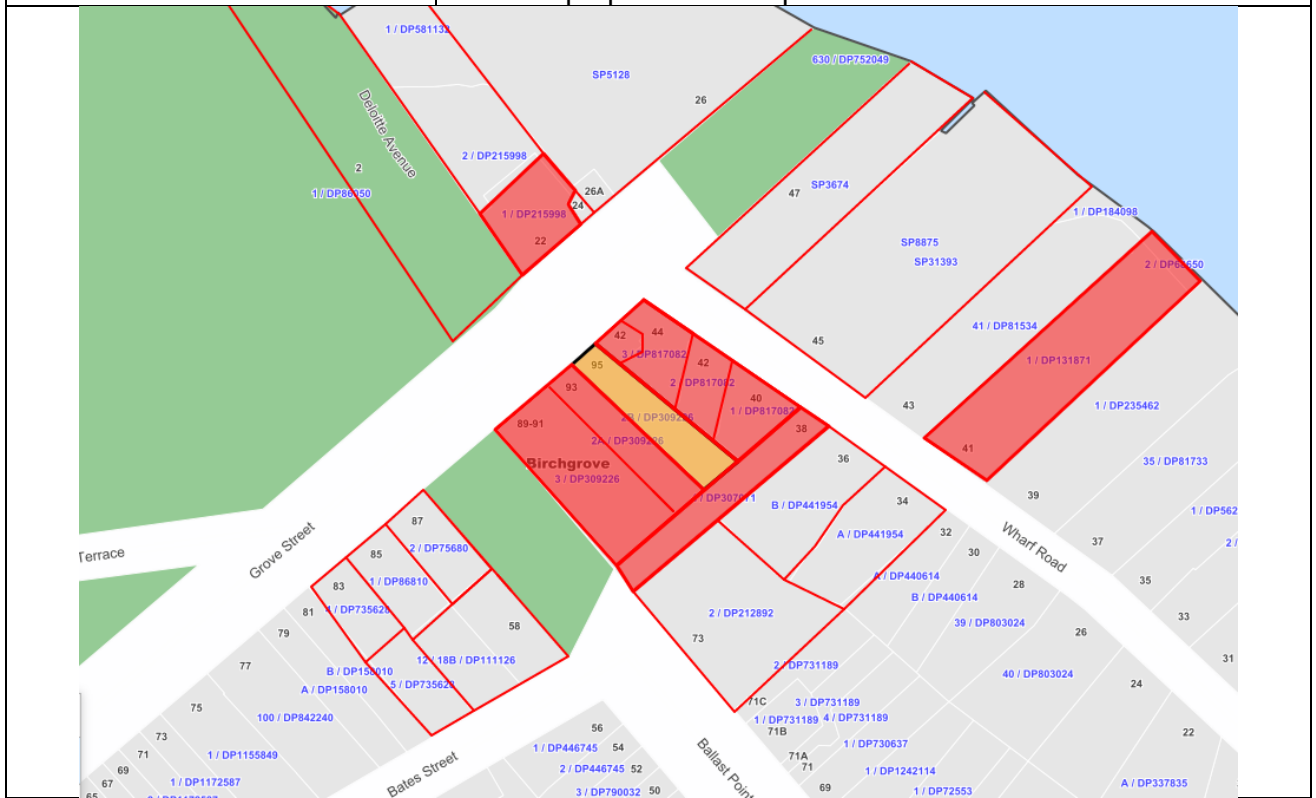






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	MOD/2020/0293
Address	95 Grove Street BIRCHGROVE NSW 2041
Proposal	Modification to approved alterations and additions including extending the rear ground floor addition
Date of Lodgement	25 August 2020
Applicant	Mr Christopher M Qureshi
Owner	Mrs Maureen M Qureshi Mr Christopher M Qureshi
Number of Submissions	21
Value of works	\$827,550.00
Reason for determination at Planning Panel	Number of submissions to modification application exceeds 10
Main Issues	Overshadowing and bulk, window changes to retained part of dwelling
Recommendation	Approval with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of the application to modify the approved alterations and additions, including altering and extending the approved rear projecting single-storey living room structure at 95 Grove Street, Birchgrove.

The application was notified to surrounding properties and 20 submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Overshadowing and bulk impacts to neighbouring properties and alteration/deletion of original front side windows.

The non-compliances are acceptable given that the amended plans the subject of this report include lowering the rear projecting ground floor section of the approved additions and retaining the original windows in the north-eastern front side elevation of the retained portion of the dwelling. Therefore, the application is recommended for approval.

2. Proposal

The proposal includes modifications to the alterations and additions to the dwelling approved under D/2019/252. The modification includes altering and extending the approved rear projecting single-storey living room structure of the additions 1.494m rearward and 1.3m toward the south-eastern side boundary. The roof form of this structure is also proposed to be altered so as not to create additional shadow impact to the rear of 93 Grove Street.

The modifications originally included deletion of the original two side windows in the retained front portion of the dwelling. However, the current amended plans retain these windows to satisfy heritage design concerns.

The current amended plans also incorporate redesign in accordance with certain conditions of the original development consent. These specific design requirements are contained in condition 7a, b, c and d of the development consent, which reads as follows:

7. Design Change

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

- All basement areas including the lower floor Storage room, stairwell to the storage room and adjacent void area must be deleted such that the floor levels of all new internal areas are at or above RL 15.180m AHD.*
- The masonry parapet roof form above the rear single-storey living room structure shall be deleted and the roof over this area shall be altered to be a low, shallow pitched ski lliion roof falling toward the side boundary with 93 Grove Street so as to reduce shadow impact to that property.*
- The gable-ended roof at the rear of the first floor addition shall be modified to a partial hip, commencing at a point equal to 2.5m above finished floor level of the master bedroom/ensuite, and pitching at 30 degrees back towards the front of the site.*
- The existing glazed enclosure of the front verandah shall be removed.*
- Prior to the issue of a Construction Certificate, an amended schedule of colours and finishes is to be submitted to the Certifying Authority that demonstrates the use of light grey cladding (for element EF-02) and colour bond roofing (for element EF-04). The following equivalents of the mid to dark greys in the Australian Standard Colours AS2700 are not acceptable: N42 Storm Grey, N44 Bridge Grey, N52 Mid Grey, N54 Basalt, N55 Lead Grey, N63 Pewter, N64 Dark Grey and N65 Graphite Grey.*

- f. The colorbond metal roofing is to have a medium (M) solar absorptance rating under the BCA.
- g. Existing face brickwork is not to be sealed or painted. Repairs to existing external brickwork are to be undertaken using the same type and strength of mortar as the existing. Hard cement mortar is not to be utilised.

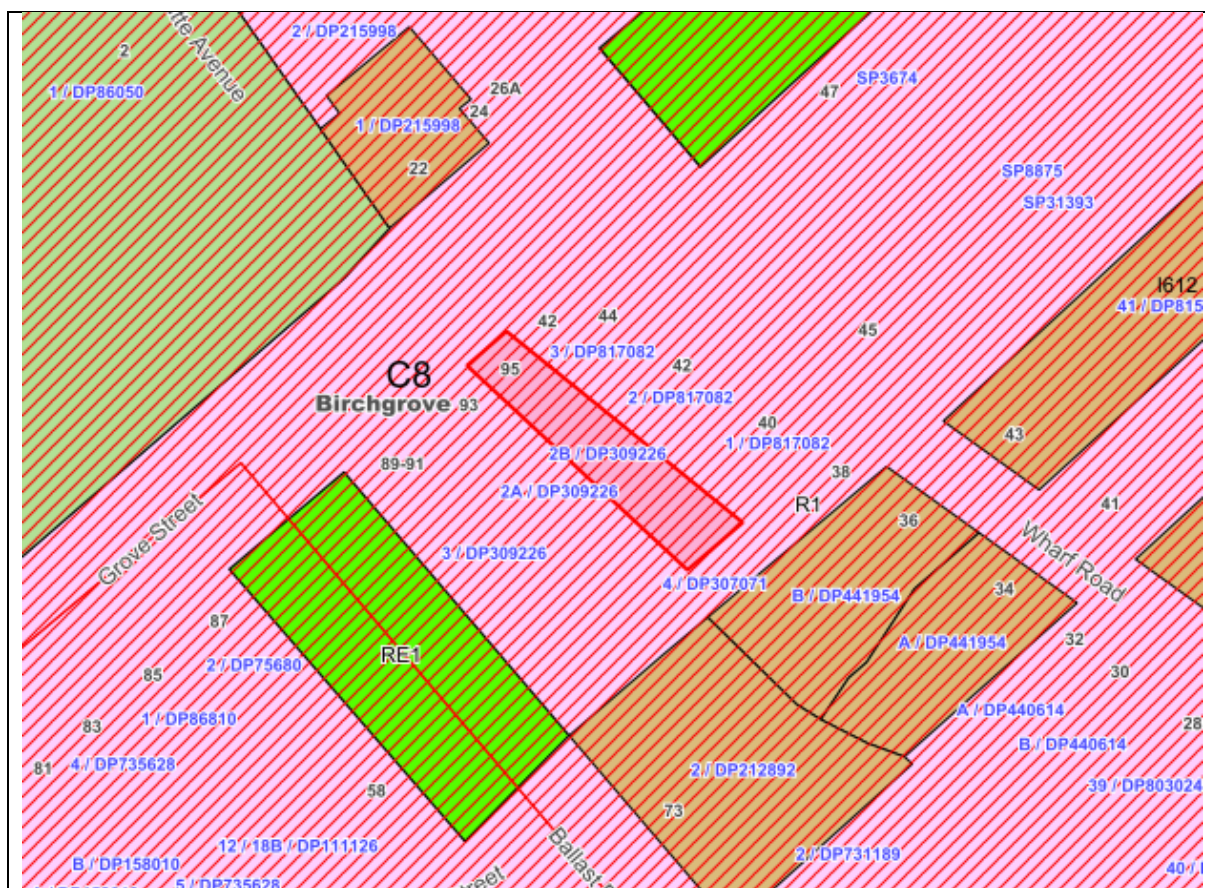
The current amended plans, the subject of this report, also include lowering the roof height of the rear projecting single-storey living room structure.

