



# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2019.99
Address	89 Smith Street, Summer Hill
Proposal	Alterations and additions to an existing dwelling
Date of Lodgement	2 July 2019
Applicant	[REDACTED]
Owner	[REDACTED]
Number of Submissions	0
Value of works	\$380,060
Reason for determination at Planning Panel	Heritage item
Main Issues	Heritage Visual privacy
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Schedule of Conservation Works and Statement of Heritage Significance



## 1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing dwelling at 89 Smith Street, Summer Hill. The site contains a locally listed heritage item – a single storey cottage that forms part of a row. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- Heritage; and
- Visual privacy.

The non-compliances are acceptable for the reasons discussed in this report and therefore the application is recommended for approval.

## 2. Proposal

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

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

## 3. Site Description

The site is rectangular in shape with an area of approximately 272.7sqm. It has a primary street frontage to Smith Street and has vehicle access from the rear via a shared right-of-way.

Currently the site is occupied by a single storey semi-detached dwelling terrace which forms part of a group of six (6). It is adjoined by another dwelling in the group to the east and is bounded by a right-of-way to the west. This part of Smith Street is largely characterised by one (1) and two (2) storey attached and semi-detached dwelling houses. The surrounding area (most notably adjoining the site at the rear) includes a number of multi-storey residential flat buildings.

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



Figure 1: Front of site viewed from Smith Street.



Figure 2: Rear of subject site viewed from shared right-of-way.

## 4. Background

### 4(a) Site history

#### Subject Site

Application	Proposal	Decision & Date
10.2019.69	Removal of tree in front setback	Under assessment – lodged 17 May 2019

#### Surrounding properties

Application	Proposal	Decision & Date
10.2019.8 – 87 Smith Street	Alterations and additions to an existing dwelling house including rear two storey addition and garage.	Approved – 10 September 2019
10.2019.84 – 79 Smith Street	Alterations and additions to an existing dwelling including rear extension, new pool and studio over garage.	Under assessment – lodged 7 June 2019

### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
6 September 2019	A letter was sent to the applicant raising a number of concerns with the proposal including (but not limited to) inadequate retention original roof form, built form of two-storey rear addition not sympathetic to heritage item, insufficient restoration/repair works to heritage façade, and flooding.
20 September 2019	The applicant provided amended drawings and additional information which adequately addressed most of issues raised by Council. The most notable changes in the revised scheme include: <ul style="list-style-type: none"> <li>- Revised and simplified built form of rear addition including pitched gabled roof;</li> <li>- Addition clear of original roof form;</li> <li>- Additional repair and restoration works to the principal dwellings façade; and</li> <li>- Design changes to address flooding.</li> </ul>

## 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

### 5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The following provides further discussion of the relevant issues:

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

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

It is a requirement that the BASIX Certificate be updated during the certification stage.

#### 5(a)(ii) *Ashfield Local Environment Plan 2013 (ALEP 2013)*

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

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

#### (ii) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned R2 – Low density residential under the *ALEP 2011*. The *ALEP 2013* defines the development as:

***semi-detached dwelling*** means a dwelling that is on its own lot of land and is attached to only one other dwelling.

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

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

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

Clause 5.10 Heritage conservation

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

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

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

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

Given the extent of alterations that have already occurred to the rear wing, the replacement of this part of the heritage item is considered generally acceptable.

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

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

See further discussion regarding heritage elsewhere in this report.

Clause 6.2 Flood planning

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

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

**5(b) Development Control Plans**

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

<b>IWCDCP2016</b>	<b>Compliance</b>
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
3 - Flood Hazard	Yes – see discussion elsewhere in this report

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

The following provides discussion of the relevant issues:

IWCDP2016				
Section 2 Chapter F: Development Category Guidelines				
Control No.	Control	Standard	Proposed	Compliance
DS1.1	Building style and form	Building style and form, proportion, façade composition of solid and void, materials, textures and colours are sympathetic with development prevailing in the street.	The building style, form, proportion and materials are consistent with existing building and prevailing character in the street.	Yes
DS3.3	Building height	Appears as no more than 2 storeys	The rear addition to the principal dwelling presents as 2 storeys.	Yes
DS3.4	Wall height	Maximum external wall height of 6 metres measured from the existing ground level.	6.1 metres.	No – see discussion below.
PC6	Car parking	Garages and carports complement the scale, form and style of the primary dwelling and streetscape Garages and carports which are accessed off a rear lane are setback a minimum of 1 metre from the rear boundary	The proposed garage has a minimum setback 7.8m from the rear boundary and is of a scale, form and style complementary to the primary dwelling.	Yes
DS8.2	Minimum landscaped area %	201-300sqm. 25% of site area.	26.7% (68sqm)	Yes
DS8.3	Maximum site coverage	201-300sqm. 65% of site area.	51.8% (141sqm)	Yes

DS9.1	Private open space	Principal private open space is: <ul style="list-style-type: none"> <li>- directly accessible from and at the same level as ground floor living area</li> <li>- has a minimum area of 20 m<sup>2</sup></li> <li>- has a minimum dimension of 3.5</li> <li>- has an appropriate level of solar access, natural ventilation and privacy</li> </ul>	The proposal includes an 3.5sqm rear deck with a minimum dimension of 1.2m directly adjoining the living room. Although this does not comply with the private open space requirements, it is noted that the deck directly adjoins the rear yard (42sqm) which can function as an extension of the private open space. The proposed combined deck/rear yard will provide adequate private open space for the future residents of the site. The rear yard will receive good solar access between 9.00am and 12.00 midday and will have good natural ventilation and privacy.	Yes
DS 10.1	Deep soil planting	All landscaped area is required to be capable of deep soil planting.	All landscaped area is required to be capable of deep soil planting.	Yes
DS 12.1	Rear gardens	Requires rear gardens to have an area and dimension that provide sufficient soil area for ground cover, vegetation and trees.	As discussed above in this table, the rear garden is considered to have sufficient landscape area.	Yes
DS13.1	Solar access	Sunlight to at least 50% (or 35m <sup>2</sup> with minimum dimension 2.5m, whichever is the lesser) of private open space areas of adjoining properties is not to be reduced to less than three (3) hours between 9am and 3pm on 21 June.	The proposal will maintain adequate solar access to neighbouring private open space in accordance with this part of the plan as demonstrated by the supplied solar access diagrams. The subject site will also achieve the required solar access to its own private open space as demonstrated by the supplied solar access diagrams.	Yes
DS 13.2		Existing solar access is maintained to at least 40% of the glazed areas of any neighbouring north facing primary living area windows for a period of at least three hours between	Given the north-south orientation of the subject subdivision, the proposal will maintain the required solar access to north-facing living room windows of the neighbouring properties.	Yes

		9am and 3 pm on 21 June.	The supplied solar access elevations demonstrate that the proposal will achieve the required solar access to its north-facing living room opening.	
DS 13.4		Requires sun shading devices such as eaves, overhangs or recessed balconies minimise the amount of direct sunlight striking facades.	The proposal includes awnings above all significant openings.	Yes
DS14.2	Visual Privacy	Where they are provided, windows on side elevations are to maximise visual privacy	Windows are acceptable due to site conditions subject to design amendments	Yes – refer to discussion
DS 16.1	Ecologically sustainable development	Development complies with the Building Sustainability Index (BASIX).	The proposal is capable of complying with the BASIX requirements.	Yes
DS19.1	Stormwater Disposal	Stormwater from roofs is discharged by gravity to street gutter system	The supplied concept stormwater management plan is considered acceptable.	Yes

The following provides discussion of the relevant issues:

#### Visual Privacy

The proposal includes one first floor window facing eastern (side) boundary. It is noted that the window will face a blank wall of the recently approved rear wing addition at No. 87, and does not align with any existing windows at No. 87. Given the current and anticipated neighbouring context, the proposed window is considered acceptable.

The proposal includes a number of first floor windows and a balcony facing the western (side) boundary. The site is adjoined by a 9m wide right-of-way which will provide sufficient separation to the neighbouring building to the west (No. 93 Smith Street).

The first floor is significantly setback (2.5m) from that approved on the neighbouring site (No. 87). Given the increased setback and that the ground floor roofs of both No. 87 and 89 will extend approximately 5m beyond the window, opportunities for overlooking neighbouring properties are considerably reduced.

It is noted that a 2.1m high side boundary fence is proposed along the eastern (side) boundary. The fence will be approximately 1.8m above the FFL of the rear deck. Consent is not required to remove boundary fences and as such a more permanent solution is required to ensure neighbouring privacy.

It is a recommended condition of consent that a 1.6m high privacy screen on the eastern edge of the balcony be employed to ensure the visual privacy of the neighbouring property is maintained. The screen is to have a minimum opacity of 75%.

### Heritage

The revised scheme is supported in principal by Council's Heritage Officer subject to the imposition of conditions of consent relating to the colour scheme, materials and conservation works. In summary:

- The colour scheme is to be revised and must be based on further investigation of the buildings original colour palette and/or consideration of typical colours for its kind.
- The metal cladding to be used on the proposed new upper levels and new roofs including the garage, is to be corrugated "Custom Orb" profile prefinished steel sheeting.

The proposed includes extensive restoration works to the front façade including reinstating the bullnose verandah.

The revised two-storey rear addition has been setback from the original intact areas of the heritage item (being the front terrace). As the rear addition is setback from the principal structure, it will not be readily visible from Smith Street. The massing, form and scale are considered compatible with the heritage item.

The first floor has a nil setback to the eastern (side) boundary. It was considered desirable to maintain a 850mm first floor setback to this boundary to ensure consistency with the recent approval at No. 87 and that the existing paired breezeway and original pattern of development of the subject terrace group is discernible. However it is noted that there is a sewer access point within the western side setback, requiring a significant setback. Furthermore, given the subject site bookends the group and is readily visible from Smith Street, it was considered that there would be greater benefit in setting back the first floor from the western (side) boundary to reduce its prominence from the public domain. The proposal has a first floor setback of 500mm-900mm from the western (side) boundary.

No objections are raised to the nil ground floor side setbacks as these are consistent with the existing dwelling and the recently approved building at No. 87.

The proposed ground floor rear setback (inclusive of the rear deck) aligns with that recently approved at No. 87.

As discussed, the proposed first floor rear setback is set 2.5m behind the recently approved first floor rear setback at No. 87.

Subject to the imposition of recommended conditions of consent, the proposal is consistent with the objectives of Part E1 of the plan.

### Wall height

Although the proposal has a maximum wall height of 6.1m marginally in excess of 6m, this is the result of the site being flood affected thus requiring the rear portion of the dwelling to be at least 500mm above natural ground level. The non-compliance is not significant and the proposal will maintain adequate amenity and will not be unreasonably visually overbearing to neighbouring properties.

### Engineering

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

A Flood Assessment Report has been provided and is based on the WMA Flood Assessment Report. The report states that the dwelling will be cantilevered over a portion of the flood flow path. No objection to this arrangement has been raised provided the underside of dwelling floor slab is no lower than RL 16.8m AHD.

A Flood Risk Management Plan was not considered necessary in this instance subject to the imposition of recommended condition of consent.

Conditions of consent are recommended requiring the applicant to find the accurate location of Council's stormwater pipe below the site and for works do not affect the pipe.

### 5(d) The Likely Impacts

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

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

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

### 5(f) Any submissions

The application was notified in accordance with Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 21 days to surrounding properties. No submissions were received.

### 5(g) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

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

### Heritage

As discussed, no objections subject to the imposition of recommended conditions of consent.

### Engineering

As discussed, no objections subject to the imposition of recommended conditions of consent.

#### Trees

No objections subject to the imposition of recommended conditions of consent.

#### 6(b) External

#### Sydney Water

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

### 7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$3,800.60 would be required for the development under Ashfield Section 94/94A Contributions Plan. A condition requiring that contribution to be paid is included in the recommendation.

### 8. Conclusion

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

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

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

### 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. 10.2019.99 for alterations and additions to an existing dwelling at 89 Smith Street, Summer Hill subject to the conditions listed in Attachment A.

## Attachment A – Recommended conditions of consent

### Conditions of Consent

#### Fees

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

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

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

Note:

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

#### Payment amount\*:

\$3,800.60

#### \*Indexing of the Section 7.12 contribution payment:

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

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

#### Payment methods:

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

##### **2. Long Service Levy**

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

##### **3. Security Deposit - Custom**

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

#### **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
05 'E'	Site Plans	19 September 2019	Nick Hibberd Architects
10 'H'	Proposed Plans	19 September 2019	Nick Hibberd Architects
20 'F'	Sections Sheet 1	19 September 2019	Nick Hibberd Architects
21 'F'	Sections Sheet 2	19 September 2019	Nick Hibberd Architects
22 'E'	Sections Sheet 3	19 September 2019	Nick Hibberd Architects
40 'D'	Stormwater Plan	19 September 2019	Nick Hibberd Architects
41 'C'	Landscape Plan	26 June 2019	Nick Hibberd Architects
42 'F'	Finishes Schedule	19 September 2019	Nick Hibberd Architects
-	Schedule of Conservation Works	24 September 2019	Cracknell & Lonergan Architects Pty Ltd
A348994	BASIX Certificate	27 June 2019	-

As amended by the conditions of consent.

#### **5. Design Change**

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

- a) The ground floor rear deck is to include a 1.6m high privacy screen on its eastern edge to ensure the visual privacy of the neighbouring property is maintained. The screen is to have a minimum opacity of 75%.
- b) The metal cladding to be used on the proposed new upper levels and new roofs including the garage, is to be corrugated "Custom Orb" profile prefinished steel sheeting.
- c) The landscape plan referred to in Condition 4 must be updated to reflect the approved architectural drawings.

#### 6. Finishes and Colours

Prior to the issue of a Construction Certificate, the following must be submitted to the satisfaction of Council:

- a) The colour scheme within the 'Schedule of Conservation Works' must be revised and submitted to the satisfaction of Council. The revised colour scheme must be based on further investigation of the buildings original colour palette and/or consideration of typical colours for its kind.
- b) The proposed colours of the garage.

#### 7. Conservation Works

The 'Schedule of Conservation Works' referred to in Condition 4 must be revised to place greater emphasis on the need for the works to match *exactly* the detail being reconstructed or repaired/conserved to complete the presentation and fabric of the house, as opposed to replacing elements 'with similar' or 'with like'.

#### 8. 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.

#### 9. 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.

#### 10. 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.

#### 11. 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.

#### 12. Works Outside the Property Boundary

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

#### 13. Trees

The trees identified below are to be retained:

Tree/location
<i>Eucalyptus robusta</i> (Swamp Mahogany) Front garden

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

#### Prior to any Demolition

##### **14. 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 property 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.

##### **15. 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.

##### **16. 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.

##### **17. 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

##### **18. Party Walls**

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

##### **19. 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.

**20. 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.*

**21. Parking Facilities - Domestic**

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

- a) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
- b) 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.
- c) The garage/carport/parking space must have minimum clear internal dimensions of 5400 x 2400 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.
- d) 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.
- e) The external form and height of the approved structures must not be altered from the approved plans.

**22. Flood Affected Site**

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

- a) All new habitable floor levels at the rear must be set at RL 16.80 m AHD (flood level plus 500mm freeboard). All structures below RL 16.80 m AHD must be constructed from flood compatible materials.
- b) All electrical equipment and wiring must be waterproofed or installed at or above RL 16.80 m AHD.
- c) A structural engineer's certificate must be submitted stating that the proposed building has been designed to withstand the forces of flood water, debris and buoyancy up to the 1 in 100-year flood level.
- d) The existing ground levels throughout the site must be maintained so as not to alter the existing overland flow path. Details of all obstructions or changes in level within the overland flow paths must be detailed on the plan.
- e) All fencing within the overland flow path must be of an open type so as to allow for the free flow of water throughout the site so as to maintain existing flows.
- f)

**23. Flood Risk Management Plan**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Flood Risk Management Plan prepared and certified by a suitably qualified Civil Engineer. The Plan must be prepared to make provision for the following:

- a) Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development. Such recommendations must be consistent with the approved development. The flood impacts on the site must be assessed for the 100-year ARI and Probable Maximum Flood (PMF) storm events. The precautions must include but not be limited to the following:
- b)
  - i. Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris.
  - ii. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections.
  - iii. Flood warning signs/depth indicators for areas that may be inundated
  - iv. A flood evacuation strategy.
  - v. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.
- c) All works must be designed to comply with the Standard for Construction of Buildings in Flood Hazard Areas in accordance with Section 3.10.3 of the Building Code of Australia. Note that some terms defined in this standard have equivalent meaning to terms used in Council's Development Control Plan as listed below.
  - i. Building Code of Australia
  - ii. Defined flood level (DFL) 100-year Average Recurrence Interval flood level
  - iii. Defined flood event (DFE) 100-year Average Recurrence Interval flood
  - iv. Flood hazard level (FHL) Flood Planning Level (FPL)

#### **24. Amended Architectural Plans to Reflect Flood Risk Management Plan**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended architectural plans that incorporate the recommendations of the Flood Risk Management Plan. The design must be prepared to make provision for the following:

- a) Specification of materials.
- b) Waterproofing works, where applicable.

