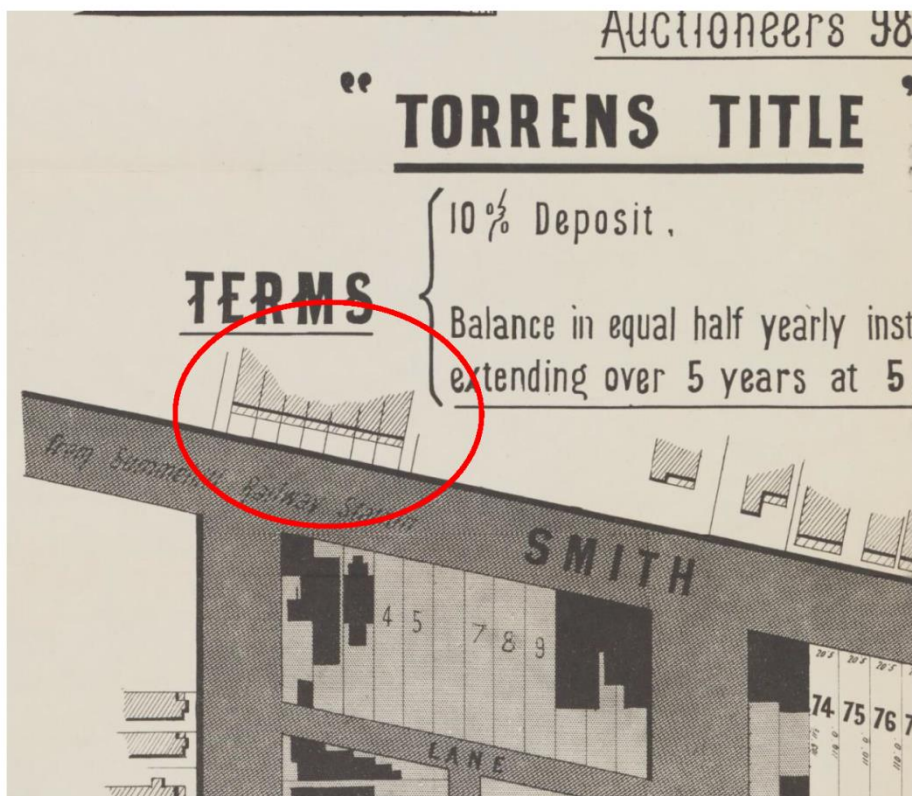


Figure 7: Summer Hill Estate Subdivision Plan prepared for auction on 9 December 1905. Note subject site circled in red showing structures (Source: State Library of NSW).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

### 3.0 Site Description

#### 3.1 Lot 3 DP 108397 External

87 Smith Street is the second terrace of six remaining, located at the western end of the row. It is a single storey terrace constructed of brick and stucco. It has a projecting street facing gable bay with two double-hung windows. The verandahs have a bull-nose corrugated iron roof and tessellated tile floors with marble edges. The consistency of verandah tiling across the remaining terraces indicate that it is likely to be original fabric and therefore highly significant. Roofs are terracotta tile, possibly replacing earlier slates and the front gable bays have crested ridges, timber bargeboards and finials.

The block itself is approximately 55m long with the house on the front 30m of the property. The yard of the property is empty with a right of way providing access to the rear (Plates 1-7).



Plate 1: View of property from Smith Street. No. 87 is the second property from the left.

Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 2: Detail of front of 87 Smith Street.



Plate 3: Detail of damage to bullnose verandah.

Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 4: Tessellated tile verandahs (1) 89 Smith Street; (2) 87 Smith Street; (3) 85 Smith Street; (4) 81 Smith Street; (5) 79 Smith Street.

Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 5: Rear of 87 Smith Street from accessway.



Plate 6: View of rear of house from yard.

Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 7: View of accessway from within yard.

There have been several changes to the rear of the property. The rear section of the house has been extended since the 1943 aerial photograph was taken (Figure 8 and Plate 8).



Plate 8: Northwest wall of property showing junction between brick and fibre-cement sheeting extension.

Statement of Heritage Impact – 87 Smith Street, Summer Hill



Figure 8: 1943 aerial photo (top) and modern aerial photo (bottom) with 87 Smith Street circled. The rear section in the modern aerial photo extends further into the yard (Source: SIX Maps).

Figure 8 (bottom) also shows what appear to be the chimneys extant on the rear section of the property. These are no longer present on the property although the exact date of their removal is not known (see Plate 9).



Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 9: Rear of property showing no chimney present (note chimney on adjacent property at 89 Smith Street).

### 3.2 Lot 3 DP 108397 Internal

The main rooms that form the principal residence are three bedrooms with entry hall (Plates 10-20).

#### Bedrooms 1-3

Bedrooms 1-3 have all undergone modification. Generally, this has involved the installation of a laminate floating floor, new cornices and lighting.

- Bedroom 1: Retains original windows fronting the verandah. An original fireplace has been infilled with later non-significant surrounds installed. Joinery around the doors and windows appears to be early fabric.
- Bedroom 2: There is early/original joinery around a window in the rear wall facing the back yard. Joinery around the doors also appears to be early fabric.
- Bedroom 3: There is early/original joinery around a window in the western wall. Joinery around the doors also appears to be early fabric.

#### Living Room, Kitchen and Bathroom

The living room, kitchen and bathroom are at the rear of the house and are the most heavily modified. This area of the building also contains a later addition which is evident in the materiality and fittings. A cupboard has been installed in the former fireplace (Plate 16).

#### Hallway

The hallway has two decorative arches located within it. Plaster busts are set at the base of the arches on the walls but are evidently new and non-significant fabric.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

Internally, the dwelling has been substantially altered; original features have been modified and/or replaced.



Plate 10: Bedroom 1 fireplace and new flooring.



Plate 11: Bedroom 1 windows to front verandah.

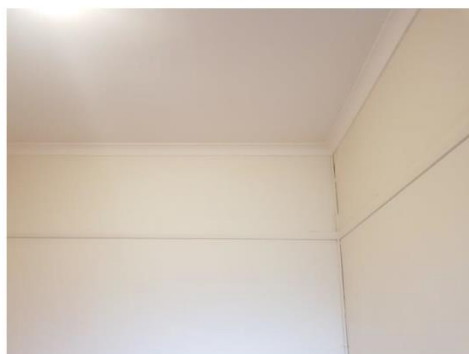


Plate 12: Bedroom 2 walls and ceiling.

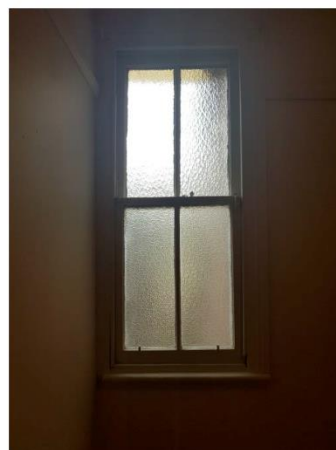


Plate 13: Bedroom 2 window to rear of building.



Plate 14: Bedroom 3 window.



