







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2019.39
Address	18 Julia Street Ashfield
Proposal	Subdivision of land into 2 Torrens Title Lots and alterations to the existing dwelling.
Date of Lodgement	19 March 2019
Applicant	Mrs J M Illingworth
Owner	Mrs J M Illingworth
Number of Submissions	0
Value of works	\$113,000.00
Reason for determination at Planning Panel	Heritage Item
Main Issues	Heritage
Recommendation	Deferred commencement
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Heritage Impact Statement



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for subdivision of land into 2 Torrens Title Lots and alterations to the existing dwelling. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- Heritage

The proposal generally complies with the aims and objectives of the Ashfield Local Environmental Plan 2013 (ALEP 2013).

The development generally complies with the provisions of the Comprehensive Inner West Development Control Plan 2016. It is considered that the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable given the context of the site.

2. Proposal

Approval is sought for subdivision of land into 2 Torrens Title Lots and alterations to the existing dwelling, including:

- Demolition of later additions to the existing house;
- Demolition of the existing garage;
- Addition of a new garage at the front; and
- Internal works;

3. Site Description

The subject site is located on the eastern side of Julia Street, bounded by Alt Street to the north and Bland Street to the south. The site area is approximately 1005 square metres and is legally described as Lot 1/DP333728. The site has a frontage to Julia Street of 20.42 metres.

The site supports a two storey detached residential dwelling. The adjoining properties generally support single and two storey residential dwellings and three storey residential flat buildings.

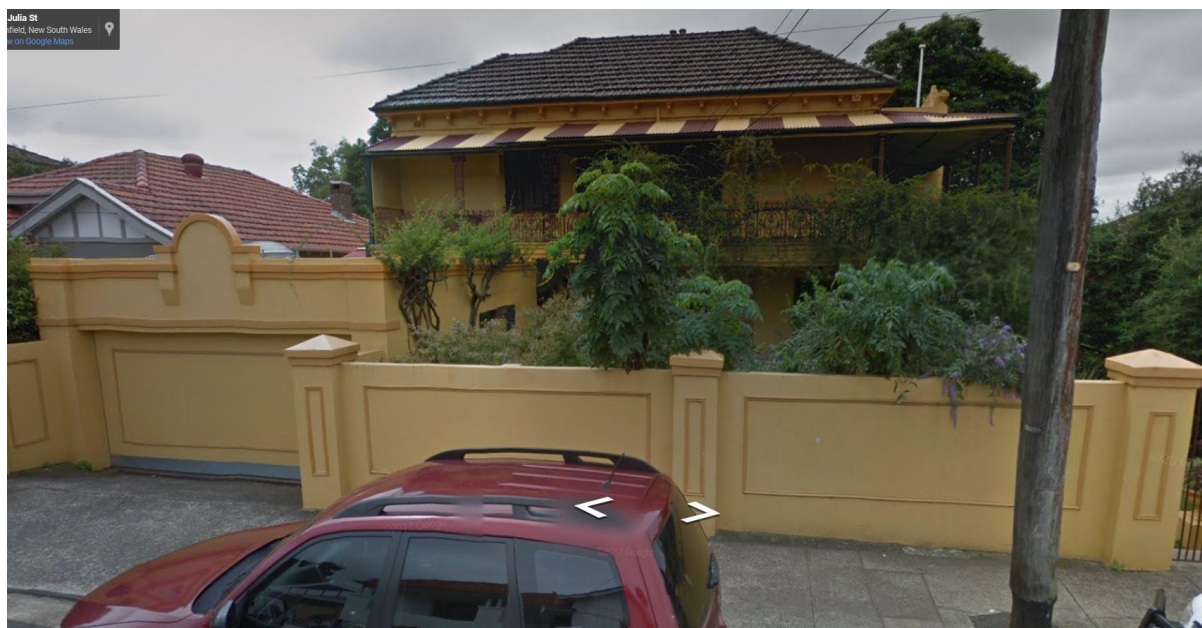


Image 1: View of the site from Julia Street

4. Background

Site history

Date	Discussion / Letter/ Additional Information
23/04/2018	A Pre-Development Application (9.2018.14) meeting was held for a proposal, which included demolition of the north-western portion of the existing dwelling and construction of a driveway to the rear, alteration to the existing garage, construction of a 3 storey building containing 3 dwellings, with associated parking and garbage facilities at the rear and subdivision of the land into 2 lots. The following concerns were raised: <ol style="list-style-type: none"> 1. Impact on the heritage item; 2. Neighbouring amenity impacts; and 3. Site capacity

Application history

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

Date	Discussion / Letter/ Additional Information
19/03/2019	Application lodged with Council
05/07/2019	Council requested additional information and amended plans
12/07/2019	Meeting with the applicant to discuss the proposal and required additional information
12/08/2019	Additional information submitted to Council

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 No 55—Remediation of Land
- State Environmental Planning Policy (Vegetation in non-rural areas) 2017
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Ashfield Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. CIWDPC 2016 provides controls and guidelines for remediation works.

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

5(a)(ii) State Environmental Planning Policy (Vegetation in non-rural areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 concerns the protection of trees identified under Ashfield Development Control Plan 2016.

Consent is sought for the removal of existing vegetation. The application has been referred to Council's landscape officer. The application is considered to be adequate, subject to conditions.

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

A BASIX Certificate is not required for the application, building works are less than \$50,000.00.

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

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

5(a)(v) Ashfield Local Environment Plan 2013 (ALEP 2013)

Ashfield Local Environmental Plan 2013 - Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	Zone R3 Medium Density Residential	Subdivision of land into 2 Torrens Title Lots and alterations to the existing dwelling	Yes
4.1	Minimum subdivision lot size	No minimum lot size prescribed under the LEP	628sqm for first and 377sqm for second lot	On merit, see DCP assessment below
4.3	Height of buildings	12.5 metres	No change proposed	Yes
4.4	Floor space ratio	0.7:1	Lot 1 – 0.38:1 (240sqm) Lot 2 (New Lot) – Not part of this application	Yes
5.10	Heritage Conservation	The site is a Heritage Item (163).		
5.10(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 the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The proposed alterations and additions are acceptable in term of heritage impacts.	Yes – refer to Clause 5.10 discussion below
5.10(5)	Heritage Assessment	The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The applicant's Heritage Impact Statement concludes there would be no adverse impact on the heritage item as a result of the proposal.	Yes

Clause 5.10 – Heritage Conservation

The subject property is a locally listed heritage item within Ashfield. The site has been reduced by subdivision over many years to the present immediate setting of the house, with frontage to Julia Street (formerly the side boundary). The immediate house setting remains linked at a rear corner to a former tennis court, now a garden area, surrounded with trees and shrubs, which are looked onto by surrounding properties.

The property is in the vicinity of other heritage items, being No 22 and 26 Julia Street, and No 94, 98 and 104 Alt Street. In the wider vicinity are St. John’s Church, and associated Church and graveyard.

The additional information that has been provided in the amended Heritage Impact Statement is considered to generally support the reasonability of the proposal and that it achieves the objectives of Part 5.10. However, design amendments are required for the new garage, the front fence and entry garden, and the application is recommended for a deferred commencement.

5(b) Draft Environmental Planning Instruments

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

Draft Environment State Environmental Planning Policy (SEPP)

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system. This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The proposal has been considered against the provisions of the Comprehensive Inner West Development Control Plan 2016.

DCP 2016 – Chapter E1: All Heritage Items and Conservation Areas (except Haberfield)				
Control No.	Control	Standard	Proposed	Compliance
This chapter has been addressed above under section 5(a)(iv)				
ADCP 2016 – Chapter A: Miscellaneous – Part 9 - Subdivision				
Control No.	Control	Standard	Proposed	Compliance
PC1	General	Lots have a size and dimensions that enable: <ul style="list-style-type: none"> - development of buildings and structures that have an internal area and dimensions that are useable for their intended purpose - provision of setbacks, landscaped open space and vehicle access, parking and manoeuvring in accordance with the relevant parts of this DCP - buildings to address and activate the street - adverse impacts of the amenity 	Whilst development of a building on the new lot is not part of this application, the submitted, indicative, plans for the new lot demonstrate that a development can achieve the objectives of PC1 and Chapter F, ADCP 2016.	Acceptable Whilst a proposed dwelling on the new lot will not address the street, it is considered that a development can be designed in such a way that is in accordance with relevant

DCP 2016 – Chapter E1: All Heritage Items and Conservation Areas (except Haberfield)				
Control No.	Control	Standard	Proposed	Compliance
		of adjoining land is be minimised		parts of the ADCP 2016.
PC2	Site characteristics	Lot size and dimensions must enable development to be sited to: <ol style="list-style-type: none"> 1. protect natural landscape features such as rock outcrops 2. retain significant vegetation 3. address site constraints including topography, flooding\land overland flow 	The proposal includes removal of vegetation.	Acceptable – subject to conditions
PC3	Density	Subdivision does not create a density of lots that places an unreasonable burden on the carrying capacity of existing infrastructure, including public road and open space	Whilst not part of the application, it is considered that a future proposal would not place an unreasonable burden on the carrying capacity of existing infrastructure	Yes
PC4	Character	Lots are consistent with the prevailing lot pattern and streetscape character in the local area, including size, dimensions, configuration and pattern, including provision of front and rear gardens	The pattern of lot sizes varies in the local area.	Acceptable The proposed new lot is considered to complement the character and meets the objectives of the R3 zone; providing housing needs for the community.
PC5	Small Lot Torrens Title	Small Lot Torrens Title Subdivision <ul style="list-style-type: none"> • addresses the requirements of the General provisions for subdivision of this part • ensures adjoining lots have adequate access to sunlight, daylight, air circulation, acoustic and visual privacy • does not result in overbearing development for neighbouring properties in terms of closeness, scale or bulk • includes an appropriate balance of built form and open space 	Indicative plans have been submitted and it is considered that development on the proposed new lot achieves the requirements.	Yes

It is considered the application complies with the parts as indicated and ultimately achieves the aims and objectives of the Comprehensive Inner West Development Control Plan 2016.

5(d) The Likely Impacts

Section 4.15(1)(b) of the Act requires Council to consider *“the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”*.

It is considered that the proposal will have no significant detrimental effect relating to the environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed

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

The site is zoned R3 – Medium Density Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with the Comprehensive Inner West Development Control Plan 2016 for a period of 14 days to surrounding properties and no submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers:

- Heritage Officer – This matter has been addressed above under section 5(a)(v)
- Development Engineer – Application acceptable, subject to conditions
- Tree Officer – Application acceptable, subject to conditions
- Resource Recovery – Application acceptable, subject to conditions

6(b) External

Not applicable

7. Section 7.11/7.12 Contributions

A Section 7.11 Levy of \$19,845.40 would be required for the development under Ashfield Section 94 Contributions Plan. A Section 7.12 Levy of \$5,650.00 would be required for the development under Ashfield Section 94A Contributions Plan. A condition requiring that levies to be paid is included in Attachment A.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 and Comprehensive Inner West Development Control Plan 2016. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to S4.16 of the Environmental Planning and Assessment Act 1979, grant deferred commencement to Development Application No.10.2019.39 for subdivision of land into 2 Torrens Title Lots and alterations to the existing dwelling at 18 Julia Street, Ashfield, subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Conditions of Consent

Deferred Commencement

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

A. Front Fence

The existing front masonry fence to be replaced with a timber joinery fence, 1800mm high, complementing the architecture of the house. Rounded and lapped weatherboard fence, of profile-topped weatherboards set vertically and lapped for visual privacy, or, lapped and capped joinery fence, of alternating lapped vertical boards with a profiled topped coping rail (paint or paint and stained finish). The timber entry gate/gates to be timber joinery gate or gates (paint finish).

B. Garage

The garage to be re-designed as a simple gable roofed form with its ridge paralleling Julia Street. The entry doors to either face Julia Street or the right of way accessing the new lot, passing the rear of the house. The garage to be no closer to the existing house than 1.0m from the verandah edge, its position balanced between the street frontage boundary and the house. Timber framed, weatherboard clad or painted/rendered and painted masonry, with a traditional corrugated steel roof. Conventional vertically proportioned timber windows, and electrically operated timber or metal vehicle doors can be incorporated. A timber vehicle gate, complementing the fence and pedestrian entry gate may be placed upon the street frontage, or at the corner of the house to secure the right of way/access way to the new lot.

C. Landscape Plan

A landscape plan is to be prepared for the entry garden, taking into account the existing and historic planting of the site, and any information discovered about the former entrance garden to the property, which was formerly approached from Alt Street. The new driveway surface is to employ gravel or bitumen paving.

Evidence of the above matter(s) must be submitted to Council within 2 years otherwise the Consent will not operate.

Fees

Planning

1. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate/ issue of a Subdivision Certificate/ before commencing works written evidence must be provided to the Certifying Authority that a monetary contribution of \$19,845.40 indexed in accordance with [Ashfield Development Contributions Plan/ Developer Contributions Plan No.1 – Open Space and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005); and Leichhardt Developer Contributions Plan – Transport and Access/ Marrickville Section 94/94A Contributions Plan 2014] ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at 13/09/2019.

*NB Contribution rates under Ashfield Development Contributions Plan are indexed quarterly (for the method of indexation refer to Section 2.6 of the Plan).

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

(CONTRIBUTION PAYMENT REFERENCE NO. DC [specify development contributions reference No. if applicable])

The contribution payable has been calculated in accordance with the CP and relates to the following public amenities and/or services and in the following amounts:

Community Infrastructure Type:	Contribution \$
Local Roads	\$704.84
Local Public Transport Facilities	\$1,021.22
Local Public Car Parking	\$0.00
Local Open Space and Recreation	\$16,437.84
Local Community Facilities	\$865.53
Plan Preparation and Administration	\$815.96
TOTAL	\$19,845.40

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*.

*NB A 0.75% credit card transaction fee applies to all credit card transactions.

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 – Standard

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
DA 01 A	Subdivision DA Site Survey	11/03/2019	Gabrowne Surveyors
Ref: 2017/20006	Plan showing boundaries, detail and levels of adjoining sites at Ashfield	26/07/2019	Gabrowne Surveyors
DA 17 A	Main House Existing First Floor Plan	11/03/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 16 A	Main House Existing Ground Floor Plan	11/03/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 11 C	Main House Gound Floor Demolition Plan	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 05 A	Proposed Roof Plan	11/03/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 12 C	Main House Proposed Ground Floor Plan	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 14 C	Main House Proposed North Elevation	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd

DA 13 C	Main House Proposed West (Street) Elevation	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 15 C	Main House Proposed Section	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 03 A	Draft Plan of Subdivision	03/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
DA 02 C	Site Analyses Plan	08/08/2019	Rintoul Associates & Farmarkis & Associates Pty Ltd
Ref 20210 let2.	Arboricultural Impact Assessment	26/11/2019	Urban Tree Management Australia Pty Ltd
-	Heritage Impact Statement	-	Rintoul Associates

As amended by the conditions of consent.

5. 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.

6. 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.

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.

8. Dry-weather Flows

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to 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.

9. 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.

10. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

11. Works Outside the Property Boundary

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

12. Bin Storage

All bins are to be stored within the site. Bins are to be brought back onto the property within 12 hours of being emptied.

13. Project Arborist

A Project Arborist shall be engaged **before work commences** for the duration of the site preparation, demolition, construction and landscaping.

Project Arborist - for the purpose of these conditions a Project Arborist is a suitably qualified professional who shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF) and who does not remove or prune trees in the Inner West local government area.

The contact details of the Project Arborist shall be advised to Council's Urban Forest Team **before work commences** and maintained up to date for the duration of the works. If a new Project Arborist is appointed details of the new Project Arborist shall be notified to Council's Urban Forest Team within 7 days.

Prior to Demolition and Construction

14. Resource Recovery and Waste Management Plan - Demolition and Construction

Demolition and Construction Waste

If the development is likely to generate more than 10 cubic metres of demolition or construction waste, the applicant is to submit a Waste Management Plan – Demolition and Construction. Please refer to Section 1, Part 3 of the Comprehensive Inner West DCP 2016 for details regarding the requirements.

Bin storage area

The drawings for the proposed alterations are to show the bin storage area. This storage area is to be within the site and must fully accommodate the number of bins allocated. The residence will be allocated 1x120L garbage bin, 1x240L recycling bin, and we suggest one garden organics bin (240L) as well, given the size of the landscaped area.

15. Tree Preservation

To preserve the following tree/s and avoid soil compaction, no work shall commence nor shall a Construction Certificate be issued (whichever occurs first) until temporary measures to avoid soil compaction (e.g. rumble boards or similar as specified in Section 4.5.3 of AS4970—*Protection of trees on development sites*) beneath the canopy of the following tree/s is/are installed:

Tree/Location
Tree 1 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street
Tree 2 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street

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

Prior to any Demolition

Planning

16. 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.

17. 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.

18. 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.

19. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

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

Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.

Prior to Construction Certificate

Planning

20. 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.

21. 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.

22. Fibre-ready Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a) The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

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 (excluding stormwater downpipes) within the outer walls of the building so they are not visible.

24. Parking Facilities - Domestic

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans and certification by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

- a) The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent.
- b) The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- c) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
- d) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.
- e) The garage must have minimum clear internal dimensions of 5400 x 3000 mm (length x width). The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.
- f) A plan of the proposed access and adjacent laneway, drawn at a 1:100 scale, demonstrating that vehicle manoeuvrability for entry and exit to the parking space complies with swept paths from AS/NZS 2890.1:2004. The plan must include any existing on-street parking spaces.
- g) The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.
- h) The vehicular access doors must be set back from the property boundary by a minimum of 1900mm.
- i) The external form and height of the approved structures must not be altered from the approved plans.

25. Stormwater Drainage System

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

- a) Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road or directly to Council's piped drainage system.
- b) Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c) Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm in the case of low and medium residential developments, the twenty (20) year ARI Storm in the case of high-density residential development and commercial and/or industrial developments and the fifty (50) year ARI Storm in the case of heavy industry. In all cases, the major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm.
- d) Charged or pump-out stormwater drainage systems are not permitted including for roof drainage.
- e) The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.
- f) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.
- g) No nuisance or concentration of flows to other properties.
- h) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.
- i) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- j) Show drainage easements through the allotments and downstream properties.

26. Public Domain Works – Design

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a suitably experienced Civil Engineer and

evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a) Light duty concrete vehicle crossing(s) including extensions thereof at the vehicular access location(s) including any necessary works to the cycleway.
- b) Closure of all redundant vehicle crossings(s) or part thereof.
- c) Full design and details of the stormwater drainage pit and pipe system to be constructed from the proposed allotments to the Council drainage system on Alt Street via a drainage easement.
- d) A new Council stormwater pit at the Alt Street frontage of the proposed drainage easement.
- e) Any damaged kerb and gutter and concrete footpath across the frontage of the site must be reconstructed.
- f) Adjustment to Telstra pit and any other services.
- g) Other works subject to the Roads Act 1993 approval.

All works must be completed prior to the issues of an Occupation Certificate or Subdivision Certificate whichever occurs first.

27. Pruning of Trees

The following tree can be pruned:

Pruning approval of the following tree is subject to all pruning works being undertaken by a minimum Level 3 (AQF 3) qualified Arborist and in accordance with Australian Standard 4373—*Pruning of amenity trees*. No climbing spikes/spurs are to be worn.

Details must be provided prior to the issue of the Construction Certificate.

Canopy and/or root pruning which is necessary to accommodate the approved building works shall be undertaken by, or directly supervised by, the project Arborist – for the purpose of this condition a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

Schedule	
Tree/location	Approved works
<i>Morus nigra</i> (Mulberry) 88 Bland Street	Minor clearance pruning
Tree 2 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street	Minor clearance pruning
Tree 3 <i>Cinnamomum camphora</i> (Camphor Laurel) Rear	Minor clearance pruning

of 90 Bland Street	
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The person acting on this consent has approval under Council's Tree Management Controls to prune the overhanging *Morus nigra* (Mulberry) to prevent damage to limbs during right of way construction.

Pruning is limited to those branches that will come into direct contact the construction vehicles and where branch diameter (at its point of attachment) does not exceed 40 mm. All pruning shall be carried out to sections 5, 6 and 7.3.3 of the Australian Standard AS4373—*Pruning of amenity trees*.

Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands.

Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

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

28. Landscape Plan

A landscape plan prepared by a qualified Landscape Architect or Landscape Consultant must be provided prior to the issue of a Construction Certificate. The plan must include:

- a) Location of all proposed and existing planting delineating existing trees to be retained, removed or transplanted.
- b) A detailed planting schedule including species by botanical and common names, quantities, pot sizes and estimated size at maturity.
- c) At least 85% of the plantings must be native species from the Sydney locale.
- d) The location of two canopy trees, each canopy tree capable of achieving a mature height of at least six (6) metres.
- e) Details of planting procedure including available soil depth.
- f) A landscape maintenance strategy for the owner / occupier to administer over a twelve (12) month establishment period.
- g) Details of drainage and watering systems.

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

29. Paving Works within Radius of Tree Trunks

Paving works within the specified radius of the trunk(s) of the following tree(s) will be of a type and construction to ensure that existing water infiltration and gaseous exchange to the tree(s) root system is maintained.

Schedule	
Tree/location	Radius in metres
Tree 1 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street	3.7 m.
Tree 2 <i>Lophostemon confertus</i> (Brush Box) Rear of 20 Julia Street	3 m.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate. **Note:** A plan detailing the paving shall be submitted to the Principal Certifying Authority to address the above requirements prior to the issue of a Construction Certificate.

30. Services beneath Canopy of Trees

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

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

31. Pruning of Tree Roots

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

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

32. Tree Protection

No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.

33. Tree Planting

The following trees must be planted:

A minimum of 2 x 75 litre size trees, which will attain a minimum mature height of 6 metres, shall be planted in a more suitable location within the property at a minimum of 1.5m from any boundary or structure. The tree is to conform to AS2303—Tree stock for landscape use.

Details of the species and planting locations of the replacement plants must be included on the landscape plan and site plan prior to the issue of a Construction Certificate. Note: any replacement tree species must not be a palm tree species or tree species listed as an exempt species under Council's Tree Management Controls.

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

During Demolition and Construction

Planning

34. 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.

35. 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.

36. Documentation of Demolition and Construction Waste

All waste dockets from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

37. Pruning of Tree Roots

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

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

38. Inspection of Trees

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

Schedule	
Tree/location	Time of Inspection
Tree 1 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia St.	<ul style="list-style-type: none"> • During excavation for footings within the <i>Tree Protection Zone</i>, • During driveway construction including ground preparation • At project completion to verify that protection measures have been undertaken.
Tree 2 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia St.	
Tree 4 <i>Morus Nigra</i> (Mulberry)	

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

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

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

39. Tree Protection

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk(s) of the following, tree(s) shall be severed or injured for driveway or building construction.

Schedule	
Tree/location	Radius in metres
Tree 1 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street	5 m.

Tree 4 <i>Morus Nigra</i> (Mulberry) Rear 88 Bland Street	2 m.
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To prevent damage to tree roots the driveway is to be constructed at grade, with no excavation or compaction of sub grade.

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

40. Excavation within Radius of Tree Trunks

All excavation within the specified radius of the trunk(s) of the following tree(s) being hand dug to a depth of 1 metre under supervision of the project arborist and then by mechanical means as agreed by the Project Arborist:

Schedule	
Tree/location	Radius in metres
Tree 1 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street	5 m.
Tree 2 <i>Lophostemon confertus</i> (Brush Box) Rear of 22 Julia Street	4 m.

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

Prior to Occupation Certificate

41. Public Domain Works

Prior to the issue of an Subdivision Certificate or Occupation Certificate (whichever occurs first), the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a) Light duty concrete vehicle crossing(s) including extensions thereof at the vehicular access location(s) including any necessary works to the cycleway.
- b) Closure of all redundant vehicle crossings(s) or part thereof.

- c) Connection from the stormwater drainage pit and pipe system to be constructed from the proposed allotments to the Council drainage system on Alt Street.
- d) A new Council stormwater pit at the Alt Street frontage of the proposed drainage easement.
- e) Any damaged kerb and gutter and concrete footpath across the frontage of the site must be reconstructed.
- f) Adjustment to Telstra pit and any other services.
- g) Other works subject to the Roads Act 1993 approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

42. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier 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.

43. Parking Signoff

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

44. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a 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 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 Certifier stamped Construction Certificate plans.

Planning

Prior to Subdivision Certificate

Planning

45. Section 73 Certificate

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with the Section 73 Certificate. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

46. Separate Stormwater

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with details, endorsed by a practising stormwater engineer demonstrating separate drainage systems to drain each proposed lot.