No changes to the external form or appearance of the development contrary to the approved plans must occur except as identified by this condition. Any changes to such must be subject to separate approval.

#### **25. Engineering Design - Structural Engineer Plans and Certification**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans prepared and certified by a suitably qualified Engineer that incorporate the following recommendations of the Flood Risk Management Plan.

The design must be prepared to make provision for the following:

- a) Structural integrity of all structures from immersion and/or impact of velocity and debris.
- b) Waterproofing works, where applicable.

#### **26. Stormwater Drainage System – Minor Developments (OSD is not required)**

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) All stormwater drainage being designed in accordance with the provisions of the Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- b) 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.
- c) Charged or pump-out stormwater drainage systems are not permitted including for roof drainage.
- d) To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.
- 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 stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
- g) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- h) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
- i) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
- j) No impact to street tree(s).

#### **27. Council Stormwater Pipe - Physical Location**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended site plans to accurately show the location of the Council's stormwater pipe. The stormwater pipe must be located by the use of test pits or using CCTV camera and must be inspected by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The location of Council's stormwater pipe must be pegged out across the site, and the actual location and depth of the pipe must be used in the design of the footings of the proposed building.

#### **28. Works adjacent to Council's Stormwater Pipeline**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans prepared by a suitably qualified Structural Engineer that demonstrate any footings or excavation to be located or undertaken adjacent to Council's stormwater pipeline address the following requirements:

- a) All footings and excavation must be located outside of the easement boundaries.
- b) All footings and excavation must be located a minimum of 1000mm from the centreline of the pipeline or 500mm from the outside of the pipeline, whichever is the greater distance from the centreline.
- c) All footings adjacent to Council's stormwater pipe must be taken to a depth 500mm below a line of influence measured at 450 from a point 1m from the invert of the

stormwater pipe in the direction of the footing unless the footings are to be placed on competent bedrock.

- d) If permanent excavation is proposed beneath the overtop of the pipeline, suitable means to protect the excavation and proposed retaining structures from seepage or other water flow from the pipeline and surrounding subsoil must be provided.

#### 29. Trees

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
<i>Eucalyptus robusta</i> (Swamp Mahogany) front	5 metres

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. 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. Trees

The following trees must be planted:

1 x *Plumeria acutifolia* (Frangipani) 1 x *Corymbia ficifolia* "Summer Beauty" (Grafted Eucalyptus) and 8 x *Acmena smithii* (Common Lilly Pilly, from 75 litre size pots as per the supplied Landscape Plan prepared by Nick Hibberd, 26/06/2019. The trees are to be planted within the property at a minimum of 1.5m from any boundary or structure. The trees are to conform to AS2303—Tree stock for landscape use.

**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.

**32. Trees**

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.

**33. Trees**

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.

**34. Trees**

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

Tree/location	Radius in metres
<i>Eucalyptus robusta</i> (Swamp Mahogany) front	3 metres

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

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

**35. Trees**

Upon installation of the required tree protection measures, an inspection of the site by the Project Arborist is required to verify that tree protection measures comply with all relevant conditions.

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

**36. Trees**

Prior to works commencing or release of a Construction Certificate (whichever occurs first), tree protection signage is to be attached to the tree protection zone and displayed in a prominent position. The sign shall contain in a clearly legible form (lettering should comply with AS 1319-*Safety signs for the occupational environment*), the following information:

- a) Tree protection zone;
  - b) This fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted;
  - c) Any encroachment not previously approved within the tree protection zone shall be the subject to advice from the Project Arborist in report form and must include the following:
    - Proof shall be provided that no other alternative is available;
    - On completion, the Project Arborist's report shall be submitted to the Principal Certifying Authority for further consultation with Council;
  - d) The name, address and telephone number of the builder and Project Arborist.
- 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.

#### During Demolition and Construction

##### **37. 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.

##### **38. 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.

##### **39. Protection of Council Stormwater Drainage Infrastructure**

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

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

The structural design shall be amended and provided to Council's Coordinator Development Engineering prior to any further works in the vicinity of the pipeline.

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

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

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

**40. 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
<i>Eucalyptus robusta</i> (Swamp Mahogany) front 4 x <i>Howea forsteriana</i> (Kentia Palms) 1 x <i>Syagrus romanzoffianum</i> (Cocos Palm) western boundary	<ul style="list-style-type: none"> <li>• Directly following installation of protective fencing,</li> <li>• At any time protective fencing or existing boundary fencing is required to be altered,</li> <li>• At project completion to verify that protection measures have been undertaken.</li> </ul>

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

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.

**41. Trees**

Canopy pruning of the following tree(s) 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
4 x <i>Howea forsteriana</i> (Kentia Palms) 1 x <i>Syagrus romanzoffianum</i> (Cocos Palm) western boundary	Reduction                      prune overhanging fronds

The person acting on this consent has approval under Council's Tree Management Controls to; tip prune the neighbouring palm trees to achieve a clearance of the masonry wall. Pruning is limited to the tips of those fronds that will come into direct contact the built structure. 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.

**42. Trees**

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.

**43. Trees**

No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

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

**Prior to Occupation Certificate****44. No Encroachments**

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

**45. Protect Sandstone Kerb**

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

**46. Parking Signoff – Minor Developments**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority 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.

**47. Dilapidation Report – Post-Development**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with a second Dilapidation Report addressing the public infrastructure identified in approved predevelopment dilapidation report, including a photographic survey and structural condition inspections which was compiled after the completion of works. As the report details public infrastructure, a copy is to be furnished to Council at the same time

**48. Flood Risk Management Plan - Certification**

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

**49. Trees**

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

### On-going

#### **50. Flood Risk Management Plan**

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

#### **51. Trees**

The canopy 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.

### **Advisory notes**

#### **Prescribed Conditions**

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

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

At least 7 days before any demolition work commences:

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

#### **Storage of Materials on public property**

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

#### **Toilet Facilities**

The following facilities must be provided on the site:

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

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

#### **Infrastructure**

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

**Other Approvals may be needed**

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

**Failure to comply with conditions**

Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

**Other works**

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

**Obtaining Relevant Certification**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a) Application for any activity under that Act, including any erection of a hoarding.
- b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
- c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
- d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
- f) Development Application for demolition if demolition is not approved by this consent.
- g) Development Application for subdivision if consent for subdivision is not granted by this consent.

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

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

**Notification of commencement of works**

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

- a) in the case of work for which a principal contractor is required to be appointed:
  - i. the name and licence number of the principal contractor, and
  - ii. the name of the insurer by which the work is insured under Part 6 of that Act,
- b) in the case of work to be done by an owner-builder:
  - i. the name of the owner-builder, and

- ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

**Dividing Fences Act**

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

**Permits from Council under Other Acts**

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

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
  - b) A concrete pump across the roadway/footpath
  - c) Mobile crane or any standing plant
  - d) Skip bins
  - e) Scaffolding/Hoardings (fencing on public land)
  - f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
  - g) Awning or street verandah over footpath
  - h) Partial or full road closure
  - i) Installation or replacement of private stormwater drain, utility service or water supply
- Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

**Noise**

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

**Amenity Impacts General**

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

**Construction of Vehicular Crossing**

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

**Lead-based Paint**

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

particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

**Dial before you dig**

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

**Permits**

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

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

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

**Public Domain and Vehicular Crossings**

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council

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

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

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

**Insurances**

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

**Useful Contacts**

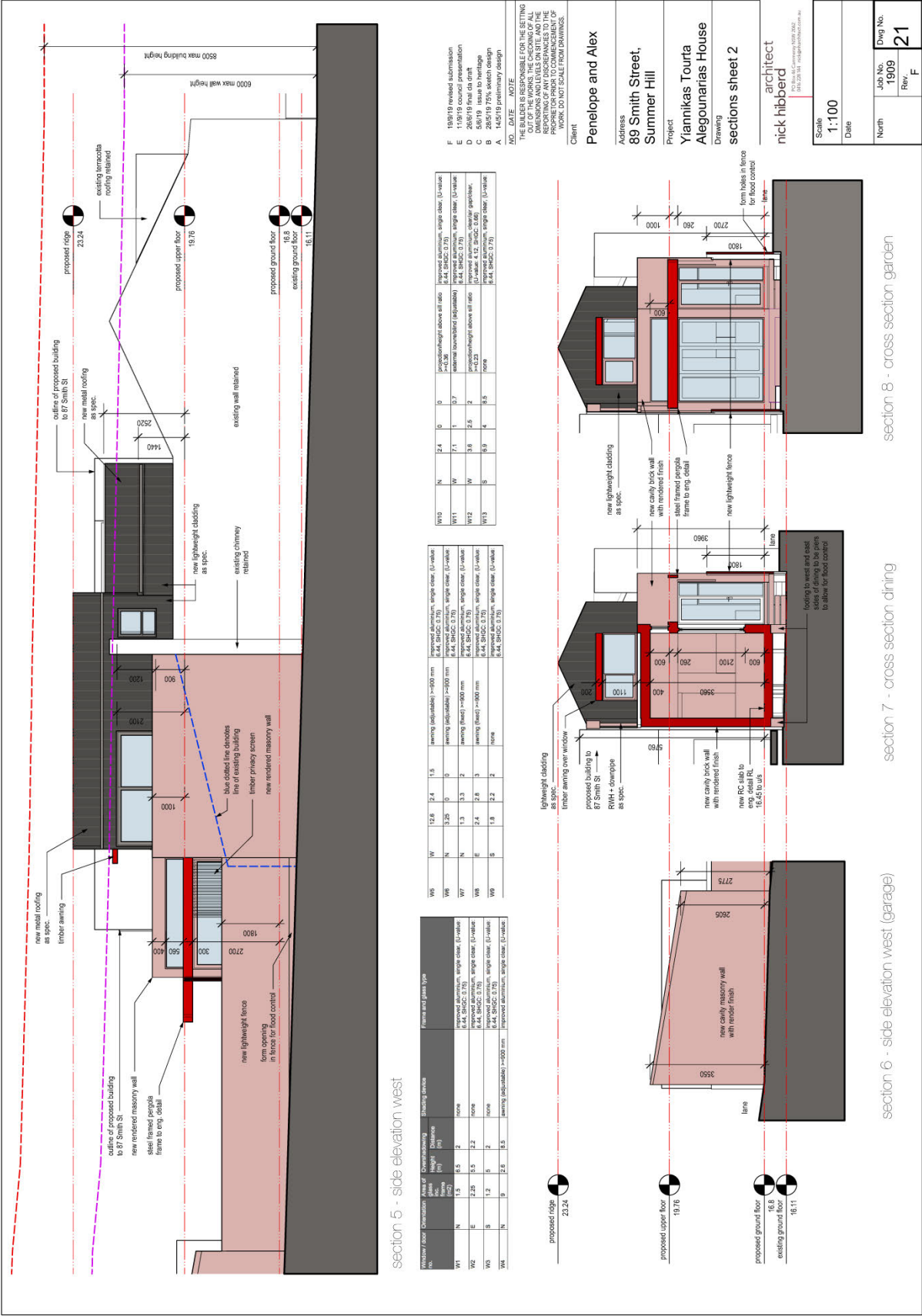
BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.diyasafe.nsw.gov.au">www.diyasafe.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - SITA Environmental Solutions	1300 651 116 <a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)	<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>
WorkCover Authority of NSW	13 10 50 <a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a> Enquiries relating to work safety and asbestos removal and disposal.