Plate 15: Bedroom 3 flooring.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

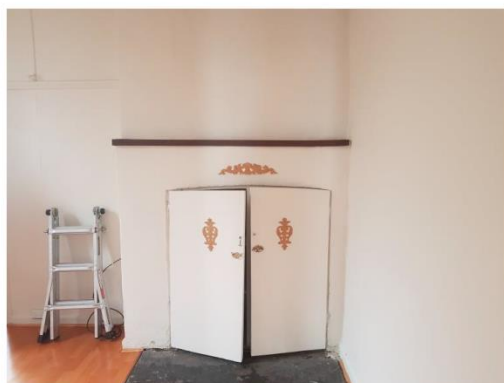


Plate 16: Cupboard in living room in former chimney.



Plate 17: Doorway looking from kitchen to living room.

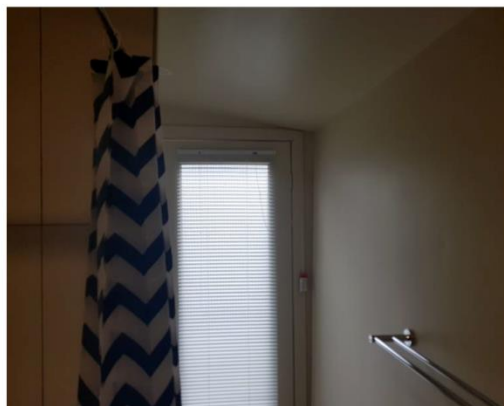


Plate 18: Modern bathroom with doorway to outside.

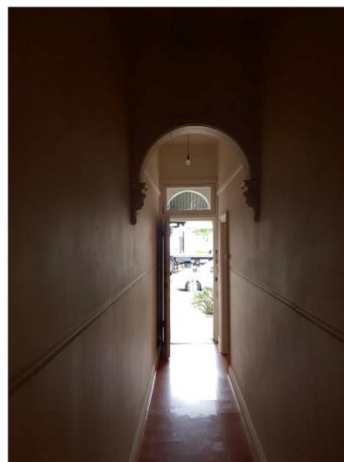


Plate 19: Decorative arch in hallway.

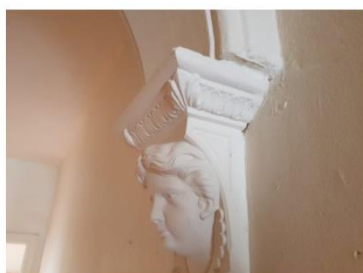


Plate 20: Later plaster bust installed at arch.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 4.0 Legislation

### 4.1 Commonwealth Heritage Controls

#### 4.1.1 EPBC Act

Under Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action likely to have a significant impact on matters of national environmental significance may only progress with approval of the responsible Commonwealth Minister of the Department of Environment.

### 4.2 State Heritage Controls

#### 4.2.1 Heritage Act 1977

An application under Section 60 of the Act is required in order to carry out activities on an item listed on the State Heritage Register (SHR) or to which an Interim Heritage Order (IHO) applies. Approval must be gained from the Heritage Council when making changes to these heritage items.

The *Heritage Act 1977* also affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

Relic means any deposit, artefact, object or material evidence that

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

#### 4.2.2 National Parks and Wildlife act 1974

The *National Parks and Wildlife Act 1974* affords protection to all Aboriginal objects and is governed by the NSW, Office of Environment and Heritage. These objects are defined as:

Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.

### 4.3 Local Heritage Controls

#### 4.3.1 Ashfield Local Environmental Plan 2013

The aim of the LEP in relation to heritage is to conserve, protect and enhance the environmental and cultural heritage of Ashfield. The LEP lists items of heritage significance within the LGA and specifies conditions of development consent within heritage listed area. Clause 5.10 of the LEP states:

- (4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause

## Statement of Heritage Impact – 87 Smith Street, Summer Hill

applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

#### 4.3.2 Inner West Comprehensive Development Control Plan 2016

The study area is within the area covered by the Inner West Comprehensive Development Control Plan. The controls for development on heritage items are stated in Part 2.

### 2.2 External Form and Setting

C1 Retain features (including landscape features) that contribute to the significance of the item.

C2 Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.

C3 New work is to be consistent with the setback, massing, form and scale of the heritage item.

C4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item.

C5 Alterations and additions are to be generally located away from original and intact areas of the heritage item.

C6 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.

### 2.3 Interior Elements of the Heritage Items

C1 Minimise change to significant internal room configurations, layouts and finishes of heritage items.

C2 Generally retain original significant building entrances and associated hallways.

C3 Locate changes away from main rooms that have intact or significant features.

C4 New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.

C5 Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..

C6 Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.

C7 Allow for reversibility of internal changes to significant areas where possible.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 5.0 Heritage Significance

### 5.1 Assessing Heritage Significance

The process of assigning significance in the assessment process is outlined in the NSW Heritage Division guidelines *Assessing Heritage Significance* and the *NSW Heritage Manual*. These guidelines identify seven evaluation criteria that reflect significance categories and representativeness by which a place can be evaluated in the context of State or Local significance. These are as follows:

*Criterion (a) – an item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).*

*Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).*

*Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

*Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*

*Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).*

*Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).*

*Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places; or cultural or natural environments (or the cultural or natural history of the local area).*

A site may also be significant for the archaeological resources that are located there. Assessing significance of archaeological sites may include consideration of the following:

- Archaeological research potential.
- The integrity of the site and preservation of archaeological material and deposits will also be relevant.
- Associations with individuals, groups and events.
- Archaeological excavations which reveal highly intact and legible remains in the form of aesthetically attractive artefacts, aged and worn fabric and remnant structures, may allow both professionals and the community to connect with the past through tangible physical evidence.
- Archaeological remains can demonstrate the principal characteristics of a place or process that may be rare or common.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

5.2 Established Heritage Significance of Lot 3 DP 108397

A review of the heritage registers relevant to the EPBC Act indicates no heritage sites or items occur within the study area or nearby.

A search of the State Heritage Inventory has indicated that the site is not listed on the State Heritage Register.

79-89 Smith Street is listed as ‘Terrace Houses’ as item 622 in Schedule 5 of the Ashfield LEP.



Figure 9: Heritage Map from Ashfield LEP 2013, Item 622 outlined in yellow.

The following Statement of Significance comes from the SHI a full copy of the listing is in Appendix A.

*A run of six attached late Victorian houses is unusual in Ashfield. This terrace was built as seven cottages, one being demolished about 1952. They are a simple but pleasing row forming a significant element of the streetscape and possessing great aesthetic potential. They were owned by their builder-developer Samuel Benjamin for nearly half a century.*

The current heritage listing does not provide a detailed assessment of significance under the individual assessment criteria. It is considered that as a group these terrace houses have local significance for their aesthetic values and the fact that they are rare as an essentially unchanged row of attached terrace houses in the LGA.

Relating to 87 Smith Street specifically it is considered that the most significant parts of the house are the front façade, original wall structures, remnant joinery and the overall form of the terracotta

Statement of Heritage Impact – 87 Smith Street, Summer Hill

roof. The rear elements within the metal roofed portion of the house are of lesser significance partially due to their having been modified.



Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 6.0 Proposal

The proposed development consists of the following elements (copies of project plans are found in Appendix B):

- New two storey addition to the rear of the existing dwelling.
- Deck and landscaping with detached garage to rear right of way.

In September 2018 Inner West Council provided pre-DA comments on this application. A number of concerns were raised covering issues relating to heritage, flooding and design.

The main heritage concerns that were raised by Council at this time were:

- The siting, scale and character of this proposal needed to be reconsidered with full retention of the original and main/principal elements of the dwelling
- That any addition is to be set 'free' of the main elements and roof.
- Visibility from the public domain needs to be considered.
- The cumulative impact of development across all the terraces needs to be considered.