47. Subdivision Plan Amendment

Prior to the issue of a Subdivision Certificate, the Principal Certifying Authority must verify that:

- a. A common drainage easement in favour of the existing and proposed allotments to Alt Street has been created. The easement must be minimum 900mm width.
- b. A drainage easement in favour of the existing allotments has been created over the proposed new allotment to drain to the common drainage easement.
- c. A stormwater drainage pit and pipe system has been constructed from the proposed allotment to the Council drainage system on Alt Street.
- d. Proof of registration of the easement and a written statement signed by the Registered Surveyor that the as-built pipeline is totally within the proposed easement has been provided.
- e. The drainage easement(s) is shown on the Certificate and Plan, together with the relevant rights of the upstream owner.

48. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate or Subdivision Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a) Easement for drainage of water;
- b) Easement for repairs;
- c) Easement for services;
- d) Right of carriage way;
- e) All other necessary easements.

The Principal Certifier must ensure that the easements legal instrument prohibits the extinguishment of the easements without the consent of Inner West Council.

49. Landscape Works

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the planting of two canopy trees, have been undertaken in accordance with the approved landscape plan and/or conditions of Development Consent.

On-going

50. Vehicles Leaving the Site

All vehicles must enter and exit the proposed Allotment 2 in a forward direction.

51. Canopy Replenishment Trees

The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

Planning

Advisory notes

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.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

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.

Vehicular Crossings

The vehicular crossing and/or footpath works are required to be constructed by your contractor. You or your contractor must complete an application for 'Design of Vehicle Crossing and Public Domain Works – Step 1' form and 'Construction of Vehicle Crossing and Public Domain Works – Step 2' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

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.

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.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

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.

Swimming Pools

Applicants are advised of the following requirements under the *Swimming Pools Act 1992*:

- a) The owner of the premises is required to register the swimming pool on the NSW State Government's Swimming Pool Register. Evidence of registration should be provided to the Certifying Authority.
- b) Access to the pool/spa is restricted by a child resistant barrier in accordance with the regulations prescribed in the. The pool must not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed. The barrier is to conform to the requirements of Australian Standard AS 1926:2012.
- c) A high level overflow pipe has been provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. Evidence from the installer, indicating compliance with this condition must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.
- d) Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends on in-ground pools / spas and on the outside of aboveground pools / spas.
- e) A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the *Swimming Pool Regulation 2008*.
- f) Access to the swimming pool/spa must be restricted by fencing or other measures as required by the *Swimming Pools Act 1992* at all times.

All drainage, including any overland waters associated with the pool/spa, must be pipe-drained via the filter to the nearest sewer system in accordance with the requirements of

Council & Sydney Water. No drainage, including overflow from the pool or spa must enter Council's stormwater system.

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.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Boarding House – Registration with Fair Trading

Boarding houses with two or more residents who have additional needs or five or more residents who do not have additional needs are required to register with the Department of Fair Trading.

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 10m² 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

Department of Fair Trading 13 32 20

www.fairtrading.nsw.gov.au

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100

www.dialprior toyoudig.com.au

Landcom 9841 8660

To purchase copies of Volume One of "Soils and Construction"

Long Service Payments 131441
Corporation

www.lspc.nsw.gov.au

NSW Food Authority 1300 552 406

www.foodnotify.nsw.gov.au

NSW Government

www.nsw.gov.au/fibro

www.diySAFE.nsw.gov.au

Information on asbestos and safe work practices.

NSW Office of Environment and Heritage 131 555

www.environment.nsw.gov.au

Sydney Water 13 20 92

www.sydneywater.com.au

Waste Service - SITA 1300 651 116
Environmental Solutions

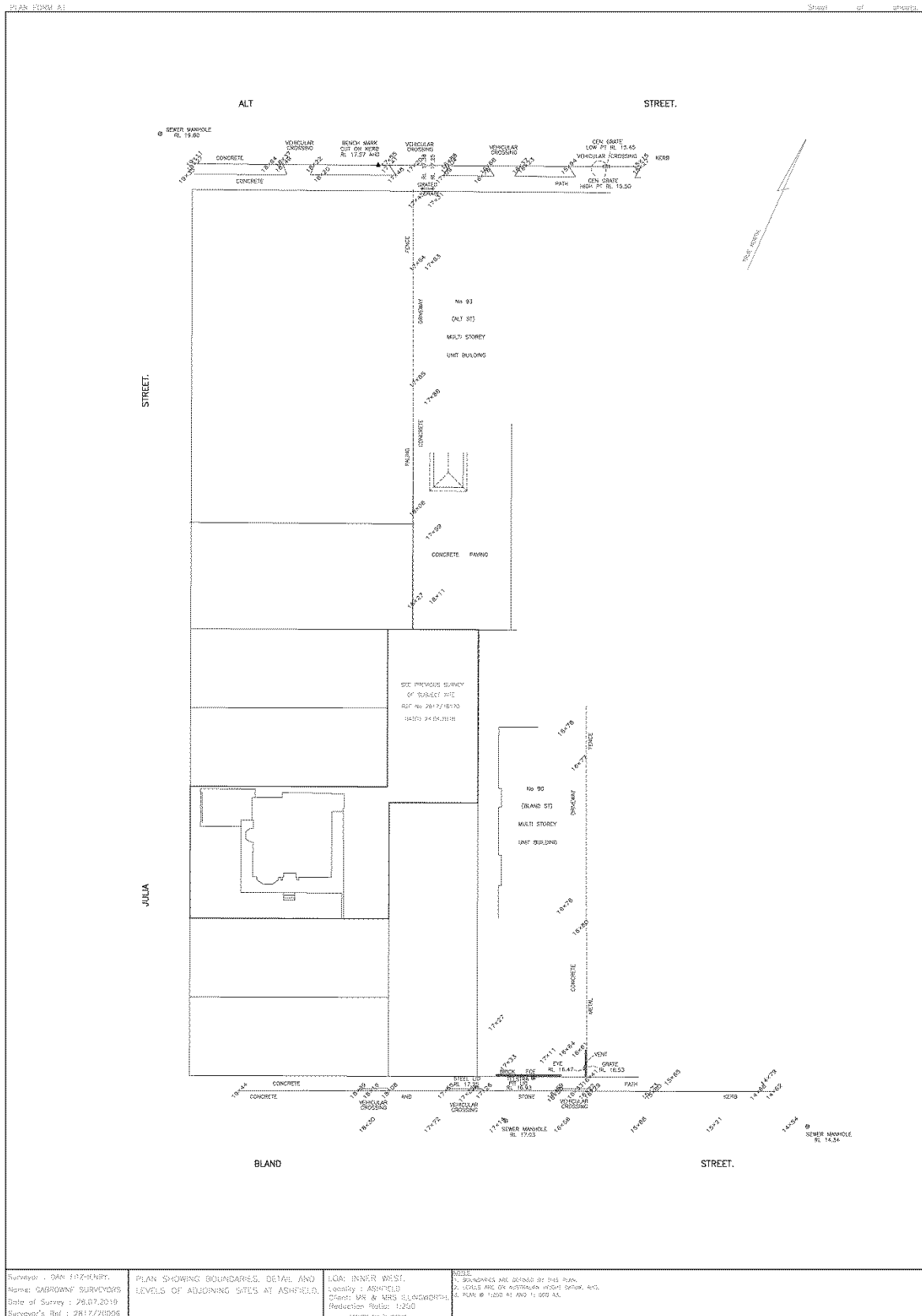
www.wasteservice.nsw.gov.au

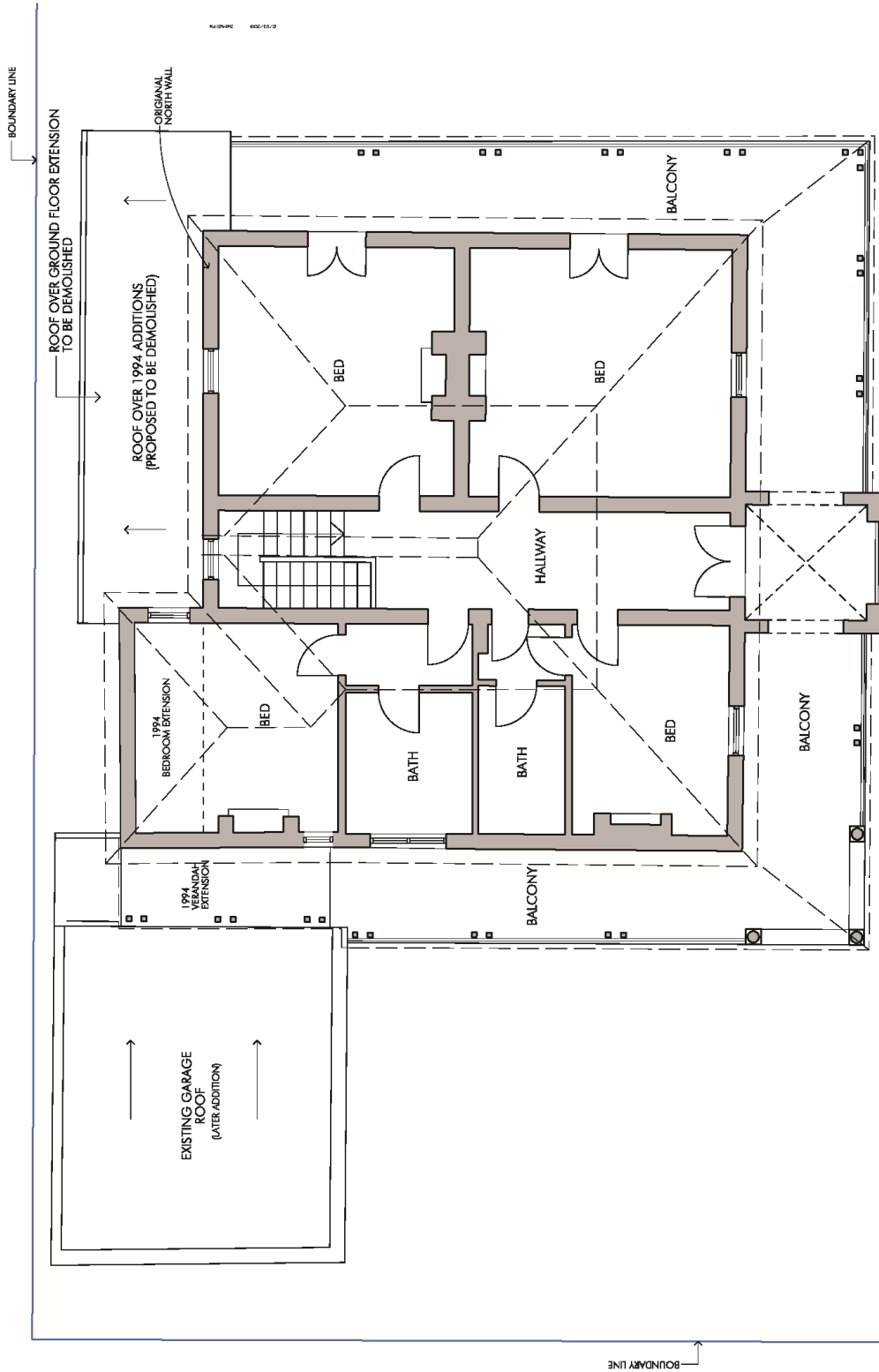
Water Efficiency Labelling and www.waterrating.gov.au
Standards (WELS)

WorkCover Authority of NSW 13 10 50

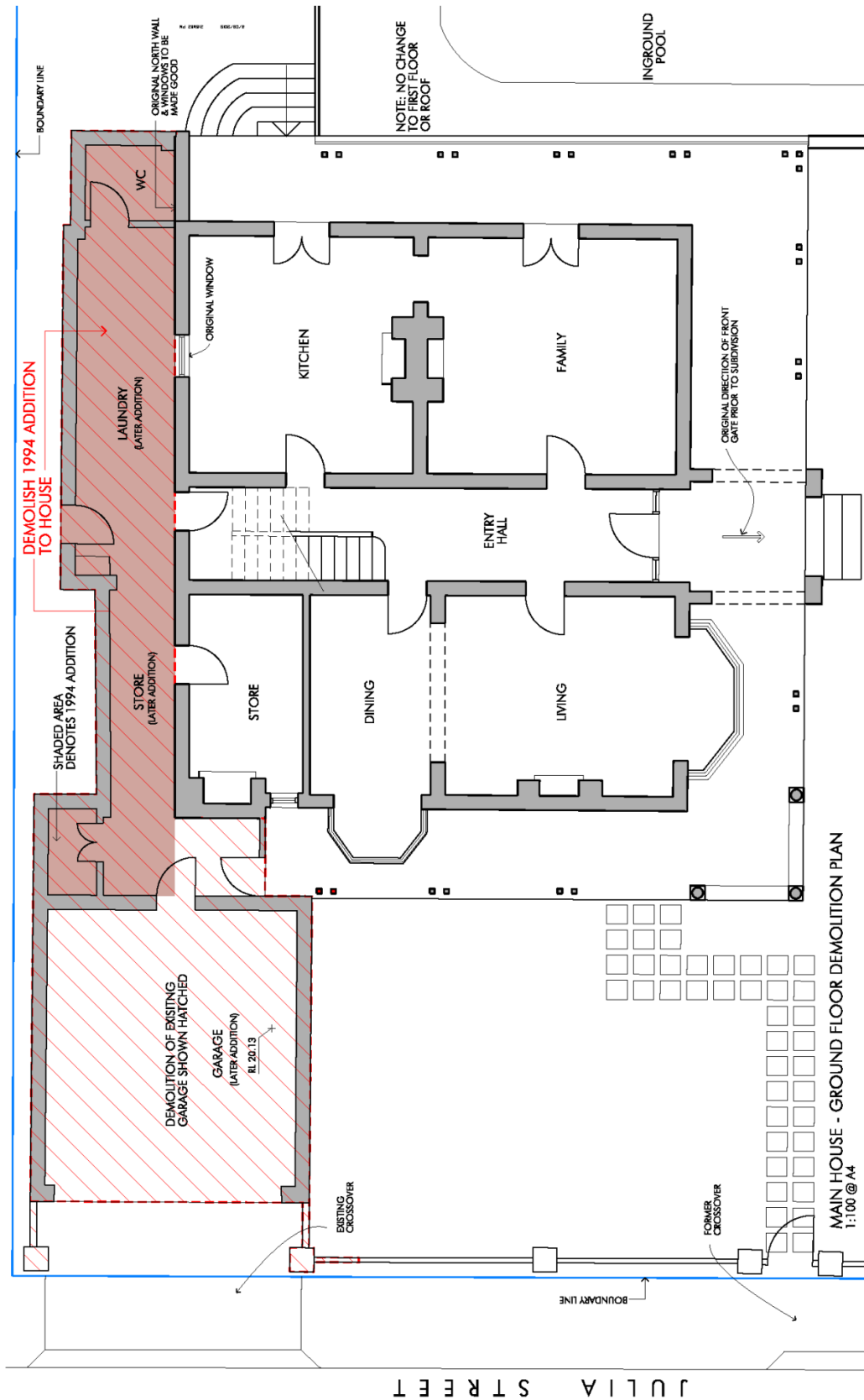
www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos
removal and disposal.

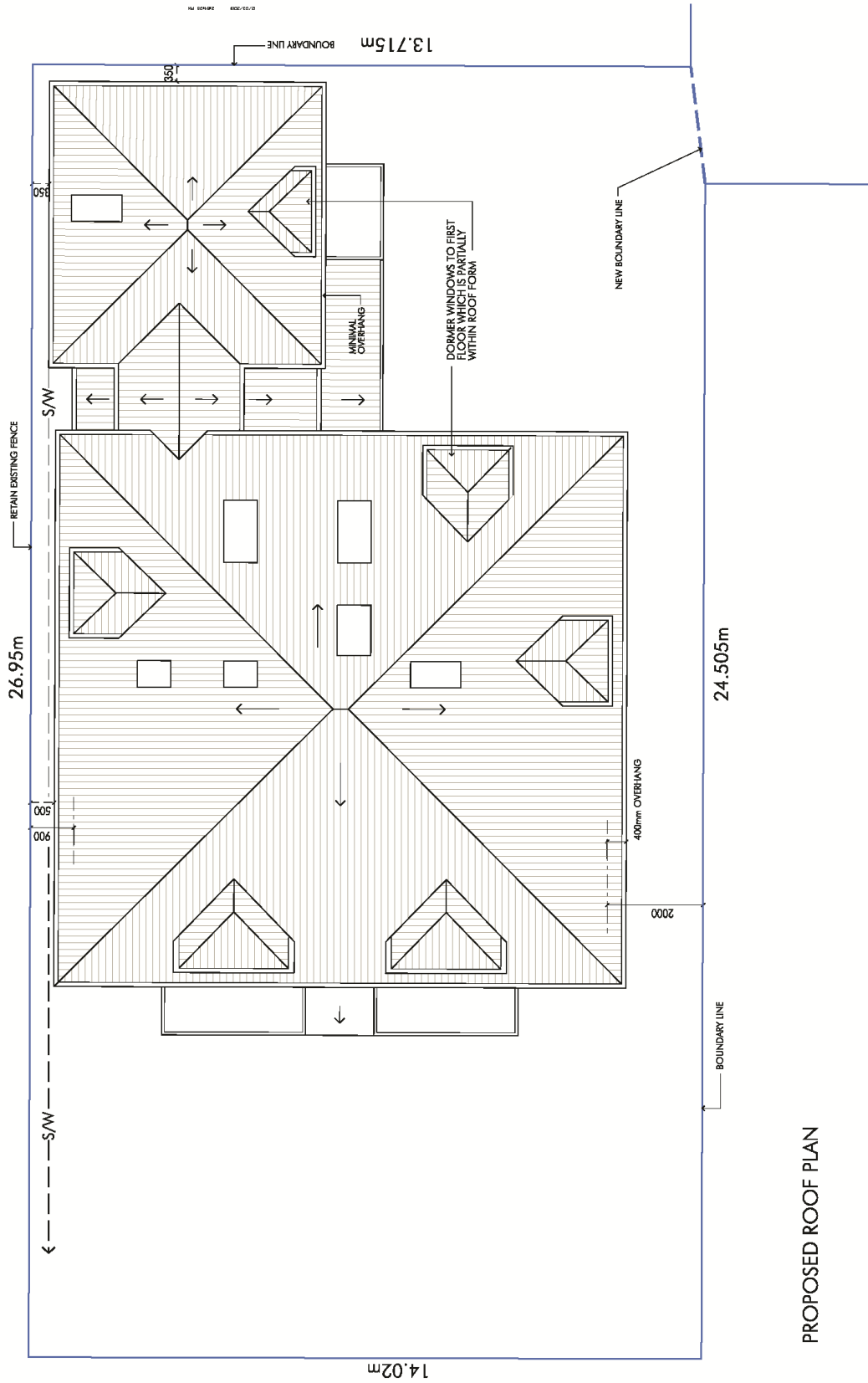




ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	FABRIS & ASSOC PTY LTD	SUBDIVISION DA	AV	BA 1709
A	SUBMISSION DA ISSUE	11 MARCH 19	THE DRAWING IS TO BE ISSUED FOR SUBSEQUENT APPROVAL BY THE LOCAL COUNCIL AND SHOULD BE USED FOR INFORMATION ONLY. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. THE DRAWING IS TO BE USED FOR INFORMATION ONLY. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.	<p>DESIGN & DOCUMENTATION RENTON ASSOCIATES Principal Architect ELIZABETH RENTON Phone: 0437 713 800 Email: info@renton.com.au</p>	<p>FABRIS & ASSOC PTY LTD 177 PARRAMATTA ROAD, PARRAMATTA NSW 2150 National Australia Bank, JMW, 04 11 Mobile: 0438 720 024 Email: info@fabris.com.au</p>	<p>SUBDIVISION DA MAIN HOUSE EXISTING FIRST FLOOR PLAN</p>		<p>DA 17</p>
								1:100 @ A4

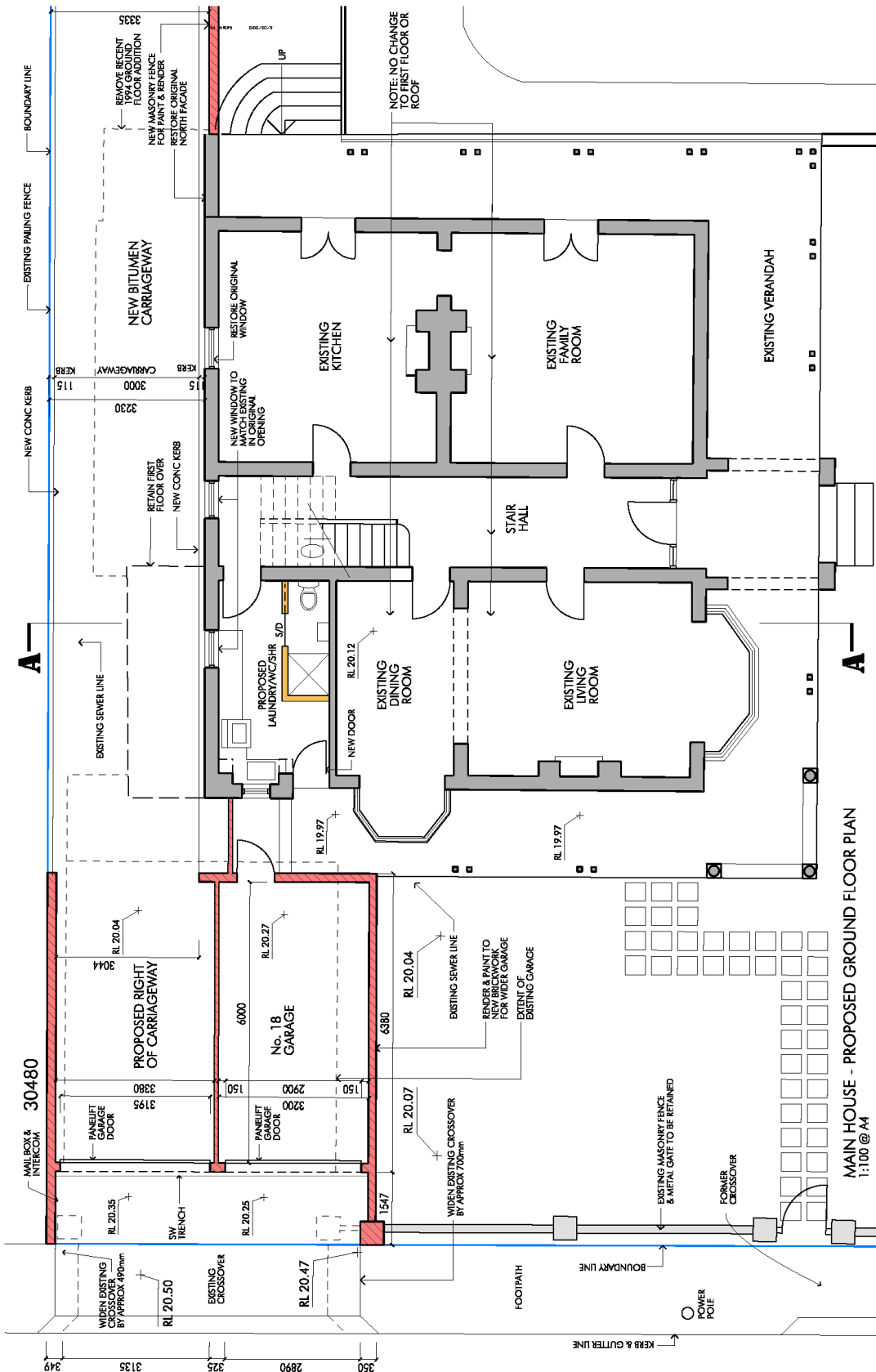


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A	SUBDIVISION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL GOVERNMENT AND MUST BE APPROVED BY THE LOCAL GOVERNMENT BEFORE PROCEEDING WITH THE PROJECT.	ENTOUCH ASSOCIATES Principal Architect	FARMAS & ASSOC PTY LTD 77 FARMAS AVE, COONABRABRA NSW 2868 Mobile: 08 4587 713 500 Email: info@farmas.com.au	J. ILLINGWORTH 18 JULIA STREET, ASHFIELD	DA 11	1:100 @ A4
B	REVISED DA ISSUE FOLLOWING COUNCIL BP1	25 JULY 19	ALL DIMENSIONS ARE IN METERS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.	ALBERTI ARCHITECTURE Principal Architect	ALBERTI ARCHITECTURE 1/100 WILSON ST, SYDNEY NSW 2000 Mobile: 08 4587 713 500 Email: info@alberti.com.au	MAIN HOUSE GROUND FLOOR DEMOLITION PLAN	18 JULIA STREET, ASHFIELD	1:100 @ A4
C	REVISED DA ISSUE FOLLOWING COUNCIL BP1 AND ENGINEERING RECOMMENDATIONS	8 AUG 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL GOVERNMENT AND MUST BE APPROVED BY THE LOCAL GOVERNMENT BEFORE PROCEEDING WITH THE PROJECT.	ALBERTI ARCHITECTURE Principal Architect	ALBERTI ARCHITECTURE 1/100 WILSON ST, SYDNEY NSW 2000 Mobile: 08 4587 713 500 Email: info@alberti.com.au	MAIN HOUSE GROUND FLOOR DEMOLITION PLAN	18 JULIA STREET, ASHFIELD	1:100 @ A4