3. Site Description

The subject site is located on the south side of Grove Street close to the intersection of Wharf Road. The site area is 299.7sqm with a primary frontage to Grove Street of approximately 7m. An existing single storey dwelling is located on the site. The site, and its immediate south-western neighbour (93 Grove St) is located approximately five metres above the street level.

Surrounding land uses are predominantly one and two storey dwelling houses, with a contemporary three storey townhouse immediately adjacent to the north-eastern side boundary. Birchgrove oval and park is opposite the site.

The subject site is zoned R1 - Residential and is located within a conservation area.



4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
D/2014/345	Alterations and additions to dwelling including detached studio at 95 Grove	Approved - 2014
PREDA/2018/282	Alterations and additions to dwelling	Issued - 2018
D/2019/252	Alterations and additions to dwelling	Approved 8/4/2020
PREDA/2020/0164	Alterations and additions to dwelling	Issued - 2020

Surrounding properties

Nil relevant

4(b) Application history

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

Date	Discussion / Letter / Additional Information
Notified until 17 Sept 2020	20 objections received
1 Oct 2020	Requested additional information including dimensioned drawings, shadow diagrams. Also, design amendments including retention of front side windows and reduction in height of rear single storey section of additions.
4 Nov 2020	Additional information and further drawings received in response to Council letter. Design changes incorporated.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

The following provides further discussion of the relevant issues:

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

A BASIX Certificate was submitted with the application satisfying the requirements of the *BASIX SEPP*, which can be referenced in the relevant conditions of development consent.

5(a)(ii) State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The modification does not include the removal of vegetation from within the site. The original development consent included the removal of a fruit tree, which is exempt development.

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

The application was assessed against the following relevant clauses of *the Leichhardt Local Environmental Plan 2013*:

Clause 1.2 - Aims of the Plan & Clause 2.3 - Zone objectives and Land Use Table

The proposal is consistent with the relevant aims of the plan and zone objectives as the design of the proposal is considered to be of a high standard and has a satisfactory impact on the private and public domain.

Clause 2.7 – Demolition

The proposal satisfies the clause as the proposed demolition works are permissible with consent; and standard conditions have been placed in the original development consent to manage impacts which may arise during demolition.

Clause 4.3A - Landscaped areas for residential accommodation in Zone R1

The design incorporates 60sqm of area which is compliant with the definition of Landscaped Area in LLEP 2013. This equates to 20.02% of the site area which is the minimum requirement.

The design incorporates 155.6sqm of site coverage which is compliant with the definition in LLEP 2013. This equates to 51.92% of the site area which is less than the maximum allowable of 60%, and therefore complies.

Clause 4.4 – Floor Space Ratio

The application proposes a compliant floor space ratio of 0.58:1 (172.5m²). The maximum permissible FSR for the site is 0.9:1.

Clause 5.10 - Heritage Conservation

The proposal achieves the objectives of this clause as the application has been adequately designed to conserve the heritage significance of the heritage conservation area; and the application submitted a Heritage Impact Statement, which satisfactorily demonstrates that the proposal achieves the relevant controls and objectives.

Clause 6.1 - Acid Sulfate Soils

The subject site is identified as containing Class 5 acid sulphate soils, and is considered to adequately satisfy this clause as the site is on a raised rock area, whereby the application does not involve any works that would result in exposure of acid sulphate soils.

Clause 6.2 – Earthworks

The application is considered to adequately satisfy this clause. Subject to conditions the proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.

Clause 6.4 - Stormwater management

Stormwater drainage design drawings have been submitted demonstrating satisfactory stormwater disposal to the street frontage of the site.

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

The site is zoned LR1 under the *LLEP 2011*.

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

Standard	Proposal	non compliance	Complies
Floor Space Ratio Maximum permissible: 0.9:1 or 269.73sqm	0.58:1 or 172.5sqm	-	Yes
Landscape Area Minimum permissible: 20% or 59.94sqm	20.02% or 60sqm	-	Yes
Site Coverage Maximum permissible: 60% or 179.82sqm	51.92% or 155.6sqm	-	Yes

5(b) [Draft Inner West Local Environmental Plan 2020 \(Draft IWLEP 2020\)](#)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(c) [Development Control Plans](#)

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	Yes

B3.2 Events and Activities in the Public Domain (Special Events)	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.5 Corner Sites	n/a
C1.6 Subdivision	n/a
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.11 Parking	Yes
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	n/a
C1.14 Tree Management	Yes
C1.15 Signs and Outdoor Advertising	n/a
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	n/a
C1.17 Minor Architectural Details	n/a
C1.18 Laneways	n/a
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	Yes
C1.20 Foreshore Land	n/a
C1.21 Green Roofs and Green Living Walls	n/a
Part C: Place – Section 2 Urban Character	
C2.2.2.6 – Birchgrove Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No – See discussion below
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	n/a
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes - The amended plans the subject of this report confirm that the proposal complies with the solar access requirements to adjoining properties private open space and Living Room window.
C3.10 Views	Yes
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes

C3.13 Conversion of Existing Non-Residential Buildings	n/a
C3.14 Adaptable Housing	n/a
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
D2.4 Non-Residential Development	n/a
D2.5 Mixed Use Development	n/a
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required with Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	n/a
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	n/a
E1.1.5 Foreshore Risk Management Report	n/a
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	n/a
E1.2.4 Stormwater Treatment	n/a
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	Yes
E1.2.7 Wastewater Management	Yes
E1.3 Hazard Management	n/a
E1.3.1 Flood Risk Management	n/a
E1.3.2 Foreshore Risk Management	n/a

The following provides discussion of the relevant issues:

C3.9 Solar Access

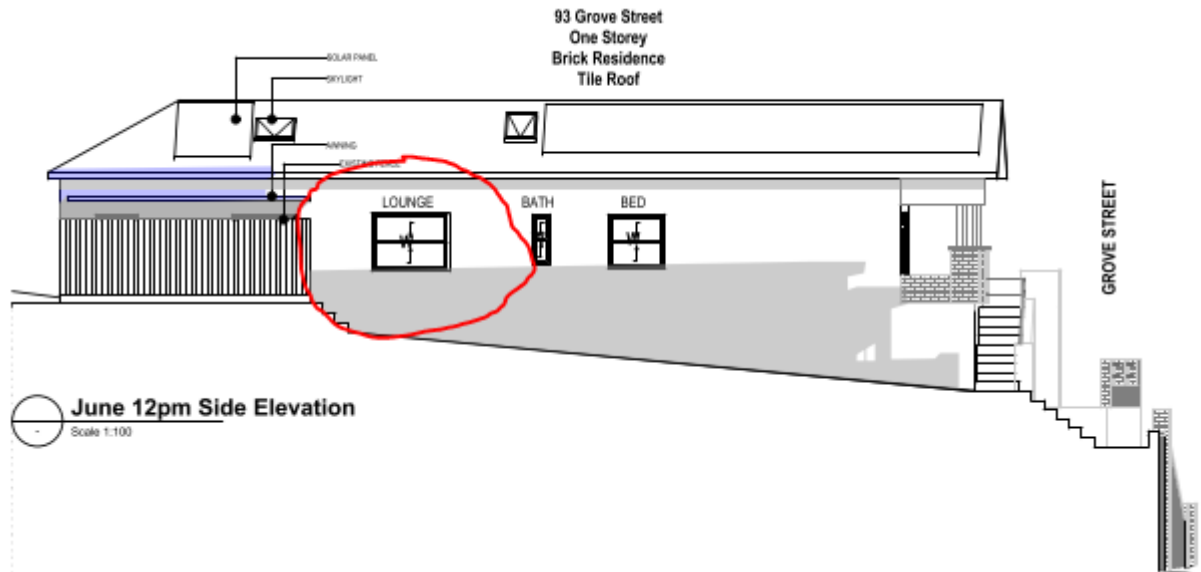
The site is oriented at approximately 42 east-west and the applicable LDCP2013 controls regarding impact to adjoining properties are:

C12 Where the surrounding allotments are orientated east/west, main living room glazing must maintain a minimum of two hours solar access between 9am and 3pm during the winter solstice.

C18 Where surrounding dwellings have east/west facing private open space, ensure solar access is retained for two and a half hours between 9am and 3pm to 50% of the total area (adjacent to living room) during the winter solstice.

[Note: 40 to 42 Wharf Road are located to the north-east of the site and are not impacted by shadow from the proposed modifications to the approved form of the additions]

The shadow diagrams submitted with amended plans which are the subject of this report confirm that the proposal complies with the solar access requirements to adjoining properties' private open space and living room windows. It is noted that 93 Grove Street is the only neighbouring property impacted by shadows from the subject site during the assessment times under the DCP.



ABOVE: The red circled area identifies the side window serving the living room in 93 Grove Street. The purple shaded area represents shadow falling the rear side awning adjoining the kitchen. No new shadows are cast to the dwelling from works the subject of the Modification Application.

The proposed modifications to the rear projecting single-storey living room structure of the approved development will not result in additional shadow impacts to the side living room window of 93 Grove Street. Solar access to this window satisfies the provisions of control C12 to Part C3.9 LDGP2013.

As the footprint of the rear single storey loungeroom is proposed to be increased, the applicant was requested to amend the modification drawings to reduce the overall height of this rear element by 300mm so as to reduce apparent bulk of the enlarged room and to ensure that no significant additional shadows impact 93 Grove Street. The plans the subject of this report reflect that reduction.

The development consent includes condition 7, which in part, requires certain amendments to the approved rear additions so as to reduce the overall bulk and resultant shadows to the rear private open space of 93 Grove Street.

The shadow diagrams submitted with the amended plans, the subject of this report, reflect both the reduction in shadow impact as a result of redesign to satisfy condition 7, and also, the further requested reduction in overall height of the loungeroom roof by 300mm. These diagrams confirm that the proposed modifications to the approved additions would not result in a breach of the solar access controls in respect to 93 Grove Street.

In this regard the submitted shadow diagrams demonstrate that the proposed modifications do not impact the side living room window of No.93 Grove Street and satisfy control C12. Further, the proposed modification to the rear ground floor room satisfies control C18. In this regard, the rear yard private open space of 93 Grove Street would receive 50% solar access for 2.5 hours between 11am and 2pm at the winter solstice.

C3.2 Site Layout and Building Design

The section of the additions proposed to be modified are set well back on the site and comply with the Building Envelope control.

The proposed modification to the approved form of the development does not result in breaches of the side setback controls. The proposal to enlarge the rear ground floor living room does not result in that portion of the additions breaching this control to either side boundary. This is due to the low roof height and because the lounge room would have a floor level below existing ground level due to minor excavation.

The rear ground level room projection is proposed to have a setback from the southwestern side boundary of 0.609m and a setback from the north-eastern side boundary of 1.1m-1.3m. The room would have a gutter level 2.25m higher than the rear courtyard level in 93 Grove Street, at the closest point to the rear wall of the dwelling on the adjoining property. The modified design thereby presents a bulk significantly less than that which would be the case for a single storey dwelling erected at the same setback and same ground level as the rear courtyard of 93 Grove Street. Consequently, the rear room is located well within the setback envelope specified in the DCP and complies.

The proposed increase in rearward extent of the ground floor living room by 1.5m would result in a breach of the rear Building Location Zone by 1.5m, given that the existing approval established a BLZ on the subject site at the rear wall of this room under D/2019/252. The current rear ground level building location zone in the absence of the existing development approval would be breached by 4.7m.

Having regard to the objectives of this control, however, the proposed modification works would not result in any significant overshadowing additional to that which would be caused by the approved form of development under D/2019/252. Further, the modification works would not result in any breach of the floor space ratio, landscaped area and site cover development standards, or create adverse shadow, privacy or bulk impacts to neighbouring properties.

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 Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties. 22 submissions were received in response to the initial notification. The amended plans the subject of this report were not required to be renotified.

The following issues raised in submissions have been discussed in this report:

- Increased overshadowing confirmation of impact to side & rear wall of 93 Grove Street; loss of solar access to 91 Grove Street & 40 Wharf Road.
- Breach of Building Location Zone

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

- The increase in visual bulk from the development

Comment: The increased footprint of the rear single storey level lounge room is of a height, bulk and form commensurate with a minor rear addition to a dwelling house and would not be visible from the street.

- Overdevelopment

Comment: The proposed modifications result in a development that complies with Principal LEP Development Standards and DCP controls and are not representative of an overdevelopment.

- Removal of original windows inside of retained front portion of dwelling.

Comment: The amended plans include minor internal room reconfiguration and retention of the existing front two original side windows in the dwelling. The amendments are minor and also resolve the heritage design concerns with alterations to these openings.

- Lack of Private Open Space

Comment: The development satisfies the requirement for provision of Private Open Space. ie minimum 16sqm and 3m dimension, directly accessible to the principal indoor living areas.

- Pollution from proposed fireplace/chimney.

Comment: The amended plans the subject of this report have deleted the chimney to the rear lounge room. The amended plans specify the heating in this room to be provided by a 'Bioethanol Fireplace' with 'no flue required'.

- Privacy/ overlooking

Comment: The increased footprint of the rear single storey level lounge room does not result in privacy or overlooking as the floor level of the new space is below that of (3 Grove Street and the nearest windows in the rear elevation of 42 Wharf Road are greater than 5m from the window in the north-eastern elevation of the proposed lounge room. Consequently, it is considered that the proposed modification does not raise significant privacy impacts

- Excavation damage to 40 Wharf Road/ stability of rock shelf/ groundwater seepage & drainage.

- Comment: The floor level of the rear single storey level lounge room has been set to the level of the existing dwelling, which at its deepest, would be approximately 0.5m below the existing rear yard level. Given the 1m-1.3m setback from the north-eastern side boundary, and the minor increase in overall footprint of the modifications represent to the approved development, it is considered that the works would be unlikely to result in any significant impact on the stability of the rock shelf or groundwater seepage. Further, the submitted Stormwater Drainage Concept Plan provide for the direction of overland stormwater flows toward the Grove Street frontage.

- Blockage of north-east breezes to No.93 Grove Street.

Comment: The proposed enlarged foot print of the rear ground floor lounge room is unlikely to result in any impact in this regard greater than the original approved form of the additions given that the modified roof form over this room would have a lower gutter on its south-western side than the originally approved room in spite of the reduction in side setback.

Loss of wildlife habitat for birds.

Comment: No evidence has been provided to establish a basis for this objection.

The following matters that were raised in submissions appear to relate to the alterations and additions to the site as a whole, rather than the modifications to the approved development that are the subject of the current modification application:

- Impact of condition of consent requiring a replacement tree within the subject site.

Comment: Condition 32 of the development Consent was imposed in response to the removal of an existing fruit tree in the rear of the subject site. The condition reads as follows and is considered appropriate.

32. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that:

A minimum of 1 x seventy five (75) litre size additional tree, which will attain a minimum mature height of six (6) metres, must be planted in a more suitable location within the property at a minimum of 1.5 metres from any boundary or structure and allowing for future tree growth.