Subsequently the plans have been modified (Figure 10).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

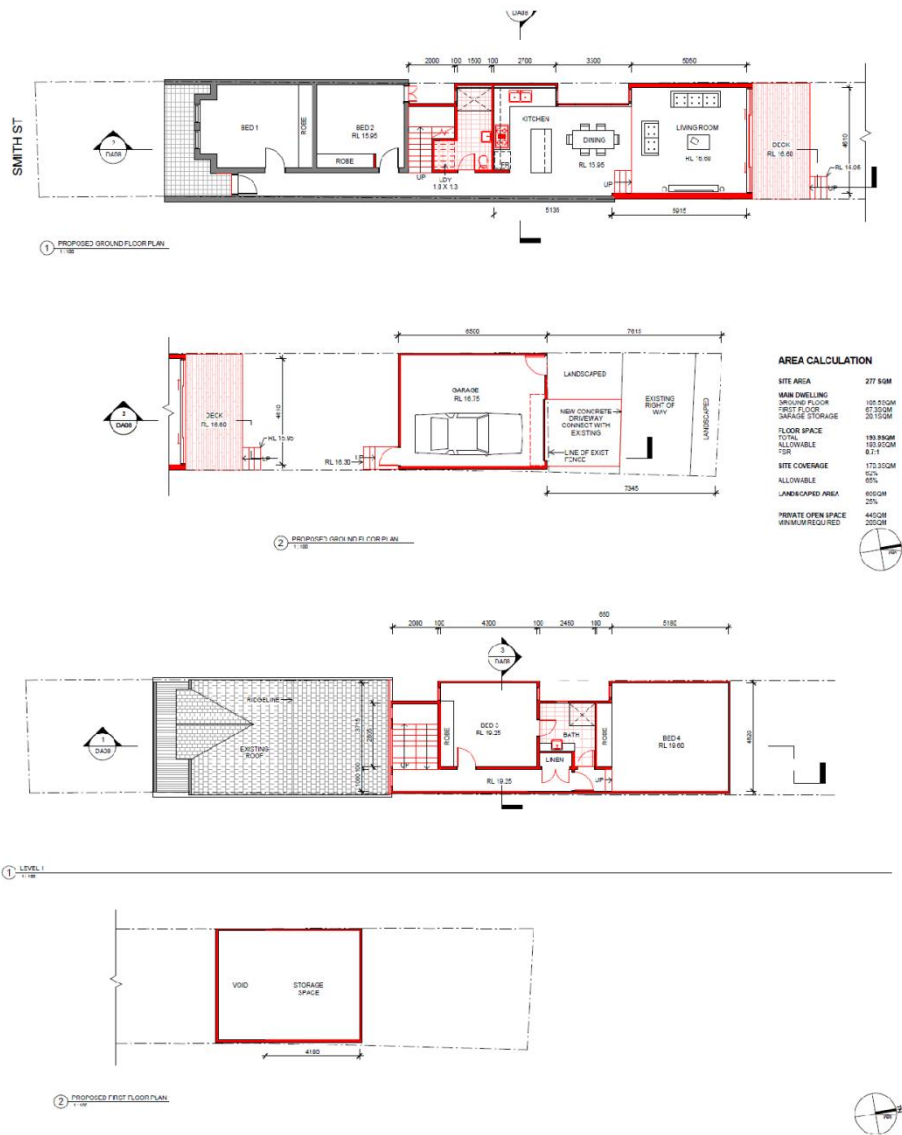


Figure 10: Proposed plans modified after pre-DA meeting with Council (see also Appendix B).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

7.0 Assessment of Impacts

7.1 Internal Impacts

Bedroom 1

The only change proposed for this bedroom is a new built in robe on the northern wall. There will be no impacts to significant fabric associated with this change.

Bedroom 2

A new built in robe is proposed for the eastern wall. The major change to this room will be the removal of the external rear facing window to replace it with a door to provide access to the light well. The installation of the new built in robe will have no heritage impacts. The removal of the window will impact original fabric and change the configuration of the original part of the terrace. Although impacting heritage fabric this change is relatively minor. The impacts of this change are considered acceptable.

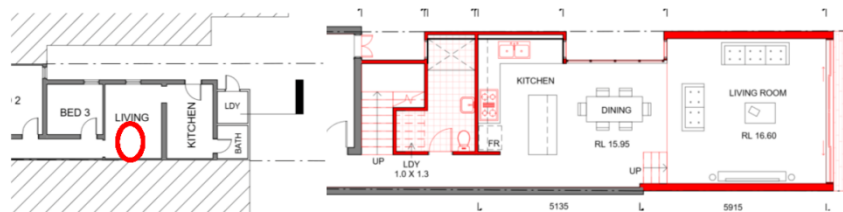


Figure 11: Rear of building existing (left) and proposed (right). The location of the original chimney breast is circled in the figure on the left.

Bedroom 3, living room, kitchen and bathroom

Figure 11 shows that the entire rear section of the structure will need to be almost completely demolished to facilitate the new two-storey development (the party wall with 85 Smith Street will be retained). This section of the building has been heavily modified with at least one extension since 1943 and the removal of the chimney (see Plates 8, 9 and 16).

Early masonry walls will need to be removed to facilitate the change including the window in Bedroom 3. The original chimney breast will be totally removed, leading to the demolition of the last remnants of the chimney.

This rear section of the property is the most able to accommodate change with the least impacts on the heritage significance of the house. The proposal will have a significant impact on these areas of the property.

7.2 External Impacts

The yard of the property is currently empty and the proposed construction in the yard area will not have any adverse heritage impacts.

The new ridgeline has been designed to retain the strong horizontal lines of the existing ridgeline when viewed from the front. There is a height difference of 64cm between the existing and new elements (Figure 12).

Statement of Heritage Impact – 87 Smith Street, Summer Hill

Due to the limitations placed on the land because of the 1:100 year flood levels the new addition is required to be raised to achieve clearance above these flood levels. The new rear element has a floor level of approximately half a metre above the existing ground level leading to a corresponding increase in the height of the roof line above the existing structure.

Due to the small height difference and set-back of the new element from the existing there will be no impact on the view of the terraces from the street (Plate 21).



Figure 12: Existing front elevation (top) and proposed front elevation (bottom).

## Statement of Heritage Impact – 87 Smith Street, Summer Hill



Plate 21: View from across Smith Street.

Visual impacts are potentially going to increase as additional development is undertaken across the terrace group. Although outside the scope of this assessment Inner West Council should consider using the height of this development as a maximum height level for any development on adjacent terraces.

### 7.3 General Site Impacts

There is no documentary or physical evidence to suggest that there was any use of the site prior to the construction of the terraces.

There is no evidence of improvements made to the land prior to it being sold and subdivided off from the Underwood Estate. There have been later improvements associated with the 20<sup>th</sup> century residential use of the site. Early archaeological evidence for occupation or use of the land is not suggested by the documentary records, and if it does exist it will be ephemeral and difficult to detect in disturbed soil profiles. Although there is a high potential for European archaeological objects on the site dating from the 20<sup>th</sup> century residential use of this site, these objects are likely to be of a disturbed nature.