PROPOSED ROOF PLAN

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	FABRIS & ASSOC PTY LTD	SUBDIVISION DA	J. ILLINGWORTH	DA 1709
A	SUBMISSION DA ISSUE	11 MARCH 19	THE DRAWING IS SUBMITTED FOR APPROVAL AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT. ALL DIMENSIONS ARE IN METERS. DO NOT SCALE FROM THIS DRAWING. VIMS WILL BE THE ONLY DIMENSION ON BILL.	ENTOUCH ASSOCIATES Pringle Street SUDTHY HUNTVILLE Phone: 0427 711 800 Email: info@entouch.com.au	77 FORDS RD, WARRAWONG NSW 2257 Phone: 02 4397 2000 Fax: 02 4397 2004 Email: info@fabris.com.au	PROPOSED ROOF PLAN	18 JULIA STREET, ASHFIELD	DA 05
							1:100 @ A4	A

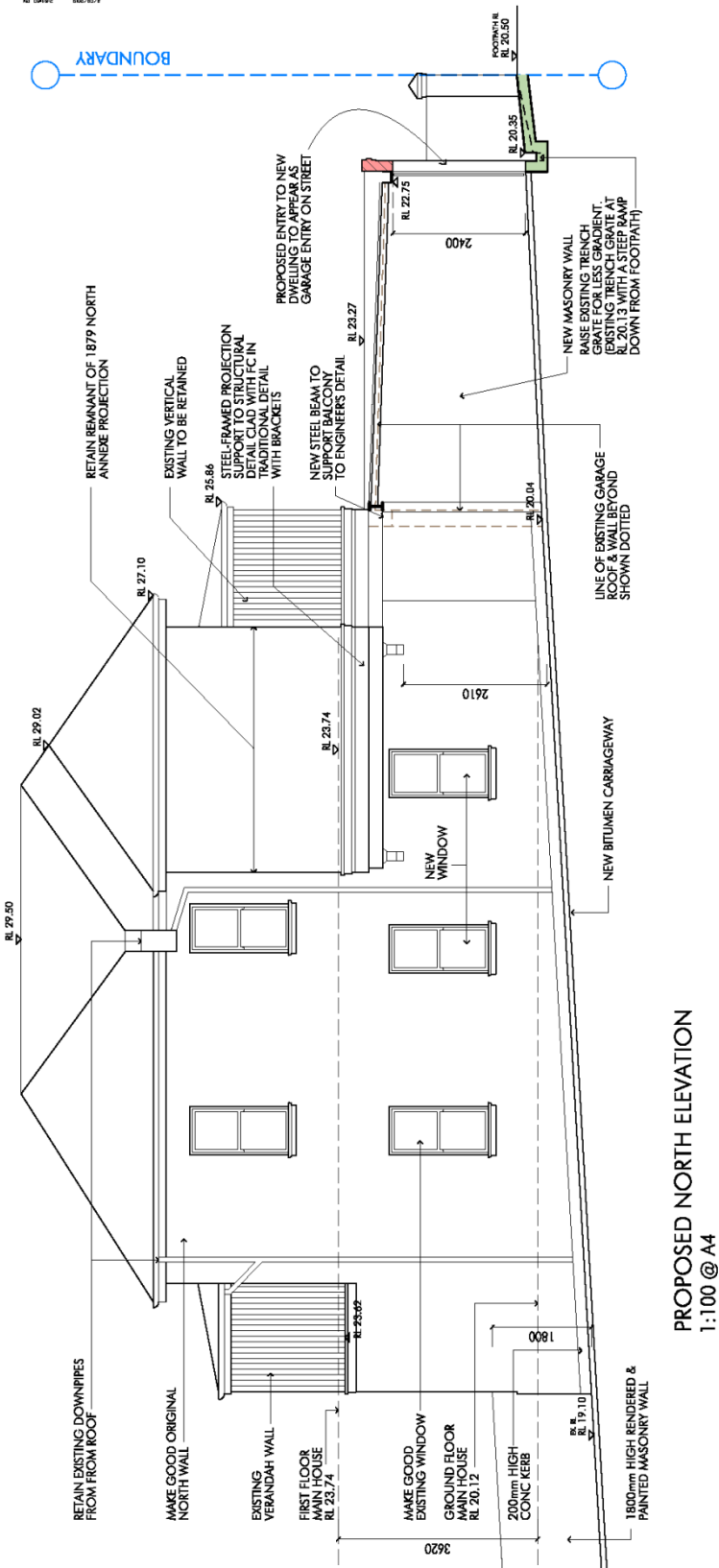


MAIN HOUSE - PROPOSED GROUND FLOOR PLAN
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES
A	SUBMISSION DA ISSUE	11 MARCH 19	THE DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL PLANNING AUTHORITY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
B	REVISED DA ISSUE FOLLOWING COUNCIL BH	25 JULY 19	ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
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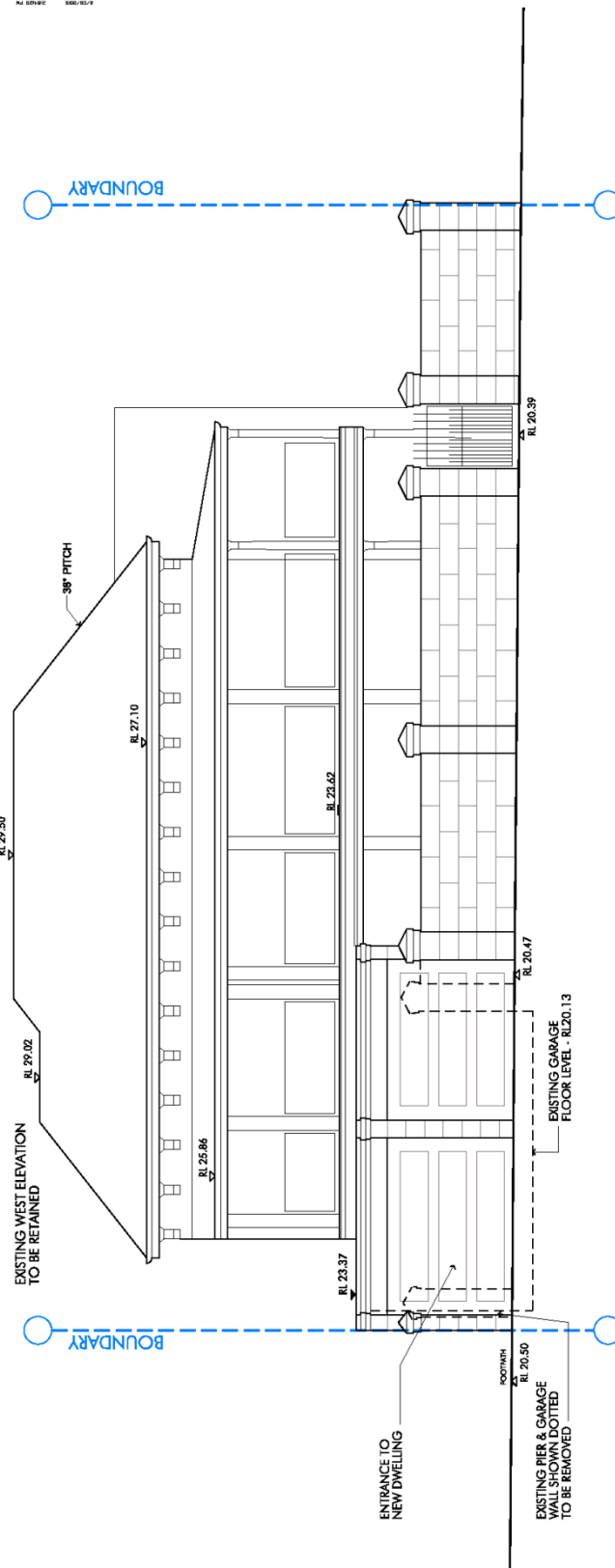
DESIGN & DOCUMENTATION	FARMAS & ASSOC PTY LTD ARCHITECTS 177 ANSON AVENUE, ANSON BAY NSW NEWCASTLE AUSTRALIA PHN 0411 441 111 Email: info@farmas.com.au Web: www.farmas.com.au
DESIGNER	BRITOLI UNIVOLLE PHN 0432 713 800 Email: info@britolivolle.com.au

SUBMISSION DA	J. ILLINGWORTH	BA 1709
PROPOSED GROUND FLOOR PLAN	18 JULIA STREET, ASHFIELD	DA 12
	0 1m 2m 5m	C
		1:100 @ A4



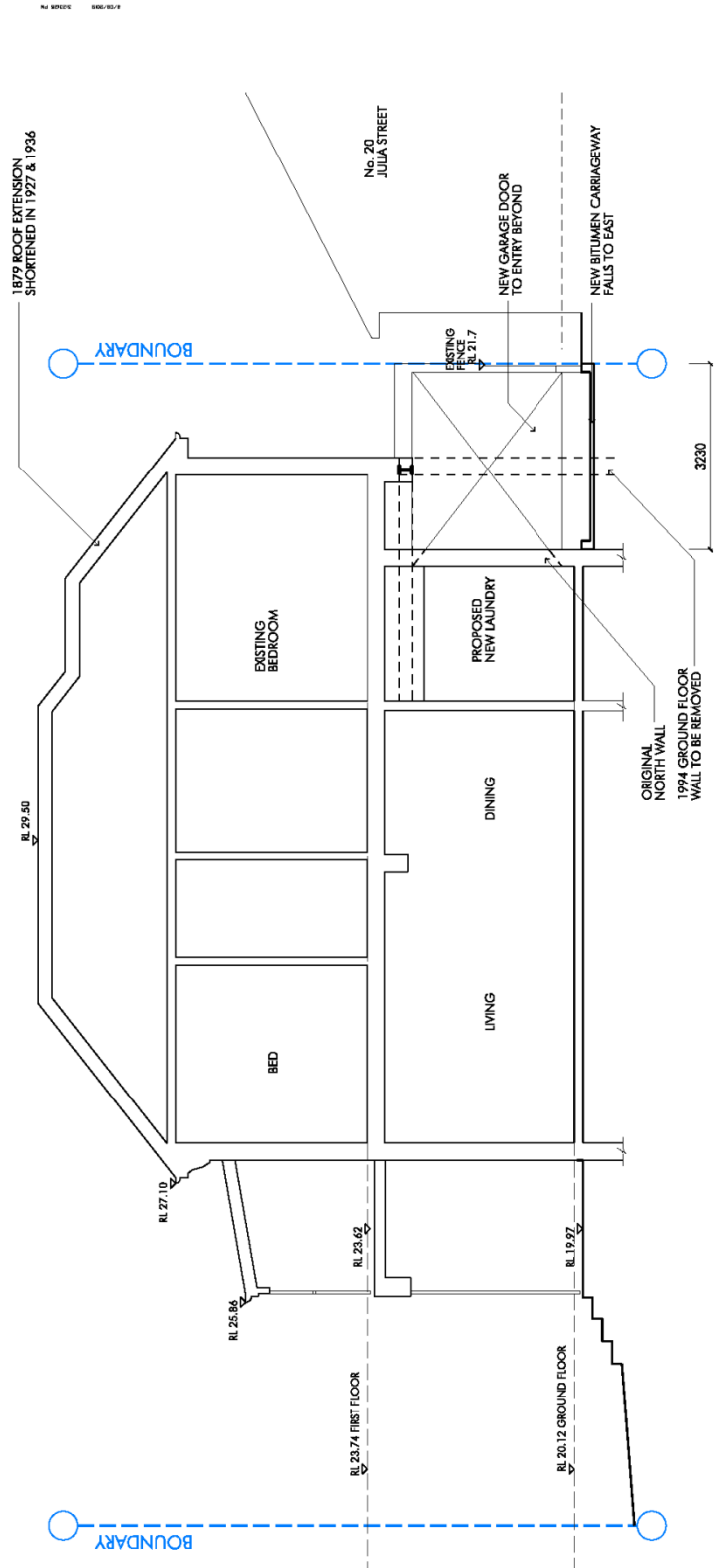
PROPOSED NORTH ELEVATION
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	FARMERS & ASSOC PVT LTD	SUBDIVISION DA	RA 1709
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B	REVISED DA ISSUE FOLLOWING COUNCIL RP1	25 JULY 19	ALL DIMENSIONS ARE IN METRES. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.				
C	REVISED DA ISSUE FOLLOWING COUNCIL RP1 ENGINEERING RECOMMENDATION	8 AUG 19	DO NOT SCALE DRAWING DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE. VERIFY ALL DIMENSIONS ON SITE.				1:100 @ A4



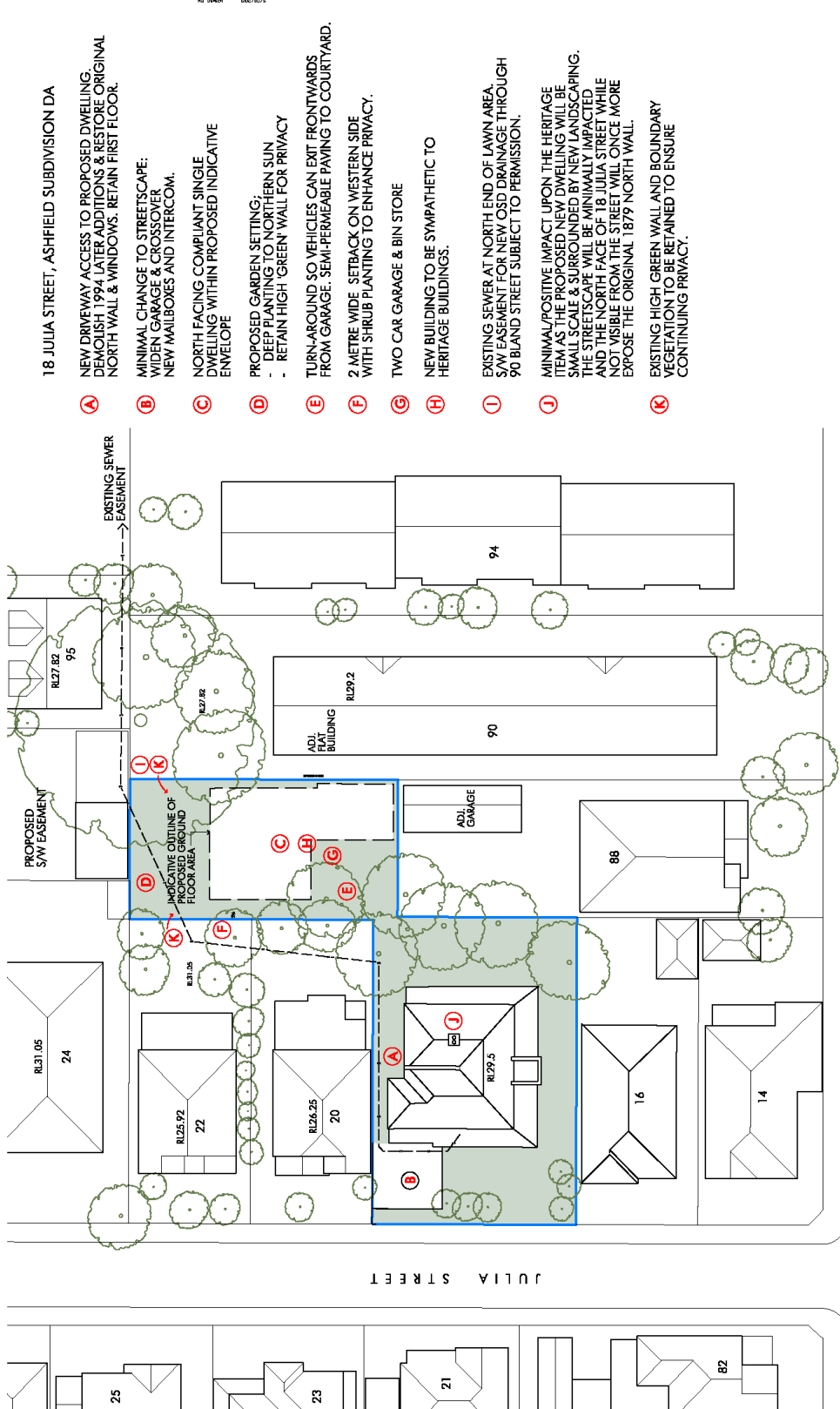
PROPOSED WEST ELEVATION
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	SUBDIVISION DA	PROJECT ADDRESS	SCALE
A	SUBDIVISION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL COUNCIL AND MUST BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S REQUIREMENTS.	FENTON ASSOCIATES Principal Architect ELBERT WINTOULE Phone 0434 713 500 Email fentons@fentons.com.au	J. ILLINGWORTH 18 JULIA STREET, ASHFIELD	1:100 @ A4	DA 1709
B	REVISED DA ISSUE FOLLOWING COUNCIL BP1	25 JULY 19	ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.	FARMAS & ASSOC PTY LTD 77 FARMAS AVENUE, COOKS HARBOR NSW 2230 Phone 0434 713 500 Email fentons@fentons.com.au	MAIN HOUSE PROPOSED WEST (STREET) ELEVATION	1:100 @ A4	DA 13
C	REVISED DA ISSUE FOLLOWING COUNCIL BP1 & ENGINEERING RECOMMENDATION	8 AUG 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL COUNCIL AND MUST BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S REQUIREMENTS.	FENTON ASSOCIATES Principal Architect ELBERT WINTOULE Phone 0434 713 500 Email fentons@fentons.com.au		1:100 @ A4	C



PROPOSED SECTION A - A
THROUGH CARRIAGEWAY
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	FABRICATION & ASSOCIATED	SUBDIVISION DA	PROJECT	SCALE
A	SUBDIVISION DA ISSUE	11 MARCH 19	THE DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL PLANNING AUTHORITY AND MUST BE IN ACCORDANCE WITH THE LOCAL PLANNING INSTRUMENT.	ENTOUCH ASSOCIATES Principal Architect SUZUKI, ANTOUILL Phone 0454 713 500 Email info@entouch.com.au	FABRICATION & ASSOCIATED PTY LTD 77 WILSON ROAD, WILSON Newport, Victoria 3015 Phone 0454 713 500 Email info@fabri.com.au	J. ILLINGWORTH 18 JULIA STREET, ASHFIELD	DA 1709 DA 15	1:100 @ A4
B	REVISED DA ISSUE FOLLOWING COUNCIL REPLY	26 JULY 19	ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.					
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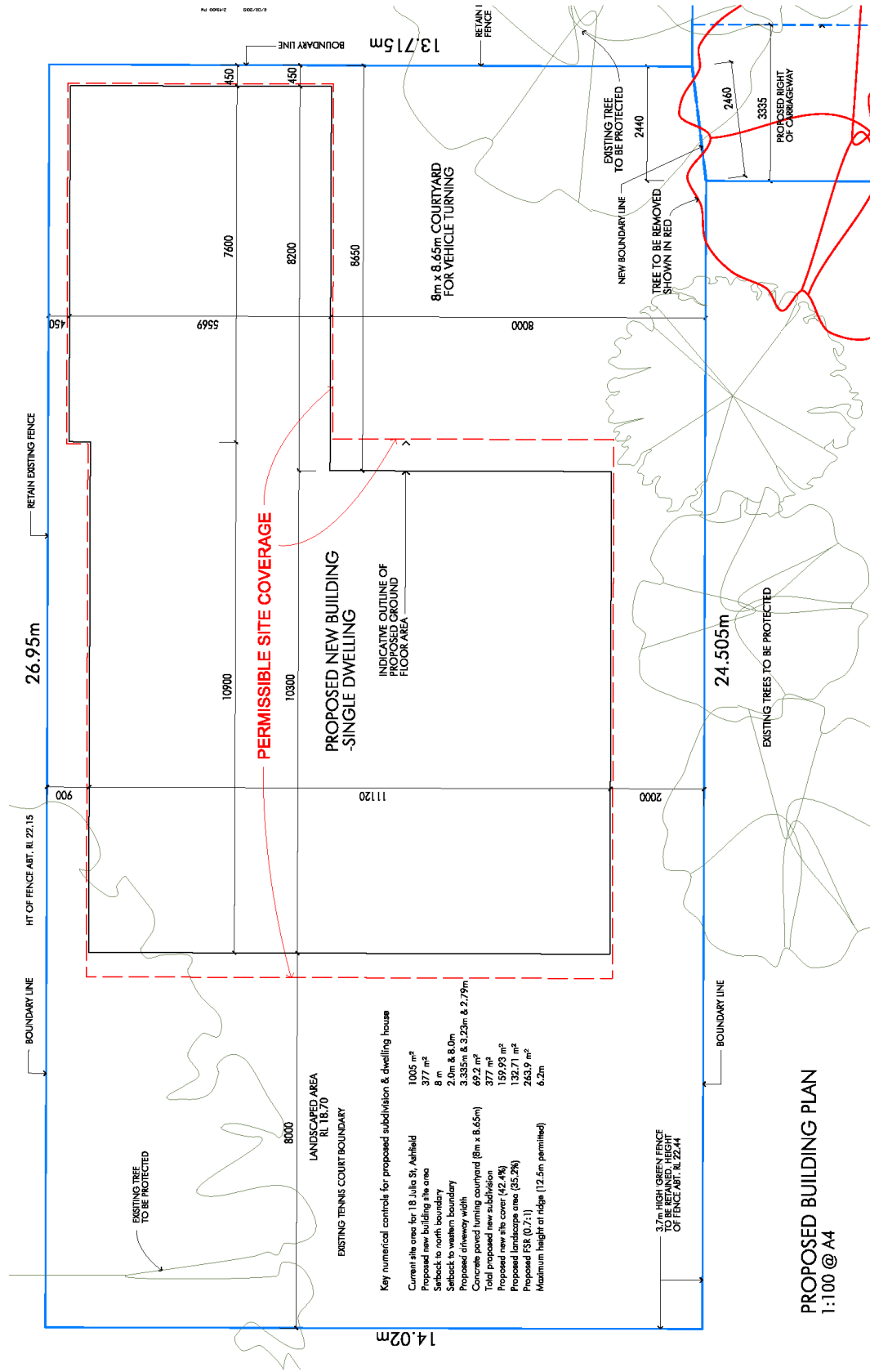


- (A) 18 JULIA STREET, ASHFIELD SUBDIVISION DA
- (B) NEW DRIVEWAY ACCESS TO PROPOSED DWELLING. DEMOLISH 1994 LATER ADDITIONS & RESTORE ORIGINAL NORTH WALL & WINDOWS. RETAIN FIRST FLOOR.
- (C) MINIMAL CHANGE TO STREETScape: WIDEN GARAGE & CROSSOVER NEW MAILBOXES AND INTERCOM.
- (D) NORTH FACING COMPLIANT SINGLE DWELLING WITHIN PROPOSED INDICATIVE ENVELOPE
- (E) PROPOSED GARDEN SETTING:
 - DEEP PLANTING TO NORTHERN SUN
 - RETAIN HIGH 'GREEN' WALL FOR PRIVACY
- (F) TURN-AROUND SO VEHICLES CAN EXIT FRONTWARDS FROM GARAGE. SEMI-PERMEABLE PAVING TO COURTYARD.
- (G) 2 METRE WIDE SETBACK ON WESTERN SIDE WITH SHRUB PLANTING TO ENHANCE PRIVACY.
- (H) TWO CAR GARAGE & BIN STORE
- (I) NEW BUILDING TO BE SYMPATHETIC TO HERITAGE BUILDINGS.
- (J) EXISTING SEWER AT NORTH END OF LAWN AREA. S/W EASEMENT FOR NEW OSD DRAINAGE THROUGH 90 BLAND STREET SUBJECT TO PERMISSION.
- (K) MINIMAL/POSITIVE IMPACT UPON THE HERITAGE ITEM AS THE PROPOSED NEW DWELLING WILL BE SMALL SCALE & SURROUNDED BY NEW LANDSCAPING. THE STREETScape WILL BE MINIMALLY IMPACTED AND THE NORTH FACE OF 18 JULIA STREET WHILE NOT VISIBLE FROM THE STREET WILL ONCE MORE EXPOSE THE ORIGINAL 1879 NORTH WALL.
- (L) EXISTING HIGH GREEN WALL AND BOUNDARY VEGETATION TO BE RETAINED TO ENSURE CONTINUING PRIVACY.

BLAND STREET

ISSUE	DESCRIPTION	DATE	NOTES
A	SUBDIVISION DA ISSUE	11 MARCH 19	THE DRAWING IS TO BE SUBMITTED FOR APPROVAL BY THE LOCAL PLANNING PANEL AND IS LIMITED TO THE INFO PROVIDED ON THIS DRAWING.
B	REVISED DA ISSUE FOLLOWING COUNCIL BH	25 JULY 19	ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
C	REVISED DA ISSUE FOLLOWING COUNCIL BH	8 AUG 19	DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS ON SITE.