The tree is to conform to AS2303- Tree stock for landscape use. Trees listed on the species list from Council's Tree Management Controls, palms, fruit trees and species recognised to have a short life span will not be accepted as suitable replacements.

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 (up to 3 occurrences). 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.

- No setback provided to ground and first floors of additions.

Comment: This objection appears to refer to the approved two storey section of the originally approved additions that are not the subject of the modification application.

- Impact of proposal on Sydney Water easement.

Comment: No evidence has been submitted that the subject site is burdened by an easement. Any such easement on an adjoining property is not a matter affecting the subject site.

- Additions are out of character with area

Comment: As the modification to the rear ground floor room is not visible from the street, this objection appears to refer to the approved two-storey section of the originally approved additions that are not the subject of the modification application.

- Loss of green corridor views between Ballast Point Road & Wharf Road

Comment: As the modification to the rear ground floor room is not visible from the Ballast Point Road, this objection appears to refer to the approved two-storey section

of the originally approved additions that are not the subject of the modification application.

- Out of scale & character with streetscape/ visibility

Comment: As the modification to the rear ground floor room is not visible from the street, this objection appears to refer to the approved two-storey section of the originally approved additions that are not the subject of the modification application.

- Construction noise

Comment: The existing development consent contains advice that 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.

- Garbage removal

Comment: The modification application does not impact on the existing disposition of domestic waste storage on the site.

- Non-compliance with FSR, Site coverage and Landscaped area controls.

Comment: The modification works do not result in a breach of these development standards.

- Basement level

Comment: The modification application does not include any basement. A lower floor storage room level was deleted by condition of the original development consent.

- Height of two storey additions

Comment: The two-storey portion of the approved additions are not the subject of the modification application and the majority of changes made to the two-storey portion of the additions shown on plans are to satisfy conditions of consent. The exception being the deletion of the approved upper level north-eastern side bedroom balcony. No objection is raised to the deletion of this element, or to the deletion of condition 7k of the development consent.

- Loss of light to 42 Wharf Road.

Comment: As 42 Wharf Road is located to the north-east of the subject site, the proposed modification works would not result in any significant loss of light to that property.

- Upper level balcony

Comment: The modification application includes the deletion of this approved element of the original development consent.

5(g) [Section 4.55 of the Environmental Planning and Assessment Act 1979](#)

Under Section 4.55 of the *Environmental Planning and Assessment Act, 1979*, the determining authority, when considering a request to modify a Determination, must:

- (a) be satisfied that the development as modified is substantially the same development; as the development for which consent was originally granted;
- (b) consult with any relevant authority or approval body;
- (c) notify the application in accordance with the regulations;
- (d) consider any submissions made; and,
- (e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the application.

The above has been addressed during the assessment of the application as follows:

- The development being modified is substantially the same development as the development for which consent was originally granted;
- The application was notified in accordance with the regulations and Council's policy and the submissions addressed in this report; and
- Matters under Section 4.15 have been addressed within this assessment report.

5(h) 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 proposed modification 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.

Development Engineer – No issues raised with proposed modification.

Heritage Officer – Comments received to the originally lodged plans did not support the proposed removal of original window openings on the front side elevation of the retained portion of the dwelling to suit a modified internal layout. These windows are required to remain in their current location and the internal layout of the dwelling to be reworked to suit.

The amended plans the subject of this report have implemented the above requirement so that these windows are retained.

The suitability of proposed colours and finishes indicated on the submitted drawings. In this regard, the original consent contains a requirement in Condition 7e, f & g (noted above), requiring specific colours and finishes to be incorporated into the design.

6(b) External

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

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions/7.12 levies are not payable for the proposed modification.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Leichhardt Local Environmental Plan 2013* and *Leichhardt Development Control Plan 2013*.

The development will not result in any significant impacts on the amenity of 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 section 4.55 of the *Environmental Planning and Assessment Act 1979*, grant consent to Modification Application No. MOD/2020/0293 for modification to the approved alterations and additions including extending the rear ground floor addition at 95 Grove Street BIRCHGROVE NSW 2041 subject to the conditions listed in Attachment A below.

Attachment A – Recommended modified conditions of consent

6. 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
DA300/P11	Architectural Plans - Ground Floor	3/11/2020	DKO
DA301/P11	Architectural Plans - First Floor	3/11/2020	DKO
DA302/P9	Architectural Plans - Roof Plan	3/11/2020	DKO
DA303/P10	Architectural Plans - West Elevation	3/11/2020	DKO
DA304/P11	Architectural Plans - East Elevation	3/11/2020	DKO
DA305/P10	Architectural Plans - North Elevation	3/11/2020	DKO
DA306/P10	Architectural Plans - South Elevation	3/11/2020	DKO
DA307/P11	Architectural Plans - Section S-03	3/11/2020	DKO
DA308/P9	Architectural Plans - Section S-04	3/11/2020	DKO
DA309/P2	Architectural Plans - Section S-15	3/11/2020	DKO
L-000/E	Landscape Plan - Coversheet	5/8/2020	Site Image Landscape Architects
L-50/E	Tree Removal Plan	5/8/2020	Site Image Landscape Architects
L-100/E	Landscape Plan	5/8/2020	Site Image Landscape Architects
L-500/E	Landscape Typical Details	5/8/2020	Site Image Landscape Architects
SW-01-DA/0	Proposed Stormwater Drainage	2/4/2019	Calibre
SW-02-DA/0	Impervious Area	2/4/2019	Calibre
A342324_03	BASIX Certificate	21/10/2020	Ecomode Design
3234BXrpt/Rev1	Geotechnical Investigation	18/11/2019	JK Geotechnics
	Arboricultural Development Impact Assessment Report	14/05/2019	Birds Tree Consultancy

As amended by the conditions of consent.
 (As modified by MOD/2020/0293)