Any archaeological objects likely to be located at this site are unlikely to meet the threshold for state or local significance. As such they are not defined as relics under the *NSW Heritage Act 1977*.

### 7.4 Assessment Against Heritage Controls

#### 7.4.1 EPBC Act 1999

The site does not have national environmental significance and is not listed under the EPBC Act; as such there are no obligations under the EPBC Act 1999.

#### 7.4.2 Heritage Act 1977

The site is not listed on the State Heritage Register as such approval for these works is not required from the Heritage Council of NSW. No approval under the archaeology provisions of the *Heritage Act 1977* is required as it is unlikely that relics, as defined by the Act, will be present.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

7.4.3 National Parks and Wildlife Act 1974

Due to the highly disturbed and urban nature of the site it is unlikely that Aboriginal objects will be present as such no approval is required under the *National Parks and Wildlife Act 1974*.

7.4.4 Ashfield Local Environmental Plan 2013

The site is listed as an item of environmental heritage in Schedule 5 of the *Ashfield LEP 2013*. Under clause 5.10 the consent body must not grant approval until it considers the effect of the proposed development on the heritage significance of the site. This Statement of Heritage Impact provides an assessment of the effect on heritage significance.

7.4.5 Inner West Comprehensive Development Control Plan 2016

A consideration of the proposal against the controls on the DCP is in Table 1.

Table 1: Consideration of proposal against DCP controls.

External Form and Setting	
Control	Response
(C1) Retain features (including landscape features) that contribute to the significance of the item.	2 windows will be removed, and this will impact significant fabric. These changes are considered acceptable in the context of the work as they will allow the terrace to be updated for a contemporary lifestyle and continue to be used into the future.
(C2) Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.	Conservation has not specifically been identified as part of this proposal.  Council could consider conditioning repair of the front verandah, with details to be approved by Council’s heritage staff, as part of any approval.
(C3) New work is to be consistent with the setback, massing, form and scale of the heritage item.	The bulk of the new development has been brought back from the existing terrace. From street level it will extend above the existing ridgeline, but this is necessary to meet relevant flood level limitations. There will be no visual impacts from the street.  Council should consider restricting the height of development on the adjacent terraces to that achieved in this proposal to ensure consistency across the terrace group.
(C4) Retain significant fabric, features or parts of the heritage item that represent key periods of the item.	See response to Control 1.
(C5) Alterations and additions are to be generally located away from original and intact areas of the heritage item.	The proposed development is entirely to the rear of the property in areas of lesser significance that have undergone extensive change and extension. It is consistent with this control.
(C6) Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.	Complies, also see response to Control 3.
Internal Elements	
Control	Response
(C1) Minimise change to significant	There will be change to the internal layout, but these

Statement of Heritage Impact – 87 Smith Street, Summer Hill

internal room configurations, layouts and finishes of heritage items.	changes have been restricted to the rear of the property in areas of lesser significance.  These changes should be recorded by undertaking a photographic archival recording of the affected areas prior to works commencing.
(C2) Generally retain original significant building entrances and associated hallways.	To be retained with no works proposed to the entry and hall.
(C3) Locate changes away from main rooms that have intact or significant features.	The changes are focussed to the modified rear of the property. The front 2 rooms and hall are not going to be changed.
(C4) New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.	Not applicable.
(C5) Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..	Apart from the removal of 2 windows no changes to internal joinery or existing decorative plasterwork is proposed.  Council should consider conditioning any approval such that remaining joinery around windows and internal doorways in the front section of the house is to be repaired and retained if possible.
(C6) Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.	Complies with control.
(C7) Allow for reversibility of internal changes to significant areas where possible.	The changes to the rear section are not reversible, however they are considered in the context of the heritage values of the site.

7.4.6 Pre-DA Advice from Council

Based on the earlier discussion with Inner West Council the applicant has modified the proposal to address the concerns raised by Council.

The new addition has been set ‘free’ from the main elements and roof of the existing building. The main rooms of the existing terrace will be retained. Inner West Council requested full retention of the original and principal of the dwelling.

The demolition from Bedroom 3 is not consistent with this advice. However, the rear sections of the property have already been modified and extended; the most obvious being the removal of the shared chimney with No. 85 Smith Street. The modification to Bedroom 3 as the connection between the old and new elements is likely to have an acceptable heritage impact.

The level of change to significant spaces is minimised and considered an acceptable response to the need for contemporary living standards on any dwelling at this site.

The cumulative impact of development across all the terraces is difficult to consider in any detail as they are all in different ownership with potential development plans of future owners not being known. Any cumulative impacts of development can be mitigated by the following principles:

- Ensuring new development is set back from the main roof.

## Statement of Heritage Impact – 87 Smith Street, Summer Hill

- Ensuring that the height of any new development is consistent across the terrace group.
- Retaining a strong horizontal ridgeline for any new development visible from Smith Street.
- Maintaining consistency of the front facades across the terrace group.

#### 7.4.7 Statement of Heritage Impacts

The proposed development will have an impact on 87 Smith Street and by association the entire row of heritage listed terrace houses.

The main portions of the house and terracotta roof of the existing building are going to be retained with the new addition pushed back off this front element.

The rear of the house will be demolished; however, this section has undergone modification in the past, the major being the removal of the chimney from 85 and 87 Smith Street and new extension. This demolition will remove some of the early configuration but overall it is considered an acceptable impact.

Apart from the removal of windows in Bedrooms 2 and 3, there are no proposed changes to internal joinery or any other original or significant features.

Views from the public domain will not be impacted by the new addition.

To ensure an adequate record of this property is maintained it is suggested that a photographic archival recording be undertaken.



Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 8.0 Summary and Recommendations

The proposed development of the site at Lot 3 DP 108397 is unlikely to have an adverse impact upon the archaeological and cultural heritage values of the place of the locally listed Terrace Houses.

Cumulative impacts across the terrace group need to be considered by Council in future development applications however these could be mitigated by ensuring a consistent height for any new development and the use of a horizontal ridgeline for any new development visible from Smith Street.

Although not specifically identified as part of this proposal, this development provides an opportunity to undertake restoration of the front verandah of this tenancy

If Inner West Council issues a Development Consent for the proposal described in this assessment conditions of consent similar to the following should be included:

- Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment & Heritage is to be informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the *National Parks and Wildlife Act 1974*.
- The Applicant must ensure that if unexpected archaeological deposits or relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.
- A photographic archival recording must be prepared prior to the commencement of works. This recording must be in accordance with the NSW Heritage Division publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The copy of the archival record must be provided to the Inner West Council.
- Remaining joinery around windows and internal doorways in Bedrooms 1, 2 and the hallway is to be repaired and retained if possible.

If Inner West Council issues a Development Consent for the proposal described in this assessment it may wish to consider the following issues:

- The repair of the front verandah be undertaken as a part of any approval with details to be approved by Council's heritage staff prior to works commencing.
- The height of any new development on adjacent terraces be consistent across the terrace group with that approved at 87 Smith Street.
- New development on adjacent terraces must retain a strong horizontal ridgeline consistent with that approved at 87 Smith Street.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

## 9.0 References

- Australian Dictionary of Biography – James Underwood: <http://adb.anu.edu.au/biography/underwood-james-2751>. Accessed December 2018.
- Godden Mackay Logan (1993): *Ashfield Heritage Study: Volumes 1 and 2*. Unpublished Report prepared for Ashfield Council.
- Heritage Office (2001): *Assessing Heritage Significance*. NSW Heritage Office.
- Heritage Branch (2009): *Assessing Significance for Historical Archaeological Sites and 'Relics'*. NSW Heritage Branch, Department of Planning.
- Pratten, C. (1998): *A Short Walk Through Ashfield's Past*. Ashfield and District Historical Society.