DESIGNER & DECLARATION		SUBDIVISION DA	
RENTON ASSOCIATES Project Architect 8/201/1/NT/001 Phone: 0434 713 800 Email: info@renton.com.au		18 JULIA STREET, ASHFIELD Scale: 1:500 @ A4	
FARMAS & ASSOC PTY LTD 77 FARMAS WAY, COOKS BAY NSW NSW 1535 National Australia Bank BSB: 253 000 Account No: 390 1251 Email: info@farmas.com.au		J. ILLINGWORTH BA 1709 DA 02 C	



PERMISSIBLE SITE COVERAGE

PROPOSED NEW BUILDING - SINGLE DWELLING

Key numerical controls for proposed subdivision & dwelling house

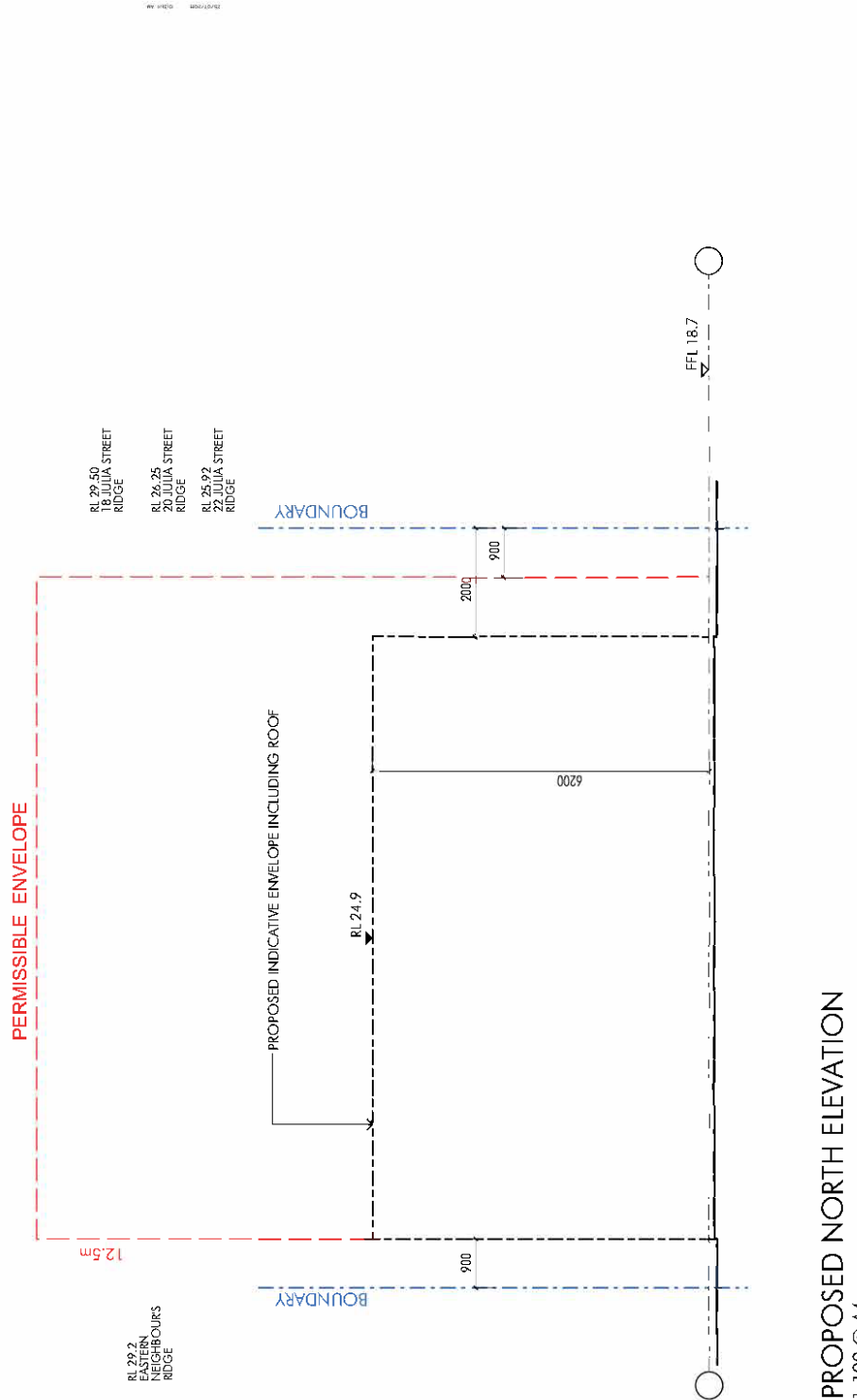
- Current site area for 18 Julia St, Ashfield 1005 m²
- Proposed new building site area 377 m²
- Setback to north boundary 8 m
- Setback to western boundary 2.0m & 8.0m
- Proposed driveway width 3.335m & 3.23m & 2.79m
- Concrete paved turning courtyard (8m x 8.65m) 69.2 m²
- Total proposed new subdivision 377 m²
- Proposed new site cover (42.4%) 159.93 m²
- Proposed landscape area (35.2%) 132.71 m²
- Proposed FSR (0.7:1) 263.9 m²
- Maximum height at ridge (12.5m permitted) 6.2m

PROPOSED BUILDING PLAN
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES
A	SUBMISSION DA ISSUE	11 MARCH 19	THE DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL PLANNING PANEL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
B	REVISED DA ISSUE FOLLOWING COUNCIL BH	25 JULY 19	ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED. THE DRAWING IS TO BE USED FOR THE PURPOSES OF THE LOCAL PLANNING PANEL ONLY. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.
C	REVISED DA ISSUE FOLLOWING COUNCIL BH	8 AUG 19	THE DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL PLANNING PANEL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

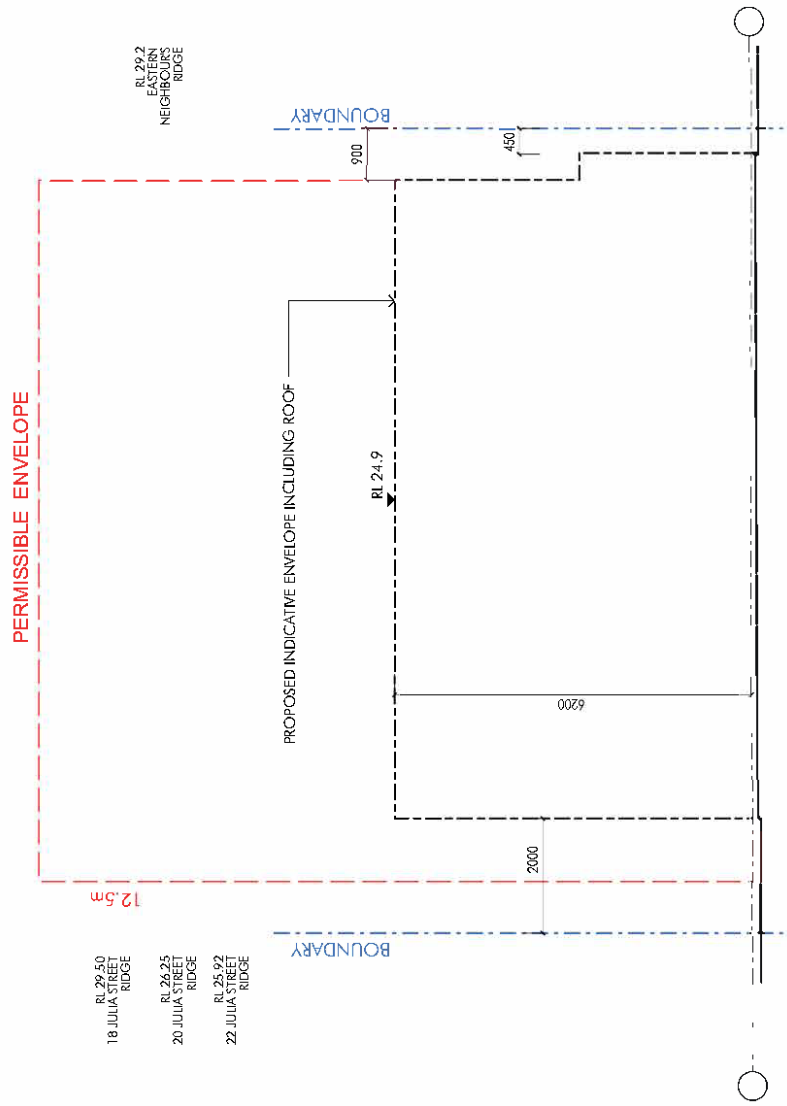
DESIGN & DOCUMENTATION	FARMER & ASSOC PTY LTD 177 WILSON AVENUE, BUNBURY WESTERN AUSTRALIA 6411 Mobile: 08 948 711 800 Email: info@farmers.com.au
DESIGN & DOCUMENTATION	ENTON ASSOCIATES Practising Architect SUZIE UNWIN Mobile: 08 948 711 800 Email: suzie@enton.com.au
DESIGN & DOCUMENTATION	REVISIONS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL PLANNING PANEL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PROPOSED BUILDING PLAN	J. ILLINGWORTH 18 JULIA STREET, ASHFIELD
SUBDIVISION DA	PA 1709
PROPOSED BUILDING PLAN	DA 04
PROPOSED BUILDING PLAN	C
PROPOSED BUILDING PLAN	1:100 @ A4



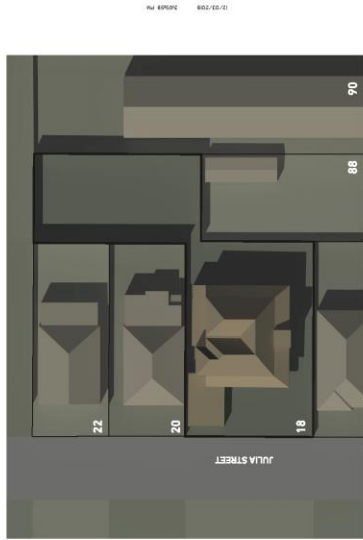
PROPOSED NORTH ELEVATION
1:100 @ A4

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	SUBMISSION DA	RA 1709
A	SUBMISSION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE MARKED 'FOR INFORMATION' ONLY. APPROVAL OF THIS DRAWING IS NOT GUARANTEED. APPROVAL OF THIS DRAWING IS NOT GUARANTEED. APPROVAL OF THIS DRAWING IS NOT GUARANTEED.	DESIGN & DOCUMENTATION BENTON ASSOCIATES 11/11/19 11/11/19	SUBMISSION DA	RA 1709
B	REVISED DA ISSUE FOLLOWING COUNCIL REF	23 JULY 19	THIS DRAWING IS TO BE MARKED 'FOR INFORMATION' ONLY. APPROVAL OF THIS DRAWING IS NOT GUARANTEED. APPROVAL OF THIS DRAWING IS NOT GUARANTEED. APPROVAL OF THIS DRAWING IS NOT GUARANTEED.	DESIGN & DOCUMENTATION BENTON ASSOCIATES 11/11/19 11/11/19	PROPOSED NORTH ELEVATION	DA 06
				DESIGN & DOCUMENTATION BENTON ASSOCIATES 11/11/19 11/11/19		1:100 @ A4
				DESIGN & DOCUMENTATION BENTON ASSOCIATES 11/11/19 11/11/19		B



PROPOSED SOUTH ELEVATION
1:100 @ A4

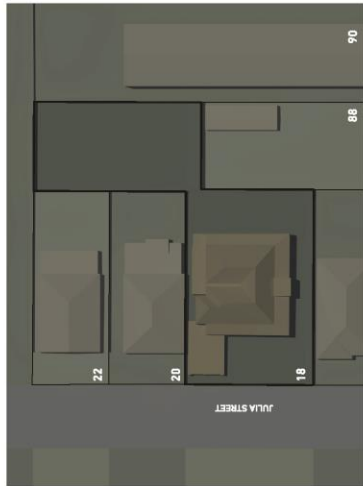
ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	FAMASSIS & ASSOCIATES	PREPARED BY	SCALE
A	SUBMISSION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE MARKED FOR REVISION ONLY. ANY CHANGES TO BE MADE TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND THE LOCAL PLANNING PANEL.	BRITCO ASSOCIATES 14/150 WILSON ST SYDNEY NSW 1570	FAMASSIS & ASSOCIATES PTY LTD 1/10 JULIA STREET SYDNEY NSW 1570	J. ILLIKSWORTH	1:100 @ A4
B	REVISED DA ISSUE FOLLOWING COUNCIL REF	23 JULY 19	THIS DRAWING IS TO BE MARKED FOR REVISION ONLY. ANY CHANGES TO BE MADE TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND THE LOCAL PLANNING PANEL.	BRITCO ASSOCIATES 14/150 WILSON ST SYDNEY NSW 1570	FAMASSIS & ASSOCIATES PTY LTD 1/10 JULIA STREET SYDNEY NSW 1570	18 JULIA STREET, ASHFIELD	DA 08
							B



EXISTING 3 PM



PROPOSED 3 PM



EXISTING 12 NOON



PROPOSED 12 NOON



EXISTING 9 AM



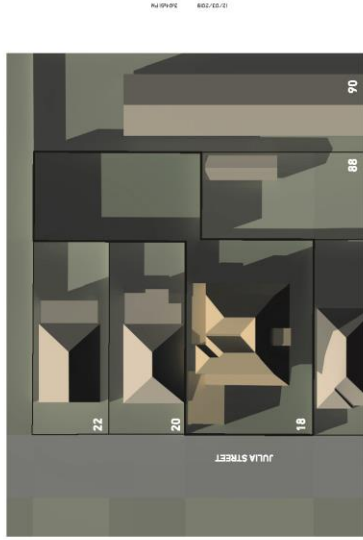
PROPOSED 9 AM

■ DENOTES ADDITIONAL SHADOW CAST BY PROPOSED DWELLING ON GROUND PLANE OF ADJOINING PROPERTY

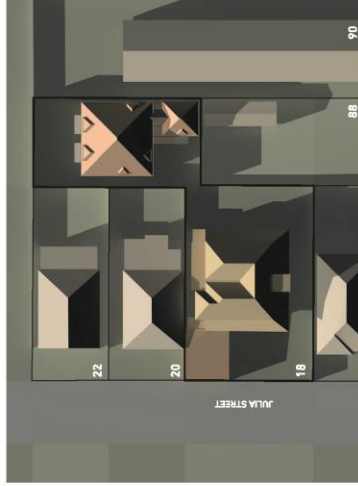
SUN DIAGRAMS
December 21

SHADOWS SHOWN ON DIAGRAMS ARE FROM PROPOSED DWELLING. SHADOWS FROM TREES ARE NOT INCLUDED.
NOTE: NORTH IS TRUE NORTH

ISSUE	DESCRIPTION	DATE	NOTES
A	SUBDIVISION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL GOVERNMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL DIMENSIONS ARE IN METERS. DO NOT SCALE FROM THIS DRAWING. VERIFY ALL SETTING OUT DIMENSIONS ON SITE.
<p>DESIGN & DOCUMENTATION BINKULL ASSOCIATES Heritage Architect 15/17 CHURCH STREET, WARRIMOO NSW 2684 Mobile: 0454 710 000 Email: info@binkull.com.au</p>			
<p>FARMER & ASSOC PTY LTD 17 CHURCH STREET, WARRIMOO NSW 2684 Agricultural Consultant Mobile: 0454 294 524 Email: farm@farmgroup.com.au</p>			
<p>SUBDIVISION DA SUN DIAGRAMS DECEMBER 21</p>			
<p>J. LILINGWORTH 18 JULIA STREET, ASHFIELD 0 10m 20m 40m</p>			
NTS	NTS	RA 7709	DA 20
			A



EXISTING 3 PM



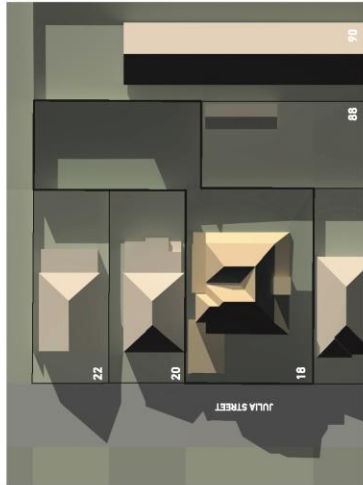
PROPOSED 3 PM



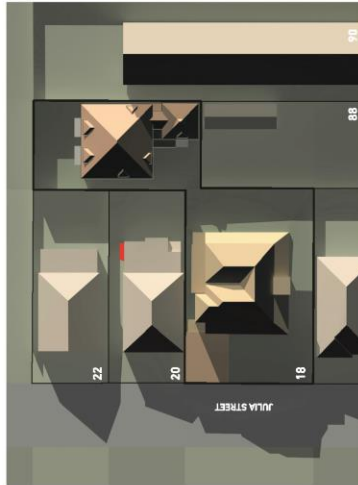
EXISTING 12 NOON



PROPOSED 12 NOON



EXISTING 9 AM



PROPOSED 9 AM

■ DENOTES ADDITIONAL SHADOW CAST BY PROPOSED DWELLING ON GROUND PLANE OF ADJOINING PROPERTY

SUN DIAGRAMS
June 21

SHADOWS SHOWN ON DIAGRAMS ARE FROM PROPOSED DWELLING. SHADOWS FROM TREES ARE NOT INCLUDED.

NOTE: NORTH IS TRUE NORTH

ISSUE	DESCRIPTION	DATE	NOTES
A	SUBDIVISION DA ISSUE	11 MARCH 19	THIS DRAWING IS TO BE SUBMITTED FOR APPROVAL TO THE LOCAL COUNCIL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL DIMENSIONS ARE IN METERS. DO NOT SCALE FROM THIS DRAWING. VERIFY ALL SETTING OUT DIMENSIONS ON SITE.
<p>DESIGN & DOCUMENTATION BIRNCOLL ASSOCIATES Heritage Architect 10/107A BRINDLEY AVENUE MARRICKVILLE NSW 1544 Phone: 02 9550 7100 Email: info@birncoll.com.au</p>			
<p>FARMER & ASSOC PTY LTD 177 CHURCH AVENUE, COOMERAMBA NSW Agricultural Architects Phone: 02 9550 7100 Email: farm@farmgroup.com.au</p>			
<p>SUBDIVISION DA SUN DIAGRAMS JUNE 21</p>			
<p>J. LILINGWORTH 18 JULIA STREET, ASHFIELD 0 10m 20m 40m</p>			
NTS	RA 1709	DA 18	A

Attachment C – Heritage Impact Statement

18 Julia Street Ashfield – Subdivision Development Application

Subdivision DA for 18 Julia Street, Ashfield for J. Illingworth

into 2 lots including the demolition of a recent addition to the existing heritage –listed house to enable an access driveway to connect to the proposed (former tennis court) subdivision site.

Statement of Heritage Impact

Prepared for J.Illingworth
18 Julia Street, Ashfield

by

Rintoul Associates
60 Blues Point Road
McMahons Point, NSW 2060
T. 02 9955 5803, 0456 710 500
Project RA 1710

Revision	Date ..	Description.....	Author
A	30-10-18	Preliminary draft	JR
B	13-03-19	DA Issue	JR
C	22-03-19	Revised DA issue following council RFI	JR
D	08-08-19	Revisions -Traffic Advice	JR

18 Julia Street Ashfield – Subdivision Development Application

Contents

- 1.0 Introduction
 - 1.1 Background
 - 1.2 Site Location and Description
 - 1.3 Methodology and Objectives
 - 1.4 Author identification, Acknowledgements and Limitations
- 2.0 Site Description and Context
 - 2.1 Site Description generally
 - 2.2 Description of the Main House
 - 2.3 Description of the rear lawn area
- 3.0 Historic Background
 - 3.1 Historic outline of the early estate subdivisions
 - 3.2 Historic background of the Main House
- 4.0 Assessment of Significance
 - 4.1 General
 - 4.2 Relevant Heritage Listings
 - 4.3 Preliminary Statement of Significance for 18 Julia Street
 - 4.4 Assessment of Significance for 18 Julia Street
 - 4.5 Summary Statement of Significance
- 5.0 Description of the Proposed Works
 - 5.1 Proposed Demolition Works
 - 5.2 Description of the Proposed New Works
- 6.0 Assessment of Heritage Impact
 - 6.1 Introduction
 - 6.2 Aspects of the proposal that respect or enhance heritage significance
 - 6.3 Aspects of the proposal that could detrimentally impact upon heritage significance
 - 6.4 Alternative discounted sympathetic solutions
 - 6.5 Minimisation of negative impacts
- 7.0 Conclusion
 - 7.1 Conclusion

APPENDICES

- Appendix 1 Current photographs of the site and house.
- Appendix 2 ALEP 2013 Heritage Item 1163
- Appendix 3 *Chronology of ownership*
- Appendix 4 *Chronological development plans*
- Appendix 5 *Heritage Significance with dates of construction of North Addition*

18 Julia Street Ashfield – Subdivision Development Application

1.0 Introduction

1.1-Background

Rintoul Associates has been engaged by Joanne Illingworth, owner of 18 Julia Street, Ashfield to prepare a Statement of Heritage Impact (SoHI) to accompany a Subdivision Application (dated 11 March 2019) of the site into 2 lots comprising the original main heritage house and access handle from Julia Street in one lot with a second lot comprising the lawn section of the site. The access handle is proposed on the North side of the original 1879 heritage house called Casiphia (also known as The Lilacs and Whitehall) where the recent 1994 additions can be removed to expose the original north wall for restoration and reinstatement. A pre-DA meeting was held on 23 April 2018 at the Leichhardt Service Centre with Martin Amy proposing a 3 storey building on the tennis court site. The pre-DA advice (dated 28 July 2018) recommended a lesser built form on this site but in principle confirmed that there is scope to develop this portion of land for a single dwelling. **A further meeting requested by Council took place on 12 July 2019 to discuss requested additional information and a possible reduction to the height of the proposed built form (currently a 2-storey dwelling with second floor partially within the hipped roof form) within the subdivided site and to discuss the further historical research that had been found relating to the main house, its subdivisions in 1927 & 1936 and the associated major reconstructions that took place in 1927, 1936 & 1985.**

1.2 Site Location and Description

The site can be described as Lot 1: DP:333728 and is listed as Heritage Item 1163 in ALEP2013. Zoning is R3 – Medium Density Residential.

The existing site is 1005 square metres with a rear lawn offset from the main site in its North-eastern corner. The lawn comprises an area of 377 sqm surrounded by an existing 3.7M high 'green' cyclone wire and steel post fence clad with creepers which is proposed to be retained. The access handle and proposed driveway is generally 3.335 and 3.230 metres wide at one end of the main house and comprises an area of 101.6 sqm. The driveway can be created by the demolition of a recent 1985 - 1994 extension on the north side of the heritage building which will permit the restoration and reinstatement of the original North wall. The proposed driveway can lead directly from Julia Street via an existing crossover. In line with Council's pre-DA advice, a single 2 –storey dwelling was proposed with rooms partially within the roof form **but is now amended to a lower envelope at Council's request.**

1.3 Methodology and Objectives

This Statement of Heritage Impact has been prepared in accordance with the *NSW Heritage Manual* 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy & process adopted is guided by the Australia ICOMOS *Burra Charter 2013* including the definitions of the terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance*.

The following statutory planning instruments have been reviewed in the preparation of this report:

- Ashfield Local Environmental Plan 2013 (ALEP2013)
- Inner West Comprehensive DCP 2016 for Ashbury, Ashfield, Croydon, Croydon park, Haberfield, Hurlstone Park and Summer Hill. (WCDCP2016)
- Environmental Planning and Assessment Act 1979

The objectives of this report are to investigate the history and fabric of the heritage house and site, to analyse the Local Significance of the building and any impact upon heritage fabric or context and to manage that significance with measures which minimise or mitigate against adverse impacts.

1.4 Author Identification, Acknowledgements and Limitations

This report was prepared by Judith Rintoul, Heritage Architect of Rintoul Associates

18 Julia Street Ashfield – Subdivision Development Application

2.0 Site Description and Context

2.1-Site Description Generally

The current site at 18 Julia Street has a 20.42M wide street frontage which includes a double garage and crossover (constructed in 1985), a rendered and painted masonry front fence behind which is a garden area leading to the main house constructed in Free Victorian Classical Style in 1879. A 2-storey verandah with cast iron columns and balustrade surrounds the house on its West (street-front), South and East elevations. A tower survives intact on its South side which signified the original main entrance to the house from Bland Street. The North elevation was originally the rear of the house and was added to in 1994. It is this 1994 extension that is proposed to be removed to provide for the access handle driveway.