## Attachment B – Plans of proposed development

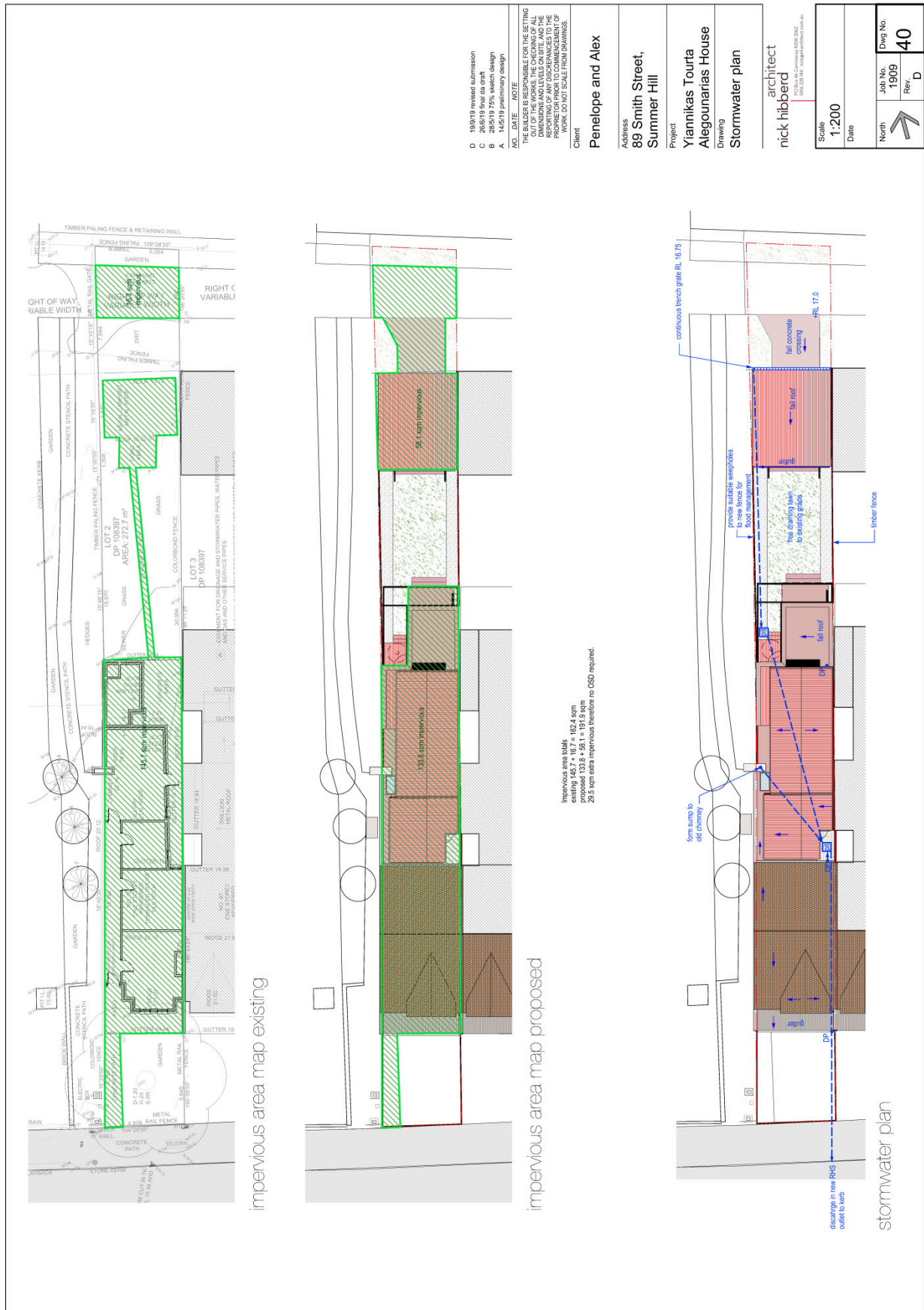


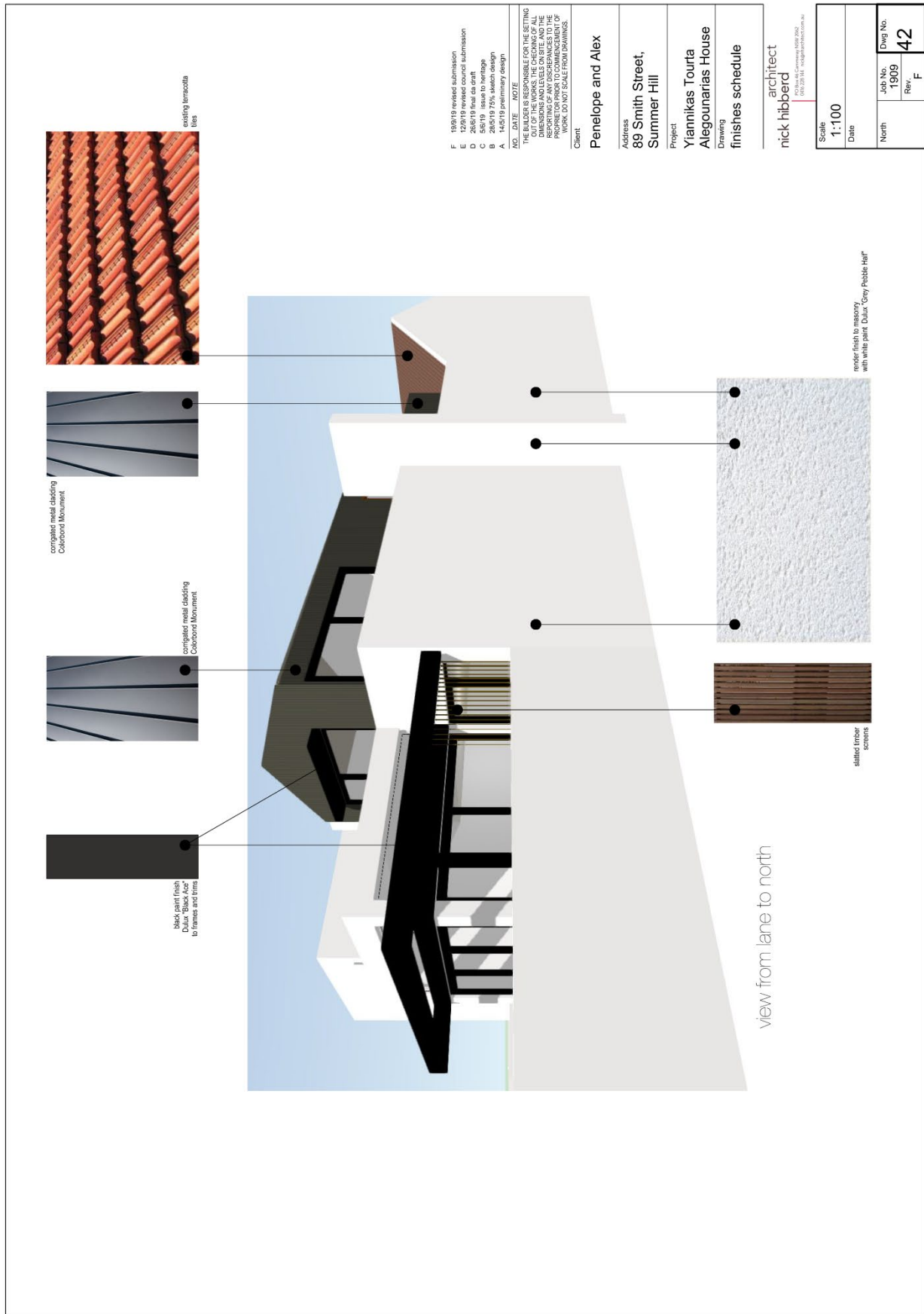


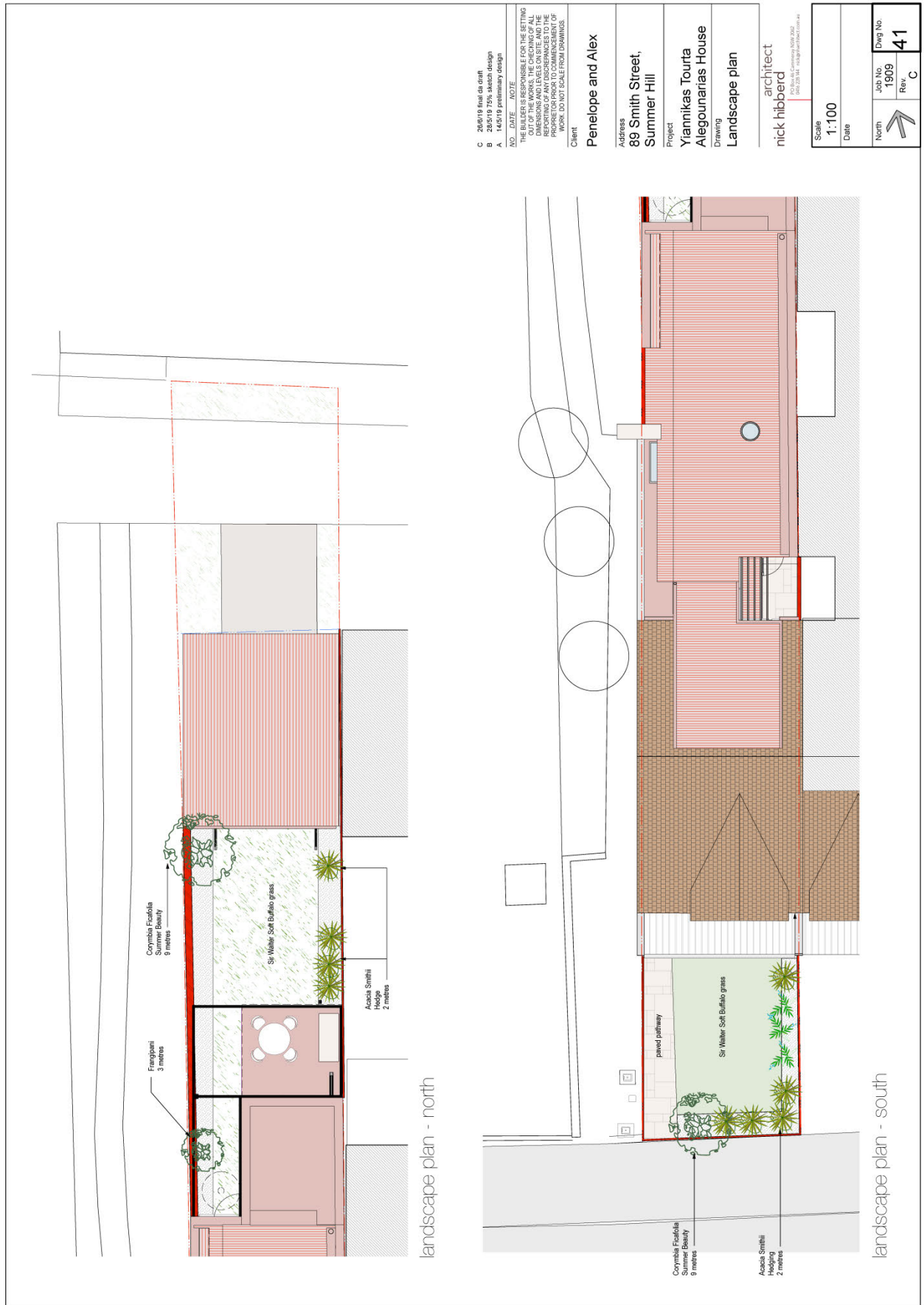




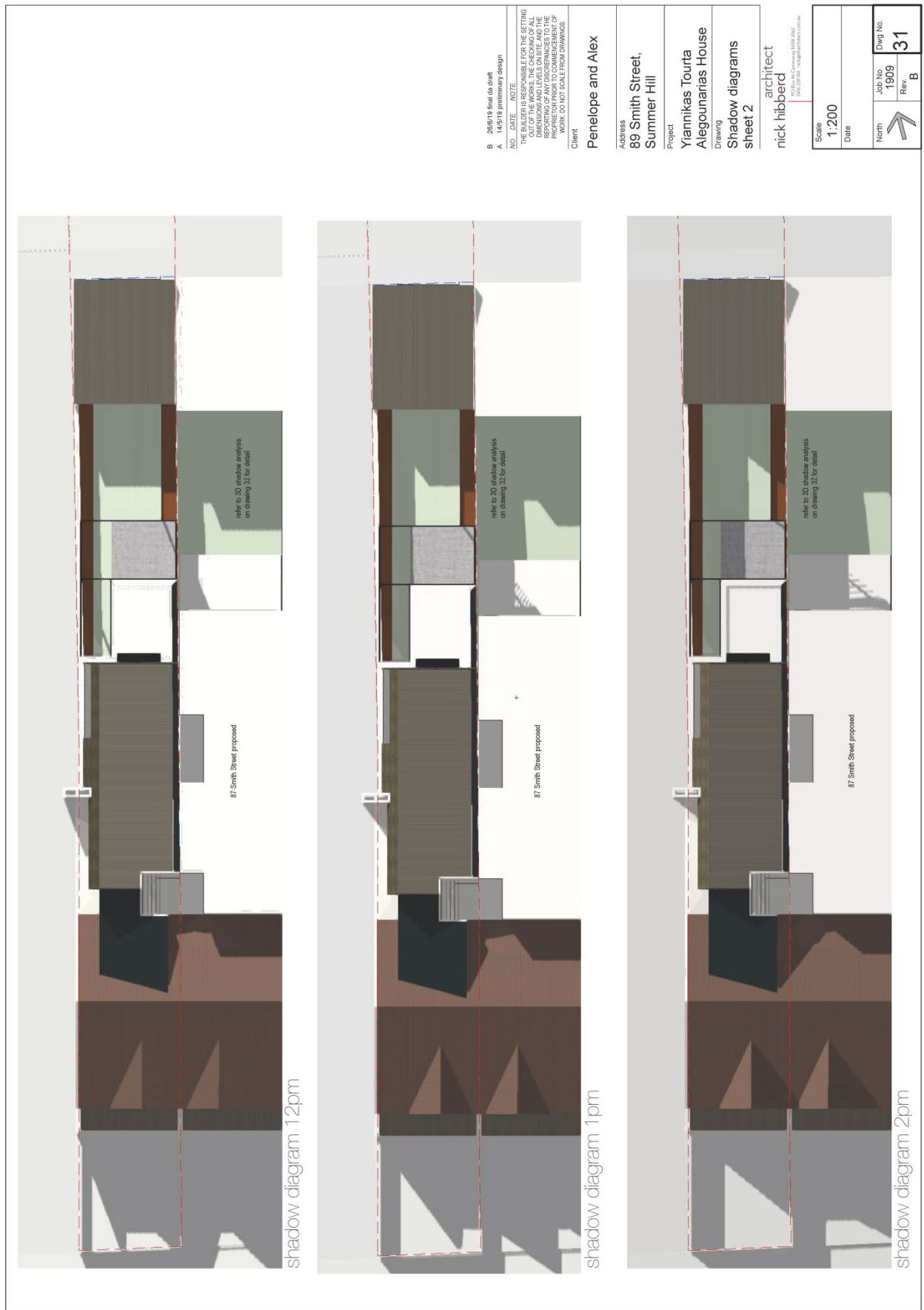












B 26/6/19 final ds draft  
A 14/5/19 preliminary design

NO. DATE NOTE

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE BUILDING AND FOR THE ACCURACY OF THE DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SETTING OUT OF THE BUILDING OR FOR THE ACCURACY OF THE DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SETTING OUT OF THE BUILDING OR FOR THE ACCURACY OF THE DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT.

Client  
Penelope and Alex

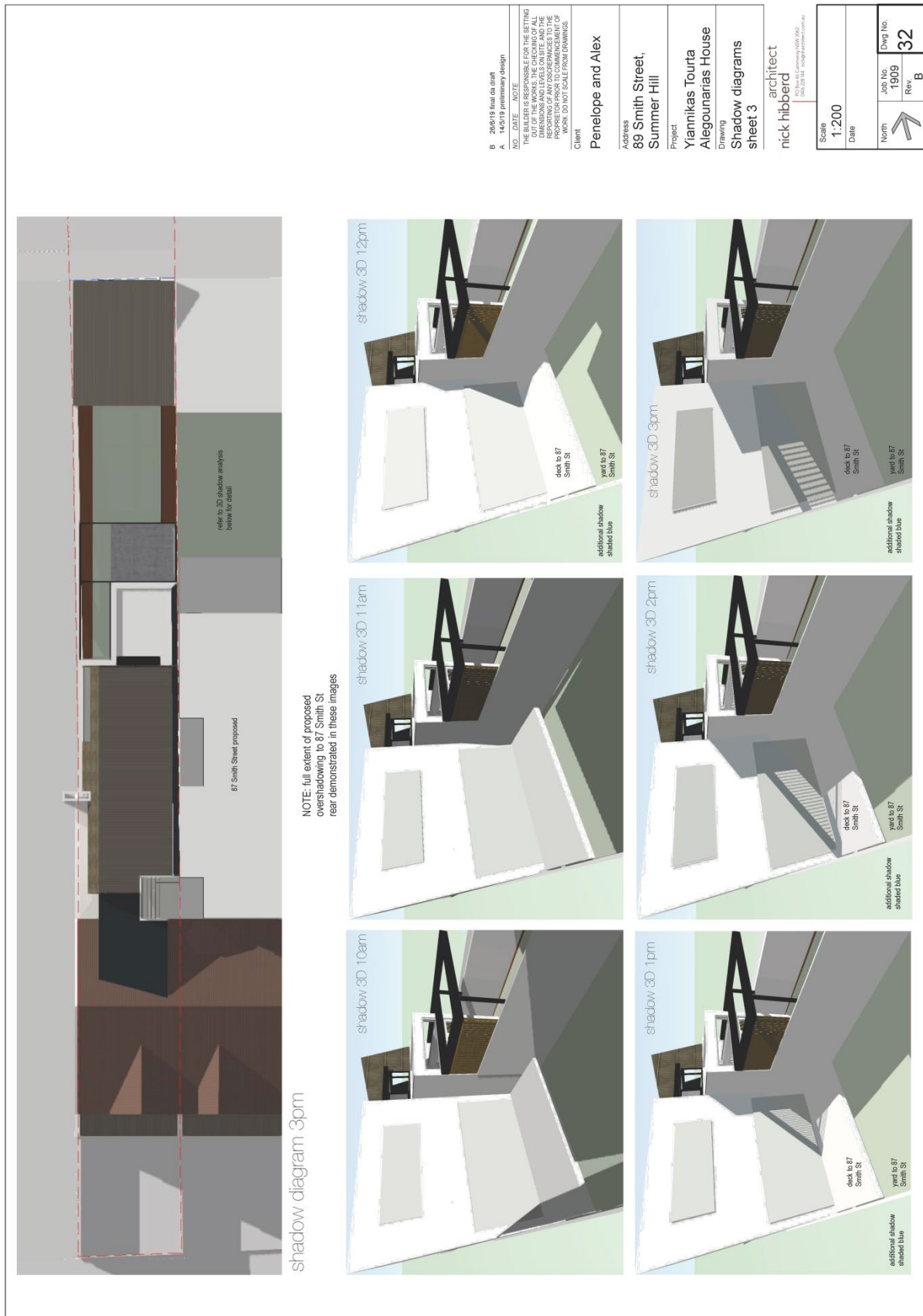
Address  
89 Smith Street,  
Summer Hill

Project  
Yiannikas Tourta  
Alegounarias House

Drawing  
Shadow diagrams  
sheet 2

architect  
nick hibberd

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Attachment C – Statement of Heritage Significance

# Schedule of Conservation Works

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**89 Smith Street  
Summer Hill**

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**Proposal:  
Alterations & Additions**



**DA ISS.**

Prepared on 24 September 2019  
Prepared for Nick Hibberd Architect

**CRACKNELL**  
**&**  
**LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501

Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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<b>2.0</b>	<b>Setting and Context</b>	<b>02</b>
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## 1.0 Introduction

**Prepared On:**

18 September 2019

**Project Address:**

Summer Hill

Summer Hill

**Prepared For:**

Nick Hibberd Architect

**Prepared By:**

Cracknell & Lonergan  
Architects Pty Ltd

SCW Set up by :PV

SCW Response: PV

Draft Reviewed By: PL

This Schedule of Conservation Works prepared by Cracknell and Lonergan Architects is in response to Inner west Council requesting a Schedule of Conservation Works in relation to unsympathetic later alterations made to the house on site.

The subject site is at No. 89 Smith Street Summer Hill, or known formally as Lot 7, DP108397 and is one of a group of 6 terraces( 79- 89 Smith Street) which are locally listed, Item 622, as per the Heritage Schedule of Ashfield LEP. The existing terrace is late Victorian and comprises three bedrooms and one bathroom.

The house has been neglected over time and in disrepair. This report seeks to implement repairs and maintenance works to reconstruct significant elements consistent with the known earlier state of the building and restore other evident defective elements on site.

The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director) and Ms Paula Valsamis.

The proposed development application, comprises alterations and additions to the existing house prepared by architect Nick Hibberd.

This report includes photographic documentation of the heritage listed terrace and describes the works required to conserve the significant fabric proposed to be retained as part of the development. This document should be read in conjunction with the development application drawings, prepared by Hibberd Architects which details proposed materiality, quality and nature of the design proposal for Summer Hill.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

## 2.0 Setting and Context

### 2.1 Setting and Context

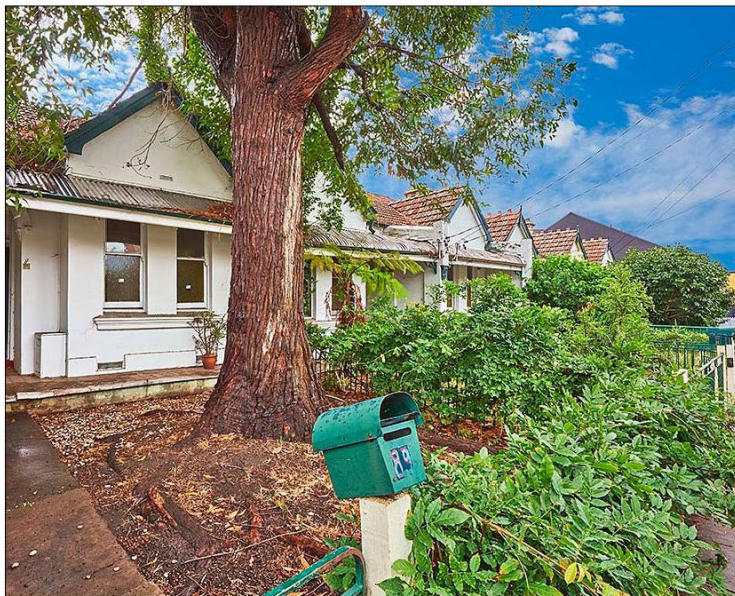
The subject site is at No. 89 Smith Street, Summer Hill, or known formally as Lot 7, DP108397. The existing structure is a three bedroom, one bathroom, one storey terrace, situated at one end of a terrace group of 6 dwellings. The site is situated within the Inner West Council, specifically the former Ashfield Council. Whilst the site is not situated within a Heritage Conservation Area, the subject site is part of a combined local listing for the row of terrace houses, Item 622, as per the Heritage Schedule of the Ashfield LEP. The subject site is within a locality of a highly mixed character, containing both new medium density apartments and terraces, alongside older terrace housing. It is also adjacent to the local town centre of Summer Hill and within walking distance of Summer Hill Railway Station.