Statement of Heritage Impact – 87 Smith Street, Summer Hill

Appendix A

12/3/2018

Terrace houses | NSW Environment & Heritage



Home > Topics > Heritage places and items > Search for heritage

Terrace houses

Item details

**Name of item:** Terrace houses  
**Other name/s:** Group of Six Joined Houses  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** Terrace  
**Primary address:** 79-89 Smith Street, Summer Hill, NSW 2130  
**Local govt. area:** Ashfield

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
79-89 Smith Street	Summer Hill	Ashfield			Primary Address

Statement of significance:

A run of six attached late Victorian houses is unusual in Ashfield. This terrace was built as seven cottages, one being demolished about 1952. They are a simple but pleasing row forming a significant element of the streetscape and possessing great aesthetic potential. They were owned by their builder-developer Samuel Benjamin for nearly half a century.

*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:** This is a single-storey terrace of six attached cottages occupying narrow sites, built on the gentle slope of Smith Street. They are constructed of brick and stucco, with ridges parallel to the street. Had they been on level ground these ridges would have been at the same height; in fact there are three slight steps in both ridge and floor levels. No party walls are visible above the roofs. Each house has a projecting street-facing gable bay in which are two double-hung windows with moulded sills. Beside the bay there is a verandah with a bullnose corrugated iron roof and a recessed entrance having an arch portal and a front door with transom light. The verandahs have tessellated tile floors with marble edges. The projecting firewalls separating the occupancies have parapets above the verandah roof and arched recesses below. The chimneys are stuccoed, with mounded and corniced tops. The main roofs are terra cotta tiles (possibly replacing slates) and the front gable bays have crested ridges, timber finials and simple bargeboards. Front gardens are simple and basic, and fences are all different.

**Modifications and** Some verandah roof and floor alterations. Some fence alterations.

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1020253>

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Statement of Heritage Impact – 87 Smith Street, Summer Hill

12022016	<b>Town of Essendon   NW Fitzroy and Heidepp.</b>
date:	
Further information:	(1) Richardson & Wrench, subdivision plan No A5/250, 1876, annotated, in Ashfield Council Archives; Highbottom & Robinson map of Ashfield, 1883; H & C Robinson map, east ward, undated but about 1914; Rate books, east ward, 1897, No 118; 1898, No 117; 1904, (2) Valuer General's records, east ward, 1978, Nos Jessy Jebb, in Northfield Council Archives; Sands Directories; (3) Valuer General's records, east ward, 1952, Nos 1563-1660.
Current use:	Group of six joined houses, 79-83 Smith Street, Summer Hill

History

Historical notes: (1) the land on which these houses stand was formerly used by 65 and 66 of section 5 of the Uncewood Estate, first put up for sale by Richardson & Wrench in September 1876. The name of J Sigley appears on an early copy of the subdivision plan, but it not known whether he was the first purchaser. By 1892, however, the S.H.F Group was the owner of these lots, which were described as "vacant land". Giggis sold them to Samuel Chapman in that year, and the title was then subdivided into seven narrow and fine residential lots facing Smith Street. A right of way to them was laid in a single block commencing at the rear section of 16 around the site. 26 names also filed as the builder, including 11 house houses, one on each of these seven lots, in 1898. (2) Samuel Benjamin owned all the cottages until 1948, when they were all bought from the owner's estate by Gordon Brown, electrician, of 45 Smith Street (on the corner of Heide Street). He paid £1,500 for them. All were occupied by a succession of different tenants, mostly short term. The longest tenancy appears to have been that of John McLean, carpenter, who occupied No 91 from 1938 to 1979. (3) Gordon Brown continued ownership until 1972, when he began to sell the individual houses (except Nos 79 and 83, which he retained). No 79 was sold to John Fuller, manufacturer, of that address, and, as that is the last entry for No 79 in the Valuer General's records, it is assumed that the cottage on that site was demolished at about that time. (4)

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Added 17P 2013	027	23 Dec 13		
Heritage Study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Ashfield Heritage Study Review	2001	1/19/01	Rob Irving		Y • X

References, internet links & images

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

Data source

<https://www.essentialenergy.com.au/files/gps/ViewPublicationsDetails.aspx?ID=102022016>

28

Statement of Heritage Impact – 87 Smith Street, Summer Hill

12/9/2018

Tanuki Issues | NSW Environment & Heritage

The information for this entry comes from the following source:

Name:	Trial Government
Database number:	1020253

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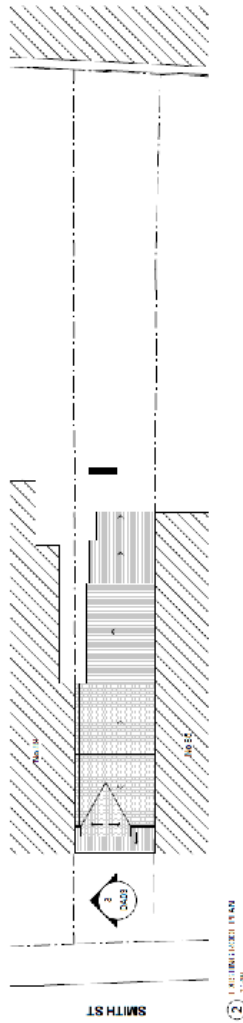
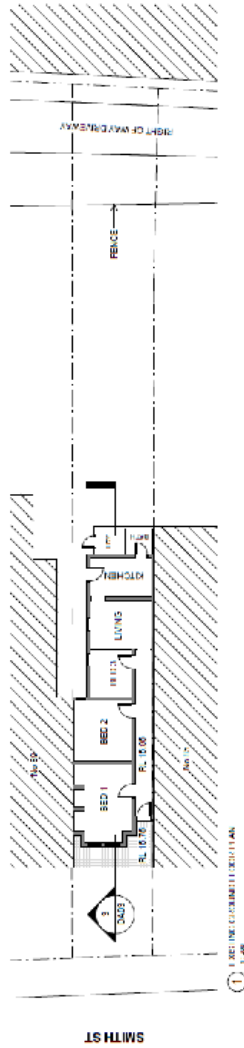
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<https://www.environment.nsw.gov.au/heritage/pubs/HeritageInventoryEQ.xls.aspx?ID=1020253>

3/3



Statement of Heritage Impact – 87 Smith Street, Summer Hill



Rev	Description	Date
1	EXISTING PLAN	21.08.2013
2	REAR FLOOR EXISTING PLAN	21.08.2013
3	FOR PRE-SA	21.08.2013