At the rear of the house is a swimming pool with a line of trees on the boundary. A 2.460M wide access way in the North-eastern corner of the main site leads to the tennis court area which is grassed with a surrounding 3.7m high fence clad with creepers. The lawn area has not been used as a tennis court for some time and was constructed and turfed in 1980.

2.2- Description of the Main House

The main house is a two-storey brick/stucco residence with a symmetrical façade with a parapeted round-arched and pilastered tower addressing Bland Street and formerly marking the front entrance. Flanking the tower is a two-storey verandah on all facades (apart from the North) with cast iron columns and balustrade panels. The western and corner sections of the verandahs were constructed after 1936. The M-form roof has bracketed eaves which have been copied when the original North Annex was adapted in 1981. There are faceted ground floor window bays which were added at a later date (after 1936). The main house is well maintained following its substantial 1980s and 1994 restoration and reconstruction from a boarding house which had timber access stairs on the front verandah. The partially enclosed verandahs were reinstated in the 1980s and the earlier 1936 crossover to the Southern part of the street frontage ceased to be used in 1985 when the double garage and new crossover were constructed. The crossover was removed in 2014. At this time the northern ground floor utilities 1-storey lean-to annex was built comprising a laundry and guest toilet. The landscaped garden and the colour scheme of the house is sympathetic to its era. The original estate has been sub-divided over time as will be described in Chapter 3.

2.3 – Description of the Lawn area

The former tennis court is currently mown grass and rarely used. It is surrounded by a 3.7M high 'green' fence which provides privacy to the federation houses on the West and blocks of units to the East and North. To the South is a garage building located on 88 Bland Street.

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3.0 Historic Background

3.1 Historic outline of the early subdivisions

Robert Campbell's grant of 500 acres was named Ashfield Farm in 1813 and by 1817 was part of the Ashfield Park estate of Joseph Underwood. The first subdivisions of that estate took place in 1838 & 1839. Dr William Bland purchased 30 acres which included 5 acres bounded by Julia and Bland Streets. Bland's land was later subdivided into half acre lots and auctioned in 1865. Brent Clement Rodd sold 2 acres of the Ashfield Park estate to John Mills in 1875.

He proceeded to build Casiphia in 1879 where he lived until his death in 1880. His son later renamed the house 'The Lilacs' and lived there from 1882. By 1927, the house had become known as WhiteHall and later that year the land was subdivided into five lots which were sold with the house occupying a little over a quarter of an acre. All former buildings encroaching the subdivisions were demolished. This included the northwestern wing of the brick building and two weatherboard outbuildings to the north-west of the house. The later two Southern subdivisions in 1936 resulted in the loss of the original carriageway access to the house from Bland Street.

3.2 Historic background of the Main House –Refer to chronology in Appendix 3, 4 & 5 .

John and Emily Mills who were married in 1853, purchased land at the corner of Julia and Bland Streets in 1875. This land was part of Dr William Bland's subdivision of 1865. John Mills then proceeded to build Casiphia which was completed in 1879. He died of cancer in 1880 but his widow remained at Casiphia until her death in 1882. Samuel H. Terry MLA bought the house in the 1880s and renamed the house "The Lilacs". In 1926 the house, now known as White Hall was owned by Thomas Copes. Refer to the Detailed Chronology of ownership in Appendix 3. In 1927, Copes subdivided the site into 5 allotments resulting in the north annexe of the house being cut back level with the north wall of the kitchen wing and the outhouses being demolished. Allotment 3 which included the main house was purchased by Mrs Georgina Brett in 1927. After the great depression, Mrs Brett subdivided the property further in 1936 selling 2 allotments (Nos 14 & 16 Julia Street) with bungalows. This resulted in a new crossover and driveway and fence being constructed for Whitehall. Mrs Brett commenced major external and internal improvements to Whitehall including the addition of the western verandahs, infilling the corner verandahs to create 'wrap-around' verandahs and balconies with new decorative posts and floor finishes, reconstructed a room where the north annexe had been removed in 1927 and constructed a new garage at the rear with concrete driveway. New interior works included bay windows, arches, new windows with higher sills and new fireplaces. Mrs Brett remained at Whitehall until 1948. 'Whitehall' fell into disrepair while used as a rooming house post WW1 and photographs show built-in verandahs (resulting in the removal of balustrading) and an access staircase within the verandah facing Julia Street. Fireplaces had been removed and the interior had lost most of its detailing. The house was sold to Vittoria Sini followed by Frances Chan in 1974 who divided the house into 2 units (having previously proposed to demolish the house and redevelop the site).

In 1979 Colin and Sandra Elliot purchased the house as stripped-out units and sympathetically 'restored' both the 2-storey brick/stucco house and its earlier name 'Casiphia'. The interior was substantially improved with new fireplaces, new bay windows, new cornices and ceiling roses with traditional lighting and a new front door befitting such an elegant building. The wrap-around verandahs to the west, South and East were reinstated with sympathetic ironwork. The tennis court was used as an adjacent lawn area and a swimming pool was constructed at the rear of the house. In 1985 -1994, a new 1-storey northern lean-to addition became the laundry and guest toilet which linked through to a new double garage and crossover onto Julia Street. The current owner, Joanne Illingworth purchased the property on 2 April 2015 as a family home.

The Ashfield Heritage Study Ref No 139, notes that 'The Lilacs' (formerly Casaphia) retains representative Aesthetic and Social Significance. It is included in the LEP Heritage Schedule.

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1973 photograph: note built-in verandah area & crossover



1979 photograph; note steps within verandah

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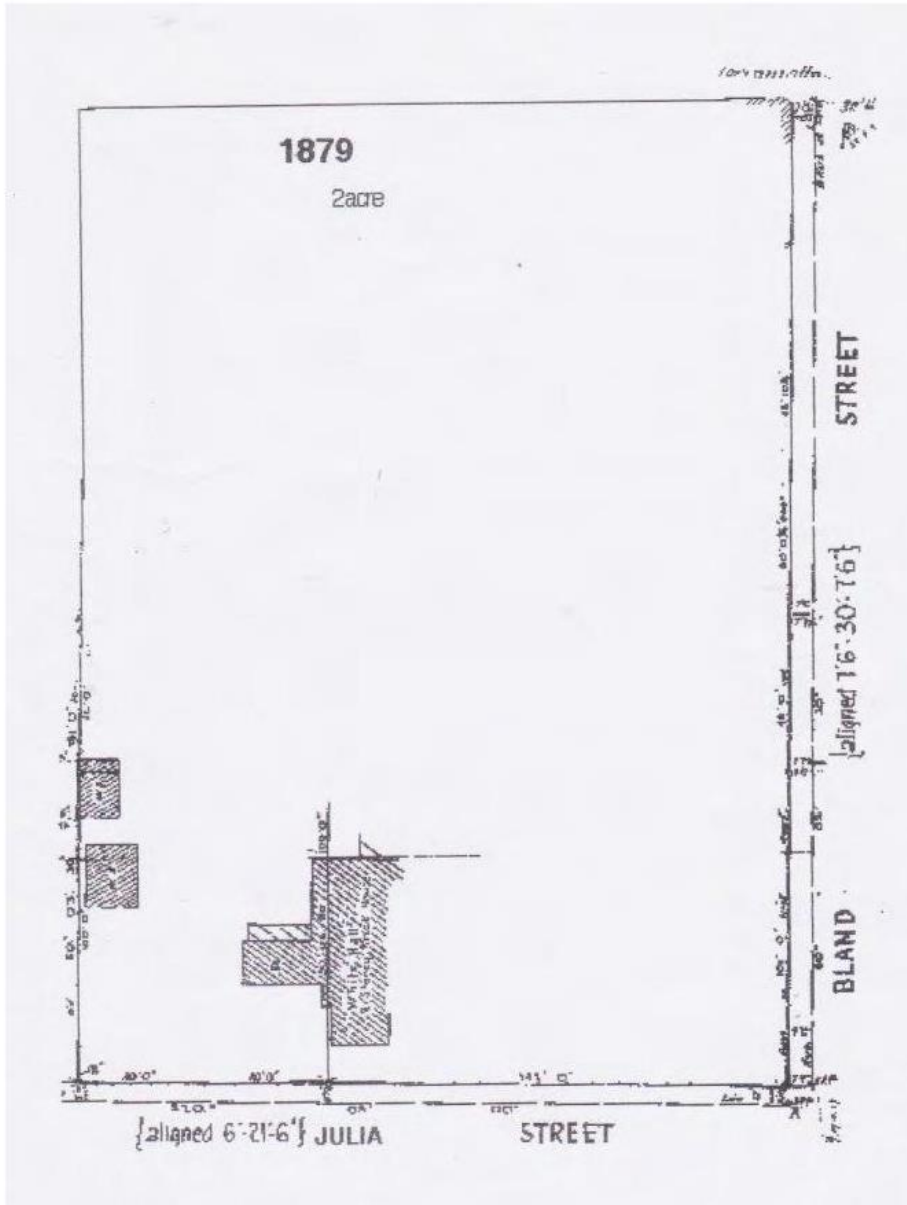


1973 photograph from Julia Street of former annexe which became the garage



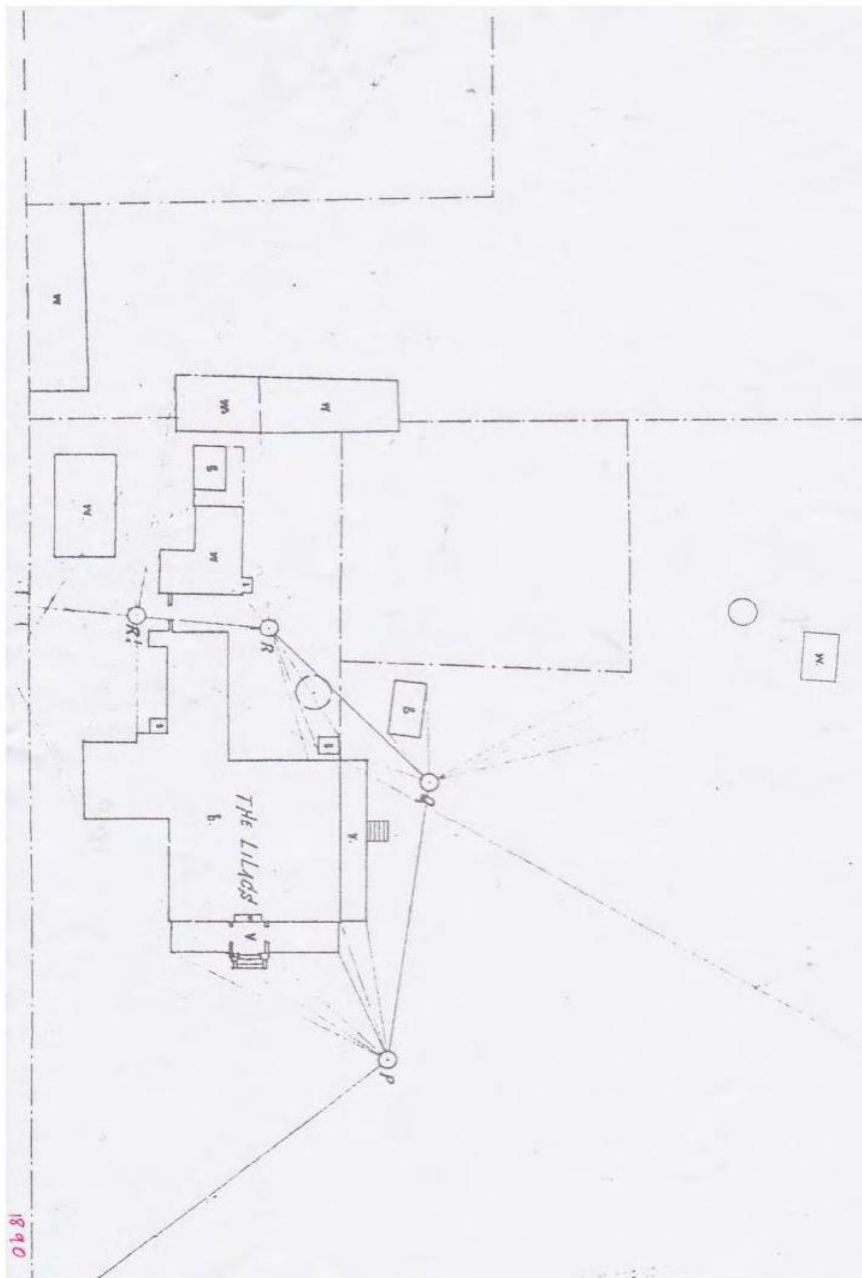
1994 photograph with double garage

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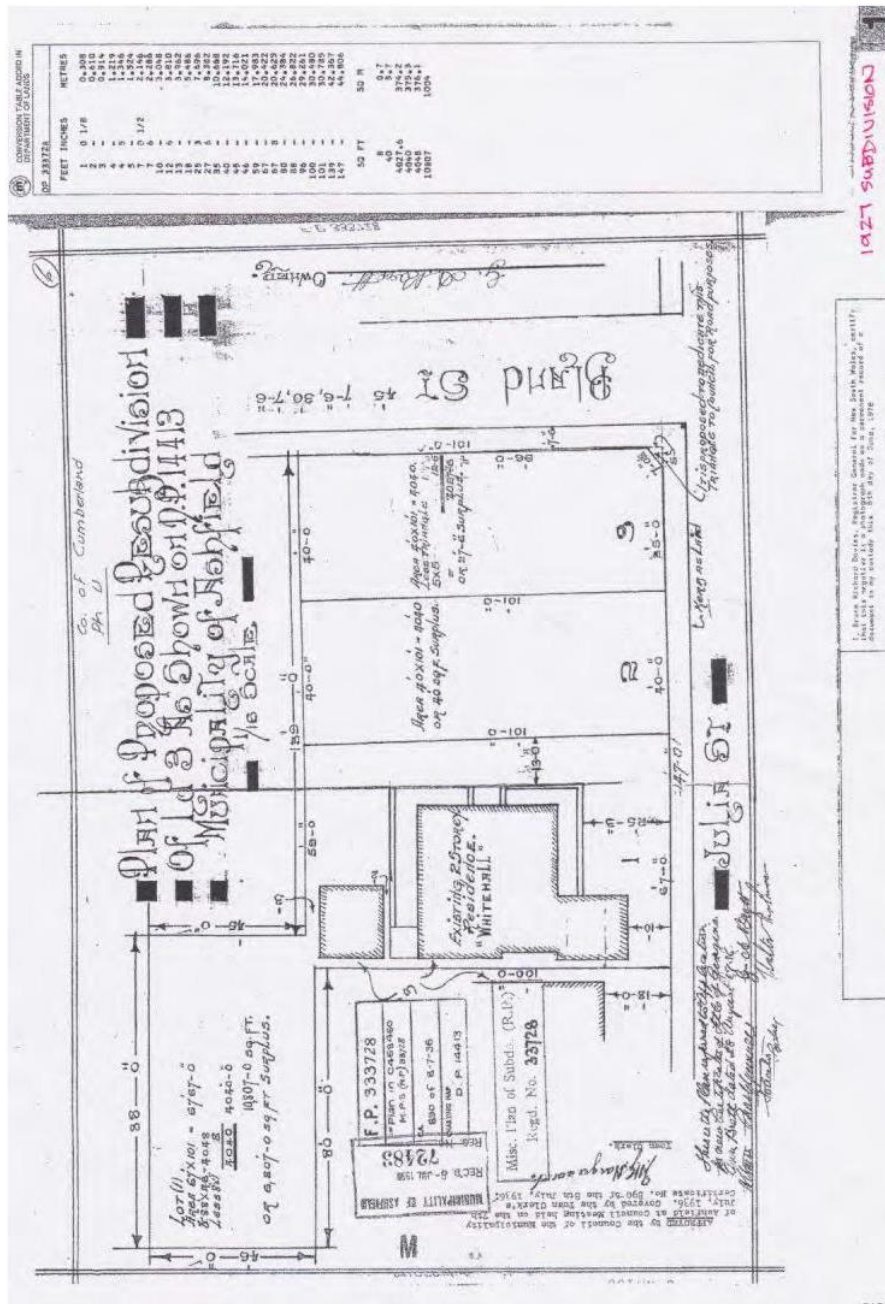
1879 subdivision plan – refer to Appendix 4 for detailed plans

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1890 partial water board site plan

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1936 plan of subdivision

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4.0 Assessment of Significance

4.1- General

The following heritage listings are relevant to 18 Julia Street, Ashfield and its environs and are protected by heritage provisions and requirements under the relevant planning instruments.

4.2 Relevant Heritage Listings

4.2.1 18 Julia Street, Ashfield is not listed on the State Heritage Register

4.2.2 The house and site is identified as heritage item 163 under ALEP2013. It is of Local Significance and noted as Lot 1, DP333728.

4.2.3 Adjacent heritage items include 22 Julia Street Ashfield (Item 164 & Lot 1, DP14413), a semi-detached house whose rear boundary is shared with the lawn (former tennis court) portion of the 18 Julia Street site. It is noted that 20 Julia Street, another Inter-war bungalow similar to #22 is not identified as a heritage item and also shares its rear boundary with the tennis court site.

4.2.4 The site is not within a conservation area.

4.3 Preliminary Statement of Significance for 18 Julia Street Ashfield

18 Julia Street Ashfield was identified in the *Godden Mackay Ashfield Heritage Study 1991 -1992*, as reference No, 139. Called the Lilacs, formerly Casiphia, it is assessed with Associative Historic Significance and Representative Aesthetic and Social Significance. This listing is included in Appendix 2 of this report.

Its Statement of Significance includes the following:-

- A once splendid residence associated with historical personalities
- An example of the fusion of free Classical and Filigree styles of architecture.

4.4 Assessment of Significance against NSW Heritage Significance Criteria

The NSW Heritage manual guideline *Assessing heritage significance* and supplement *Levels of Heritage Significance* set out the basis for the assessment of the heritage significance of an item by evaluating its significance against specific criteria which can apply to items of national, state or local levels of significance.

The NSW heritage management system recommends a 3-step approach in the assessment of heritage significance:- 1. Investigate significance:- 2. Assess significance:- 3. Manage significance

- **Criterion (a):- Historical Significance;** *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the area):-*

18 Julia Street Ashfield demonstrates the pattern of the cultural and subdivision development of this local area from the 19th century through to the present.

Criterion (a) is assessed as having Local Historical significance.

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- **Criterion (b):- Historical Significance (people)** - *An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*

18 Julia Street had only a short association with the original owner due to his early death.

Criteria (b) is assessed as having *Minor Local significance*.

- **Criterion (c):-Aesthetic & Technical significance** ; *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

18 Julia Street was a once splendid residence built in the Free Victorian Classical Style. Due to its deterioration in the early 20th century, much of its original fabric has been replaced albeit sympathetically.

- **Criterion (c) is assessed as having *Minor Local significance***

- **Criterion (d) :- Social Significance** ; *An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Criterion (d) is assessed as not relevant

Criterion (e):- NSW's history; *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*

Criterion (e) is assessed as not relevant.

- **Criterion (f):- Rarity**; *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 (f) is assessed as not relevant

- **Criterion (g) :- Representative** ; *An item is important in demonstrating the principal characteristics of a class of NSW's*
 - cultural or natural places
 - cultural or natural environments

Criterion (g) is assessed as having *Local Representative Significance*.

4.5 Summary Statement of Significance

18 Julia Street Ashfield has local significance representing the development and subdivision of its local area in the late 19th and early 20th centuries. As a sympathetically reconstructed Free Victorian Classical Style residence, it is an example of the once grand residences which were built in Ashfield in the late 19th century. **Two major periods of reconstruction occurred from 1927 to 1948 by Mrs Brett after the 1927 and 1936 subdivisions and a second period of sympathetic reconstruction by the Elliots from 1979 to 2015. As altered or modified elements, these areas have Moderate Significance with several areas to the North of the house having Little Significance.**

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5.0 Description of the Proposed Works

5.1 Proposed Demolition Works

Demolition works are not required to the grassed lawn area which is proposed as the subdivision site but are proposed for the garage and the Northern 1-storey lean-to extension of the main house (of little Significance) in order to permit an access handle to the proposed rear site. The proposed demolition works are as indicated on drawing RA1709/ DA11- A:-

5.1.1 Garage, fence and crossover to Julia Street:-

- Remove an additional 1.2M of Julia Street footpath and kerb to the North & South of the existing crossover to permit a proposed wider crossover.)
- Remove the two most Northern c1985 rendered and painted pillars (and a portion of rendered and painted masonry fence to permit the construction of a proposed wider garage structure.)
- Remove the entire existing rendered and painted c1985 garage and metal deck roof and rainwater goods to permit reconstruction as a covered entry to the proposed battle-axe subdivision site with an adjacent enclosed single garage to serve the main house.)

5.1.2 Proposed Works to the Main House:-

- Remove the one-storey rendered and painted masonry c1985 -1994 store, laundry and guest toilet constructed to the North of the original 1879 main North wall of the house including its lean-to metal roof and rainwater goods. The existing First Floor bedroom overhang (formerly part of the 1879 North Annexe) to be retained for interpretive and practical reasons and to be supported to Structural detail and as indicated in drawings DA14 & DA15.

5.2 Proposed New Works proposed as part of this subdivision DA:-

5.2.1 Garage, fence and crossover to Julia Street:-

- (Construct an extension to the concrete crossover to tie in exactly with the existing. Make good the kerb and gutter.)
- Fence- reconstruct (two) one new rendered and painted masonry pillars (and 1M of fence approximately).
- Concrete Ramp and trench grate to garage; Reduce gradient of ramp to be less steep and install a new trench grate to match the existing at a higher level as shown on drawing DA14.
- One-way driveway access to subdivision site:- The 3 M wide bitumen driveway with 160mm high kerbs on both sides is proposed as a gradual ramp down to the proposed subdivision site (refer to drawing DA14). A remote-controlled panelift garage door is proposed to the remaining single garage with swing gates to the driveway entrance. An intercom and letterbox is proposed.

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5.2.2 The Main House-

- No change is proposed to the roof or first floor apart from some structural brackets to be designed by the Structural Engineer below the projecting First Floor bedroom & verandah.
- The original 1879 rendered and painted masonry North wall of the house and surviving window into the ground floor Kitchen will be carefully retained and restored.
- Two new windows to identically match the original (date-stamped) are proposed within existing openings (currently used as doors).
- Existing rainwater goods from the roof will be retained and made good.
- The returns to both the West and East verandahs will be retained and made good.
- A new 1800mm high rendered and painted wall is proposed between the main house rear garden and the proposed driveway. This wall will have an access gate for maintenance purposes.

5.2.3 The proposed new dwelling envelope within the proposed lot.

- No construction work is proposed at this stage. (A reduced building envelope is proposed for an individual dwelling (in accordance with Council's pre-DA Advice) and in compliance with objectives and controls. Setbacks are greater and overall height is lesser than required.) **Following a council meeting on 12/07/19, a further reduction in envelope is now proposed as a DA amendment.**
- An 8M x 8.65M courtyard is proposed upon entry to the proposed site. This ensures an adequate vehicle turning area so that vehicles can drive in and out in a forward direction. This is addressed in the accompanying Traffic Report **and Swept path Analysis.**
- In accordance with arborist advice, the proposed building envelope will be constructed to avoid compaction to the tree root zones by means of piers or equivalent being used in sensitive areas. This is addressed in the accompanying Arborist Report.
- A stormwater easement will be proposed through an adjoining property. This is addressed in the accompanying Hydraulic Strategy and letter of intent from a neighbouring property.
- The existing 3.7M high 'green' fence is proposed to be retained and made good about the former tennis court.

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6.0 Assessment of Heritage Impact

6.1 Introduction

This proposal is for the subdivision of 18 Julia Street Ashfield into two lots, one being the existing heritage house and its front and rear gardens and the other new lot being a proposed new dwelling house on the rear lawn area (former tennis court). An access driveway to the new lot is proposed by the demolition of the recent ground floor northern addition of the main house comprising a store, laundry and guest toilet **and the 1985 double garage**. This demolition will enable the restoration and reinstatement of the original northern wall of this Free Victorian Classical Style residence. No change is proposed to the roof or 1st floor of the main house apart from supporting structure to the verandah and bedroom **which was formerly part of the 1879 north annexe**.