### 2.2 Locality

The terrace group and subject site just sit outside of the boundary of the Summer Hill Central HCA, but the buildings were still implemented within the same time frame.

The area is of aesthetic significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.

Today, the locality remains a highly mixed area, with a diverse range of heritage buildings, period structures as well as contemporary infill development of various typologies and varying densities.



Real Estate Imagery of the facade of the Existing Building

## 2.0 Setting and Context



NSW SIX Maps Imagery - Aerial Map of Site Location



NSW Six Maps Contour and Lot Identification Map

## 2.0 Setting and Context

### 2.3 Subject Site Condition

The subject site is a part of six attached cottages occupying narrow sites, built on the gentle slope of Smith Street. They are constructed of rendered brick with ridges parallel to the street. Owing to the sloping topography of the site, the ridges of the terraces are at varying heights running from 89- 89. Typically, each house has a projecting street-facing gable bay in which are two double-hung windows with moulded sills.

No 89 Smith St terrace is the last of the group of the late Victorian terrace houses- from Nos 89 - 79 and to its western side, is a public pathway providing access to the rear of the properties. The terrace demonstrates style indicators such as projecting party fin walls, incised design in render to the party wall, precast urn detail on end of fin wall and corrugated iron verandah roof. The projecting gabled bay roof is terracotta tiled and the terraces' main roofs are stepped with ridge parallel to street, due to the topographical fall in the street. The main roofs are terracotta tiles (possibly replacing slates) and the front gable bays have crested ridges, timber finials and simple barge-boards. Flooring to the verandah is tessellated tiled with marble edge and the recessed entry door includes an arched portal and transom light.

A large tree dominates the small garden in front of the terrace and its fence is low and wrought iron.

Whilst the character of the heritage item is representative of the typical single storey late-Victorian terrace house, it is evident that years of neglect and inevitable aging has adversely affected the heritage significance and the streetscape condition of the terraces.

The following Proposal comprises a Schedule of Conservation Works which aims at describing the works required to conserve the significant fabric. The Schedule includes a photographic detailed record of the terrace and cross referenced to drawings by the architect.

Source 'Style Indicators' : Identifying Australian Architecture - Styles and terms from 1788 to the Present. Richard Apperly, Robert Irving and Peter Reynolds

Australian House styles- Maisy Stapleton and Ian Stapleton (The Flannel Flower Press Pty Ltd) 1997

## 2.0 Setting and Context

## 2.4 Building Identification

The key heritage elements of the Terrace houses- Group of Six Joined Houses are described as follows in the Office of Environment & Heritage Listing - Physical Description.

**Statement of significance:**

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

**Physical description:**

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

Source: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?>



Local Heritage Item -No. 622

The subject site is part of a series of Victorian terraces which make up heritage item No. 622. The subject site is in the vicinity of neighbouring heritage conservation areas, but is not itself situated within a heritage conservation area.

Heritage Map, Ashfield LEP, Subject site highlighted

## 2.0 Setting and Context

Pathway alongside the house. The Victorian terrace is at the end of the group.  
Photo Google maps



Nos 89, 87 and 85 Smith Street.  
Photo Cracknell & Lonergan



View looking west of the group of 6 terraces  
Photo Google maps



## 3.0 Proposal

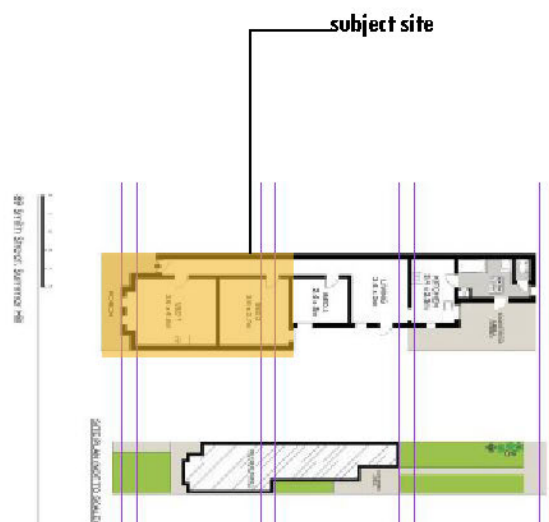
### 3.1 Proposal - Schedule of Conservation Works.

The house has been neglected over time and the proposed Schedule of Conservation Works seeks to implement repairs and maintenance works to reconstruct significant elements consistent with the known earlier state of the building and restore other evident defective elements on site. The heritage item retains its original Victorian terrace heritage significance and its setting.

The following Proposal comprises a Schedule of Conservation Works which aims at describing the works required to conserve the significant fabric that has been damaged due to the vehicle impact. The Schedule includes a photographic detailed record of the cottage and are cross referenced to the architectural drawings.

A site study of the original terrace was conducted on the 11th September 2019 by Cracknell & Lonergan Architects, with the client present.

Plan of the existing house  
Photo Real Estate Imagery



## 3.0 Proposal

### 3.2 Terminology

The terminology used in this report, where referring to the conservation processes and practices follows the definitions recommended and identified within The Burra Charter. Article 1 of the Burra Charter provides the following definitions:

**Place** –Means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Cultural Significance** –Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

**Fabric** –Means all the physical material of the place including components, fixtures, contents, and objects.

**Conservation** –Means all the processes of looking after a place so to retain its cultural significance.

**Maintenance** –Means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Preservation** –Means maintaining the fabric of a place in its existing state and retarding deterioration.

**Restoration** –Means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**Reconstruction** –Means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

**Adaptation** –Means modifying a place to suit the existing use or a proposed use.

**Use** –Means the function of a place, as well as the activities and practices that may occur at the place.

**Compatible Use** –Means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on the cultural significance.

**Setting** –Means the area around a place, which may include the visual catchment.

**Related Catchment** –Means a place that contributes to the cultural significance of another place.

### 3.3 Grades of Significance

The components of the place can be ranked in accordance with their relative significance as a tool to planning. The NSW Heritage Office publication 'Assessing Heritage Significance' (2002) identifies the following grades of significance as:

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components. While it is useful to refer to the following table when assessing this aspect of significance it may need to be modified to suit its application to each specific item.

#### Grading: EXCEPTIONAL

**Justification:** Rare or outstanding element directly contributing to an item's local or State significance

**Status:** Fulfils criteria for local or State listing

#### Grading: HIGH

**Justification:** High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.

**Status:** Fulfils criteria for local or State listing.

#### Grading: MODERATE

**Justification:** Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.

**Status:** Fulfils criteria for local or State listing.

#### Grading: LITTLE

**Justification:** Alterations detract from significance. Difficult to interpret

**Status:** Does not fulfil criteria for local or State listing

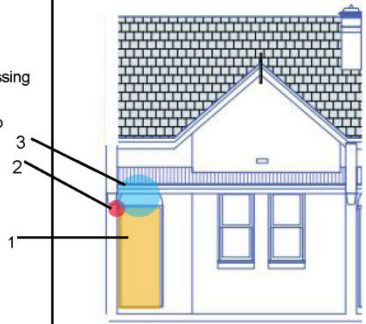
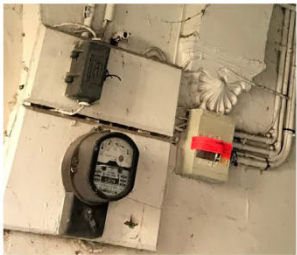

#### Grading: INTRUSIVE

**Justification:** Damaging to the item's heritage significance

**Status:** Does not fulfil criteria for local or State listing

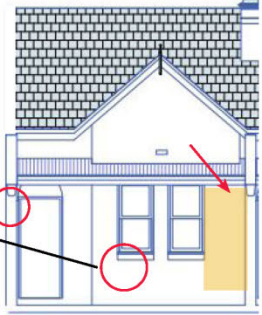



### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>External Smith Street Elevation - facade</b>			
<b>1 Entry door</b>	Original Timber panelled door	High contribution Retain including hardware fittings. Clean. Repair and repaint. Replace missing elements with similar. Remove screen door and make good to architrave. Paint Dulux White on white (78065)	
<b>2 Electric Fuse Board</b>	Original & Recent.	Moderate Contribution Clean and sand back timber boards Remove dirt and dust. Repaint Dulux White on white (78065)	
<b>3 Entry Arch and walls in vestibule</b>	Original Arch and walls near ceiling Smooth render finish and cracked.	High Contribution Retain. Repair surface. Sand/finish and apply filler. Repaint Dulux White on white (78065)	

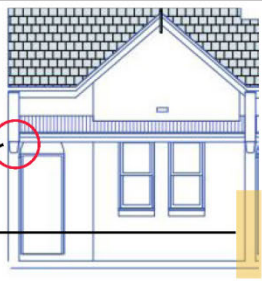
### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>4</b> <b>External wall finish</b>	Early Smooth rendered finish Chipped, crack and paint peeling in some sections- Check on site	High Contribution Retain. Inspect facade as many parts of the external wall are chipped, crack and peeling.  Patch repair and make good. Clean walls, removing drummy plaster and clean with warm water and soft bristled brush. Remove build up dirt and residue New render to walls to match existing render in colour, finish and materials Walls and details such as arches: Dulux White on white (78065)  Retain Clean ceilings and using gentle/ non abrasive techniques. Repaint Ceilings Dulux White on white (78065)	  Cracked  Peeling  Peeling







### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>5 Fin Wall</b>	Original Smooth rendered finish Render chipped and worn- some parts missing Check on site	High Contribution Retain Patch repair, re-render and make good. New render to walls to match existing render in colour, finish and materials Walls Dulux White on white (78065)	
<b>6 Fin Wall Consoles</b>	Original Render chipped and worn- some parts missing	High Contribution Retain Patch repair and make good. Repaint to match existing Dulux Dark Border P33-C9 Check colour on site	




### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>External Facade - Windows</b>			
<b>7 Windows</b>	Original Original double hung windows In good condition	High Contribution Retain Clean surrounding arches, plaster details, moulded sills. Clean using gentle/ non abrasive techniques. Repair frames including hardware fittings. Check sashes. Make windows operable.. Replace missing elements with similar. Repaint Ceilings Dulux White on white (78065)	     
<b>8 Vents</b>	Original Original double hung windows In good condition	High Contribution Retain Clean using gentle/ non abrasive techniques.	





### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>External Verandah Floor</b>			
<b>9 Floor</b>	Original Tessellated tiled floor and marble edging Fairly good condition	<p>High Contribution</p> <p>Retain. Lift tiles and edging where sunken or damaged.</p> <p>The substrate to be re-laid in damaged sections.</p> <p>Replace missing tiles and damaged marble edge with like, to match for consistency and level.</p> <p>Patch and repair slate tiles and re-mortar joints.</p> <p><b>Cleaning</b> generally to external concrete path and tessellated tiled floor.</p> <p>Remove debris and ensure tiled and marble surfaces are clear of debris. Remove weeds.</p> <p>Wash down surface tiled and marble edge and concrete with warm water. Maintain the jointing in future to keep floor in good order.</p>	  

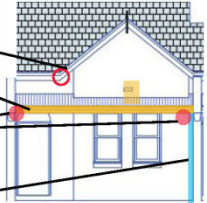
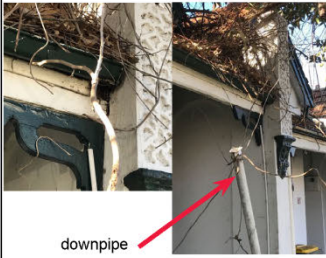


### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>External Verandah Roof</b>			
<b>10 Roof</b>	<p>Early</p> <p>Roof is corrugated iron and flat.</p> <p>In good condition</p> <p>Littered with leaves and branches</p> <p>Could be stained, rusted and surface damaged</p>	<p>Moderate contribution</p> <p>Roof is corrugated iron and flat.</p> <p>Replace</p> <p>Original roof profile</p> <p>Evidence of external elements indicates historic bull-nose verandah roofing. This is consistent with some of the neighbouring terraces which also exhibit this roof.</p> <p>Replace with bull nose profile to match neighbouring roof</p> <p>Roof: Lysaght Custom Blue Orb-</p> <p>Colour: Cottage Green - Check on site</p>	<p>10</p>   <p>bull nose profile</p>  <p>Replace all structural elements and allow underside of roof and plates to be exposed</p> 





### 3.0 Proposal

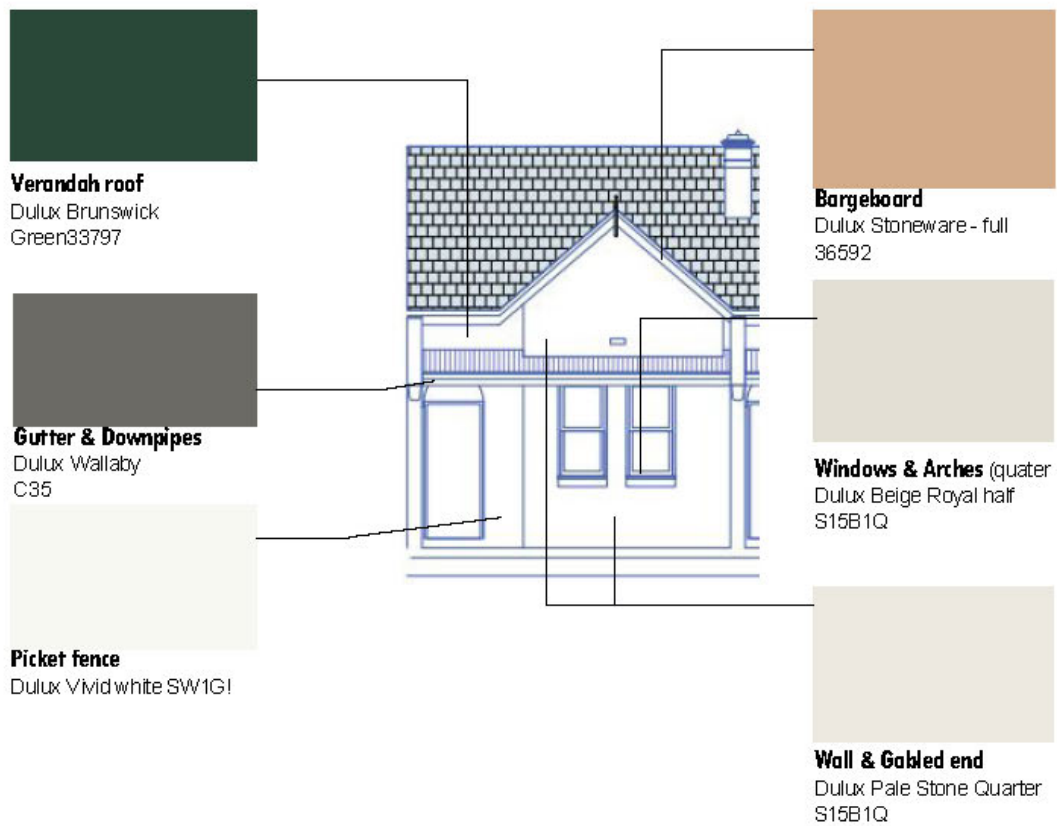
#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>External Roof elements</b>			
<b>11 Fascia</b>	Original In fair condition Surface damage	High contribution. Retain Inspect fascia board on site	   
<b>12 Fascia timber brackets</b>	Original In fair condition Surface damage	Patch and repair in situ. Make good to fascia and timber brackets. Clean brackets using gentle/ non abrasive techniques. Remove build up dirt and residue Repaint Fascias Dulux White on white (78065)	
<b>13 Downpipes and gutter</b>	Early Down pipe missing, brackets rusted and worn	Moderate Contribution Replace downpipes and gutter to metal. Gutter and downpipe: Lysaght Cottage Green	
<b>14 Bargeboard</b>	Original Timber and some parts missing	High Contribution Retain Patch and repair in situ To match existing barge board in colour, finish and material.	
<b>15 Gabled end</b>	Original Timber and surface damage	High Contribution Retain. Sand back, patch and repair Repaint Walls - Dulux White on white (78065)	
<b>16 Gable vent</b>	Original Good condition	Retain Clean and remove build up residue. Repaint Walls - Dulux White on white (78065)	

### 3.0 Proposal

#### 3.4 Schedule of Conservation Works

No	Integrity and	Contribution to Significance	Image
Element	Condition	Recommended Works.	
<b>Picket fence- front and sides</b>			
<b>16 Fencing</b>	Early Wrought iron to front Poor condition, worn and outdated	Intrusive Replace with timber picket fence and including new gate Picket fence profile : Tulip Colour: Dulux PW1-H9 Vivid White and corner posts- Colour Dulux P25-A9 Bracken Fern  Replace letterbox with like	  
<b>17 Front garden</b>	Recent Overgrown and unsightly	Moderate Contribution Cut back and weed Remove build up dirt and residue to path <b>Cleaning</b> generally to external concrete path Remove debris and ensure surfaces are clear of debris. Remove weeds. Wash down surface with warm water. Maintain the jointing in future to keep floor in good order.	