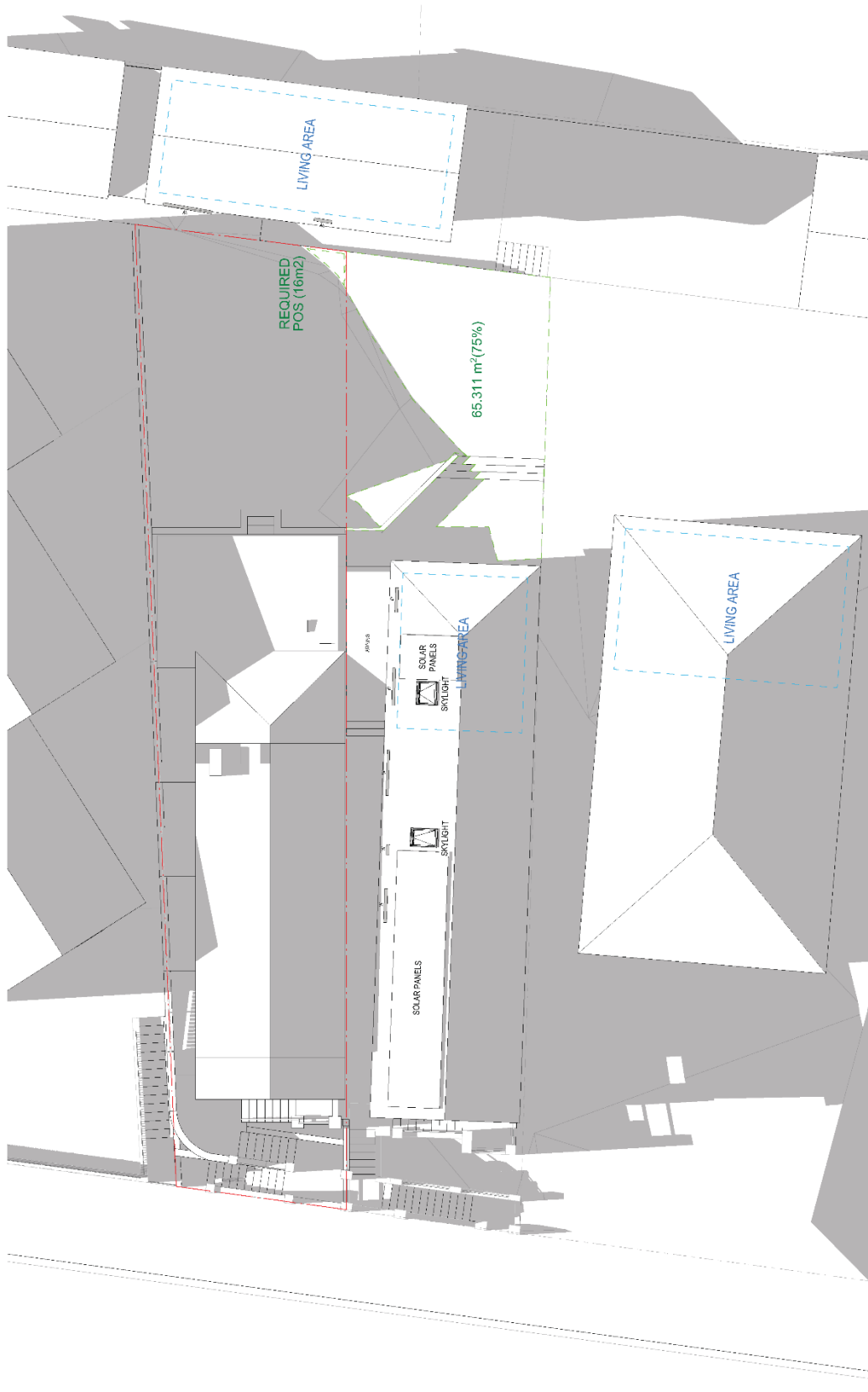
7. Design Change

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

- a. ~~All basement areas including the lower floor Storage room, stairwell to the storage room and adjacent void area must be deleted such that the floor levels of all new internal areas are at or above RL15.180m AHD.~~
- b. ~~The masonry parapet roof form above the rear single storey living room structure shall be deleted and the roof over this area shall be altered to be a low, shallow pitched skillion roof falling toward the side boundary with 93 Grove Street so as to reduce shadow impact to that property.~~
- c. ~~The gable ended roof at the rear of the first floor addition shall be modified to a partial hip, commencing at a point equal to 2.5m above finished floor level of the master bedroom/ensuite, and pitching at 30 degrees back towards the front of the site.~~
- d. The existing glazed enclosure of the front verandah shall be removed.
- e. Prior to the issue of a Construction Certificate, an amended schedule of colours and finishes is to be submitted to the Certifying Authority that demonstrates the use of light grey cladding (for element EF-02) and colour bond roofing (for element EF-04). The following equivalents of the mid to dark greys in the Australian Standard Colours AS2700 are not acceptable: N42 Storm Grey, N44 Bridge Grey, N52 Mid Grey, N54 Basalt, N55 Lead Grey, N63 Pewter, N64 Dark Grey and N65 Graphite Grey.
- f. The colorbond metal roofing is to have a medium (M) solar absorptance rating under the BCA.
- g. Existing face brickwork is not to be sealed or painted. Repairs to existing external brickwork are to be undertaken using the same type and strength of mortar as the existing. Hard cement mortar is not to be utilised.
- h. Sandstone walling is not to be sealed or painted. Repairs to existing sandstone walls are to be undertaken using Compo Mortar. Hard cement mortar is not to be utilised as this can hasten the deterioration of the surrounding stonework.
- i. Modern paint films are not to be employed on any building element dating from prior to 1930. Modern paint films trap moisture and salts and are prone to blistering and failure when applied to traditional building materials. Finishes such as lime wash or mineral paint that are designed to be breathable are to be utilised. Where render has been finished using a cement wash, this treatment should be continued.
- j. No penetrations for services through original brickwork are to be undertaken. Existing air vents are not to be reduced in size by pipework. The route of any new service lines are to be carefully worked out on site to minimise impact on significant internal fabric such as timber joinery or fibrous plaster ceilings.
- k. ~~Fixed horizontal louvres shall be installed above the solid balustrade of the side balcony serving the upper level master bedroom, achieving a height of 1600mm above the finished floor level.~~

(As modified by MOD/2020/0293)

Attachment B – Plans of proposed development



1 **JUNE 21 9AM EXISTING**

Scale: 1:100

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 110 Belford Street
 Marrickville NSW 1512
 T: 61 2 9514 5200
 F: 61 2 9514 5201
 www.dko.com.au
 MKS: 816576030
 JMK: 816576030
 David Rumbrose BSc

DKO

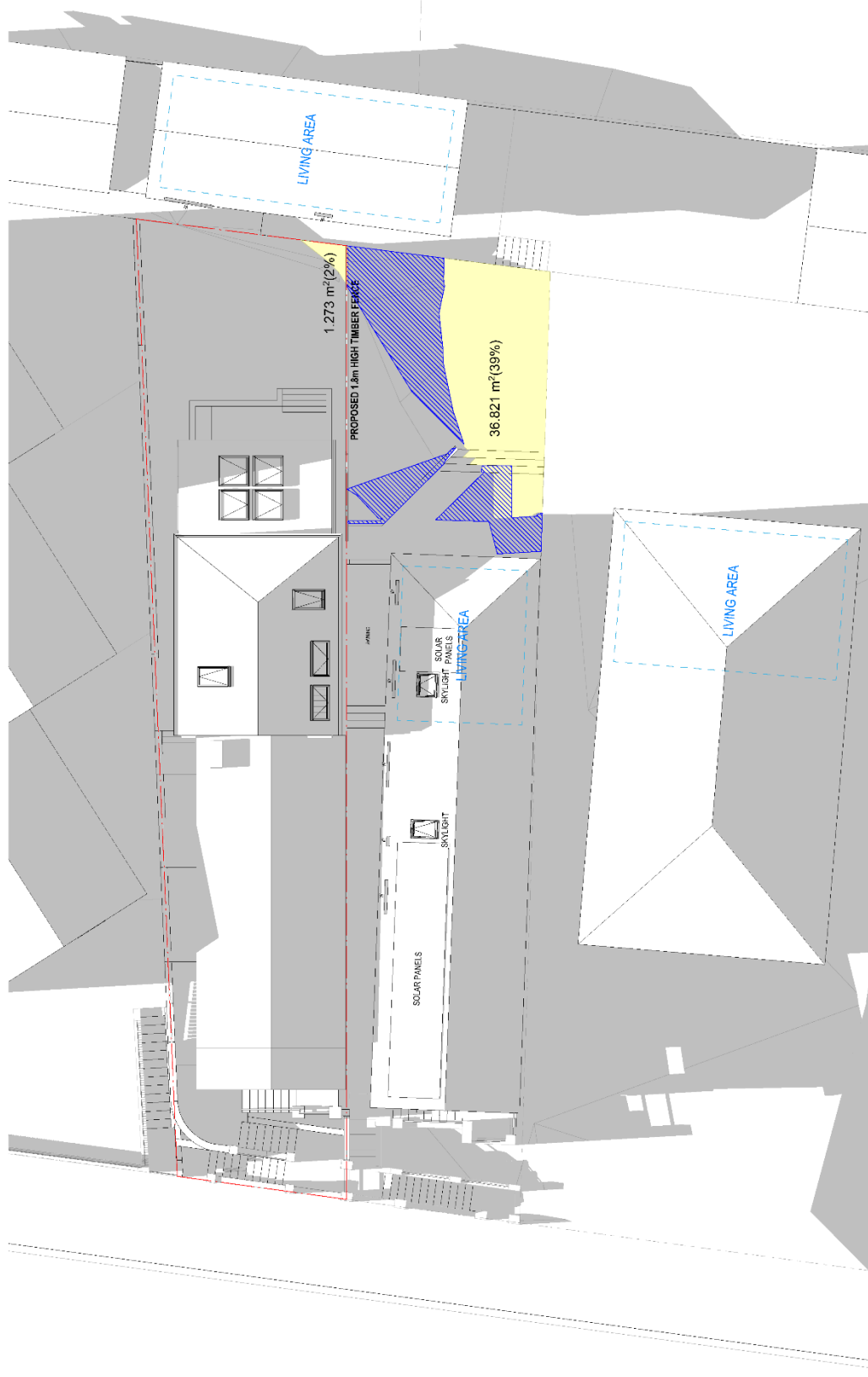
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 Project Address: 11666
 Project Number: 11666
 Drawing Name: 11666
 Scale: 1:100
 Date: 21/06/14

Project Name: 11666
 Project Address: 11666
 Project Number: 11666
 Drawing Name: 11666
 Scale: 1:100
 Date: 21/06/14

Client: DKO Architects (NSW) Pty Ltd

Designing Number: DA402
 Revision: 1.0

Rev.	Date	By	Clad	Description
01	21/06/14	JMK	AP	Final Design
02	21/06/14	JMK	AP	Final Design
03	21/06/14	JMK	AP	Final Design
04	21/06/14	JMK	AP	Final Design
05	21/06/14	JMK	AP	Final Design
06	21/06/14	JMK	AP	Final Design
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98	21/06/14	JMK	AP	Final Design
99	21/06/14	JMK	AP	Final Design
100	21/06/14	JMK	AP	Final Design



2 JUNE 21 9AM PROPOSED

Scale 1:100

Approved as a Development Application under the provisions of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW).