This assessment will be in accordance with the *NSW Heritage Manual* guidelines document 'Statements of Heritage Impact' and its supplement 'Levels of Heritage Significance' and will review the following aspects for each area, item or element with potential for heritage impact as follows:-

- a) *What aspects of the proposal respect or enhance the heritage significance of the study area?*
- b) *The aspects of the proposal that could detrimentally impact on heritage significance. The reasons are explained as well as measures taken to mitigate impact*
- c) *The following sympathetic solutions have been considered and discounted for the following reasons*

6.2 Aspects of the proposal that respect or enhance heritage significance

6.2.1 Streetscape:-

- This proposal will minimally affect the streetscape as it maintains and reconfigures the current appearance of a double garage in the northwestern corner of the property with no significant visual change to the front elevation of the house.
This proposal will minimally change the existing street elevation. (and will enhance the heritage significance of the site by the removal of the post-modernist detailing to the existing double garage).
- The crossover and garage width will be increased by less than one metre and is proposed to be constructed in rendered and painted masonry to tie in with the existing front fence.
The proposed new garage design will be more discreet than the existing leaving the heritage house as the central focus of attention from the streetscape.)
- There is currently no streetscape view of the existing north wall of the house due to the location and dimensions of the existing garage and this remains the same in this proposal.
There is no additional negative impact in this regard.
- The existing steep ramp from the footpath into the existing garage will be modified to a lesser gradient for both the access driveway and the proposed new single garage.
There is no negative heritage impact in this regard but a positive amenity outcome.

6.2.2 Proposed new Driveway Access Handle:-

- A 3.230M to 3.335M wide driveway access handle can be achieved by the demolition of the recent **1985-1994** ground floor northern addition to the main house which currently links into the existing double garage. The demolition of this recent addition will permit the restoration and reinstatement of the original north wall and kitchen window. The same colour scheme is

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proposed.

This is a positive heritage outcome for this 1879 Victorian residence.

- Access to the driveway is via a panelift door which will appear similar to the existing garage arrangement.
This is a neutral heritage outcome.
- A reduced ramp between the footpath and the panelift door is proposed for ease of access and for a more gradual gradient down to the proposed site.
This is a neutral heritage outcome but a positive amenity benefit.
- An 1800mm high masonry wall with timber gate (for maintenance purposes) is proposed between the access driveway and the rear garden and pool to the Main House. There will be no impact upon original heritage fabric where this wall aligns with the North face of the main house or to the existing second storey timber verandah enclosure.
This is a neutral heritage outcome.

6.2.3 Proposed Alterations to the Main House

- A recent 1985 -1994 ground floor annexe comprising a store, laundry and guest bathroom connecting into the existing double garage is proposed to be demolished. This will permit the original 1879 northern external wall and window to be restored. The same colour scheme is proposed. It should be noted that no change is proposed to the roof or first floor of the house which is a remnant of the original 1879 North Annexe of the house. *This is a positive heritage benefit to this 1879 Victorian house.*
- Structural support for the overhanging front verandah and first floor bedroom will be designed in a traditional bracketed detail all to be painted to match the existing wall colour. The overhanging front verandah (1981) and bedroom (and associated roof extension) from 1879 but altered in 1936 is proposed to be retained. The brackets will not be visible from the streetscape due to the location of the garage and the earlier 1970s addition designed to be sympathetic to the heritage of the house and possibly denoting a former 19thC Northern annexe will be retained.
A positive heritage outcome results from the retention of the 1981s sympathetic heritage addition and the potential interpretation of the earlier 19th C wing to the main house prior to subdivision. There is a neutral heritage outcome from the streetscape as the proposed new garage enclosure will obscure a view from Julia Street.
- An additional two double-hung traditional timber windows to identically match the original detailing are proposed to be installed in existing openings that were possibly former windows aligning with those overhead. This will permit light and air into the original hallway and proposed new laundry/guest toilet.
This is a positive heritage outcome to this elegant 1879 residence. An additional amenity will be the access of natural light into the hallway and the proposed new laundry/ guest toilet (former store).
- An 1800mm high masonry wall with timber gate is proposed between the access driveway and the rear garden and pool to the Main House. There will be no impact upon original heritage fabric where this wall aligns with the North face of the main house or to the existing second storey timber verandah enclosure,
This is a neutral heritage outcome.

6.2.4 Proposed new two-storey dwelling house on the proposed site.

- The proposed building envelope for a single new dwelling is indicated on drawings DA04 – DA10. *Following a meeting with Council on 12/07/19, a further reduced envelope has been proposed.* (Previous DA proposal; Following Council's pre-DA Advice, the building envelope has been reduced to a single 2 storey dwelling with the upper storey partially within the roof. It

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complies with Council's controls on FSR, Height of Building, Landscaped Area/Deep Soil, Site Coverage and Setbacks. This ensures minimal to no impact upon neighbouring buildings.)

This is a neutral heritage outcome and a positive amenity impact.

Following a meeting with Council on 12/07/19, revised drawings have been submitted indicating a lower overall roof height. As requested by Council.

- There will be only a partial view from the main house rear verandah towards the subdivision site and that view would be of a low pavilion style roof. A thick stand of trees at the rear of #20 Julia Street provides a dense privacy screen.
This is a minimal to neutral heritage impact.
- The proposed building envelope indicates a hipped roof form to reflect the surrounding heritage –listed buildings. A flat roof is preferred by Council in order to lower the overall height of the proposed 2-storey dwelling as discussed with Council on 12/07/19
This is a positive heritage outcome.
- The low overall height (and hipped roof form) within the surrounding high density context will be unobtrusive to all neighbours including #20 and #22 Julia Street whose existing trees and the 3.7M high 'green' fence provide a privacy screen to the tennis court site.
This is a positive heritage outcome.
- The existing 3.7M high 'green' fence about the four sides of the proposed site to be retained and made good.
This is a positive heritage outcome and a positive amenity outcome.

6.3 Aspects of proposal that could detrimentally impact upon heritage significance

6.3.1 A proposed second lot within 18 Julia Street, Ashfield :-

This is proposed within the rear former lawn area of the main house which is accessed through the North-eastern corner of its rear garden. The lawn area is currently grassed and surrounded by a 3.7M high 'green' fence.

- The area of the proposed subdivision site is sufficient to enable greater than required setbacks, landscaped areas, parking and manoeuvring space so that vehicles can enter and leave in a forward direction.
- A 'garden pavilion' style single two-storey new dwelling with flat roof well below the height limit is proposed.
- A 3.230M to 3.335M wide access handle can lead directly from Julia Street to the site with forward access in both directions.
- A 2M wide setback is proposed along the West boundary of the proposed site which shares its boundary with #20 and #22 Julia Street both of which are interwar bungalows constructed after the 1927 subdivision and sale of their sites.
- The original 2 acre site for 'The Lilacs' has been subdivided over time as Ashfield transformed to an inner city suburb. This proposed further subdivision will not detrimentally affect the heritage value of the main house, its streetscape setting or its front and rear gardens.

Due to the substantial reduction in scale of the proposed building envelope following a post-DA amendment and pre-DA Advice and other mitigating design measures, any potential detrimental heritage impact to the main house (#18), #20 and #22 is minimal.

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6.3.2 Retention of the **existing c1879 North Annexe projection**:-

- Due to the proposed new garage design of a similar masonry enclosure to the existing double garage, the bracket and beam supports to the upper level Western verandah and bedroom will not be visible from the street creating no visual impact.
- **The 1879 hipped roof projection is interpretive and will not be intrusive.**

Due to its discreet location behind the garage and the interpretive benefit of retaining the 1879 projection, any perceived detrimental impact is minimal.

6.4 Alternative discounted sympathetic solutions

An initial proposal presented to Council at a pre-DA meeting was for a 3-storey residential flat building which met all controls and was well below the height limit. The initial proposal for a residential flat building was not dissimilar to its surrounding built up context to its East and Northern boundaries. Council's pre-DA advice subsequently recommended a reduction in scale, possibly 2 storeys with rooms in the roof form and a reduction in the number of units. The current proposal for a 2 storey single dwelling with rooms partially within the roofspace complies with Council's advice. **A further proposal is now submitted for a lower overall height following a meeting with council on 12/07/19.**

6.5 Minimisation of negative impacts

The proposal for two lots within this site has been addressed with a view to mitigating impacts upon any neighbouring properties and is well within all Council Controls.

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7.0 Conclusion

The proposed subdivision of 18 Julia Street into 2 lots is compliant with R3 Zoning and Council controls and will result in a number of positive heritage outcomes for the heritage building including the exposure of the original 1879 North wall and the interpretation of the former 1879 North Annex with virtually no change to the streetscape view of the property. The proposed single dwelling with a discreet low envelope behind the existing high green fence about the proposed subdivision site will present as a garden pavilion to adjoining neighbours.

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APPENDIX 1:- Current photographs of the site and house



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South-east corner of Lawn



North view of Lawn



South End of Lawn

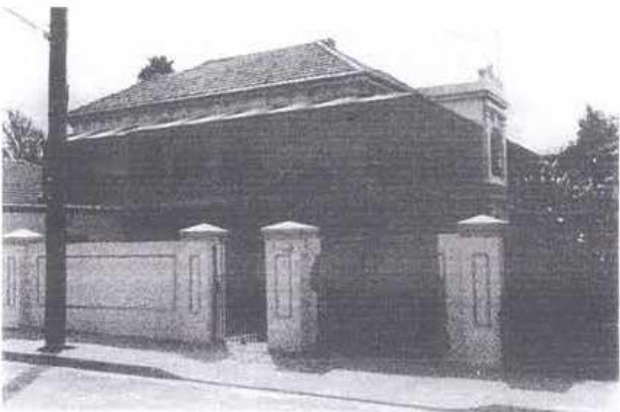


West boundary of Lawn

18 Julia Street, Ashfield

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Appendix 2 :- ALEP 2013 Heritage Item 1163

ASHFIELD HERITAGE STUDY		1991-1992
NAME 1900s - THE ULLAGE	OTHER NAMES Furness CADPHE	REFERENCE NO. 126
LOCALITY / SUBURB Ashfield	POSTCODE 2133	REAL PROPERTY DESCRIPTION
STREET ADDRESS 18 Julia Street	MAP REFERENCE	ZONING R1
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		OWNER Elder CC, East Str
CATEGORY	SIB CATEGORY	BOUNDARY / IDENTIFICATION The property boundary
EVALUATION OF SIGNIFICANCE		SITE CONDITION
Historic: <input type="checkbox"/> Rare <input type="checkbox"/> Representative	Associative: <input type="checkbox"/> # <input type="checkbox"/> Representative	Intact <input type="checkbox"/>
Aesthetic: <input type="checkbox"/> Rare <input type="checkbox"/> Representative	Appreciative: <input type="checkbox"/> Representative	Minor Alteration <input type="checkbox"/>
Social: <input type="checkbox"/> Rare <input type="checkbox"/> Representative	Associative: <input type="checkbox"/> Representative	Major Alteration <input type="checkbox"/>
Scientific: <input type="checkbox"/> Rare <input type="checkbox"/> Representative	Associative: <input type="checkbox"/> Representative	Dysfunctional <input type="checkbox"/>
Other: <input type="checkbox"/> Rare <input type="checkbox"/> Representative	Associative: <input type="checkbox"/> Representative	Unsympathetic <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE		Removed (date only) <input type="checkbox"/>
<ul style="list-style-type: none"> * A once splendid residence associated with historical personalities. * An example of the fusion of Peter Chenier and Filmer styles of architecture. 		
		
PHOTOGRAPHS	DATE OF SURVEY	
Black & White Roll 81-053-5	SEQ NO. 18	5/3/92
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
		WCHS
STUDY TEAM: Richard Mackay, Robert Irving, Clive Pratten, Jill Sheppard, Stephen Hanks		
GODDEN MACKAY PTY LTD 56 Waterloo Street, Surry Hills 2010 (02) 319 4811		

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ASHFIELD HERITAGE STUDY
HERITAGE LISTINGS

- Register of the National Estate (RNE) - Registered
- Register of the National Estate (RNE) - Listed
- Register of National Trust (RNT)
- World National Trust Conservation Areas
- Register of Significant Twentieth Century Architecture (RSTCA)
- Department of Public Works Heritage and Conservation Register
- Heritage Council Register - Permanent Conservation Order
- Heritage Council Register - Interim Conservation Order
- Heritage Council Register - Section 150 Order
- Heritage Council Register - Nominated
- NSW Government Department Heritage Register (NSW Heritage Act)
- Institution of Engineers (NSW) Heritage Register
- Regional Environmental Plan Heritage Schedule
- Local Environmental Plan Heritage Schedule
- Other

PERIOD	REFERENCE NO.	DATE OF CONSTRUCTION	ARCHITECT/DESIGNER	BUILDER
Pre-1800	-50	1870	Not known	Not known
1800-1820				
1820-1840				
1840-1860				
1860-1880				
1880-1900				
1900-1920				
Post 1920				

HERITAGE THEMES

State Themes

- A place in the Building fabric
- Events and Sites
- The built form

Local Themes

HISTORICAL NOTES

John Mills, wholesale grocer, purchased part of Dr William Stans' subdivision of the corner of Julia and Bland Streets, and in 1870 erected a house which he named "Caulfield". Mills died the following year, and the house was leased and afterwards bought by Samuel Henry Terry, M.A., a physician of the emigrant Samuel Terry. Terry died in 1887, after which the house was occupied for some years by his widow. The original driveway access to the house from Bland St has been lost as a result of subsequent subdivisions.

INFORMATION SOURCES

Written: A. Thorpe, of Last
Oral:
Graphic:

PHYSICAL CHARACTERISTICS

Materials: Brick/stone walls. Terra cotta tile roof. Decoration also includes verandah with corrugated iron topped with cast iron. Timber joinery.

Exterior: Substantial building of three rectangular parts with projecting verandah on the long east side.

Interior: Not inspected.

Style: Victorian Free Classical style.

DESCRIPTION

A two story residence with symmetrical facade, centrally projecting three bays. At the corner of this part is a prominent round window and pilasters projecting above floor level, marking the first entrance. Flanking the bay extending forward each side of the building are two story verandahs with cast iron columns and cast iron balustrade. The NW bay has the double porch. There are finished ground floor window seats.

MODIFICATION

The original detached kitchen block was converted to a garage during Julia Street. Some internal columns were added, others were removed and replaced with brick and timber work using classical motifs and gable of cast iron form. There were also openings added. Some changes have been made to the exterior facade.

18 Julia Street Ashfield – Subdivision Development Application

2013 No 753

Ashfield Local Environmental Plan 2013

Environmental heritage

Schedule 5

Suburb	Item name	Address	Property description	Significance	Item no
Ashfield	House	11A John Street	Lot 1, DP 882793	Local	153
Ashfield	House	12 John Street	Lot 3, DP 6741	Local	154
Ashfield	House	15 John Street	Lot 1, DP 88019	Local	155
Ashfield	House	23 John Street	Lot B, DP 334339	Local	156
Ashfield	House	43 John Street	Lot C, DP 418352	Local	157
Ashfield	House	54 John Street	Lot 11, DP 1888	Local	158
Ashfield	Semi-detached house	3 Joseph Street	Lot B, DP 436232	Local	159
Ashfield	Semi-detached house	5 Joseph Street	Lot A, DP 436232	Local	160
Ashfield	House	54 Joseph Street	Lot 1, DP 89769	Local	161
Ashfield	House	8 Julia Street	Lot 12, DP 918270	Local	162
Ashfield	House	18 Julia Street	Lot 1, DP 335728	Local	163
Ashfield	Semi-detached house	22 Julia Street	Lot 1, DP 14413	Local	164
Ashfield	Semi-detached house	26 Julia Street	Lot A, DP 322073	Local	165
Ashfield	House	2A King Street	Lot 15, DP 263	Local	166
Ashfield	House	4 King Street	Lot 14, DP 263	Local	167
Ashfield	House	7-9 King Street	Lot 1, DP 936318	Local	168
Ashfield	House	10 King Street	Lot A, DP 339602	Local	169
Ashfield	House	11 King Street	Lots 0-4, SP 30829	Local	170

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18 Julia Street Ashfield – Subdivision Development Application

Appendix 3:- A chronology of ownership from 1879 to the present

Timeline of ownership and evolution of the subject site 18 Julia Street Ashfield
Originally part of Elizabeth Underwood Ashfield Park Estate

1810, 1 January 280 acres originally granted to Augustus Alt, Surveyor

1813 Robert Campbell Jnr acquired 280 acres

1815 Acquired by Joh

1817 Part of 470 acres acquired by Joseph Underwood, named the property "Ashfield Park Estate"

1818 Joseph Underwood widower met and married wealthy widow Elizabeth Underwood

1833 Joseph Underwood died

1838 Elizabeth Underwood subdivided and sold a large portion of the property

5 acres purchased by Dr William Bland

2 acres Purchased by Brent Clement Rodd of Barnstable Manor Five Dock

1875 conveyance to John Mills wholesale grocer and resident of Alston (Elston) Villa Alt St Ashfield

1879 John Mills built Casiphia

1880 John Mills died

1882 his widow, Emily Mills and Stephen Mills (executors of his estate) leased the house to Samuel Henry Terry MLC for 2 years

1884 Samuel Henry Terry purchased the property 4 Acres 7 perches. Renamed "The Lilacs"

1885, 3 September, Samuel Henry Terry application to have the land brought under the provisions of the Real Property Act

Certificate of Title 1886

1887 Samuel Henry Terry died, his widow Caroline Jane Terry continued to live in the house

1888 Subsequent to death of Samuel Henry Terry

transferred to Edward Grenville, Land Titles Commissioner and William Russell, Solicitor

1905 on Grenville's death Transmission to remaining Joint Tenant William Russell

Property was subdivided into a number of lots

1911 The land containing subject land was sold to James Wilson

1912 James Wilson subdivided the land and sold the subdivided lots

1912 the lot containing the subject was sold to Thomas James Copes

1926 Copes sold to **Russell Hepburn Walters** (1927 subdivider)

1927 the house now known as White Hall on 1/2 acre block was subdivided, 5 lots were created and the house was located on Lot 3 DP 1443.

Part of the brick house on the NW side was demolished to allow for the subdivision.

Lot 2 DP 1443 is the current 20 Julia Street and Lot 1 DP 1443 is the current 22 Julia

Street. Lot 4 DP 1443 is the current 88 Bland Street and there was Lot 5 a long strip of

land 4 perches (20.11sqm) in size on the eastern side of the block running down to Bland

Street that was sold to Isabella Ewing who owned adjoining property.

1927 GEORGINA ANN BRETT acquired the property which had the address

36 Bland Street Ashfield

1936 the property being Lot 3 in DP 1443 was again subdivided to create three lots, Lot 1 the current 18 Julia St, Lot 2 the current 16 Julia St and Lot 3 the current 14 Julia St
1936 Brett built houses 14 and 16 Julia St(14 August 1936 Council Approval) by **Mrs Georgina Anne Brett**

The carriageway from Bland Street was lost.

New concrete driveway,crossover and brick fence was constructed on Southern side of the 18 Julia Street. The driveway was located adjacent to the tower and continued around the eastern side of the house. A garage was built adjacent to the northern boundary. The driveway wrapped around the house to the new garage.

Extensive modifications were carried out.

1948 By transmission (inheritance) in 1948 on the death of Georgina Ann Brett transferred to Ben Flood and Violet Marguerite Annen

1949 sold to Thomas Muir Motor Trader and Leslie James Learmonth Muir

1950 sold to Phillis Rose Golansky

Used as a boarding house.

1973 National Trust Classification and heritage listing. (LEP)

1974, 6 February.Sold to **Vittoria Sini**. Application to demolish the house together with 20 and 22 Julia Street also owned by Vittoria Sini to built a ten unit apartment building. Sini also owned 88 Bland Street that backs onto 18 Julia Street. Application denied. House was converted into two apartments.

1974 December sold to Frances Sook Fong Chan restaurant proprietor of Ashfield

1979 ,26 June sold to **Colin Carl Elliott** painter and **Sandra Kaye Elliott**

The house was divided into two flats at time of purchase. It was in a state of disrepair and had been vandalised. some fixtures had been ripped out.

Lawn laid to tennis court, 2 metre high fence installed

House was sympathetically restored and reconfigured.

1981 application for 2 car garage

1985 application approved and former 1879 kitchen converted to double garage, the existing brick fence modified around the garage opening.

1991 application approved to construct a swimming pool. Pool constructed.

1991-92 Ashfield Council Heritage Study

2015 April Sold to Joanne Michelle Illingworth, Solicitor.

House has been undergoing significant maintenance and the garden has been re-established.

18 Julia Street Ashfield – Subdivision Development Application

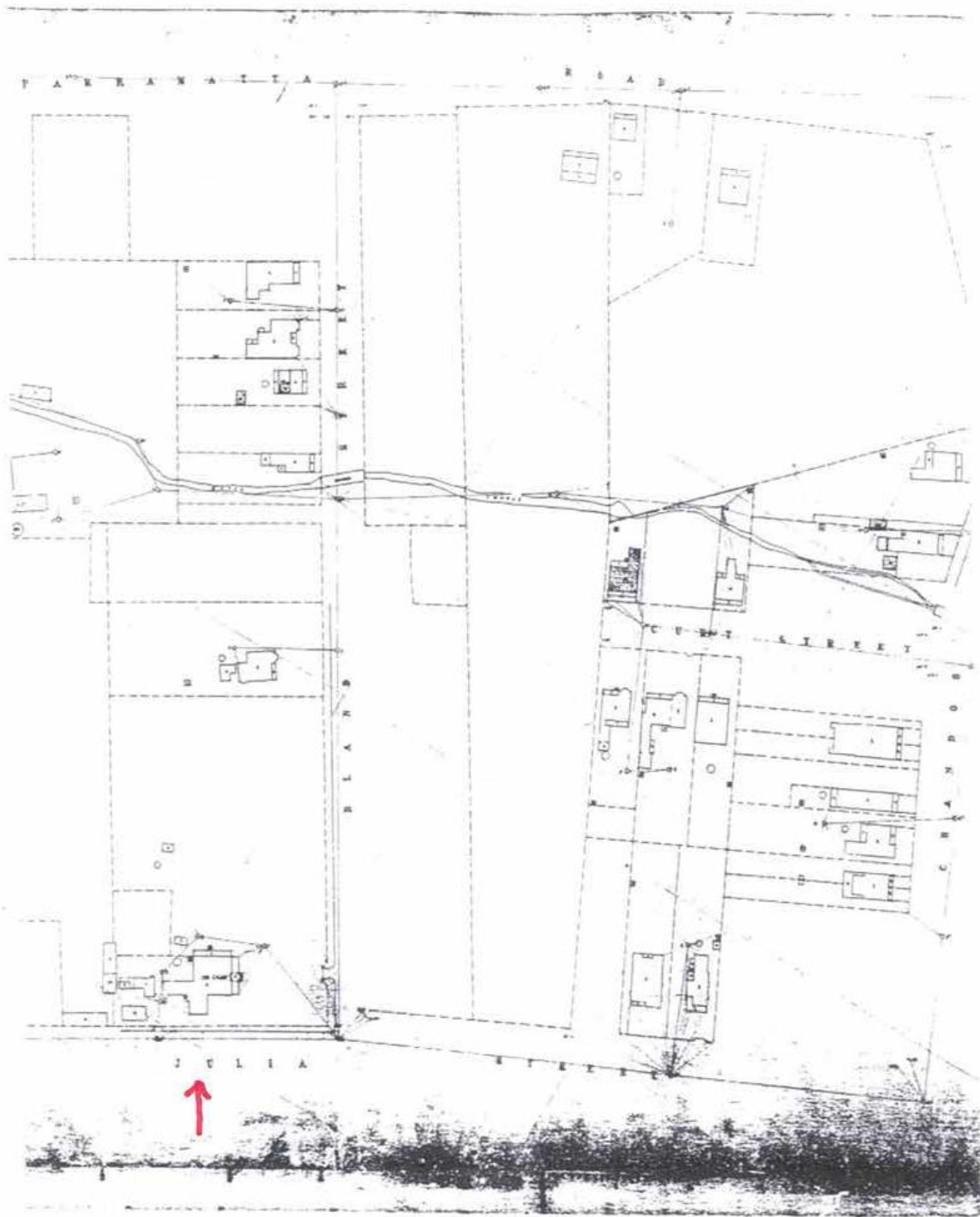
Appendix 4:- Chronological development Plans