**3.0** Proposal**3.5 Schedule of Conservation Works The Colour Palette**

## 4.0 Recommendations

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There are no further recommendations to be made in this report.

## 5.0 Statement of Heritage Impact

In considering the proposed Schedule of Conservation Works to the front of house at 89 Smith Street Summer Hill, it is noted that the Works are necessary to restore and conserve the significant fabric of the building following years of aging and neglect which has resulted in it adversely affecting its heritage significance and the streetscape condition of the terraces.

The subject site is at No. 89 Smith Street, Summer Hill, or known formally as Lot 2, DP108397. The existing structure is a three bedroom, one bathroom, one storey terrace, situated at one end of a terrace group of 6 dwellings. The site is situated within the Inner West Council, specifically the former Ashfield Council. Whilst the site is not situated within a Heritage Conservation Area, the subject site is part of a combined local listing for the row of terrace houses, Item 622, as per the Heritage Schedule of the Ashfield LEP.

Proposed restoration and conservation works to the house ensures that the interpretation of the terrace house can be maintained as part of the 6 dwellings, which serve as a vital contribution to and successfully conserves the environmental heritage of the Ashfield LGA.

In light of this conclusion, this report recommends that the proposed Schedule of Conservation Works should not be restricted on the grounds of heritage.

## 6.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance
- MacMillan 1975 , Restoring Old Australian Houses and Buildings, architectural guide, The MacMillan Company of Australia.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

## 7.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing Terrace Houses - 79-89 Smith Street, Summer Hill

3/15/2019

Terrace houses | NSW Environment & Heritage



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

Terrace houses

Item details

Name of item:

Terrace houses

Other name/s:

Group of Six Joined Houses

Type of item:

Built

Group/Collection:

Residential buildings (private)

Category:

Terrace

Primary address:

79-89 Smith Street, Summer Hill, NSW 2130

Local govt. area:

Ashfield

All addresses

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

Statement of significance:

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

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

Description

Physical description:

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

Modifications and dates:

Some verandah roof and floor alterations. Some fence alterations.

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

1/3

## 7.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing Terrace Houses - 79-89 Smith Street, Summer Hill

3/15/2019

Terrace houses | NSW Environment & Heritage

Further information:

(1) Richardson & Wrench, subdivision plan No A8/330, 1878, annotated, in Ashfield Council Archives; Higinbotham & Robertson map of Ashfield, 1883; H E C Robinson map, east ward, undated but about 1912; Rate books, east ward, 1897, No 115; 1898, Nos 114-120. (2) Valuer-General's records, east ward, 1946, Nos 1659-1666, in Ashfield Council Archives; Sands Directories. (3) Valuer-General's records, east ward, 1952, Nos 1663-1669.

Current use:

Group of six joined houses, 79-89 Smith Street, Summer Hill

History

Historical notes:

The land on which these houses stand was formerly Lots 64, 65 and 66 of Section 8 of the Underwood Estate, first put up for sale by Richardson & Wrench in September 1878. The name of J Edgley appears on an early copy of the subdivision plan, but it is not known whether he was the first purchaser. By 1897, however, Mrs H J Griggs was the owner of these lots, which were described as "fenced land". Griggs sold them to Samuel Benjamin in that year, and the three were re-subdivided into seven narrow and foreshortened lots facing Smith Street. A right-of-way to their west led to a single block comprising the rear section of the original three lots. Benjamin, described as the builder, erected seven terrace houses, one on each of these seven lots, in 1898.(1) Samuel Benjamin owned all the cottages until 1946, when they were all bought from Benjamin's estate by Gordon Brown, electroplater, of 43 Smith Street (on the corner of Fleet Street). He paid £3,500 for them. All were occupied by a succession of different tenants, mostly short-term. The longest tenancy appears to have been that of Edwin McCann, cab proprietor, who occupied No 91 from 1901 to 1919.(2) Gordon Brown continued ownership until 1952, when he began to sell the individual houses except Nos 79 and 89, which he retained. No 91 was sold to John Patton, manufacturer, of that address, and, as that is the last entry for No 91 in the Valuer-General's records, it is assumed that the cottage on that site was demolished at about that time.(3)

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Ashfield LEP 2013	622	23 Dec 13		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Ashfield Heritage Study Review	2001	3 19 03	Bob Irving		Y e s

References, internet links & images

None

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

Data source

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

2/3

## 7.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing

#### Terrace Houses - 79-89 Smith Street, Summer Hill

3/15/2019	Terrace houses   NSW Environment & Heritage
The information for this entry comes from the following source:	
<b>Name:</b>	Local Government
<b>Database number:</b>	1020253
<a href="#">Return to previous page</a>	
Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the <a href="#">Database Manager</a> .	
All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.	
<a href="https://www.environment.nsw.gov.au/heritagesapp/ViewHeritageItemDetails.aspx?ID=1020253">https://www.environment.nsw.gov.au/heritagesapp/ViewHeritageItemDetails.aspx?ID=1020253</a>	
3/3	

## 8.0 Appendix C: Curriculum Vitae of Peter Lonergan

### Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

#### Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

#### Formal Qualifications

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

#### Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Corporation

#### Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

#### Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m2 of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France



# Statement of Heritage Impact

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**89 Smith Street  
Summer Hill**

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**Proposal:  
Alterations & Additions**



**AMENDED**


Prepared on 25 September 2019  
Prepared for Nick Hibberd Architect

**CRACKNELL**  
**&**  
**LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501

Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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## 1.0 Introduction

**Prepared On:**

12 JUNE 2019 [DRAFT]

26 June 2019 [FINAL]

25 Sept 2019 [AMENDED]

**Project Address:**

89 Smith Street

Summer Hill

**Prepared For:**

Nick Hibberd Architect

**Prepared By:**Cracknell & Lonergan  
Architects Pty Ltd

Setup By: HC

Drafted By: HC

Reviewed By: PL

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed works at 89 Smith Street, Summer Hill. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd.

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain:

- 1) why the item is of heritage significance;
- 2) what impact the proposed works will have on that significance;
- 3) what measures are proposed to mitigate potential negative impacts;
- 4) why more sympathetic solutions are not viable.

The report is structured as follows:

- 1) It considers the setting and context of the subject site (immediate and locality) and,
- 2) The proposed works in the context of the cultural significance of the subject site/item,
- 3) Assesses the proposal against statutory controls and development constraints,
- 4) Where necessary, the report makes recommendations on the suitability of the proposed works for subject site.

The subject site is situated within the Inner West Local Council Area (former Ashfield Council) and is a local item listed within the Schedule of the Ashfield LEP.

The site comprises of a Victorian single storey terrace house in a dilapidated condition, with some adverse later alterations and associated out buildings. There is currently no evidence to suggest a significant pre-existing landscaping plan is in place for the site.

After assessing the significance of the site, impact on the significance of the site, as well statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage item, and development should not be restricted on the grounds of heritage.

**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

## 1.0 Introduction

### 1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

Objectives / Provision	Compliance	Response
<b>Heritage Act 1977</b>		
Part 1, Cl. 3 - Objects of the Act	N/A	The subject site is not a state listed item and therefore does not require detailed assessment or consent approval from the NSW Office of Environment and Heritage (NSW OEH).
Part 3, Interim Heritage Orders	N/A	There are no identified interim heritage orders in place for the subject site.
Part 4, Effects S57 Exemption S60 Application	N/A	The proposal does not require a S57 or S60 application to be lodged to the NSW OEH.
NSW Office of Heritage & Environment Questions Heritage Items (Local and/or State Significant)	COMPLIES	<p>The proposal is a listed local item and detailed assessment under the provisions of the NSW OEH is provided in a subsequent section of the report. Consideration of relevant matters are assessed under the LEP and the DCP.</p> <p>The conclusion of the assessment is that the proposed works will have a highly positive and desirable outcome for the heritage item, providing an improved residential design which meets the needs of current and future residents, as well as providing a sympathetic extension and articulation. The proposal also involves appropriate restoration works to the front facade which will improve its curtilage and future streetscape presentation.</p>
<b>Local Environmental Plan</b>		
1.2 Aims of Plan (c) to identify and conserve the environmental and cultural heritage of Ashfield,	COMPLIES	<p>The proposed development successfully conserves and improves the cultural heritage of Ashfield. It seeks to restore an aging and dilapidated terrace house by conserving all of its significant bulk and restoring key heritage details of the Victorian Terrace style which has been lost.</p> <p>The additions to the house are responsive in terms of scale and bulk, which, whilst slightly higher than the existing ridge, is sufficiently set back and appropriately scaled. The articulation of mass to the rear of the property successfully strikes balance between the needs of providing additional residential accommodation, without compromising the streetscape curtilage of the row of terraces. Overall, the extension makes better use of the heritage item and successfully adapts the site to meet the needs of 21st century living.</p>
2.1 Land Use Zone	COMPLIES	<p>Zone R2 Low Density Residential</p> <p>The proposed use is compatible and consistent with the heritage item and with the zoning.</p>

## 1.0 Introduction

### 1.3 Compliance Table Summary

The following table provides a summary of the legislative considerations assessed and considered within this report. Relevant assessable criteria are addressed in subsequent sections.

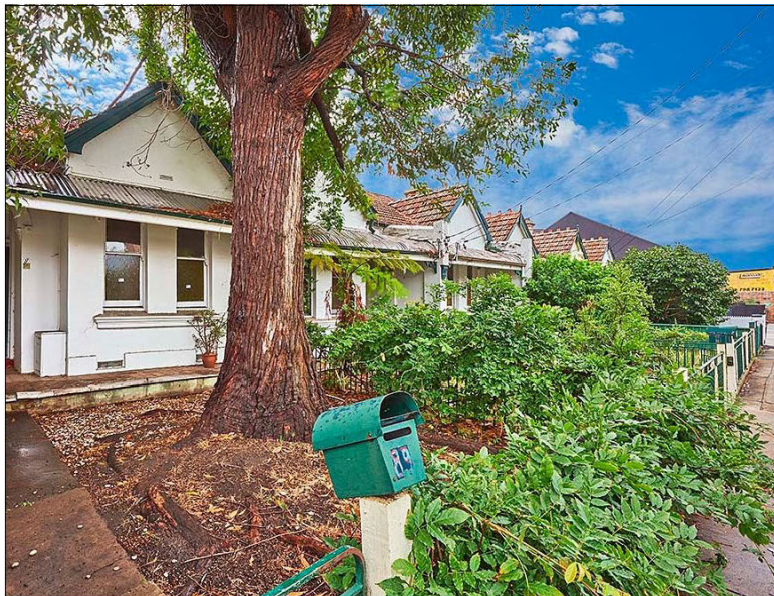
Objectives / Provision	Compliance	Response
4.1 Minimum Subdivision Lot Size	N/A	Class I - 500 sqm The proposal does not seek subdivision, and the existing subdivision is maintained.
4.2 Rural Subdivision	N/A	Not a Rural Zone
4.3 Height of Buildings	COMPLIES	Class I - 8.5 metres The proposed addition has a maximum height of 7.13 metres above the ground, which is substantially below the maximum permissible height.
4.4 Floor Space Ratio	COMPLIES	Class H - 0.7:1 The proposed FSR is below the maximum permissible floor space ratio.
4.6 Variations to Development Standards	N/A	There is no Cl. 4.6 Variation sought.
5.10 Heritage	COMPLIES	This is responded to in subsequent sections. It is concluded overall that the proposal is appropriate for its context and a suitable alterations and additions project to an existing heritage item.
<b>Development Control Plan</b>		
Form & Setting	COMPLIES	The bulk and form of the proposal is responsive and appropriate in its heritage context. The proposal is respectful in terms of providing corresponding proportions for new additions which interpret and extend the existing built form.
Interiors	COMPLIES	Major interior elements and spaces are retained, with details such as terrace tiling, window framing, fireplaces and cornices to be maintained.
Roofscape	COMPLIES	The proposed extension provides a roof structure and form which is consistent with the heritage item and responds successfully to the dominant character of the area.
Verandahs	COMPLIES	As part of heritage conservation works, a dilapidated bull-nose roof is to be restored to the front, along with other minor touch up works.
Fences	COMPLIES	Recommendations are made at the conclusion of this report for a new fence to be provided to replace the existing dilapidated fence. A proposed timber fence consistent with the typology is provided and is appropriate for the proposal.
Materials & Finishes	COMPLIES	The proposed materials and finishes are appropriate and consistent with the heritage item. Contemporary materials are recessed and will not dominate the colours and textures of the existing heritage item.

## 2.0 Setting and Context

### 2.1 Setting and Context

The subject site is at No. 89 Smith Street, Summer Hill, or known formally as Lot 7, DP108397. The existing structure is a three bedroom, one bathroom, one storey terrace, situated at one end of a terrace group of 6 dwellings. The site is situated within the Inner West Council, specifically the former Ashfield Council. Whilst the site is not situated within a Heritage Conservation Area, the subject site is part of a combined local listing for the row of terrace houses as per the Heritage Schedule of the Ashfield LEP. The area of the subject site is 272sqm.

The subject site is within a locality of a highly mixed character, containing both new medium density apartments and terraces, alongside older terrace housing. It is also adjacent to the local town centre of Summer Hill and within walking distance of Summer Hill Railway Station.



Real Estate Imagery of the Facade of the Existing Building

## 2.0 Setting and Context



NSW SIX Maps Imagery - Aerial Map of Site Location



NSW Six Maps Contour and Lot Identification Map

## 2.0 Setting and Context



NSW Six Maps Historic 1943 Map



Real Estate Floor Plan of the Existing Subject Site

## 2.0 Setting and Context

### 2.2 Locality

The terrace group and subject site just sit outside of the boundary of the Summer Hill Central HCA, but the buildings were still implemented within the same timeframe.

The Summer Hill Central area is of historical significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.

The area is of aesthetic significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.

Today, the locality remains a highly mixed area, with a diverse range of heritage buildings, period structures as well as contemporary infill development of various typologies and varying densities.

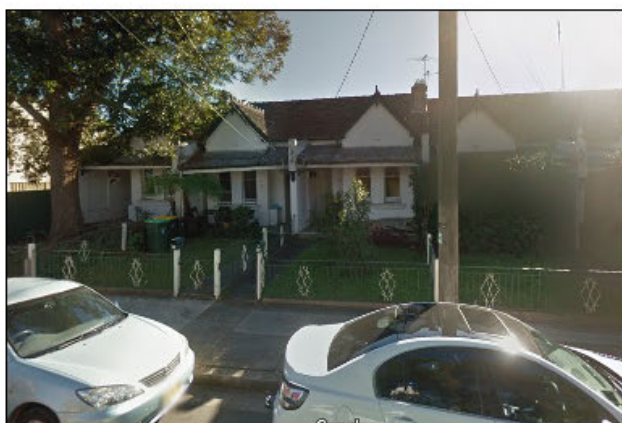
## 2.0 Setting and Context

### 2.3 Heritage Item Condition

The subject site is a part of six attached cottages occupying narrow sites, built on the gentle slope of Smith Street. They are constructed of brick and stucco, with ridges parallel to the street. Owing to the sloping topography of the site, the ridges of the terraces are at varying heights running from 79- 89. Typically, each house has a projecting street-facing gable bay in which are two double-hung windows with moulded sills.

Beside the bay there is a verandah with a bull-nose corrugated iron roof and a recessed entrance having an arch portal and a front door with transom light. The verandahs have tessellated tile floors with marble edges. The projecting firewalls separating the occupancies have parapets above the verandah roof and arched recesses below. The chimneys which remain are stuccoed, with moulded and corniced tops. The main roofs are terracotta tiles (possibly replacing slates) and the front gable bays have crested ridges, timber finials and simple barge-boards. Front gardens are simple and basic, and fences are all different.

Overall, whilst the character of the heritage item is representative of the typical single storey late-Victorian terrace house, it is evident that years of neglect, unsympathetic alterations and inevitable aging has adversely affected the heritage significance and the streetscape condition of the terraces.