Rev	Date	By	Code	Description
PS	04/06/2020	DKO	PS	Final DA
PS	07/05/2020	DKO	PS	Revised DA
PS	27/02/2020	DKO	PS	Initial DA

LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S445 ADDITIONAL SHADOWS
- PROPOSED S445 SOLAR ACCESS

DKO ARCHITECTS (NSW) Pty Ltd
 110 Bakers Street
 Redfern, NSW 2016
 Tel: 02 9550 0000
 Fax: 02 9550 0001
 NSW: 501020000
 David Blackmore-Regia

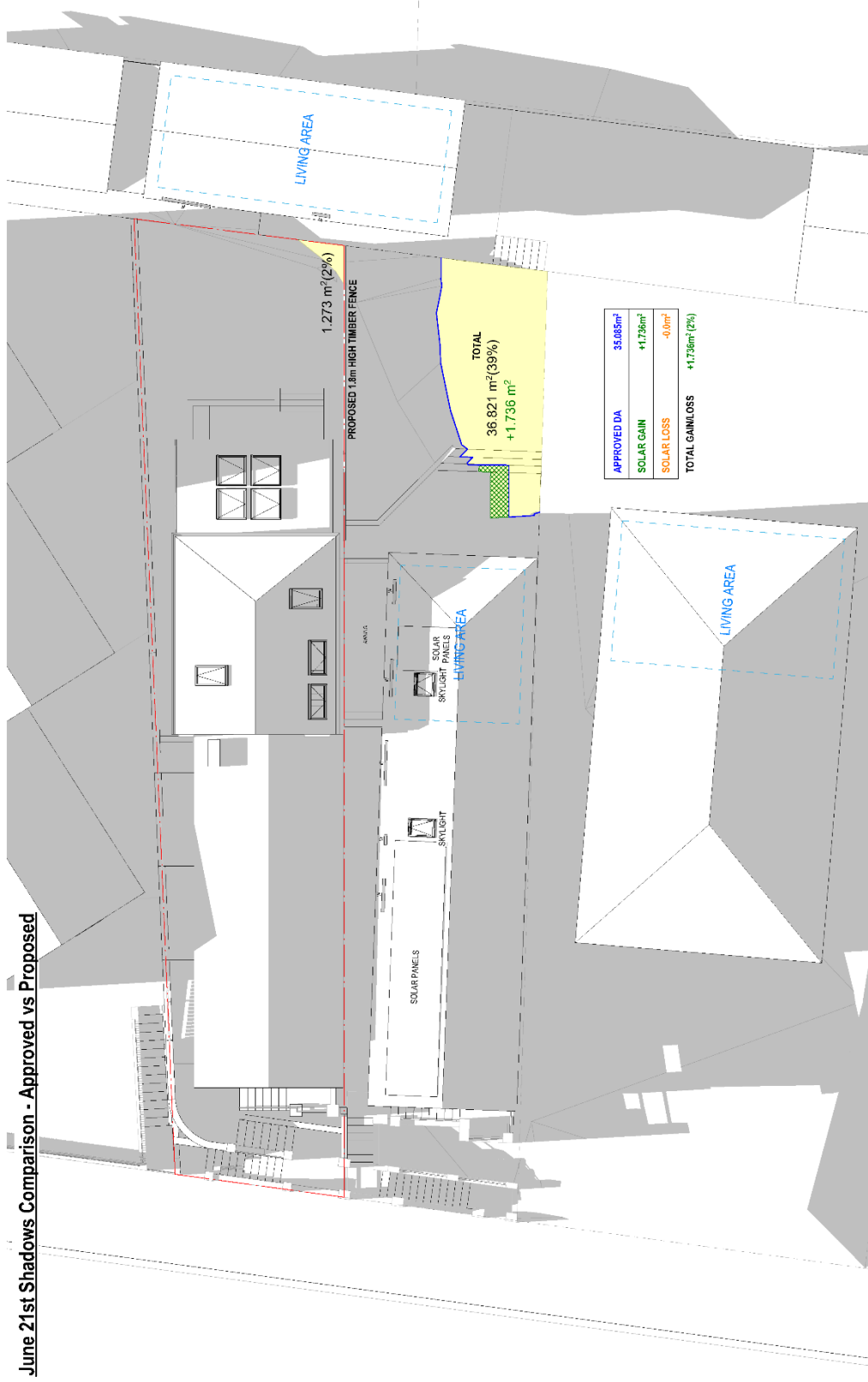
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 Client: [Redacted]

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 Checked by: [Redacted]
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 Scale: [Redacted]
 Date: [Redacted]

Prepared by: [Redacted]
 Checked by: [Redacted]
 Project Number: [Redacted]
 Scale: [Redacted]
 Date: [Redacted]

Chris & Marlene Quirell Drawing Number **DA403**
 Revision **P7**

June 21st Shadows Comparison - Approved vs Proposed



2 - JUNE 21 9AM APPROVED VS PROPOSED
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 18/06/2024
 Project Name: 18/06/2024
 Project Address: 18/06/2024

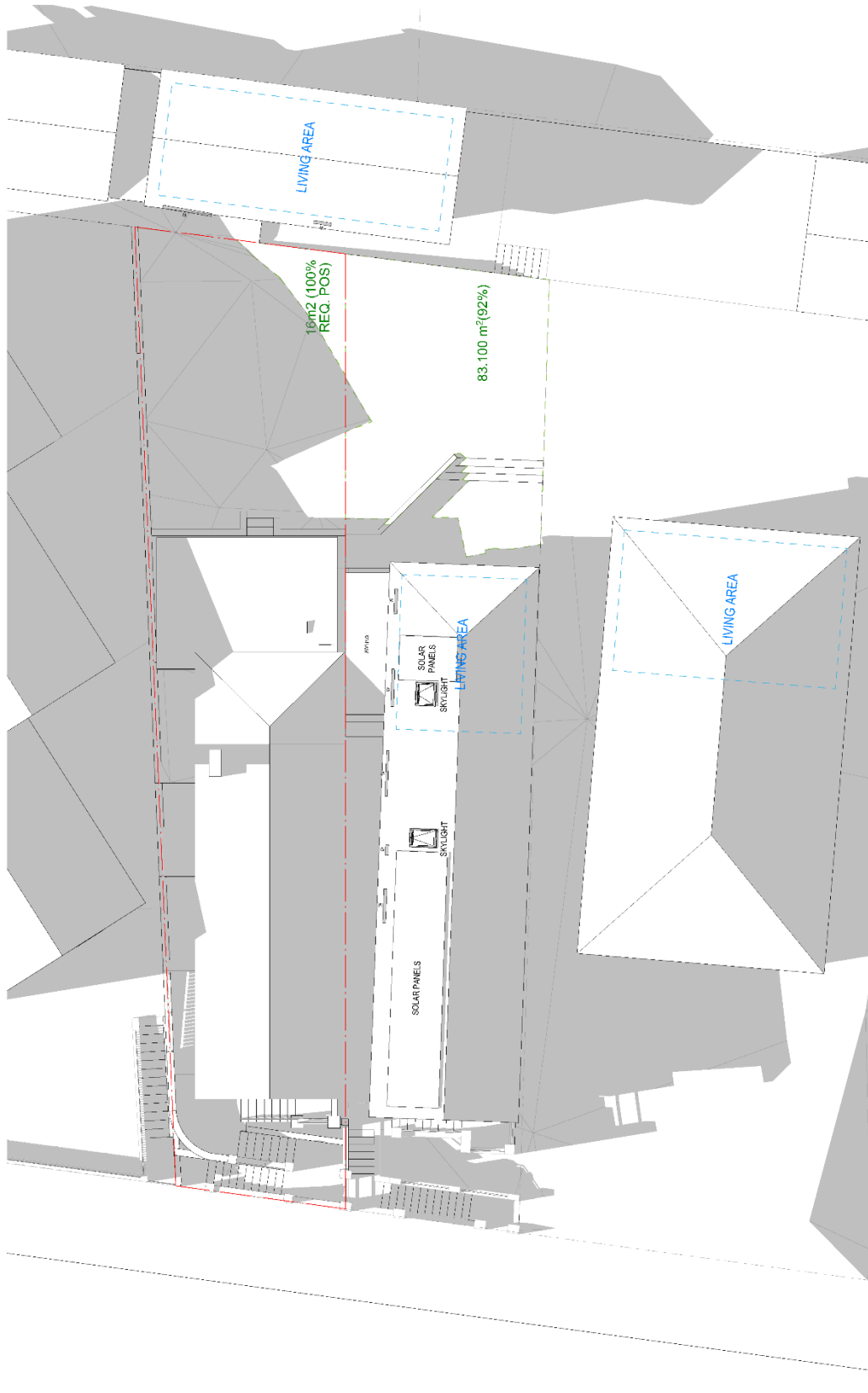
- LEGEND**
- SOLAR GAIN FROM PROPOSED S465
 - SOLAR LOSS FROM PROPOSED S465
 - PROPOSED S465 SOLAR ACCESS
 - EXISTING + PROPOSED SHADOWS