18 Julia Street Ashfield – Subdivision Development Application

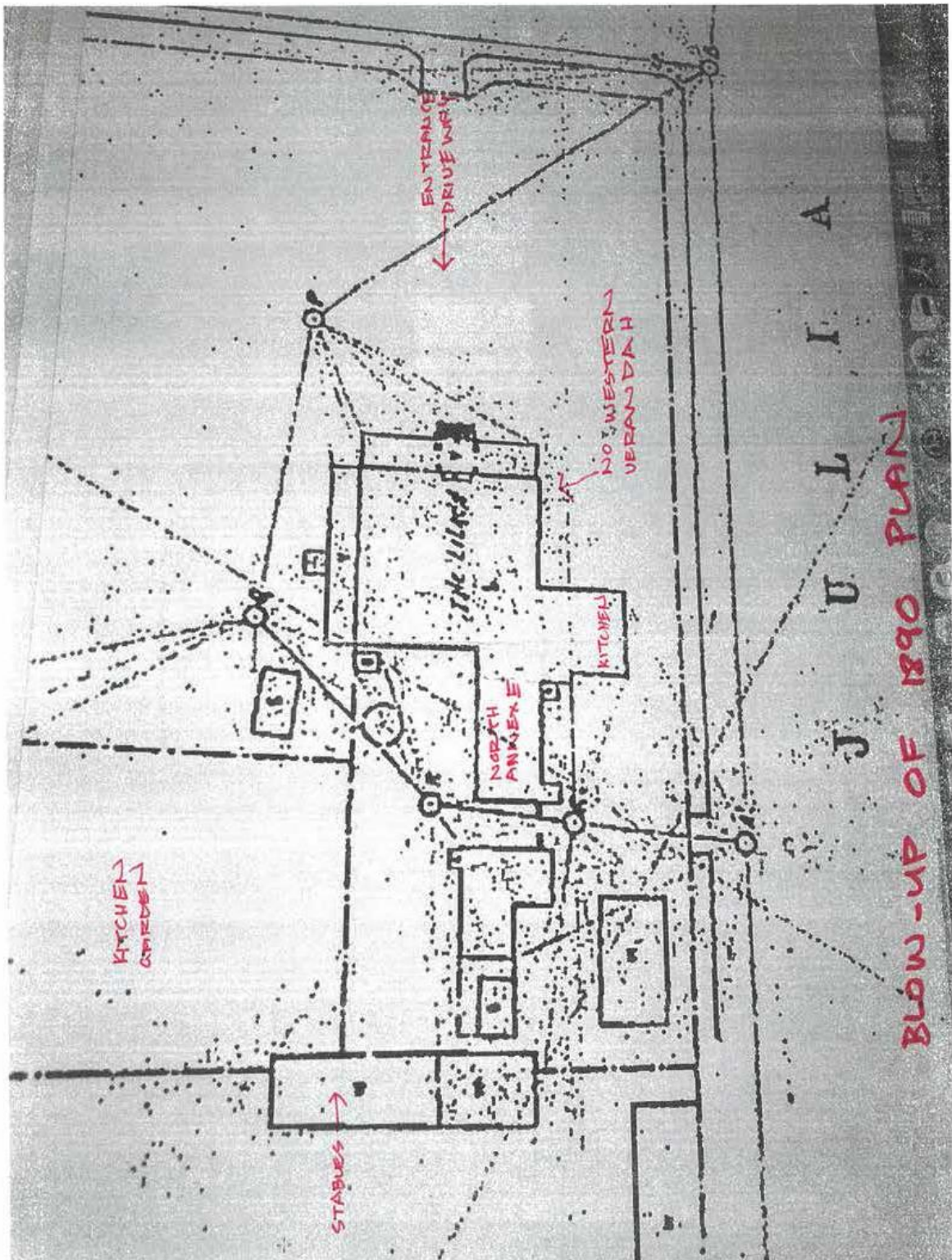


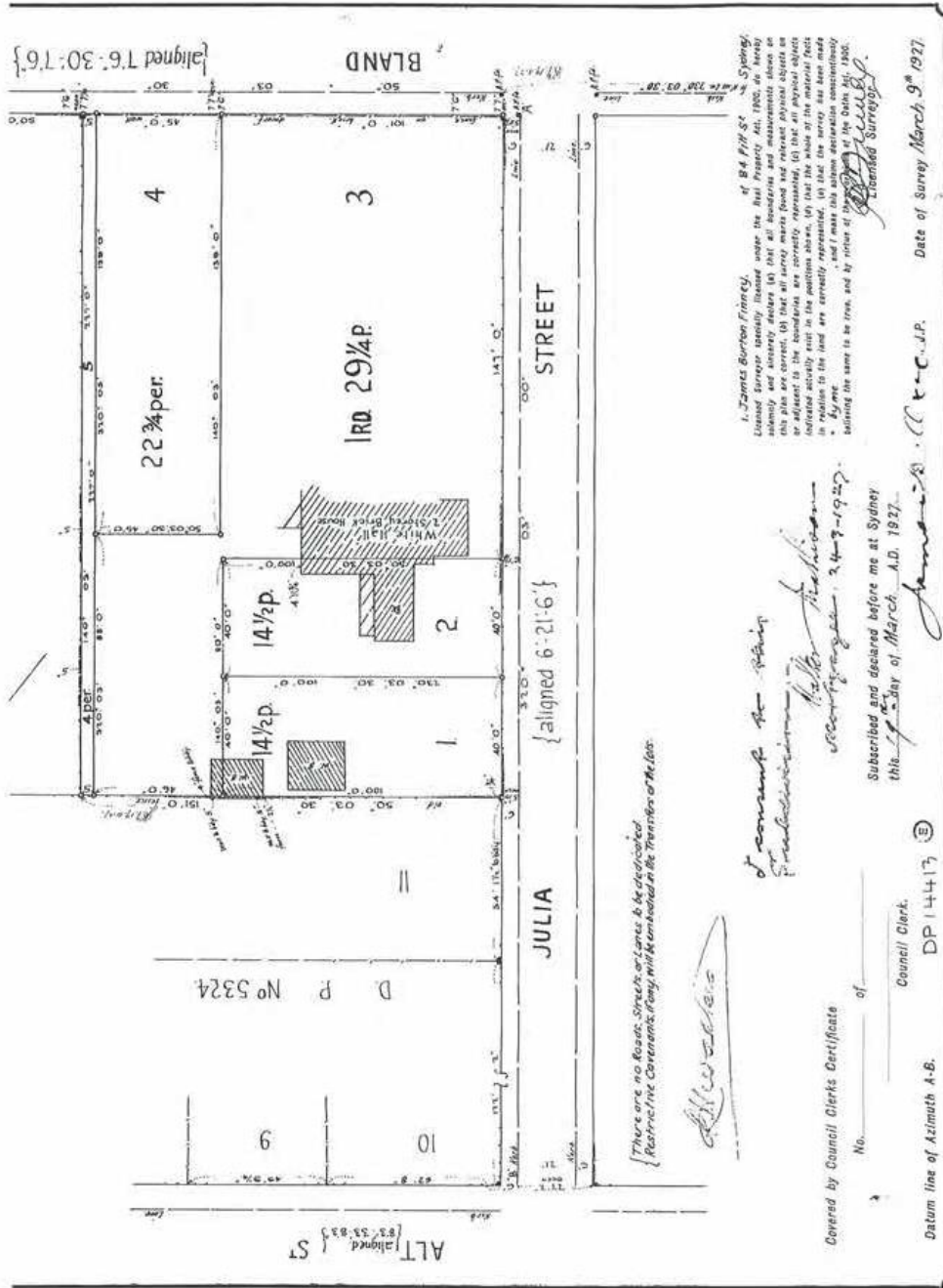
1879 SUBDIVISION PLAN

1879 subdivision plan



WATERBOARD 1890





Reg: P500537 / Doc: DP 014417 B / Rev: 15-Aug-2000 / Sta: OK / Fgs: AL / Pct: 30-Oct-2018 13:15 / Req: 2 of 2
Reg: ILLINGWORTH / Rec: M



Plan Form No. 2 (for Deposited Plan)

Municipality of Ashfield
Shire of
B487176 3/3/27

of subdivision of the land comprised in Cert. of Title Volume 2340 Folio 199

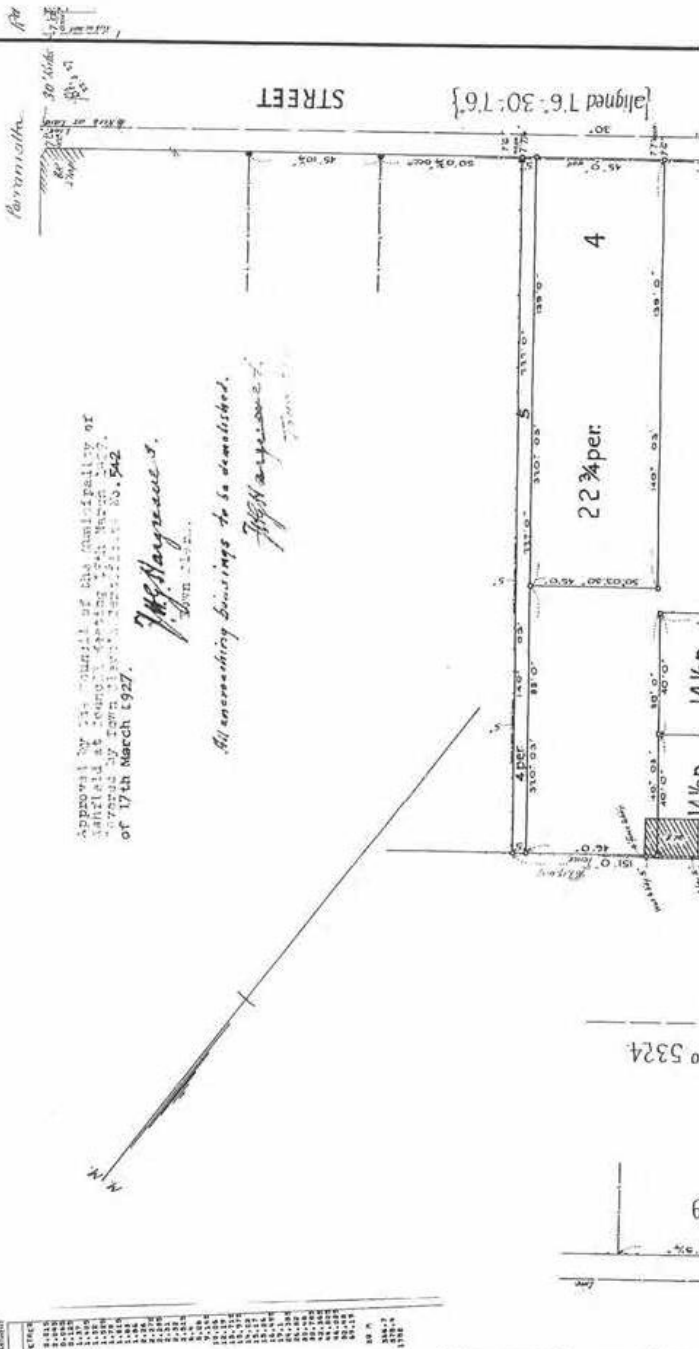
PLAN
DP14413^E

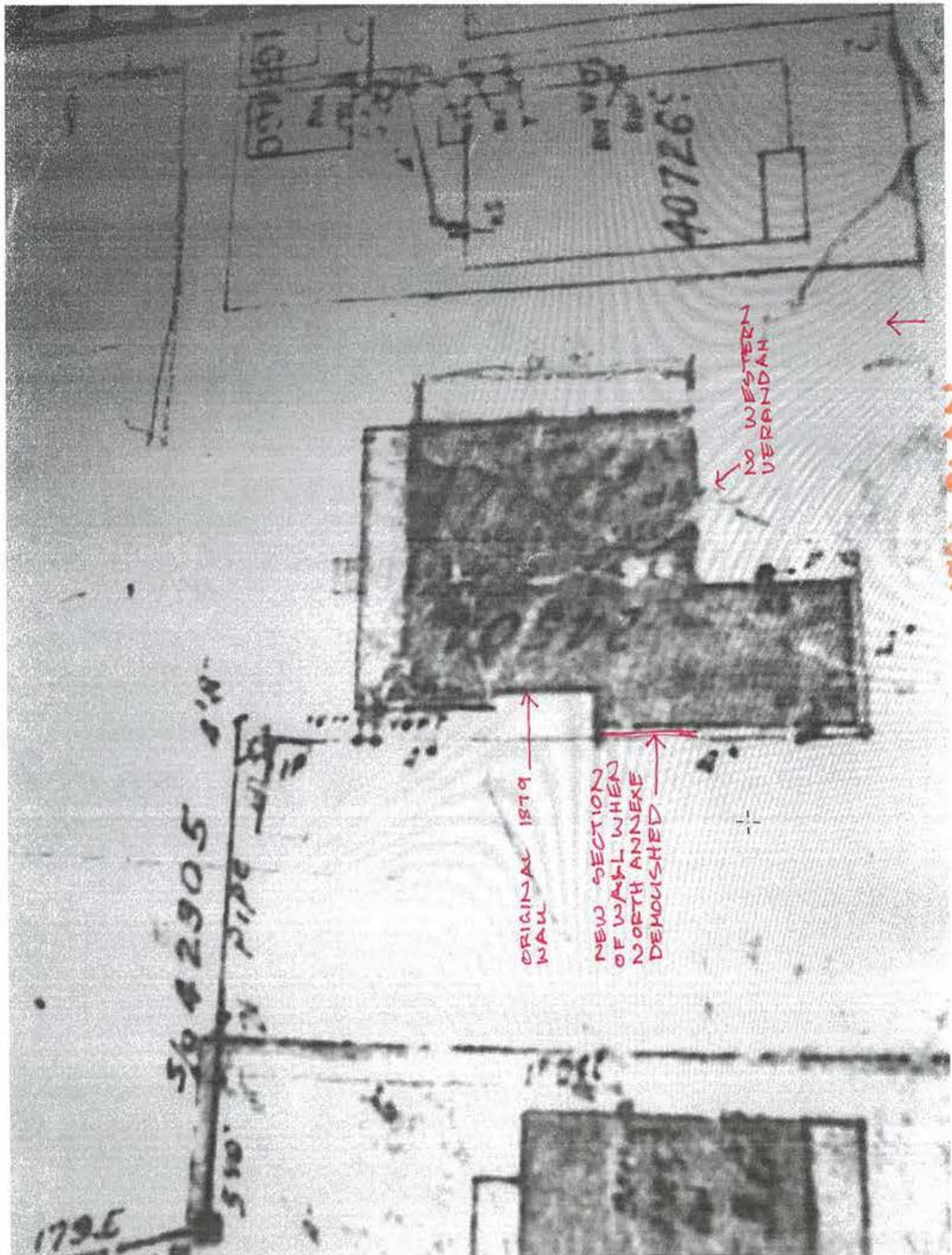
PARISH OF CONCORD COUNTY OF CUMBERLAND

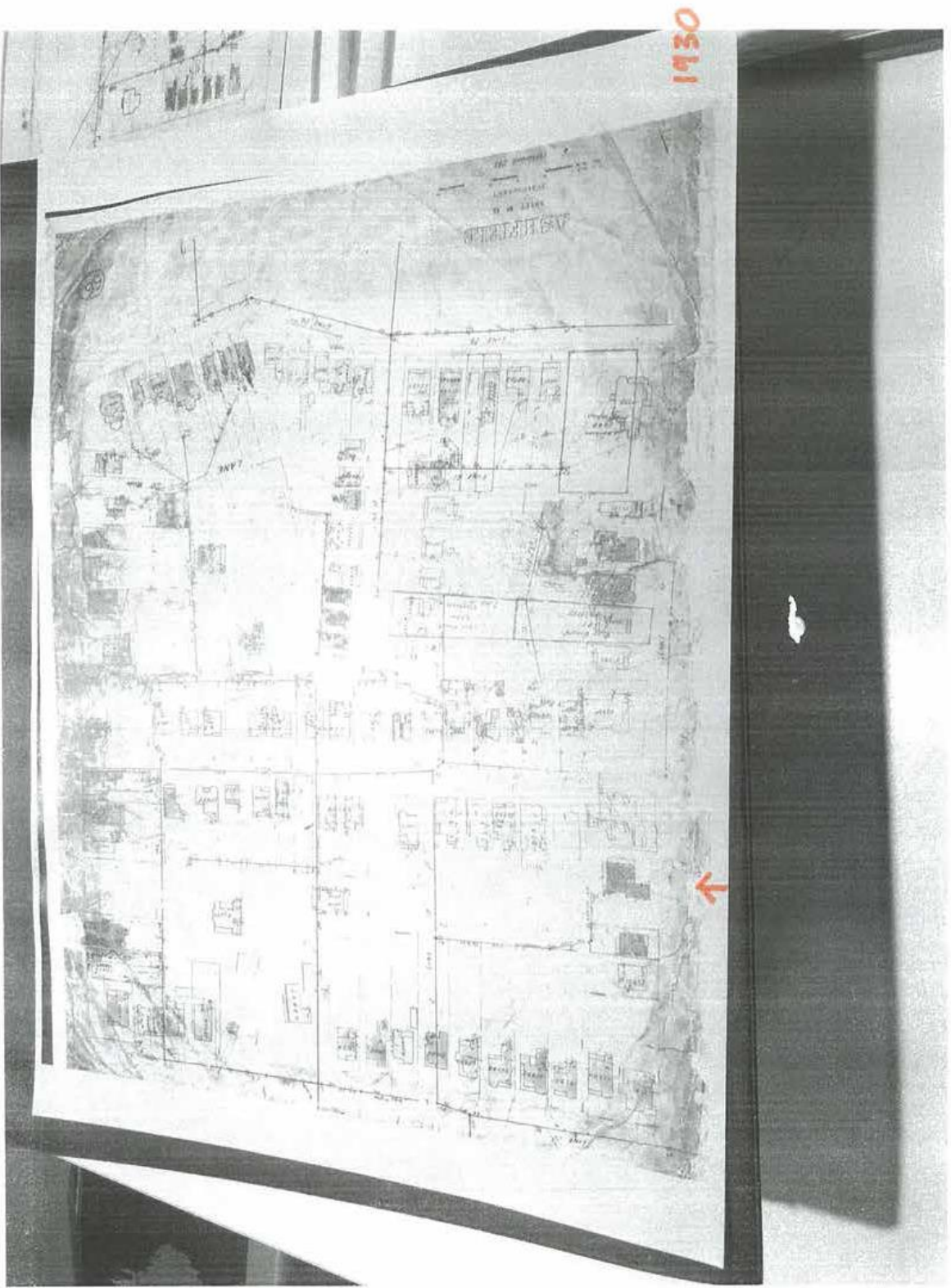
Scale 30 feet to an inch

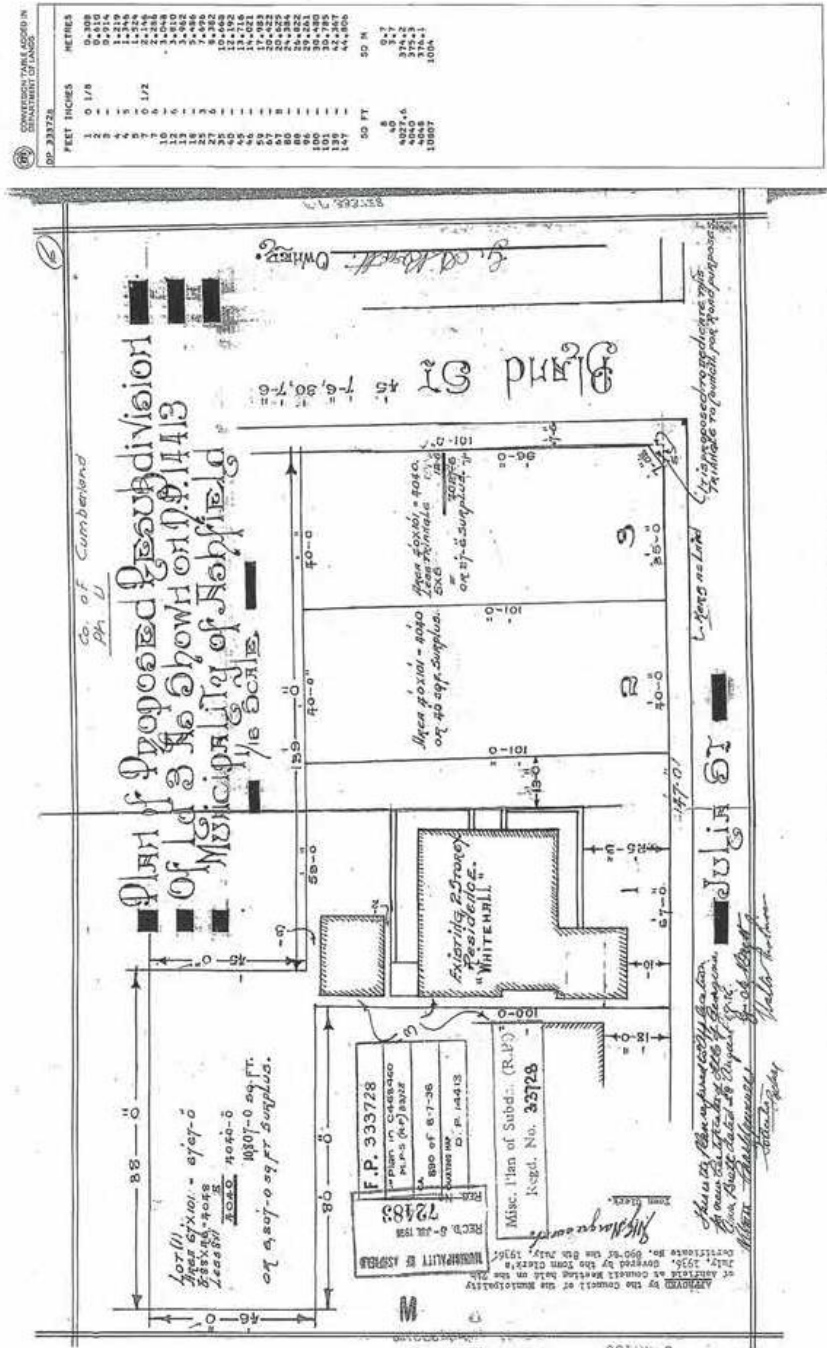
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4	1	0.1220
5	1 1/4	0.1525
6	1 1/2	0.1830
7	1 3/4	0.2135
8	2	0.2440
9	2 1/4	0.2745
10	2 1/2	0.3050
11	2 3/4	0.3355
12	3	0.3660
13	3 1/4	0.3965
14	3 1/2	0.4270
15	3 3/4	0.4575
16	4	0.4880
17	4 1/4	0.5185
18	4 1/2	0.5490
19	4 3/4	0.5795
20	5	0.6100
21	5 1/4	0.6405
22	5 1/2	0.6710
23	5 3/4	0.7015
24	6	0.7320
25	6 1/4	0.7625
26	6 1/2	0.7930
27	6 3/4	0.8235
28	7	0.8540
29	7 1/4	0.8845
30	7 1/2	0.9150
31	7 3/4	0.9455
32	8	0.9760
33	8 1/4	1.0065
34	8 1/2	1.0370
35	8 3/4	1.0675
36	9	1.0980
37	9 1/4	1.1285
38	9 1/2	1.1590
39	9 3/4	1.1895
40	10	1.2200
41	10 1/4	1.2505
42	10 1/2	1.2810
43	10 3/4	1.3115
44	11	1.3420
45	11 1/4	1.3725
46	11 1/2	1.4030
47	11 3/4	1.4335
48	12	1.4640
49	12 1/4	1.4945
50	12 1/2	1.5250
51	12 3/4	1.5555
52	13	1.5860
53	13 1/4	1.6165
54	13 1/2	1.6470
55	13 3/4	1.6775
56	14	1.7080
57	14 1/4	1.7385
58	14 1/2	1.7690
59	14 3/4	1.7995
60	15	1.8300
61	15 1/4	1.8605
62	15 1/2	1.8910
63	15 3/4	1.9215
64	16	1.9520
65	16 1/4	1.9825
66	16 1/2	2.0130
67	16 3/4	2.0435
68	17	2.0740
69	17 1/4	2.1045
70	17 1/2	2.1350
71	17 3/4	2.1655
72	18	2.1960
73	18 1/4	2.2265
74	18 1/2	2.2570
75	18 3/4	2.2875
76	19	2.3180
77	19 1/4	2.3485
78	19 1/2	2.3790
79	19 3/4	2.4095
80	20	2.4400
81	20 1/4	2.4705
82	20 1/2	2.5010
83	20 3/4	2.5315
84	21	2.5620
85	21 1/4	2.5925
86	21 1/2	2.6230
87	21 3/4	2.6535
88	22	2.6840
89	22 1/4	2.7145
90	22 1/2	2.7450
91	22 3/4	2.7755
92	23	2.8060
93	23 1/4	2.8365
94	23 1/2	2.8670
95	23 3/4	2.8975
96	24	2.9280
97	24 1/4	2.9585
98	24 1/2	2.9890
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Reg: 1500537 / Dec: DP 001413 P / Rev: 15-Aug-2000 / Sta: OK, OK / Pgs: ALL / Pts: 30-Oct-2018 13:15 / Seg: 1 of 2
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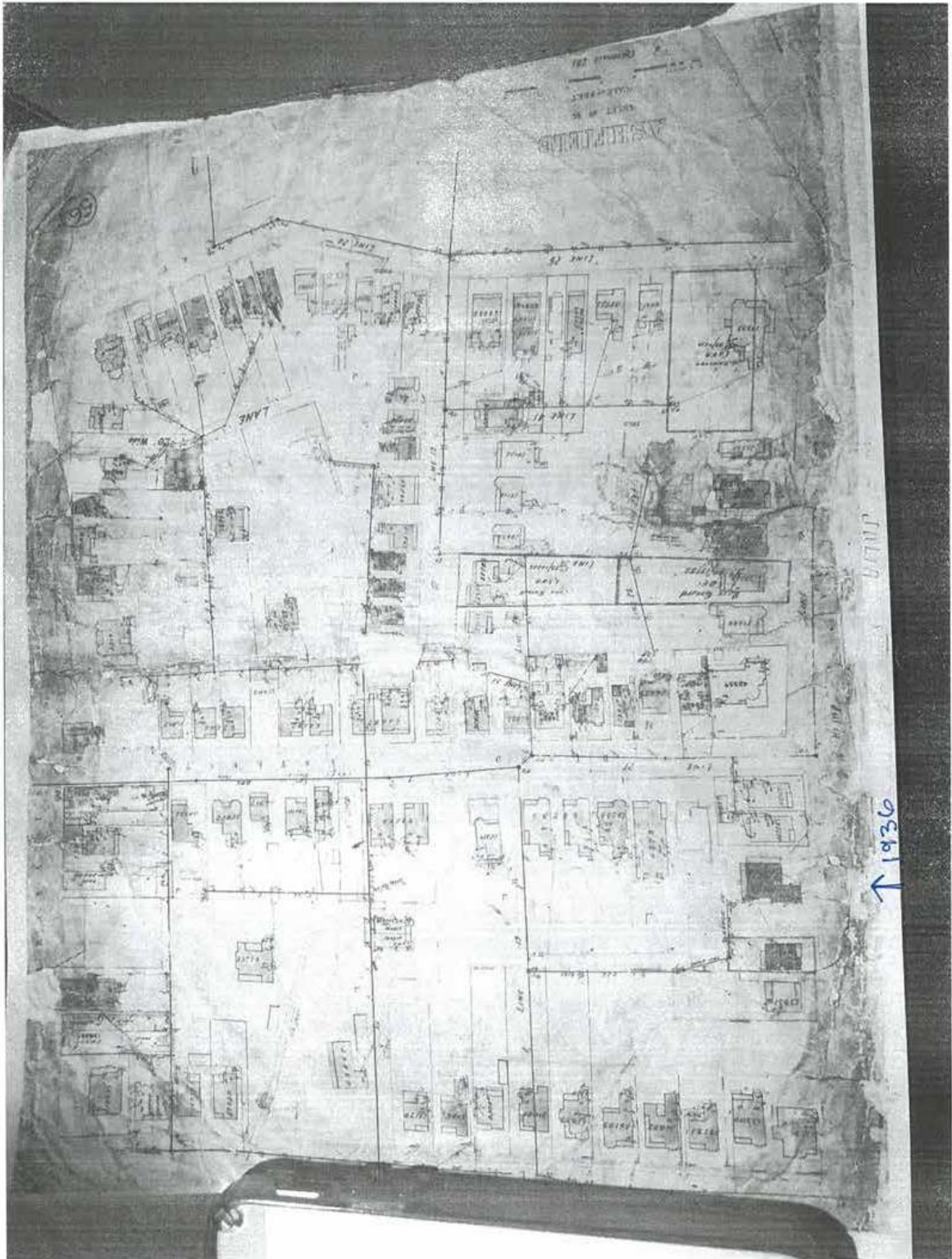