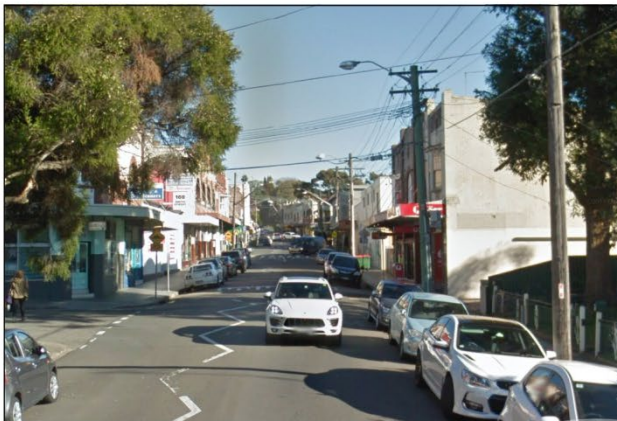
Streetscape View of the Subject Site (far left) and Adjoining.

## 2.0 Setting and Context

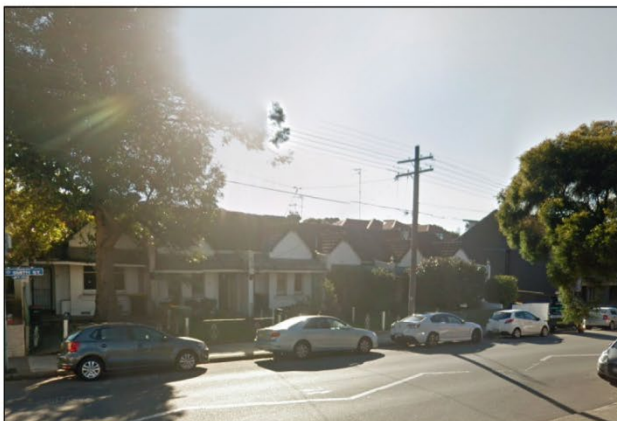
Terrace Group with Subject Site and Adjoining Terraces



Smith Street Streetscape Facing West



View of Subject Site and Attached Dwellings from Nowrairie Street



## 2.0 Setting and Context

### 2.4 Subject Site Conditions

A preliminary site study has been conducted from available imagery supplied by the client to assess the key heritage elements and provide an assessment of the quality and condition of No. 89 Smith Street, Summer Hill.

#### 2.4.1. External Facade Detailing

On the primary street facing facade (south elevation), the following key heritage elements were identified:

##### A. Bull Nose Verandah Roof

Evidence shown on internal face of external walls indicates historic bull-nose verandah roofing. This is consistent with some of the neighbouring terraces which also exhibit this roof. The roof has structurally collapsed across the verandah, resulting in a current 'flat roof'. This should be replaced and reconstructed.

##### B. Gable End & Detailing

Plaster and timber details consistent with the Victorian filigree character. Generally in good condition, requiring minor touch-up and cleaning.

##### C. Marble Edging

Evidence from neighbouring terraces suggests historic marble edging for the verandah step. The current steps are damaged and should be restored or replaced as part of the conservation works.

##### D. Rendered Brickwork

Render in a fairly standard and consistent white tone. This is a suitable heritage colour and the house colour should be maintained. General condition of paintwork indicates re-painting in a same or similar colour is advisable as part of conservation works.

##### E. Tessellating Floor Tiles

Evidence to suggest a tessellating pattern was used with some minor broken tiles due to age and wear and tear. This should be restored and where necessarily, individual tiles should be replaced.

##### F. Tiled Roofing

Roof tiles are generally consistent across all terrace houses on this row. This should be maintained for retained portions of the house.

## 2.0 Setting and Context

Side wall of the existing at No. 89 Smith Street, Summer Hill. It is noted that the existing wall is bounded by the neighbour's private laneway and associated deep soil planting and letter boxes.



Side laneway and side wall of the proposed subject site, No. 89 Smith Street. It is noted that existing foliage surrounds the side wall. The existing historic chimney (red brick) is visible and is retained as part of the works.



General view of the terraces (Heritage Item) and adjacent private laneway. It is noted that significant neighbouring palm trees and other plantings currently obscure the retained side wall and will also obscure the proposed additions.



## 3.0 Proposal

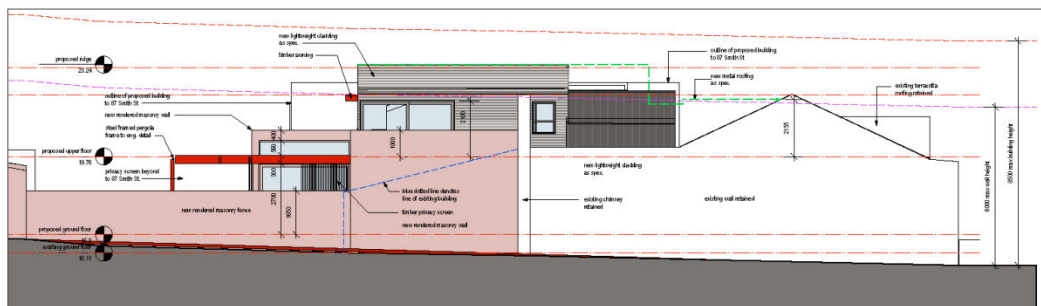
### 3.1 Proposal

Following a meeting with the Council and in response to the Council Request for Additional Information, the architect for the project, Nick Hibberd, has amended the design and further reduced the bulk and scale of the proposed development.

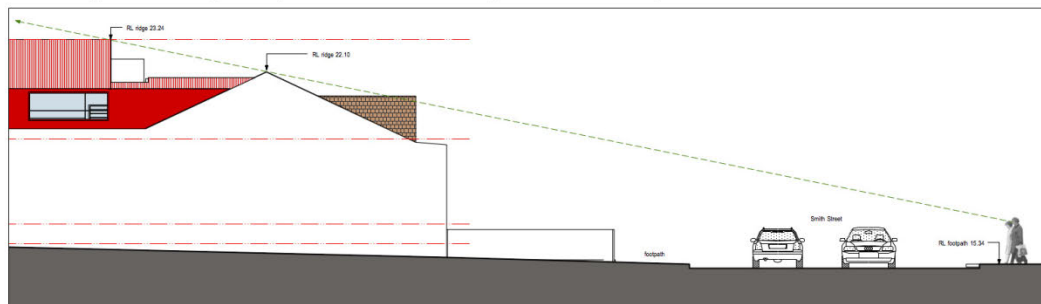
In a comparative study of the streetscape presentation and the elevation presentation in the images selected here and in the drawing set overall, it is evident that the amended design presents a successful secondary addition which is subservient in bulk and scale to the original structure. The studio structure is further recessed both in terms of height and materiality and will not be immediately visible along Smith Street whilst providing a humble and appropriately articulated 'bridging' element between the original fabric of the house and the new extension.

The use of a gable roof structure to the rear, along with appropriate compliance with the wall height restrictions imposed successfully articulate a recessive and secondary addition which does not detract from the overall enjoyment of this significant heritage item.

Overall, it is considered that the amended design continues to be supportable on heritage grounds and has adequately taken on board the bulk, form and scale considerations of the Council. The amended design is therefore considered to be appropriate in its heritage context and successful in improving the residential amenity of the site.



Amended Application showing clear separation of roof from the existing terrace as a secondary recessed structure.



Original Development Application Elevation - showing integrated roof form into the terrace house.

**3.0 Proposal**

Amended Application showing a separated gable roof form which is clearly reduced in scale compared to the existing roof and gable structure. The study is further recessed and not immediately visible along the Smith Street streetscape.



Original Development Application Lodgement Perspective.

## 4.0 Assessment of Historical Significance

### 4.1 Historic

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the HCA. The record provides a detailed assessment of the historic cultural and social significance of the area.

*The land on which these houses stand was formerly Lots 64, 65 and 66 of Section 8 of the Underwood Estate, first put up for sale by Richardson & Wrench in September 1878. The name of J Edgley appears on an early copy of the subdivision plan, but it not known whether he was the first purchaser. By 1897, however, Mrs H J Griggs was the owner of these lots, which were described as "fenced land". Griggs sold them to Samuel Benjamin in that year, and the three were re-subdivided into seven narrow and foreshortened lots facing Smith Street. A right-of-way to their west led to a single block comprising the rear section of the original three lots. Benjamin, described as the builder, erected seven terrace houses, one on each of these seven lots, in 1898. (1) Samuel Benjamin owned all the cottages until 1946, when they were all bought from Benjamin's estate by Gordon Brown, electroplater, of 43 Smith Street (on the corner of Fleet Street). He paid £3,500 for them. All were occupied by a succession of different tenants, mostly short-term. The longest tenancy appears to have been that of Edwin McCann, cab proprietor, who occupied No 91 from 1901 to 1919. (2) Gordon Brown continued ownership until 1952, when he began to sell the individual houses except Nos 79 and 89, which he retained. No 91 was sold to John Patton, manufacturer, of that address, and, as that is the last entry for No 91 in the Valuer-General's records, it is assumed that the cottage on that site was demolished at about that time.*

*The land in this part of Summer Hill was part of land grants made to Henry Kable (or Cable) and Captain Joseph Foveaux, important settlers in early Sydney. The boundary separating their grants crossed the present-day Lackey Street at about the line of Hardie Avenue, with Kable's on the north and Foveaux's on the south. Kable received several grants in addition to this parcel of 30 acres. Foveaux's was a single grant of 100 acres. The two grants were made in 1794, during the interregnum between the departure of Governor Phillip and the arrival of the second Governor, John Hunter.*

*On the south, the streets running between Carlton Crescent and Smith Street were Prospect Road (on the west) and Lackey Street (in the centre), while Smith Street itself continued eastwards and curved around to meet the Crescent, as it does today. Fleet Street and Chapman Street had not then been created. On the north, Sloane Street and Dover Street led into the allotments between the railway and Liverpool and Parramatta Roads. Bogan Street had not then been created.*

## 4.0 Assessment of Historical Significance

*Clearly, Lackey Street was intended to provide a strategic link from the station to the subdivisions opening up south of Smith Street, including Summerhill Estate (sic) and Tavistock Estate, which are marked on the subdivision plan. In the same way, Sloane Street was to link the area north of the line as far as Parramatta Road to the station. But in fact it was not to happen just then, for the station did not exist.*

*Many of Summer Hill's streets have names that evoke an image of fashionable London of the 1870s — names such as Kensington, Sloane Square, Grosvenor Square and Gower Street, as the developers of the Underwood Estate sought to create an impression of a beautiful suburb and a gracious lifestyle on the edge of the city of Sydney. But among these reminders of 'home' and civilised society, one street name stands out. The short street that was to become the symbol of Summer Hill, its main street leading to the railway station, was named after John Lackey, a native-born politician, the son and grandson of convicts.<sup>1</sup> Lackey was not a resident of Ashfield, however he was elected as the member of the State seat of Central Cumberland in 1867 and, in 1875, became Minister for Public Works in the new State government of John Robertson.*

*Petersham was constituted in 1871 with an area of 3.5 square kilometres, which includes parts of the modern suburbs of Petersham, Stanmore, Dulwich Hill and Lewisham. In 1948 Petersham was amalgamated with Marrickville.*

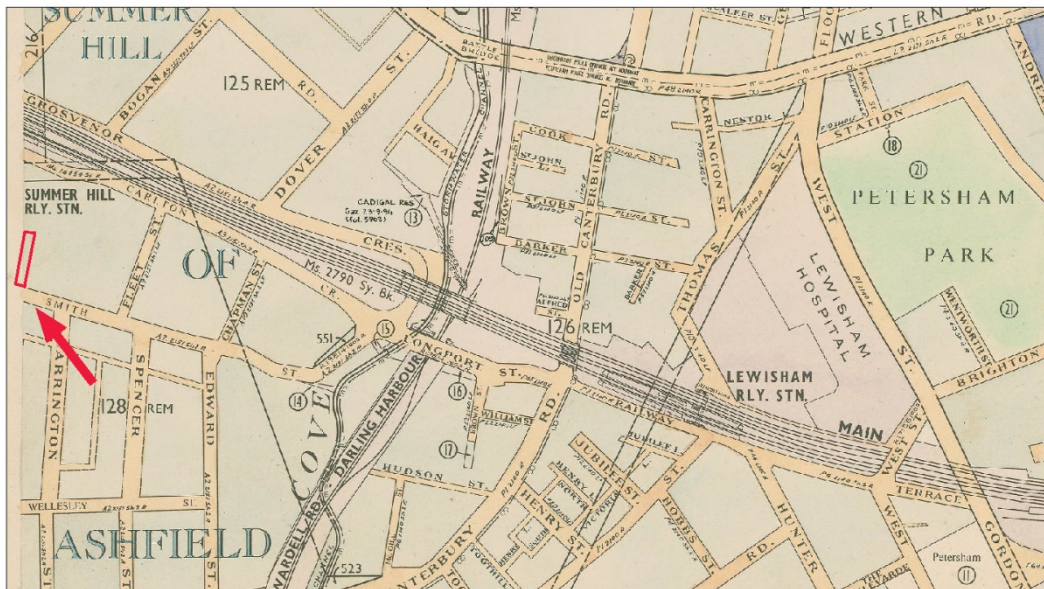
## 4.0 Assessment of Historical Significance

### 4.2 Documentary - Maps



Historic Map of the Suburb of Ashfield before its further Distribution, 1887

## 4.0 Assessment of Historical Significance



County of Cumberland Map - Approximate Site Location Highlighted in Red



County of Cumberland Plan - Approximate Site Location Highlighted in Red

## 5.0 Statement of Significance

### 5.1 NSW Office of Environment and Heritage, Statement of Significance

#### 5.1.1 Terrace Houses - 79-89 Smith Street

The NSW OEH Heritage Inventory Listing provides the following statement of significance for the heritage item:

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

## 6.0 Impact on Significance

### 6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
<b>Minor or <del>Major</del> Partial Demolition</b>		
Is the demolition essential for the heritage item to function?	YES	The demolition of rear brick wall and unsympathetic later additions are essential for the restoration works to the heritage item. Demolition of rear portions of the house to enable new sympathetic additions to be made to meet the needs of 21st Century contemporary living are appropriate and necessary and will not adversely impact the heritage significance of the item.
Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?	NO	Important features, such as fireplaces, external Victorian Filigree details are indicated as being restored, reinstated and conserved. This is consistent with the aims of heritage conservation and adaptation of heritage buildings. The proposal will therefore have no adverse effects on the item. A schedule of conservation works has been supplied to accompany this amended report which details what important features of the heritage item are to be retained and conserved as part of this project.
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	YES	The proposed demolition does not affect interpretation of the row of Victorian Terraces. Indeed, reinstatement of original the bull nose verandah details will help to improve the heritage significance of the terrace. The proposal also does not affect the interpretation of the site and its formal bulk and scale.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	N/A	There is no evidence to suggest that the condition of the site warrants demolition. (i.e. on visual inspection, the building is not considered structurally unsound). Rather demolition is concerned with removal of undesirable later alterations and reinstatement of key heritage details and proportions to improve the heritage significance of the building.

## 6.0 Impact on Significance

### 6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
<b>Minor or <del>Major</del> Additions</b>		
How is the impact of the addition on the heritage significance of the item to be minimised?	-	The proposed development will have a limited adverse impact upon the heritage item. As demonstrated in Section 3.0 of this report, the proposed additions are not visible when viewing the heritage item along Smith Street. Furthermore, the additions are consistent in terms of bulk and scale, and the proposed design remains significantly recessed from the street, and reflects a contemporary interpretation of the traditional terrace house typology.
Can the additional area be located within an existing structure? If not, why not?	NO	The proposal is sympathetic to the terrace house. Contemporary additions to the terrace are necessary to accommodate changing needs for a growing family, and to satisfy the needs of contemporary 21st century living. Additions such as additional bedrooms and bathrooms simply cannot be integrated into the existing terrace house as it would result in substantial alterations to the heritage item. Additions to the rear and middle of the property are considered less invasive, will help to conserve the primary street facing facade and are generally more appropriate for the development site.
Will the additions tend to visually dominate the heritage item?	NO	As evidenced in Section 3.0 of this report, the additions will not be visible from Smith Street when viewing the streetscape row of terraces. It is recognised that the additions will be revealed from a side view along Smith Street. However, as this view is also adjacent to an apartment building driveway, three storey contemporary apartments and adjoining two storey terraces, it is considered that the additions will not in any way be considered visually dominant.
Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	NO	There are no known or potentially significant archaeological deposits.