  
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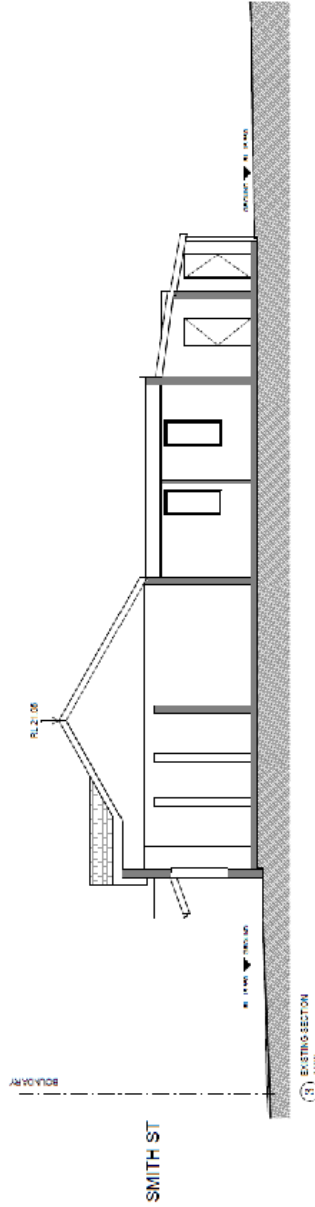
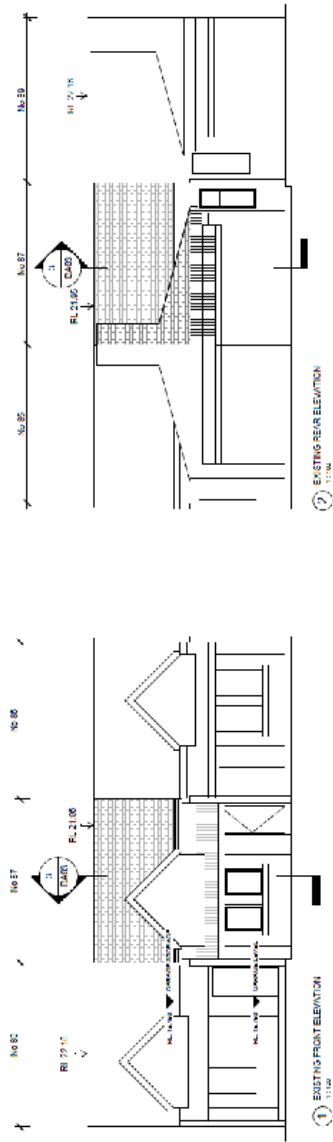
CLIENT  
**JIM KAPLANIS**  
 PROJECT  
**87 SMITH ST, SUMMER HILL**




SHEET  
EXISTING PLANS

Date: 20.08.13  
 Drawing number: DA02  
 Revision: 1.000  
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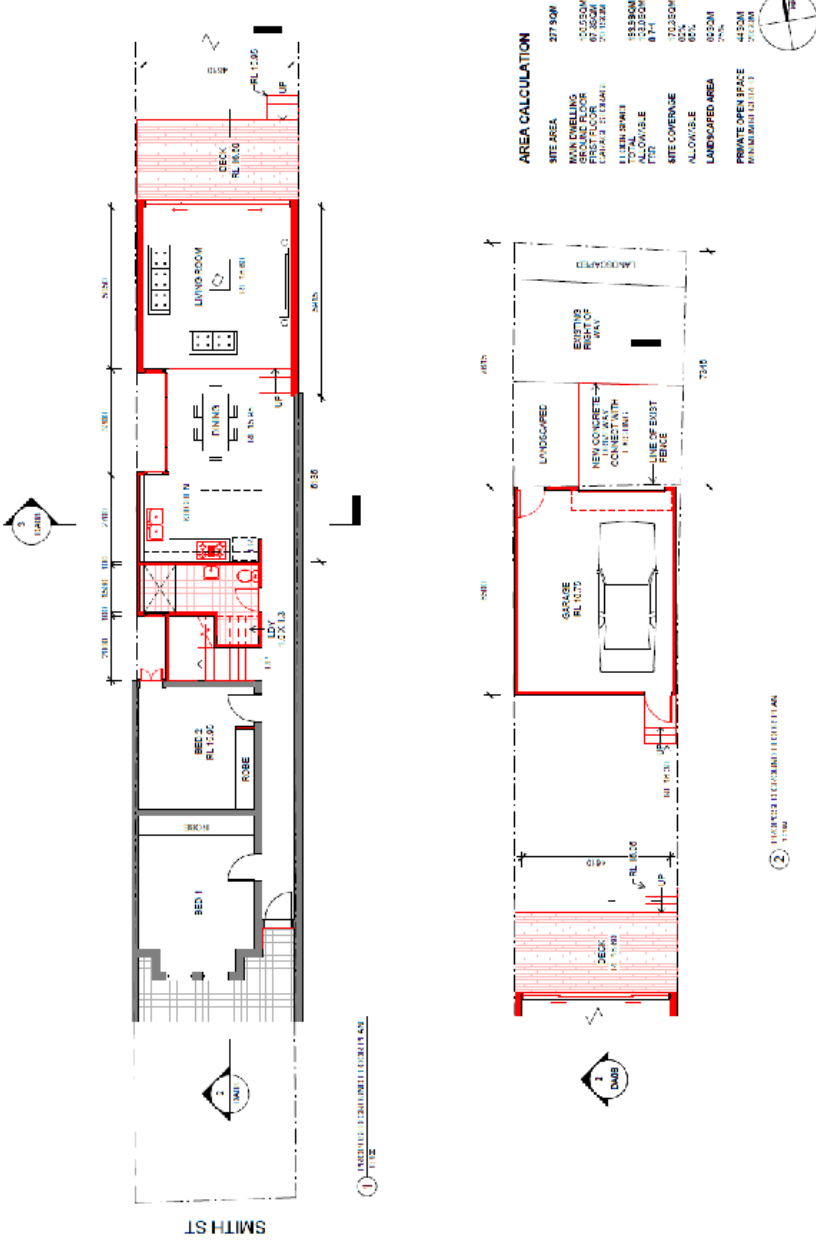
Statement of Heritage Impact – 87 Smith Street, Summer Hill




 0425 344 967 t 002 8924 4050 e info@architecturaldesign.com.au w www.architecturaldesign.com.au	Revision 1 2 3 4 5	Date 27/03/18	Description ARCHITECTURAL DESIGN
	CLIENT JIM KAY ANIS 87 SMITH ST, SUMMER HILL	SHEET EXISTING FRONT ELEVATION & SECTION	Date 22/02/18



Statement of Heritage Impact – 87 Smith Street, Summer Hill




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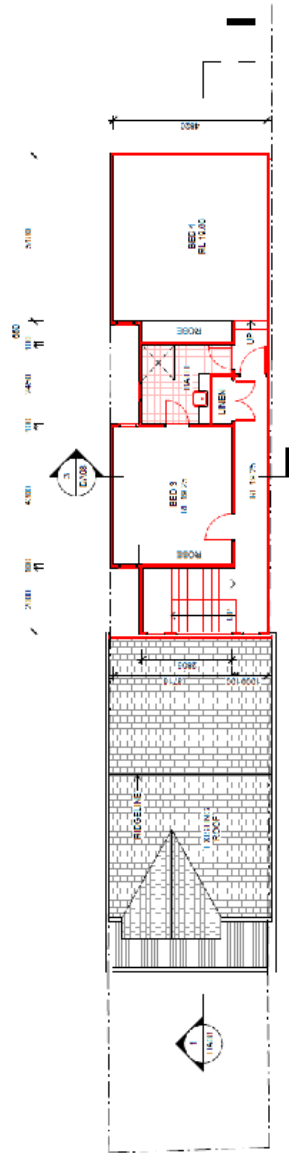
Rev	Description	Date
1	ISSUED	27.02.2013