1936 SUBDIVISION PLAN

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5		0.1270
6		0.1524
7		0.1778
8		0.2032
9		0.2286
10		0.2540
11		0.2794
12		0.3048
13		0.3302
14		0.3556
15		0.3810
16		0.4064
17		0.4318
18		0.4572
19		0.4826
20		0.5080
21		0.5334
22		0.5588
23		0.5842
24		0.6096
25		0.6350
26		0.6604
27		0.6858
28		0.7112
29		0.7366
30		0.7620
31		0.7874
32		0.8128
33		0.8382
34		0.8636
35		0.8890
36		0.9144
37		0.9398
38		0.9652
39		0.9906
40		1.0160
41		1.0414
42		1.0668
43		1.0922
44		1.1176
45		1.1430
46		1.1684
47		1.1938
48		1.2192
49		1.2446
50		1.2700
51		1.2954
52		1.3208
53		1.3462
54		1.3716
55		1.3970
56		1.4224
57		1.4478
58		1.4732
59		1.4986
60		1.5240
61		1.5494
62		1.5748
63		1.6002
64		1.6256
65		1.6510
66		1.6764
67		1.7018
68		1.7272
69		1.7526
70		1.7780
71		1.8034
72		1.8288
73		1.8542
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75		1.9050
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81		2.0574
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83		2.1082
84		2.1336
85		2.1590
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87		2.2098
88		2.2352
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390		9.9088
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393		9.9850
394		10.0104
395		10.0358
396		10.0612
397		10.0866
398		10.1120
399		10.1374







ASHFIELD
18 Julia Street

The Council of the Ashfield Municipal Council, in its resolution of 15th June 1974, has approved the proposed redevelopment of the site at No. 18, 20 and 22 Julia Street, Ashfield, New South Wales. The building at No. 18 is a two-storey Victorian building, with later additions and alterations, and which was last used as flats but is now vacant. The rear of the site is a small parcel of vacant land with access from No. 18. Nos. 20 and 22 Julia Street are each occupied by single storey brick houses, probably built in the 1930's and of no historic or architectural significance.

June 5, 1974.

The Town Clerk,
Ashfield Municipal Council,
P.O. Box 114,
ASHFIELD, N.S.W. 2131.

Dear Sir,

No. 18 Julia Street, Ashfield
Your Ref. 74/128/63612

A representative of the Trust has inspected the plans for the proposed redevelopment on properties Nos. 18, 20 and 22 Julia Street, and the Trust is familiar with the building at No. 18 and with the locality generally.

Number 18 Julia Street is included in the Trust's REGISTER with a RECORDED listing, and in the opinion of the Trust, it is a building that contributes to the Heritage of Australia, and its preservation is encouraged.

The site of the proposal includes three properties:-

- No. 18 Julia Street, which is occupied by a two-storey Victorian building, with later additions and alterations, and which was last used as flats but is now vacant. At the rear of the site is a small parcel of vacant land with access from No. 18.
- Nos. 20 and 22 Julia Street are each occupied by single storey brick houses, probably built in the 1930's and of no historic or architectural significance.

The building at No. 18 is in fair condition, particularly having regard to its most recent use as flats, and its being vacant for a long time. Inspection indicates that there has been some recent vandalism, but this has not destroyed the building in any major way, and restoration is perfectly feasible. If the building was to be retained on its own site, it could be restored and converted to use as two flats, one per floor, with the single storey addition at the front being removed and the verandah being restored on all sides.

2/ ...

FILE

The Town Clerk,
Ashfield Municipal Council

- 2 -

June 6, 1974.


The remainder of the redevelopment site, i.e. Nos. 20 and 22, and the land with access from No. 18, could be developed separately. The building in the application submitted contained ten two-bedroom units of approximately equal size, with ten garages at a lower ground level, and some visitor carparking. If No. 18 was retained in the manner suggested, it could contain two large two-bedroom units, and the building on the remainder of the site could contain, say, six two-bedroom units and two one-bedroom units. This arrangement would give a total of ten units, the same number of units as proposed in the application. The two-bedroom units could be of similar size to those in the application, but the one-bedroom units would be smaller. This difference could be offset by the greater size of the units in No. 18.

The building at No. 18 is very close to the western boundary of its allotment, and in order to comply with the boundary set-backs under the Local Government Act, it would be necessary to amalgamate the allotments. However, if a developer wished to re-subdivide, this could be achieved by a strata title subdivision or by a change in the boundary near the side of the house sufficient to achieve the minimum set-back.

A development of the nature suggested would retain the building at No. 18, but it might be difficult to provide an area of 'common' open space in the same way that is proposed in the application, and careful consideration would have to be given to this. However, the Trust notes that the owner of the wires also owns the property known as No. 88 Bland Street (which adjoins the rear of the site). If portion of the rear of No. 88 Bland Street was included in the development, the site would be more 'regular', and as a consequence, the usual design problems of accommodating carparking and landscape areas would be made easier. Such an addition to the site would also improve the setting of the building at No. 18.

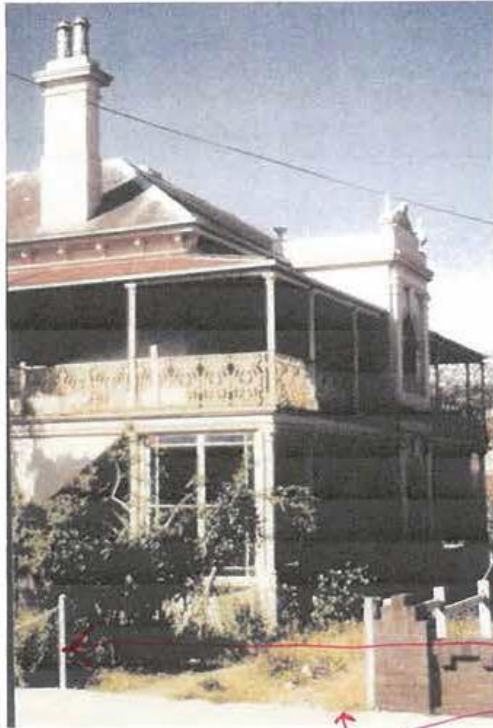
The Trust suggests that the Council investigate this approach, and considers that the conservation and preservation of Historic Buildings warrants some leniency in the administration of the Council's usual requirements. It is of course not possible to alter the requirements of the Local Government Act, but it is possible for the Council to give consideration to lifting or variation of the requirements set down in the residential flat code, such as site coverage. This building is one of the older buildings in Ashfield, and its retention warrants special consideration.

Yours faithfully,


John Morris
Acting Director

MW/PMA


18 Julia Street Ashfield – Subdivision Development Application



BOARDING HOUSE 1950-1974
- SOLD TO ELLIOTS IN 1979
- MAJOR UPGRADE FROM 1985 - 1994.
- 1974-79 FRANCES CHAN DIVIDED HOUSE INTO 2 FLATS.
POST + RAIL FENCE
POST + CHAIN GATE
c 1973
CROSSOVER IN JULIA STREET

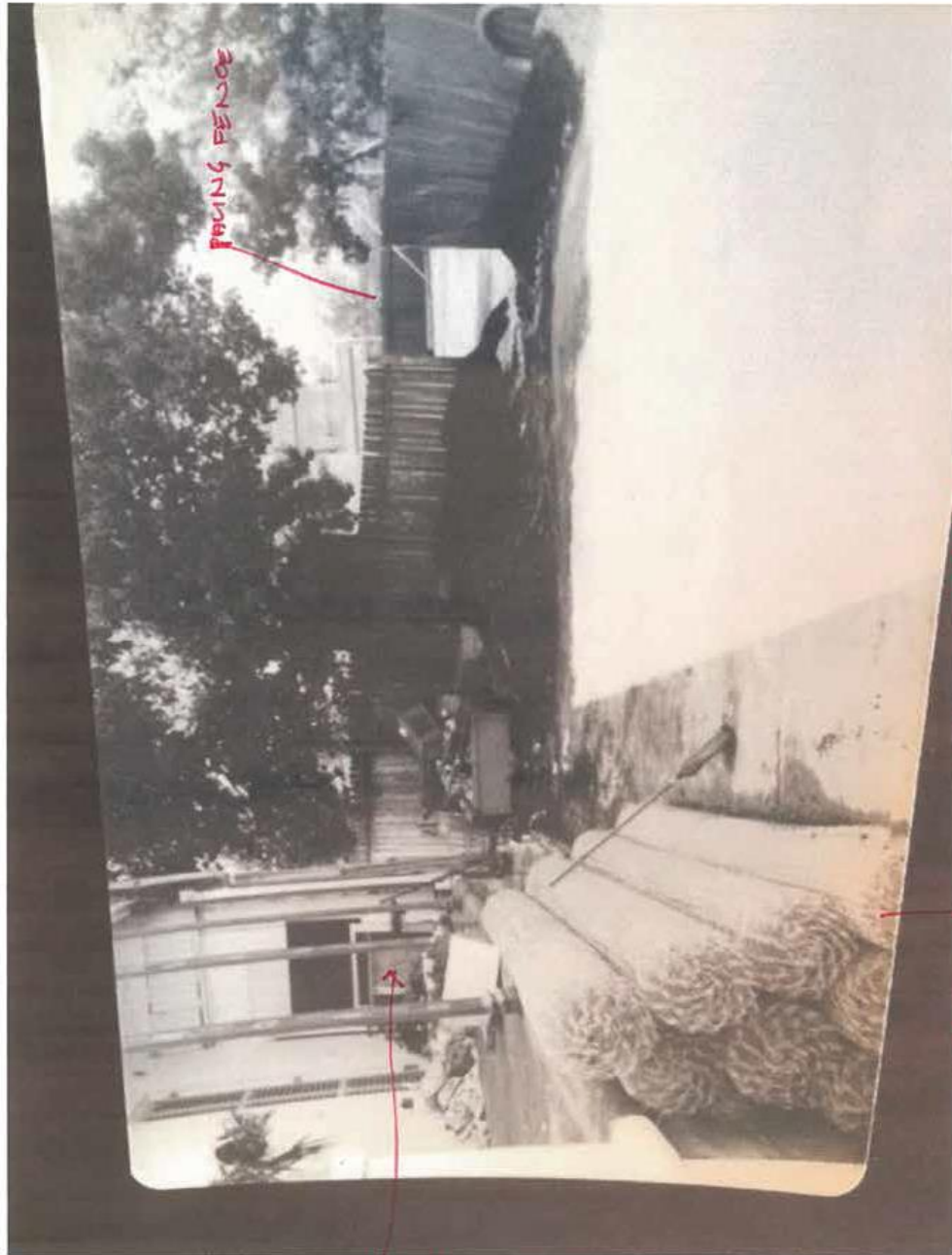
1973 photograph: note built-in verandah area & crossover



ROOMING HOUSE
POST WW II
POST 1936
BAN WINDOWS

1979 PHOTOGRAPH WHEN DIVIDED INTO 2 FLATS.





FENCING FENCES

WINDOWS FOR
NEW
BATHRM.

WIRE FENCING 1991 PHOTOGRAPH



*Garage Application 1981-1985
by Elliotts*

THE NATIONAL TRUST OF AUSTRALIA (New South Wales)
OBSERVATORY HILL, SYDNEY, GPO BOX 518, SYDNEY NSW 2001
Telephone (02) 27 5374 Telex AA74260

COPY

BPL/02
16th April, 1985.

Mr. K. Spittle,
Town Clerk,
Ashfield Municipal Council,
P.O. Box 114,
ASHFIELD 2131 N.S.W.

Attention: Mr. Olsen

Dear Mr. Spittle,

Re: ASHFIELD, 18 JULIA STREET

The owners of the above property, Mr. & Mrs. C. Elliot, have recently discussed with the Trust, their proposal to provide a double garage at the property. The house is RECORDED in the National Trust Register.

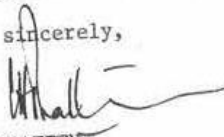
The Trust supports Mr. & Mrs. Elliot's request to adapt the existing kitchen wing for use as a garage, with direct access from Julia Street. The Trust considers that it would be preferable to locate the garage within this wing, rather than constructing a new structure at the rear of the site.

A new garage in the position currently suggested by Council would necessitate the destruction of a large portion of garden near the original front entrance to the residence. Such unnecessary and undesirable intervention upon the curtilage of the house would detract significantly from the heritage qualities of the property.

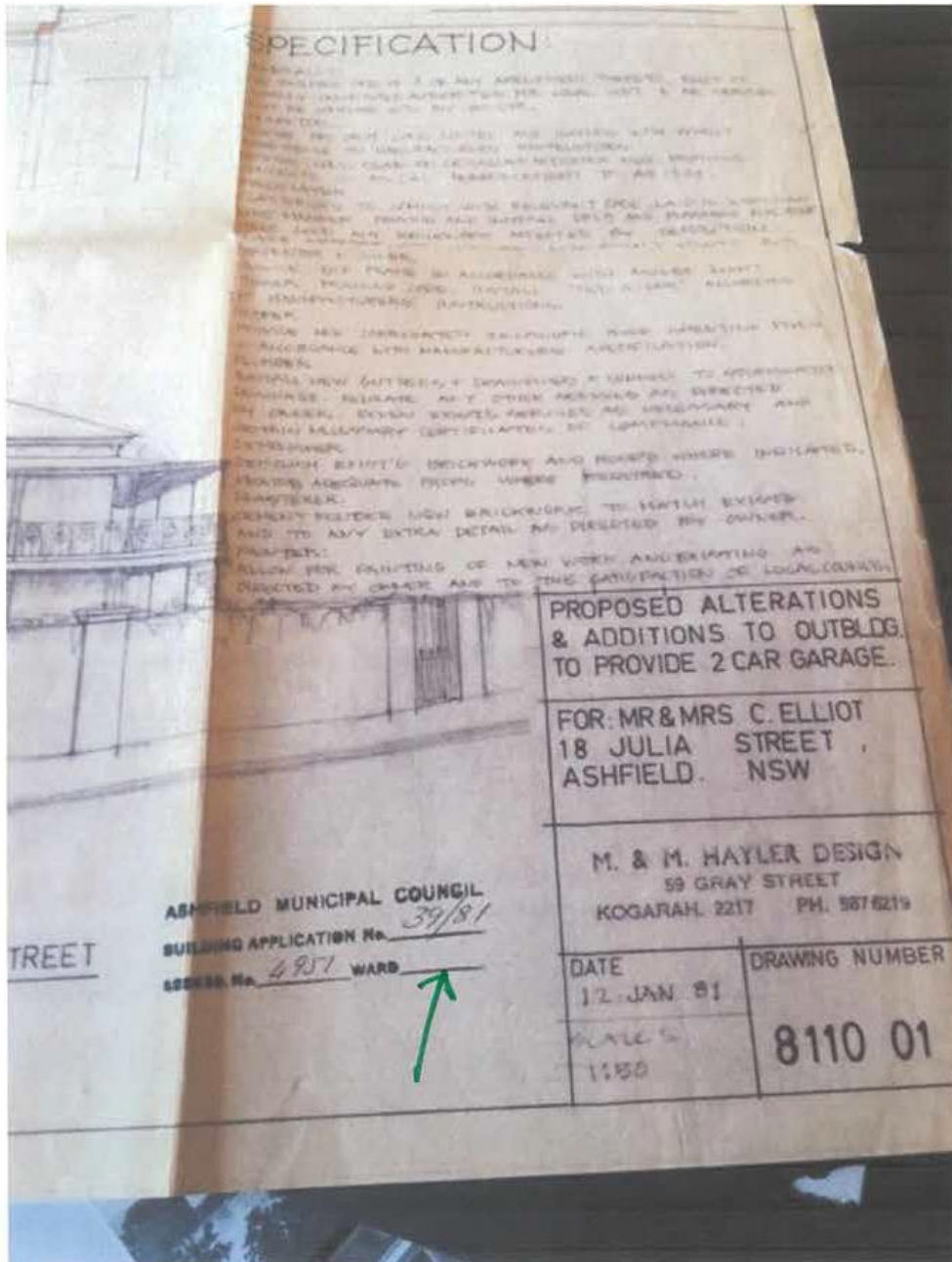
It is considered that the adaption of the kitchen wing for use as a garage would be quite compatible with the general design of the original residence. The lowering of the pavilion roof would actually reveal a larger amount of the house's original side facade, which now represents the "front".

I trust these comments are of assistance to Council in its consideration of the matter.

Yours sincerely,


C.H. PRATTEN
Environment Director

c.c.: Mr. & Mrs. C. Elliot,
18 Julia Street, Ashfield 2131

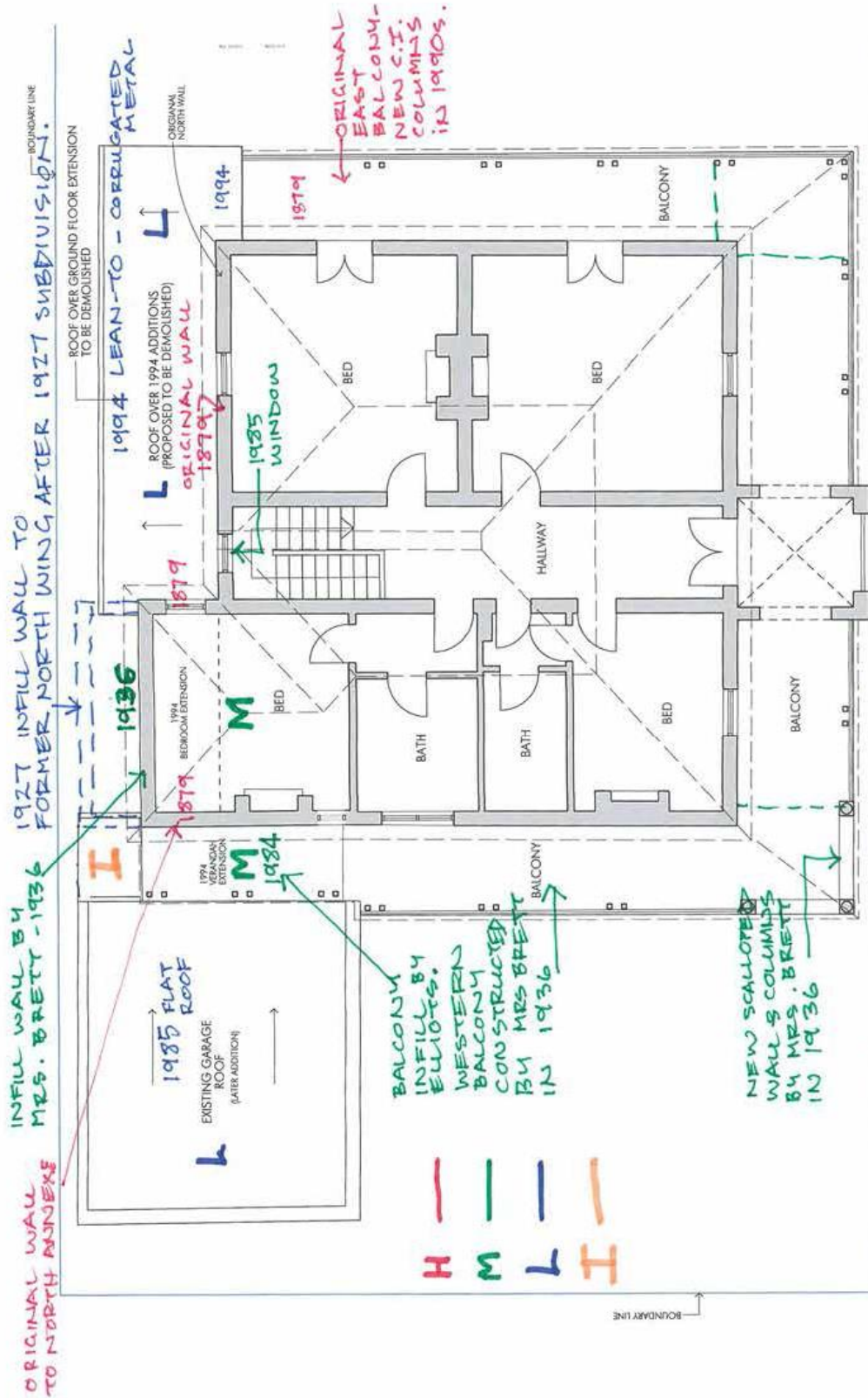


CURRENT PHOTO OF
1ST FLOOR NORTH END
OF WESTERN BALCONY
RECONSTRUCTED IN 1981.



18 Julia Street Ashfield – Subdivision Development Application

Appendix 5:- Heritage Significance with dates of construction for North Addition.



HERITAGE SIGNIFICANCE - FIRST FLOOR NORTH

ISSUE	DESCRIPTION	DATE	NOTES	DESIGN & DOCUMENTATION	SUBDIVISION DA	J & G BUNGOWORTH	KA 1709
A	SUBDIVISION DA CLUSE	30 NOV 18	FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION OF OTHER WORKS. ALL WORK SHOULD BE IN ACCORDANCE WITH THE NSW STATE HERITAGE ACT 1993 AND THE NSW STATE HERITAGE REGULATIONS 2010.	HARRIS & ASSOC PTY LTD 4/11 201 2ND FLOOR 100/100 WILSON ST SYDNEY NSW 2000 Tel: (02) 9550 1111 Fax: (02) 9550 1111 Email: harrisa@harrisa.com.au	MAIN HOUSE EXISTING FIRST FLOOR PLAN	18 IUMA STREET, ASHFELD	DA 17
				HARRIS & ASSOC PTY LTD 4/11 201 2ND FLOOR 100/100 WILSON ST SYDNEY NSW 2000 Tel: (02) 9550 1111 Fax: (02) 9550 1111 Email: harrisa@harrisa.com.au			1:100 @ A4