## 6.0 Impact on Significance

### 6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	YES	As previously discussed, the proposed additions are sympathetic to the heritage item by referencing and abstracting the bulk, scale and form of the terrace house typology, and providing a contemporary addition to the rear of the property. The new buildings are proposed to be in both a similar and recessed material palette, reducing its visual scale. Finally, the buildings are also significantly set back from the street frontage and significantly below the FSR and Height Controls, indicating that the bulk and scale of development has been carefully considered and is, on balance, wholly appropriate within the context of surrounding development and in consideration of the curtilage of the heritage item.
<b>Repainting using new colour schemes</b>		
Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?	YES	Previous colour schemes have been investigated and it is concluded that the existing colours and the proposed colours are consistent. The reinstatement of heritage detailing will involve re-painting of filigree details which will be in a similar or identical colour to details currently on site. The proposed paint scheme for the heritage components are included in the Schedule of conservation works.
Will the repainting effect the conservation of the fabric of the heritage item?	YES	The repainting will not have adverse impacts upon the heritage item and will improve the curtilage and significance of the building.
<b>Re-roofing/re-cladding</b>		
Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?	YES	Previous and similar examples of the Victorian single storey terrace style has been investigated and recommendations are provided in a subsequent section of this report which details the proposed reinstatement of the bull nose verandah roof.  The existing tiled roof is in an acceptable condition (based on visual inspection) and should continue to be regularly maintained. There is no proposal or need to replace the tiled roof at this time.
Is a previous material being reinstated?	YES	As noted in the recommendations of this report, reinstatement of the bull nose verandah roof should be consistent with the examples provided. This is to include the use of a timber frame, with a colorbond (or other similar product) roof.
Will the re-cladding effect the conservation of the fabric of the heritage item?	YES	The re-cladding of the verandah will have a hugely positive impact upon the heritage fabric and reinstate the site to its former Victorian terrace proportion and scale.

## 6.0 Impact on Significance

### 6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?	YES	The suggested bull nose roof to the verandah is consistent with terraces of this type, and is clearly discussed and identified as part of the recommendations of this report.
Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?	YES	This Statement of Heritage Impact fulfils the requirement for seeking the advice of a suitably qualified heritage consultant.
<b>New services (e.g. air conditioning, plumbing)</b>		
How has the impact of the new services on the heritage significance of the item been minimised?	-	Provision of new services including new lighting, new bathrooms and other facilities have been appropriately scaled to fit into less significant portions of primary rooms in the existing dwelling. Other services and new additions have been included as part of the extension of the house and are wholly contemporary additions which are clearly separate to the heritage item.
Are any of the existing services of heritage significance? In what way? Are they affected by the new work?	NO	The proposed addition of new services will not affect the heritage significance of the house. Indeed, restoration works, such as the restoration of ceiling details (cornices) and the fireplace in the main bedroom will help to conserve and improve the heritage significance of the property.
Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?	YES	This report satisfies the requirement for seeking advice from a heritage conservation consultant.
Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	NO	There are no known archaeological deposits on the site. Excavation of a carpark on the adjoining apartment development also indicates that there will not likely be any potential underground archaeological deposits to be discovered.

## 6.0 Impact on Significance

### 6.1 NSW Office of Environment and Heritage

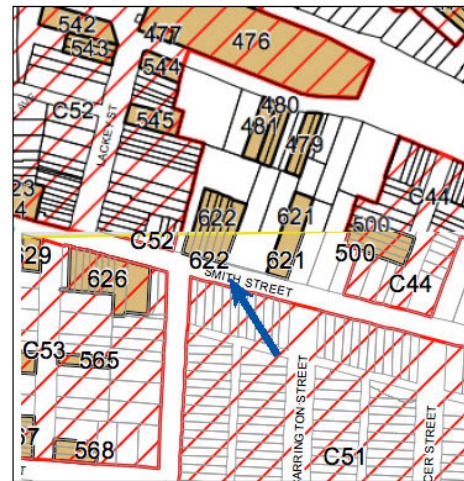
Proposed Change to Heritage Item	[Y/N]	Response
<b>New landscape works and features (including carpark and fences)</b>		
How has the impact of the new work on the heritage significance of the existing landscape been minimised?	-	The new landscape plan will complement the restored heritage frontage and provide an appropriate curtilage setting to the row of terrace houses.
Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?	YES	A desktop review of the history of the site has not revealed any significant historical landscape policy which requires reinstatement. To that end, it is believed that the proposed landscape strategy which will increase the amount of deep soil planting space enjoyed, will be a positive curtilage improvement and help maintain the significance of the heritage item.
Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?	YES	This report satisfies the need for seeking professional heritage advice.
Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?	NO	There are no known archaeological deposits on the site. Excavation of a carpark on the adjoining apartment development also indicates that there will not likely be any potential underground archaeological deposits to be discovered.
How does the work impact on views to, and from, adjacent heritage items?	-	As demonstrated in Section 3.0 of this report, the proposed additions are not visible when viewing the heritage item along Smith Street. Furthermore, the additions are consistent in terms of bulk and scale, and the proposed design remains significantly recessed from the street, and reflects a contemporary interpretation of the traditional terrace house typology.

## 7.0 Statutory Controls and Development Controls

### 7.1 Ashfield Council - Local Environmental Plan Clause 5.10 Heritage

#### Local Heritage Item - No. 622

The subject site is part of a series of Victorian terraces which make up heritage item No. 622. The subject site is in the vicinity of neighbouring heritage conservation areas, but is not itself situated within a heritage conservation area.



Heritage Map, Ashfield LEP, Subject site highlighted

Objectives / Provision	Compliance	Response
<b>5.10 Heritage Conservation</b>		
(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Ashfield,	COMPLIES	The proposal successfully conserves the environmental heritage of Ashfield by transforming a dilapidated terrace house into a contemporary residence which meets the current and future needs of living in the area. It provides a logical contemporary plan which is compatible with the needs of a growing family.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	COMPLIES	The proposal includes significant heritage conservation works and restoration works, including the removal of unsympathetic fabric which will help to improve the heritage significance of the item and also enable better interpretation of the heritage item. The proposed new landscaping plan, including a new fence and entry area will also help to improve the significance of the item and improve its curtilage and surroundings. The scope of conservation works to the item are detailed in the schedule of conservation works which forms part of this amended report.

## 7.0 Statutory Controls and Development Controls

### 7.1 Ashfield Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(c) to conserve archaeological sites,	N/A	There are no known heritage sites or potential archaeological sites in the locality.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	N/A	There are no known Aboriginal objects or Aboriginal places of heritage significance within the vicinity of the heritage item.
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area,	COMPLIES	The proposal's development application satisfies the need for making an application for consent to the local government authority for alterations and additions to a heritage item.
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	COMPLIES	The proposal will involve restoration works, including removal of unsympathetic additions which may affect the structure of the item. The bulk of these alterations are concerned with restoration of the bull nose verandah.
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	N/A	The proposal does not involve excavation works which may have the potential to affect known archaeological sites.
(d) disturbing or excavating an Aboriginal place of heritage significance,	N/A	The proposal does not involve excavation works which may have the potential to affect known Aboriginal places of heritage significance.
(e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	COMPLIES	The proposal's development application satisfies the need for making an application for consent to the local government authority for alterations and additions to a heritage item.
(f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	N/A	The proposal does not involve subdivision of land.
Clause (3) is not applicable to this development.	N/A	Not Applicable.

## 7.0 Statutory Controls and Development Controls

### 7.1 Ashfield Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	COMPLIES	<p>As previously discussed, the proposed additions are sympathetic to the heritage item by referencing and abstracting the bulk, scale and form of the terrace house typology, and providing a contemporary addition to the rear of the property. The new buildings are proposed to be in both a similar and recessed material palette, reducing its visual scale further. Finally, the buildings are also significantly set back from the street frontage and significantly below the FSR and Height Controls, indicating that the bulk and scale of development has been carefully considered and is, on balance, wholly appropriate within the context of surrounding development and in consideration of the curtilage of the heritage item.</p> <p>Furthermore, conservation works to the building, including repair of the heritage details, reinstatement of the southern facade and verandah are all positive outcomes of heritage conservation which will only serve to improve and maintain the heritage significance of the item. These restoration works are identified and discussed in the recommendations of this report. It is also concluded that the design in its current proposed form is fully capable of integrating the proposed recommendations into the development for the future construction stage of the project.</p>
(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.	COMPLIES	This report satisfies the requirement for a detailed heritage assessment to be conducted for assessment by the consent authority.
Clauses (6) - (9) are Not Applicable to this Development.	N/A	Not Applicable

## 7.0 Statutory Controls and Development Controls

### 7.1 Ashfield Council - Local Environmental Plan Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
<p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p>	COMPLIES	<p>The proposal is not seeking to make use of Conservation Incentives. The proposed future use of the site as a dwelling house is consistent and appropriate for the site. The existing use is a dwelling house, the original use was a dwelling house and the future proposed use is a residential dwelling house.</p> <p>The alterations are in keeping with maintaining this use for the heritage item and includes upgrades to services (such as bathrooms) and spaces (such as open plan kitchen dining areas) to meet the changing demographics of the area and to meet the current and future needs of residential accommodation by providing greater flexibility and improved amenity.</p>
<p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p>	COMPLIES	<p>As stated previously, recommendations of this report have been reviewed in conjunction with the development application set and it is noted that the recommendations have already been indicated or integrated into the development application. Further detailing, can be provided as part of construction certificate documentation and do not have a material impact upon the development application drawings.</p>
<p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p>	COMPLIES	<p>This report identifies the conservation works to be carried out as part of the alterations and additions. In summary, it involves: removal of unsympathetic alterations, repair to dilapidated filigree details, reinstatement of verandah roof and floor.</p>
<p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p>	COMPLIES	<p>As concluded in this report, the proposal will have no adverse impact upon the heritage significance of the item. Proposed restoration and conservation works which involve reinstatement of original details, removal of unsympathetic fabric will only serve to improve the heritage significance of the building.</p>
<p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	COMPLIES	<p>The development application drawings demonstrate that the articulation of bulk, mass and form will not have a significant adverse impact upon neighbouring properties, and will also not compromise the ability for people along Smith street to interpret the heritage item.</p>

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan 2016 (Ashfield)

Objective / Provision	Compliance	Response
<b>Part 2 - Heritage Items</b>		
<b>2.2 External Form and Setting</b>		
O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.	COMPLIES	This report has extensively reviewed the heritage details of the subject site and provided recommendations which have been implemented and are demonstrated by the development application drawings. The proposal's form and bulk is wholly compatible and appropriate for the site, it is respectful of the existing heritage building and responds in a contemporary manner, without seeking to dominate or compete visually with the Victorian terrace.
O2 Ensure significant elements and features of heritage items are retained and conserved.	COMPLIES	Significant elements, as previously discussed, will be restored and maintained as part of the development of the site.
O3 Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.	COMPLIES	As previously discussed, the proposed additions are sympathetic to the heritage item by referencing and abstracting the bulk, scale and form of the terrace house typology, and providing a contemporary addition to the rear of the property. The new buildings are proposed to be in both a similar and recessed material palette, reducing its visual scale further. Finally, the buildings are also significantly set back from the street frontage and significantly below the FSR and Height Controls, indicating that the bulk and scale of development has been carefully considered and is, on balance, wholly appropriate within the context of surrounding development and in consideration of the curtilage of the heritage item.
O4 Encourage reinstatement of missing significant details and the removal of unsympathetic changes.	COMPLIES	The proposal includes the reinstatement of the verandah of street facade which is consistent with the objective. Isolated repair works and replacement (where necessary) to individual tiles in the front verandah is also considered sympathetic and appropriate. A detailed assessment of heritage fabric to be restored is included in the Schedule of Conservation Works which supplements this report.
O5 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.	COMPLIES	The new work, aside from restoration works, are concerned wholly with the rear of the property and as demonstrated in section 3.0 of the report, it will not affect the heritage curtilage or significance of the item.
O6 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.	N/A	The existing use is maintained and permissible.

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan 2016 (Ashfield)

Objective / Provision	Compliance	Response
O7 Encourage changes to significant parts of the place to be reversible where possible.	N/A	The proposed alterations and reinstatement of heritage details are appropriate and will not need to be reversed in future. The structural integrity of the item is not adversely impacted by the proposal.
O8 Retain significant settings, garden and landscape features and details.	COMPLIES	The proposal includes new garden and landscape areas which will improve upon the setting and curtilage of the heritage item.
C1 Retain features (including landscape features) that contribute to the significance of the item.	COMPLIES	A detailed assessment of heritage fabric to be restored is included in the Schedule of Conservation Works which supplements this report. The proposal will, where appropriate, retain existing detailing and filigree elements of the primary south facing facade. Where retention is not practical or possible, appropriate replacement which corresponds to appropriate heritage detailing has been recommended and sought.
C2 Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.	COMPLIES	The proposal includes removal of unsympathetic fabric, namely later additions to the rear of the subject property. The proposal will also seek to rectify existing damage (due to wear and tear).
C3 New work is to be consistent with the setback, massing, form and scale of the heritage item.	COMPLIES	The proposed works are consistent with the setback pattern, the massing, the form and the scale of the heritage item. As previously demonstrated, the additions are not visible when viewed at eye level from Smith Street. The additions are partially visible from the site only by virtue of the neighbouring driveway being adjacent to the western boundary of the site. This view is however considered to be less significant, and the recessed contemporary additions are an appropriate visual addition to this elevation of the site.
C4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item.	COMPLIES	As previously identified, key features and details have been identified for retention and/or restoration.
C5 Alterations and additions are to be generally located away from original and intact areas of the heritage item.	COMPLIES	The proposed additions are located in a generally set back manner from the main building and are clearly recessed building elements which will not visually dominate the heritage item.
C6 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.	COMPLIES	The integrity of the building form, including its roof pitch and scale has been successfully interpreted by the architect and will be maintained and enhanced by the additions. This is also accomplished by the reinstatement of significant heritage details to the item and removing previous unsympathetic additions.  The roof form will not be hindered by the new additions and appreciation of the original terrace house bulk and scale will still be maintained and will be enhanced by the development application.

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AMENDED

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan (Ashfield)

Objective / Provision	Compliance	Response
<b>2.3 Interior Elements of the Heritage Items</b>		
O1 To ensure that significant interior layouts and elements of heritage items are retained and conserved.	COMPLIES	The interior layout is generally maintained by the development. This includes conservation of the primary bedroom and primary entrance and verandah areas. The rear portions of the property (which are less significant and do not appear to contribute to the heritage item at large) are to be reconfigured to meet the needs of contemporary living and are appropriate and sympathetic modern additions.
C1 Minimise change to significant internal room configurations, layouts and finishes of heritage items.	COMPLIES	The internal room proportions and configurations are generally maintained and changes have been minimised. Changes to parts of the ceiling to accommodate a new upstairs attic space will not be an adverse addition and continues to respect the height, scale and volume of the original house.
C2 Generally retain original significant building entrances and associated hallways.	COMPLIES	The original building entry and verandah is maintained. The original hallway is also maintained.
C3 Locate changes away from main rooms that have intact or significant features.	COMPLIES	Changes are confined to the rear of the property which is considered to be of low significance. The areas of high significance (the front of the house) has been maintained.
C4 New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.	COMPLIES	The proposed changes to internal walls are appropriate, will not affect the structural integrity of the building and have been appropriately interpreted to retain the proportions and correspond to the fabric of the existing house.
C5 Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..	COMPLIES	The proposal aims to retain internal decorative plasterwork and fireplace within the main hallway and main bedroom. A visual inspection of the rear of the property indicates that the plasterwork and detailing is not of great heritage significance or of a later addition to the dwelling and does not need to be retained. This is evidenced by the 1943 Aerial imagery which illustrates a smaller building footprint as compared to the existing house.
C6 Avoid locating kitchen, bathroom or laundry fitouts within primary rooms of significance.	COMPLIES	The proposal does not involve locating these services areas in key original rooms of the building.
C7 Allow for reversibility of internal changes to significant areas where possible.	COMPLIES	The proposal does not change the internal use of the existing front room and hallway and therefore, no allowance of reversibility is necessary.

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan (Ashfield)

Objective / Provision	Compliance	Response
<b>Part 4 - Heritage Items and buildings within Heritage Conservation Areas</b>		
<b>4.1 Roofs, Dormers, Chimneys and Skylights</b>		
O1 To maintain the characteristic roof profiles, forms and materials of heritage items and contributory properties within heritage conservation areas.	COMPLIES	The roof of the main terrace is to be maintained and no proposed changes are suggested for this house. The proposed changes to the roof refer exclusively to the demolition of unsympathetic additions made to the front of the property, and subsequent reinstatement of a bull nose verandah.
O2 To ensure new roofs and alterations to existing roofs are consistent with the character and historic context of the conservation area.	COMPLIES	The new roofs as part of the additions to the house are clearly referential and sympathetic to the main building. The bulk, scale and pitch are all sympathetic and similar to the main building, ensuring that the overall form of the development is consistent with the aesthetic of the heritage item.
O3 To retain and conserve original and significant chimneys.	N/A	The chimney is conserved and maintained as part of the roof elements of the site.
O4 To ensure dormer windows (when they are stylistically appropriate) are compatible with the period and style of the existing building and are secondary in scale to the main roof form.	N/A	There are no dormer windows proposed for this development.
O5 To ensure roof windows do not detrimentally impact on the significance or appearance of heritage conservation areas.	N/A	There are no roof windows proposed on the existing building which would adversely impact the heritage significance of the item.
C1 Original and significant roof forms, materials, finishes and details to roofs are to be retained.	COMPLIES	Original roof forms and materials are to be maintained and replaced only where necessary. The proposed new roof is also materially sympathetic and recessive, ensuring that it is consistent with the character of the heritage item. The proposed restoration works of the bullnose verandah will also use sympathetic materials as identified in the recommendations section of this heritage report.
C2 Where the replacement of deteriorated roof elements or features is required, materials are to be replaced with the same or similar materials or where historically associated with the building style. If changes to materials are to take place Council consent will be required.	COMPLIES	As above.
C3 The roof form and detail of the main building and any significant rear wings are to be retained except where a dormer or skylight is permitted.	COMPLIES	As above.
C9 Original and significant chimneys are to be retained, conserved and maintained.	N/A	The chimney is conserved and maintained as part of the roof elements of the site.