DRAWN: JIM KAPLANIS  
 CHECKED: JIM KAPLANIS  
 PROJECT: 87 SMITH ST, SUMMER HILL

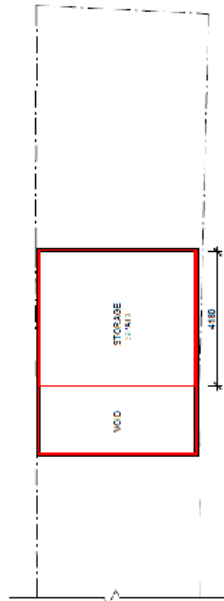
DATE	DESCRIPTION	BY	DATE
03.02.13	ISSUED	J.K.	03.02.13

SHEET 1 OF 1  
 DRAWING NUMBER: DA04

Statement of Heritage Impact – 87 Smith Street, Summer Hill




LEVEL 1

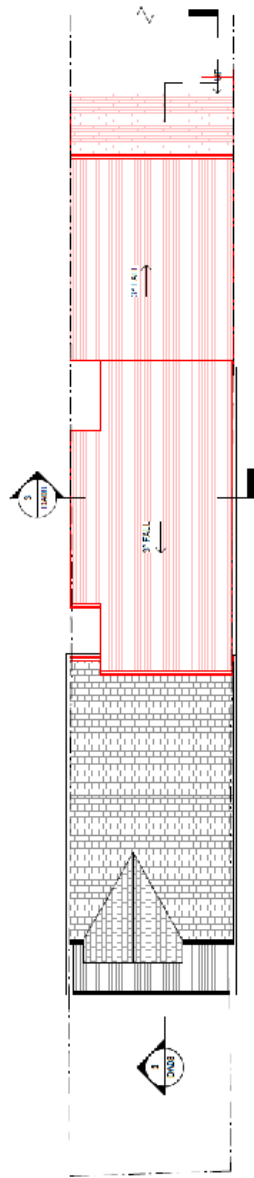


LEVEL 2

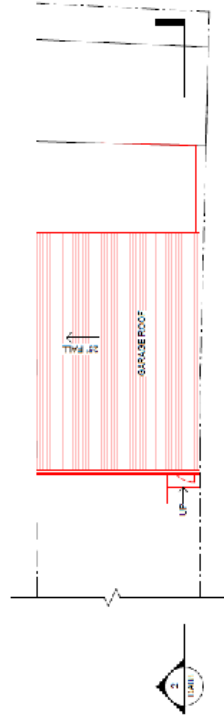


 <p>0425 344 967 021 824 4050 info@mdarchitecturaldesign.com.au www.mdarchitecturaldesign.com.au</p>	<p>Client: JIM KAH ANIS Address: 87 SMITH ST, SUMMER HILL</p>	<p>Sheet: PROPOSED FIRST FLOOR PLAN Date: 22/06/16 Scale: AS 1:500 Revision: 01</p>
	<p>Rev: Description Date 1 PROPOSED 21/06/16</p>	<p>Drawing number: DA05</p>

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① PROPOSED ROOF PLAN  
T1/W



② PROPOSED ROOF PLAN  
T1/E




  
 m2 0425 244 967  
 1 022 8624 4050  
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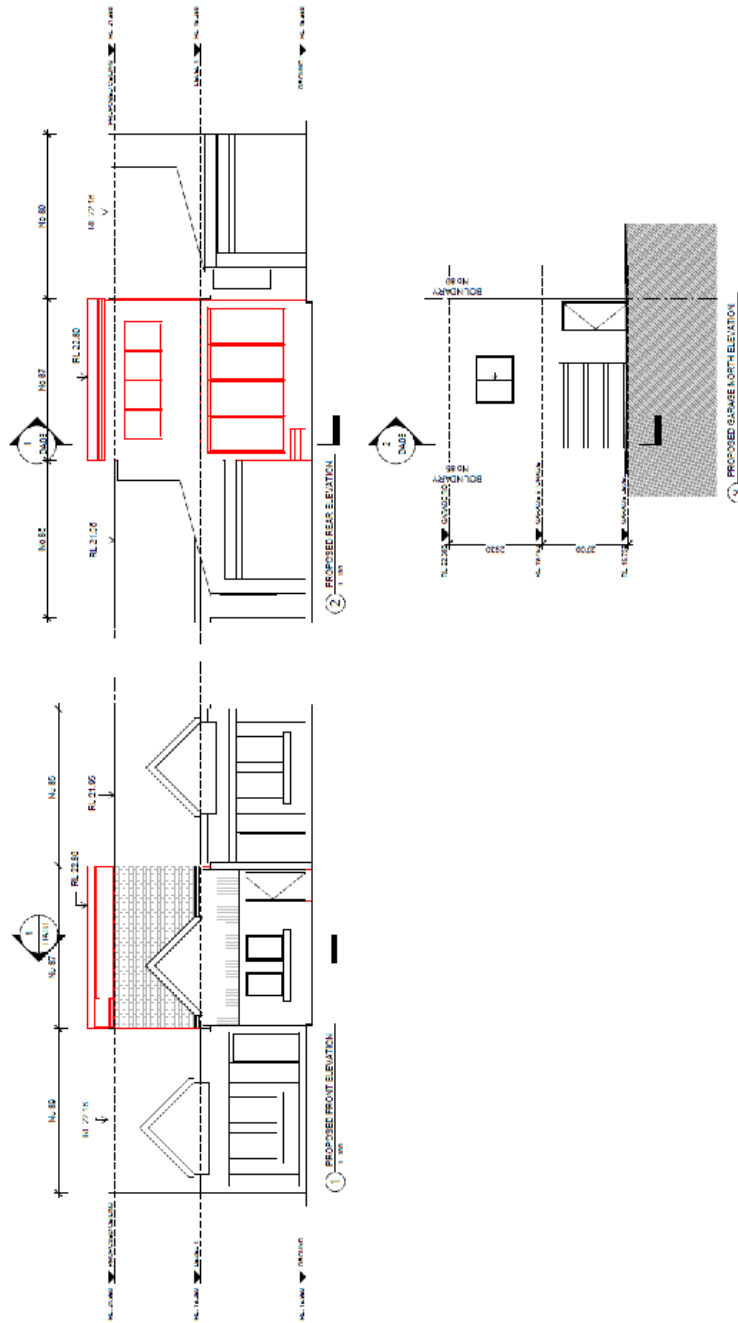
Rev. C PRO-992-0A  
 Excavation  
 Date: 21.03.2018

Scale: 1:100  
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CLIENT  
 JIM KAPLANIS  
 87 SMITH ST, SUMMER HILL

SHEET  
 PROPOSED ROOF PLAN  
 Date: 22/03/18 Drawing number: DA06  
 Scale: AS 1:100  
 Revision: 11