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan (Ashfield)

Objective / Provision	Compliance	Response
C10 Chimneys to the rear of buildings may be considered for removal to facilitate new work where they do not form part of the main streetscape appearance of the place.	COMPLIES	The chimney is conserved and maintained as part of the roof elements of the site.
C11 Skylights are not to be located on the front roof plane of a heritage item or contributory buildings. Skylights may be approved on a side roof plane of a building where they do not affect the appearance of the roof from the public domain.	COMPLIES	There are no skylights proposed on the front facade of the building.
<b>4.2 Verandahs, Porches and Balconies</b>		
O1 To retain original verandahs, porches and balconies.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
O2 To encourage reinstatement of altered or missing verandahs, porches and balconies.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
O3 To ensure that new verandahs, porches and balconies do not detrimentally impact upon the significance of heritage items and heritage conservation areas.	COMPLIES	New verandahs and outdoor areas are located to the rear of the property and do not affect the curtilage or heritage significance of the item.
C1 Original verandahs, porches and balconies (including structure, detail and roofs) are to be retained.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
C2 Reinstatement or restore missing verandahs, porches and balconies and associated detailing.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
C3 Reopen front verandahs, porch or balconies that have been enclosed.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
C4 Enclosing or infilling original or significant front verandahs, porches or balconies is not supported.	COMPLIES	The proposal will include the reinstatement of the verandah to the front of the property.
C5 The design, proportions and detailing of new verandahs, porches and balconies are to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement.	COMPLIES	The detailing of the bull-nose verandah and identification of significant tiling and marble edging has been discussed in this report and are included in the recommendations.
C6 Glass or clear balustrades are generally not permitted where visible from the public domain.	COMPLIES	None are proposed.

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan (Ashfield)

Objective / Provision	Compliance	Response
<b>4.4 Fences</b>		
O1 To retain original or early front fencing.	N/A	The existing front fence, though adopting a dominant heritage type is not original and should be replaced.
O2 To ensure that new or replacement fences are consistent with the characteristic elements of the heritage item, the contributory building or the heritage conservation area.	COMPLIES	New replacement fences will be consistent with the existing and consist of timber paling which is typical of terrace houses of this type.
O3 To ensure that materials, finishes and colours of fences and gates are consistent with the streetscape, historic context, style and setting of existing buildings.	COMPLIES	The proposed materiality and colour of the front timber fence will correspond to the existing cream white and dark green colour found on the terrace house facade. It is proposed that future fencing should match the colour of the terrace house facade. The front facade colour scheme is provided in the Schedule of Conservation Works.
C1 Retain and conserve original or early fences, gates and associated features.	N/A	As discussed, the fence is not original.
C2 Reinstatement of known early fencing is appropriate.	COMPLIES	The proposal involves reinstatement of an appropriate fence which will have appropriate details corresponding to the existing fences on site. The moving of the fence door to another boundary location will not affect the curtilage or its interpretation.
C3 New front fences are to be of a design and height that is appropriate to the style and period of the building, or characteristic of the conservation area. Typical fencing styles can be found on Council's website <a href="http://www.ashfield.nsw.gov.au/page/fencing.html">http://www.ashfield.nsw.gov.au/page/fencing.html</a>	COMPLIES	The replacement fence will seek to match the detailing and scale of the existing site fence, with a minor alteration to meet appropriate structural standards and the location of the entry and paving steps. This is considered a negligible change which will not impact the curtilage or significance of the item. Indeed it will be the only property in the row of six heritage terraces to have a fence which is in character with the style of the house. It is noted that Council's fencing page has not been updated following the amalgamation of councils and therefore, access has not been enabled to review appropriate Council fences. A replacement fence and detailing is supplied within the Schedule of Conservation Works.
C4 Materials that are compatible with the associated building are to be used for new fencing. Unacceptable materials include sheet metal fencing, exposed cement or concrete blocks and fibrous cement sheets.	COMPLIES	The proposed timber fence which is to be painted is consistent with fences of this type.
C5 Aluminium versions of cast iron palisade fences are not permitted.	COMPLIES	None proposed.

## 7.0 Statutory Controls and Development Controls

### 7.2 Inner West Comprehensive Development Control Plan (Ashfield)

Objective / Provision	Compliance	Response
C6 Where sites slope, fences are to be appropriately stepped to follow the slope of the land.	N/A	The site does not slope significantly to warrant this control being necessary.
C7 Side fences are to comply with standard fence controls behind the predominant building line. Forward of this, side fences are to either taper down to the height of the front fence or, can be at the same height as the front fence (that is a complying front fence).	COMPLIES	The side fences will be appropriate and it is noted that the neighbouring property currently has a solid brick fence which is of a height greater than the proposed timber fence. The new boundary fence to the eastern boundary will therefore have no impact on the heritage significance of the heritage item.
C8 On corner sites where the façade of a building presents to two street frontages, fencing is to be of the same height and style for the front yard area to both frontages.	N/A	Not a corner site. The site has a private laneway to the long facade, which is not a public road. Furthermore, the existing wall is situated on the boundary and will not require a corner fence.
<b>4.5 Building Materials, Finishes and Colour</b>		
O1 To retain and conserve traditional materials, finishes and details where they are found in heritage items and contributory buildings.	COMPLIES	The proposal appropriately restores the heritage item with sympathetic materials. The proposed new materials are recessive and also complement the heritage item.
O2 To conserve original significant external finishes.	COMPLIES	External finishes are to be appropriately conserved and repainting works will take place in conjunction with appropriate colours which are similar to the existing colours.
O3 To provide for flexibility in the use of external paint schemes to reflect changing tastes.	COMPLIES	The proposed colour scheme is consistent with that of heritage houses of this type. This is detailed within the Schedule of Conservation Works.
O4 To promote high quality design, materials, finishes and detailing to additions and alterations that is appropriate to the architectural style of the place and the historic context.	COMPLIES	The proposed new detailing and extension materials are sympathetic to the architectural style of the terrace and the local area. The additions are appropriate for its context and also recessive so as not to dominate the heritage item.
O5 To allow for infill development to be of contemporary design but to 'fit' within the overall form and context of the setting.	N/A	The proposal is alterations and additions, not infill development.
C5 New materials, finishes, textures and details on elevations visible from the public domain, must be appropriate to the architectural style of the building. Materials may but do not have to replicate original materials, however if different materials are proposed a design statement must be provided to support any visual change to the building and streetscape.	COMPLIES	As previously discussed, the proposed new detailing and extension materials are sympathetic to the architectural style of the terrace and the local area. The additions are appropriate for its context and also recessive so as not to dominate the heritage item.

## 8.0 Recommendations

In consideration of the Development Application and the significance of the heritage item, it is considered that all appropriate matters of heritage significance have been adequately addressed for DA. For the purposes of construction certificate drawings and anticipated heritage conservation works, the following recommendations are made:

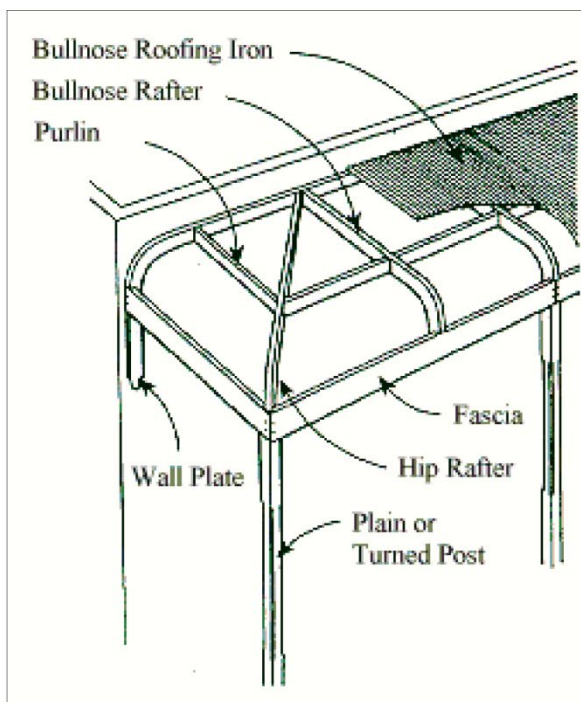
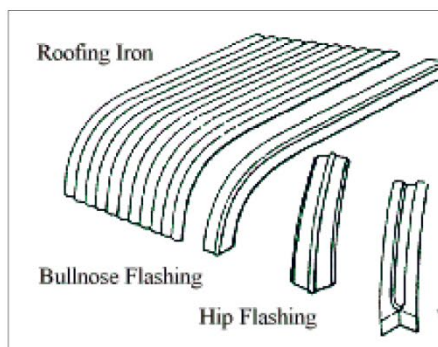
- The bull-nose verandah roof should be reinstated with Colorbond steel (or similar) in a recessive colour similar to the contemporary additions.
- The veranda floor, comprising marble edging and tessellating floor tiles should be cleaned and reinstated, if necessary, existing tiles may need to be replaced.
- Filigree details including the gable end, decorative brackets, capping urn and the like should be maintained and re-painted as necessary. If the condition is deemed to be very poor, replacement with a detail of a similar proportional scale should be installed.
- Painted timber fences to the front facade similar to the ones depicted on the subsequent page (terraces, Glebe) should be adopted. Fences to the front street should be no taller than 1200mm from the ground.
- Internal details such as cornices and archways should be maintained and replaced if necessary. It is concluded however that the interior details are not of significant heritage contribution to the streetscape or the overall cumulative value of the heritage item. It is noted that there are changes proposed to the interior ceiling and it is considered that these changes are appropriate and respectful of the scale and volume of existing interior spaces.

The detailing of heritage elements for this project should be undertaken, at the construction certificate / tender documentation stage with consultation of a heritage architect. Further conservation works and details, including restoration of a timber palisade fence, colour scheme and heritage detailing to the bull nose verandah has been supplied within the Schedule of Conservation Works which supplements this report.

It should also be noted that the existing Development Application already incorporates the majority of recommendations stated here and supplies sufficient detail for the DA Stage. The information requested in this section is aimed for further design development as part of the future construction certificate / tender documentation stage.

Refer to images and diagrams on subsequent pages.

## 8.0 Recommendations



Samples demonstrating restored bullnose verandah construction.

Images depict restored examples of bullnose style verandahs in Sydney, which are similar in design intent and type to the subject site. Note that the colours depicted in this section do not necessarily reflect the final desired colour for the subject site.

## 9.0 Statement of Heritage Impact

In considering the alterations and additions at No. 89 Smith Street, Summer Hill, it is recognised that the alterations are necessary to help meet the needs of contemporary living standards for the changing demographic of the area. The provision of parking, additional living/dining spaces and bedrooms is appropriate in scale and bulk by virtue of being substantially below the permissible height and floor space ratio. The articulation of bulk and form has also been highly sensitive to the heritage item, being significantly set back from the street and from the main heritage building itself. The new additions are not visible when viewing the heritage item in a front on (southern) or side on (western) direction. The additions, when viewed from Smith Street looking north west, are appropriate in bulk and scale, when considered in terms of adjoining terraces (contemporary) and adjoining apartment buildings along Smith Street.

The amended design has successfully taken into consideration Council's comments pertaining to bulk, scale and form, with increased setbacks and a roof form which is definitively recessive and secondary in expression to the pre-existing heritage forms which front Smith Street. Paired with a matching gable roof slope, the selection of contemporary materials is an appropriate expression which provides juxtaposition between old and new fabric, without seeking to merely replicate traditional forms in a post-modern form.

As noted in this report, the proposal has successfully complied with the various heritage objectives and controls within relevant legislative frameworks. Furthermore, the recommendations made in this report have already been indicated and integrated into the development application or alternatively, can be integrated as part of the construction certificate drawings for the project. It is therefore believed that the project will have a highly positive impact upon the heritage item, by restoring significant heritage details and ensuring that the interpretation of the heritage item can be maintained. In light of this conclusion, the Statement of Heritage Impact recommends that the proposed works should not be restricted on the grounds of heritage.

## 10.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

## 11.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing Terrace Houses - 79-89 Smith Street, Summer Hill

3/15/2019

Terrace houses | NSW Environment & Heritage



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## Terrace houses

### Item details

**Name of item:** Terrace houses

**Other name/s:** Group of Six Joined Houses

**Type of item:** Built

**Group/Collection:** Residential buildings (private)

**Category:** Terrace

**Primary address:** 79-89 Smith Street, Summer Hill, NSW 2130

**Local govt. area:** Ashfield

**All addresses**

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

**Statement of significance:**

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

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

### Description

**Physical description:**

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

**Modifications and dates:**

Some verandah roof and floor alterations. Some fence alterations.

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

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## 11.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing Terrace Houses - 79-89 Smith Street, Summer Hill

3/1/2019		Terrace houses   NSW Environment & Heritage			
<b>Further information:</b>	(1) Richardson & Wrench, subdivision plan No A6/330, 1878, annotated, in Ashfield Council Archives; Higinbotham & Robertson map of Ashfield, 1883; H E C Robinson map, east ward, undated but about 1912; Rate books, east ward, 1897, No 115; 1898, Nos 114-120. (2) Valuer-General's records, east ward, 1946, Nos 1659-1666, in Ashfield Council Archives; Sands Directories. (3) Valuer-General's records, east ward, 1952, Nos 1663-1669.				
<b>Current use:</b>	Group of six joined houses, 79-89 Smith Street, Summer Hill				
<b>History</b>					
<b>Historical notes:</b>	<p>The land on which these houses stand was formerly Lots 64, 65 and 66 of Section 8 of the Underwood Estate, first put up for sale by Richardson &amp; Wrench in September 1878. The name of J Edgley appears on an early copy of the subdivision plan, but it not known whether he was the first purchaser. By 1897, however, Mrs H J Griggs was the owner of these lots, which were described as "fenced land". Griggs sold them to Samuel Benjamin in that year, and the three were re-subdivided into seven narrow and foreshortened lots facing Smith Street. A right-of-way to their west led to a single block comprising the rear section of the original three lots. Benjamin, described as the builder, erected seven terrace houses, one on each of these seven lots, in 1898. (1) Samuel Benjamin owned all the cottages until 1946, when they were all bought from Benjamin's estate by Gordon Brown, electroplater, of 43 Smith Street (on the corner of Fleet Street). He paid £3,500 for them. All were occupied by a succession of different tenants, mostly short-term. The longest tenancy appears to have been that of Edwin McCann, cab proprietor, who occupied No 91 from 1901 to 1919. (2) Gordon Brown continued ownership until 1952, when he began to sell the individual houses except Nos 79 and 89, which he retained. No 91 was sold to John Patton, manufacturer, of that address, and, as that is the last entry for No 91 in the Valuer-General's records, it is assumed that the cottage on that site was demolished at about that time. (3)</p>				
<b>Listings</b>					
<b>Heritage Listing</b>	<b>Listing Title</b>	<b>Listing Number</b>	<b>Gazette Date</b>	<b>Gazette Number</b>	<b>Gazette Page</b>
Local Environmental Plan	Ashfield LEP 2013	622	23 Dec 13		
Heritage study					
<b>Study details</b>					
<b>Title</b>	<b>Year</b>	<b>Number</b>	<b>Author</b>	<b>Inspected by</b>	<b>Guidelines used</b>
Ashfield Heritage Study Review	2001	3 19 03	Bob Irving		Y e s
<b>References, internet links &amp; images</b>					
None					
Note: internet links may be to web pages, documents or images.					
<b>Data source</b>					
<a href="https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1020253">https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1020253</a>					

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## 11.0 Appendix B: NSW Office of Environment and Heritage Inventory

### Office of Heritage & Environment NSW Listing Terrace Houses - 79-89 Smith Street, Summer Hill

3/15/2019	Terrace houses   NSW Environment & Heritage
The information for this entry comes from the following source:	
<b>Name:</b>	Local Government
<b>Database number:</b>	1020253
<a href="#">Return to previous page</a>	
Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the <a href="#">Database Manager</a> .	
All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.	
<a href="https://www.environment.nsw.gov.au/heritagesapp/ViewHeritageItemDetails.aspx?ID=1020253">https://www.environment.nsw.gov.au/heritagesapp/ViewHeritageItemDetails.aspx?ID=1020253</a>	
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## 13.0 Appendix E: Curriculum Vitae of Peter Lonergan

### Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

#### Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

#### Formal Qualifications

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

#### Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Corporation

#### Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

#### Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m2 of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France