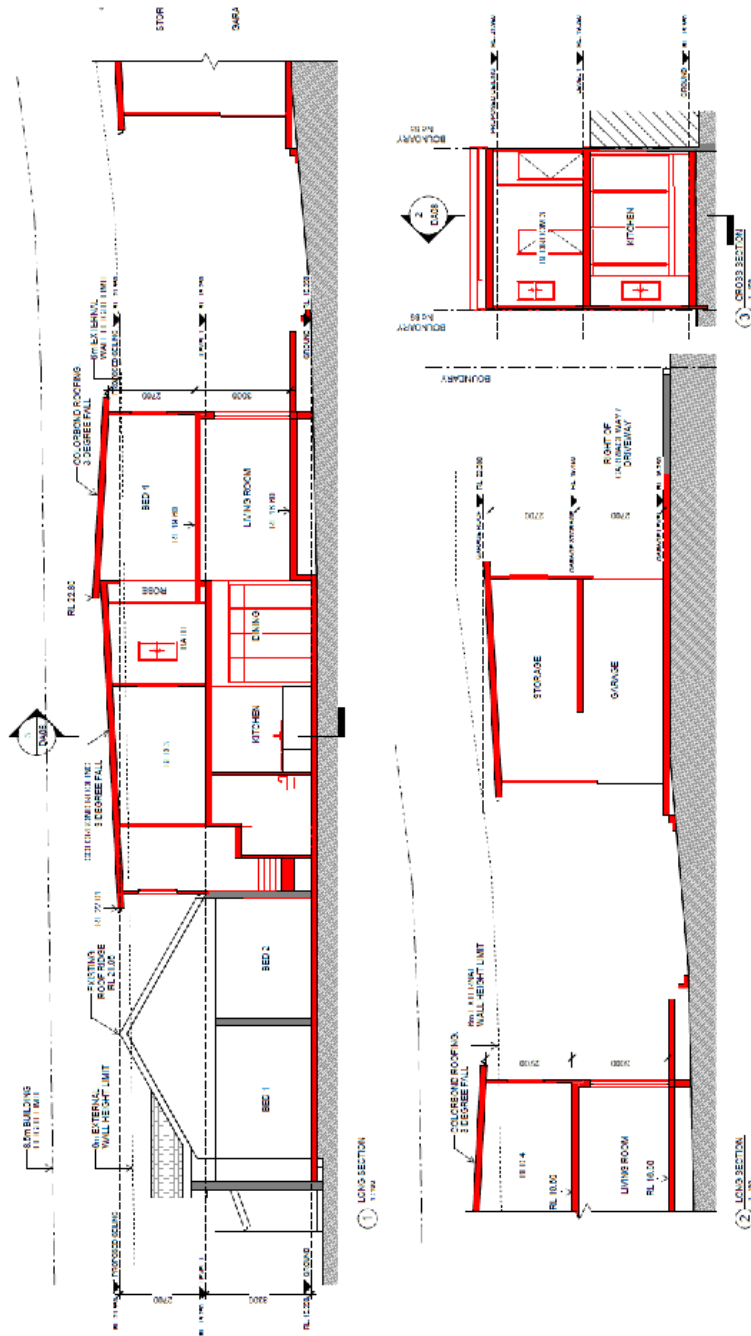
Statement of Heritage Impact – 87 Smith Street, Summer Hill




 <p>m 04457 344 967 t (02) 6204 4050 e info@mjarchitects.com.au w www.mjarchitects.com.au</p>	<p>DATE: 21/03/2018 DESCRIPTION: 21/03/2018</p>	<p>CUSTOMER: JIM KAPLANIS PROJECT: 87 SMITH ST, SUMMER HILL</p>	<p>SHEET: PROPOSED ELEVATIONS DATE: 22/03/18 DRAWING NUMBER: DA07</p>
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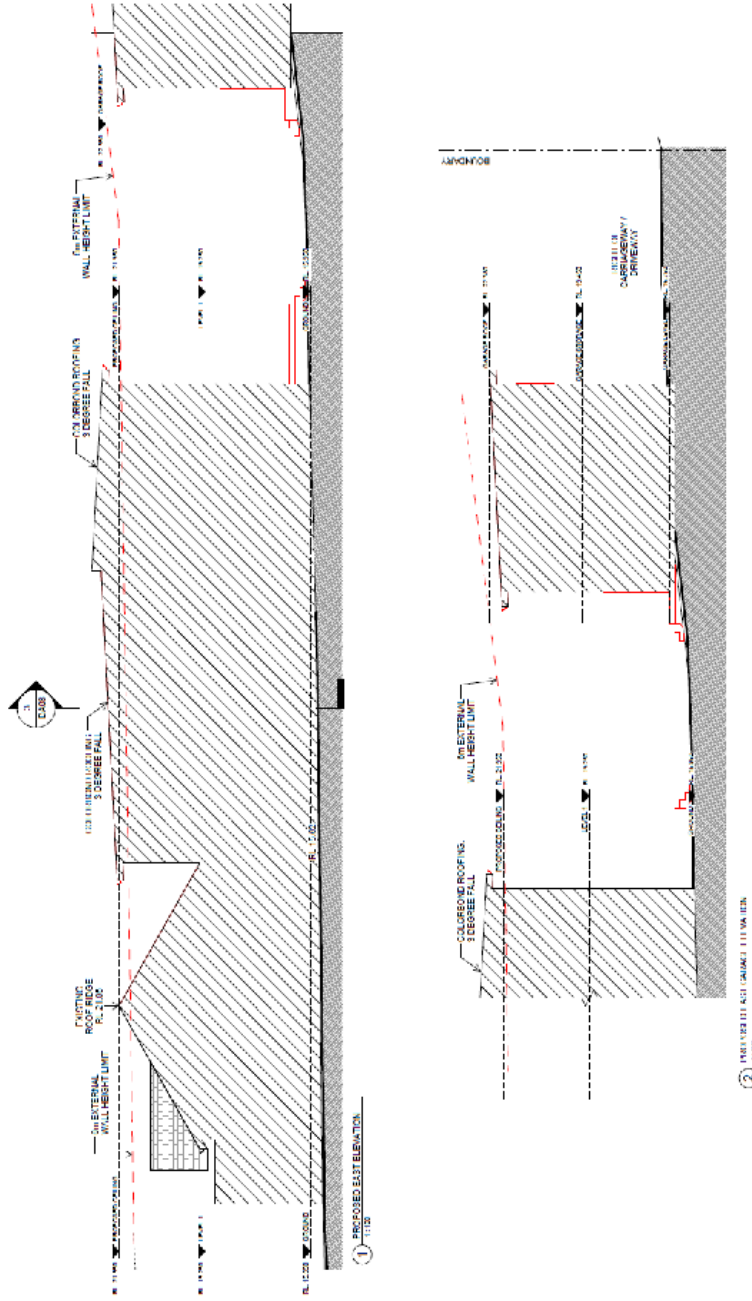
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Drawing: C

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		m 6425 344 957 t (02) 3634 4053 e info@marchdesigns.com.au w www.marchdesigns.com.au		Date: 12/10/2018 Description: 87 SMITH ST	
SHEET PROPOSED SECTIONS		CUBIT JIM KAPLANIS		Scale: 1:100 Revision: C	
Date: 07/08/15 Scale: 1:100 Section: DA08		PROJECT 87 SMITH ST, SUMMER HILL		Drawing number: DA08	

Statement of Heritage Impact – 87 Smith Street, Summer Hill



PROPOSED SITE ELEVATION

DATE	DESCRIPTION
27/03/2015	

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CLIENT	PROJECT	DATE	SCALE	DRAWING NUMBER
JIM KAPLANIS	87 SMITH ST, SUMMER HILL	22/03/15	1:100	DA09

Statement of Heritage Impact – 87 Smith Street, Summer Hill