- EXTENT OF DA APPROVED SHADOWS

DKO Architecture NSW Pty Ltd
 119/121 Victoria Street
 Sydney NSW 2000
 T: +61 2 9244 4200
 www.dko.com.au
 ABN: 52 515 970 000
 Author: David Henderson
 Date: 18/06/2024

Project Name: 18/06/2024
 Project Number: 18/06/2024
 Drawing Name: 18/06/2024
 Scale: 1:100
 Date: 18/06/2024
 Client: 18/06/2024
 Project Address: 18/06/2024
 Project Number: 18/06/2024
 Drawing Name: 18/06/2024
 Scale: 1:100
 Date: 18/06/2024
 Client: 18/06/2024
 Project Address: 18/06/2024





1 JUNE 21 930AM EXISTING
Scale 1:100

DKO Architecture (NSW) Pty Ltd
14/228/05-1500
www.dko.com.au
NSW Registered Architects
Derek Henderson 6512

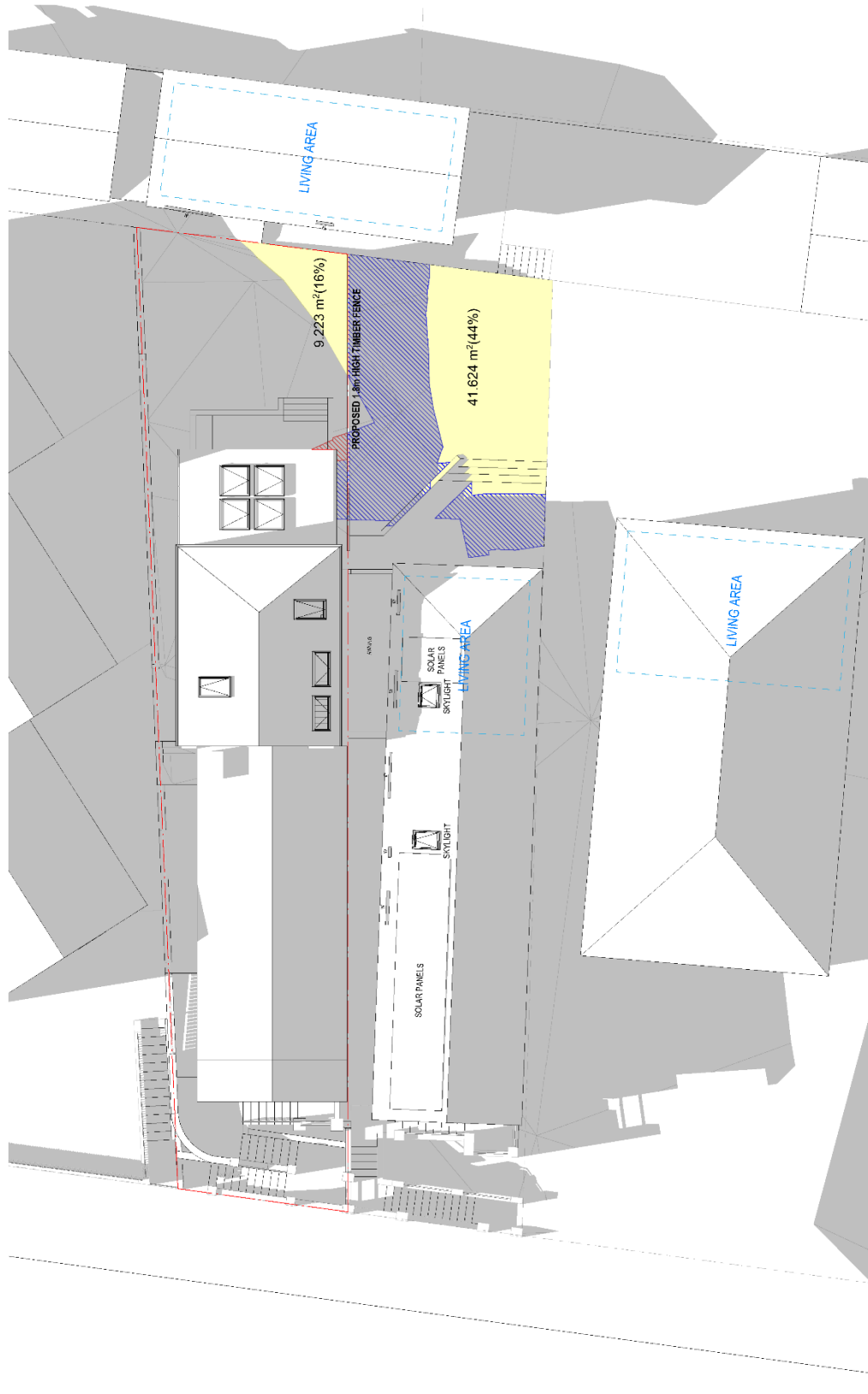
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01	20/06/2018	LB	JP	Final Version
02	20/06/2018	DS	JP	Final IFC
03	20/06/2018	PK	JP	As Issued

DKO Architecture (NSW) Pty Ltd
14/228/05-1500
www.dko.com.au
NSW Registered Architects
Derek Henderson 6512



Project Name: [Blank]
Project Address: [Blank]
Client: [Blank]

Integrative Architecture
Sydney, NSW 2011
19/6/6
Sharon - Building
Manager
May 2018
Project Number
Drawing Number
Revision
Date
Chris & Hannah Quash
DA405
P6



1 Scale 1:100
JUNE 21 930AM PROPOSED
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REV.	DATE	BY	CHKD	DESCRIPTION
01	21/06/2016	DK	JF	Final Design
02	21/06/2016	DK	JF	Final Design
03	21/06/2016	DK	JF	Final Design

LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S485 ADDITIONAL SHADOWS
- PROPOSED S485 SOLAR ACCESS

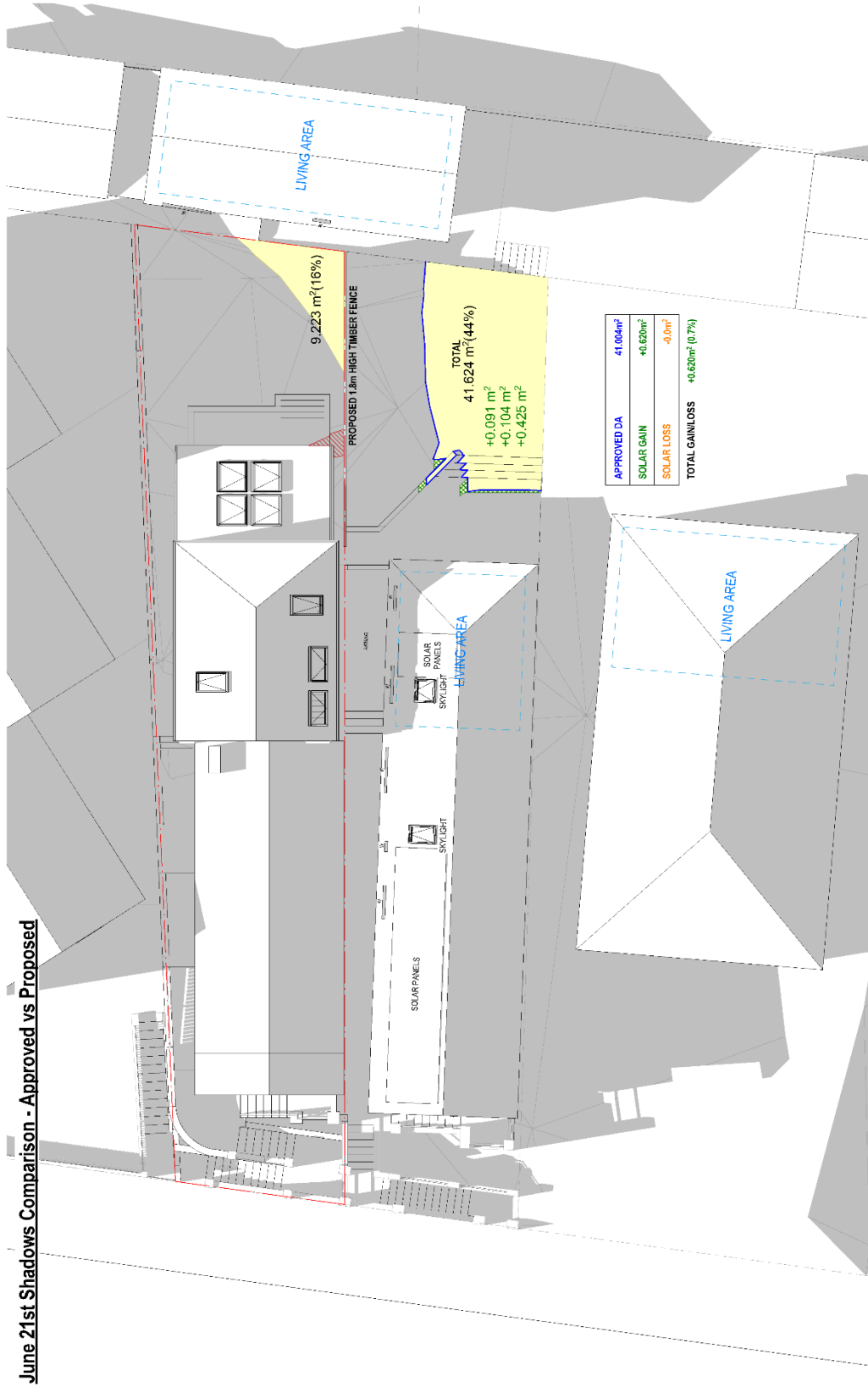
DKO Architecture (NSW) Pty Ltd
 10/100 Pacific Highway
 Sydney, NSW 2000
 T: +61 2 9246 6200
 www.dko.com.au
 NSW Registered Architects
 Kasey de Klerck 27977
 David Richardson 2648



Project Name: Project Address: Client:
 Project Number: Drawing Name: Drawing Number: DA406
 Date: Date: Revision: P6

Blairgowrie Architects
 5/51 Crown Street
 Sydney, NSW 2000
 Date: May 2016
 Drawing Number: DA406
 Revision: P6

June 21st Shadows Comparison - Approved vs Proposed



1 JUNE 21 930AM APPROVED VS PROPOSED

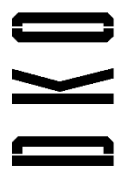
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LEGEND

- SOLAR GAIN FROM PROPOSED S445
- SOLAR LOSS FROM PROPOSED S445
- PROPOSED S445 SOLAR ACCESS
- EXISTING + PROPOSED SHADOWS

EXTENT OF DA APPROVED SHADOWS

DKO Architecture (NSW) Pty Ltd
 120 Redfern Street
 Redfern NSW 2015
 Tel: 02 9550 2016
 Fax: 02 9550 2015
 info@dko.com.au
 www.dko.com.au
 ABN: 59 926 706 099
 NSW - Registered Architects
 David Bainton 55141

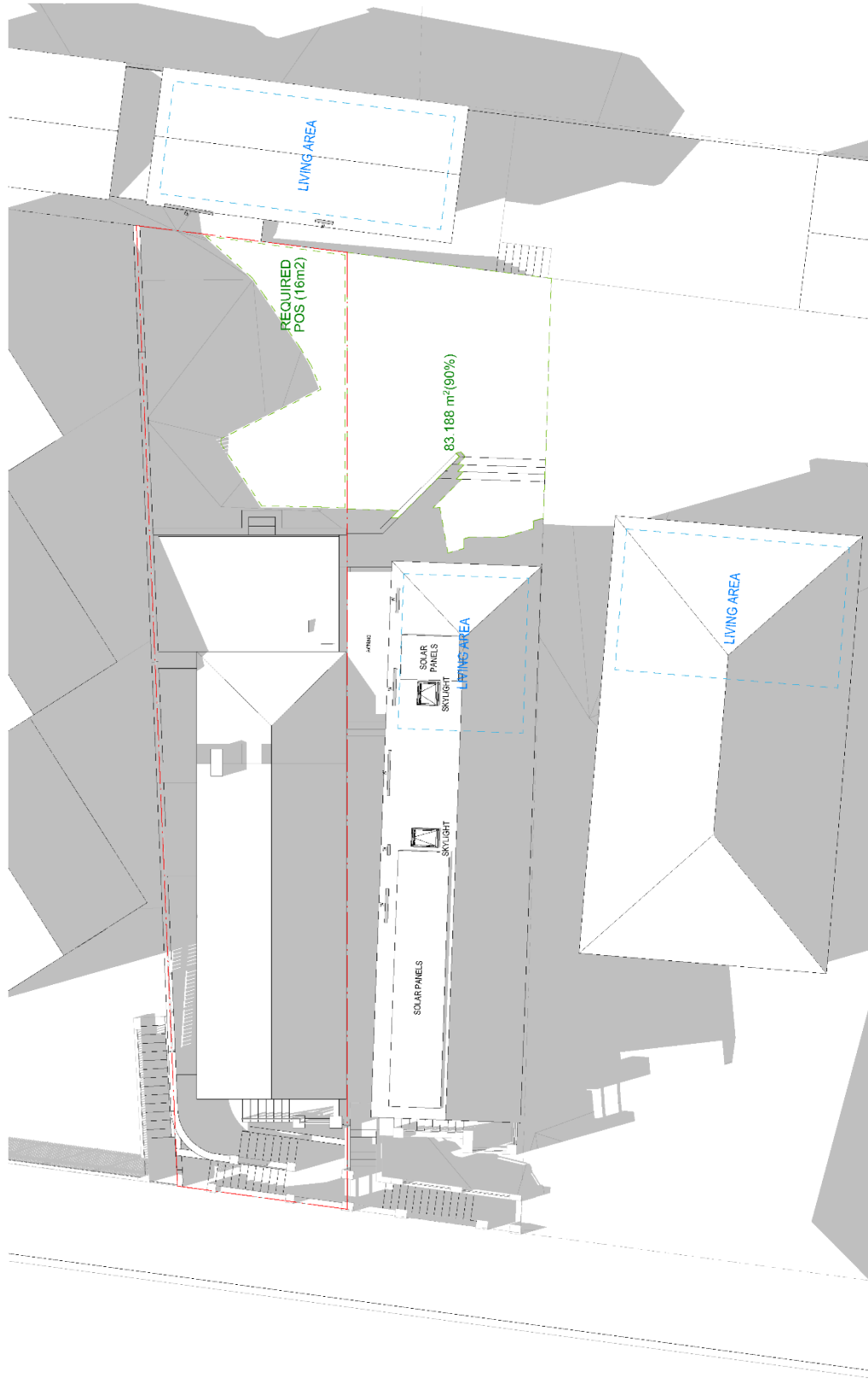


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 Client: [Blank]

Building Alterations
 95 Grove St,
 Redfern NSW 2015

Project Number: [Blank]
 Drawing Name: [Blank]
 Date: [Blank]

Chris Whitmore (onsite)
 Drawing Number: **DA407**
 Revision: **P1**



1 JUNE 21 10AM EXISTING

Scale 1:100

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 110 Redfern Street
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 T +61 2 9516 4200
 www.dko.com.au
 ABN: 54959696966
 Kevin J. Anderson 5/97
 David Hainemont 6/24

REV.	DATE	BY	CHK	DESCRIPTION
01	14/07/2014	KN	JF	PRELIMINARY
02	14/07/2014	KN	JF	REVISED 02
03	14/07/2014	KN	JF	REVISED 03

DKO Architecture (NSW) Pty Ltd
 110 Redfern Street
 Sydney NSW 1513
 T +61 2 9516 4200
 www.dko.com.au
 ABN: 54959696966
 Kevin J. Anderson 5/97
 David Hainemont 6/24

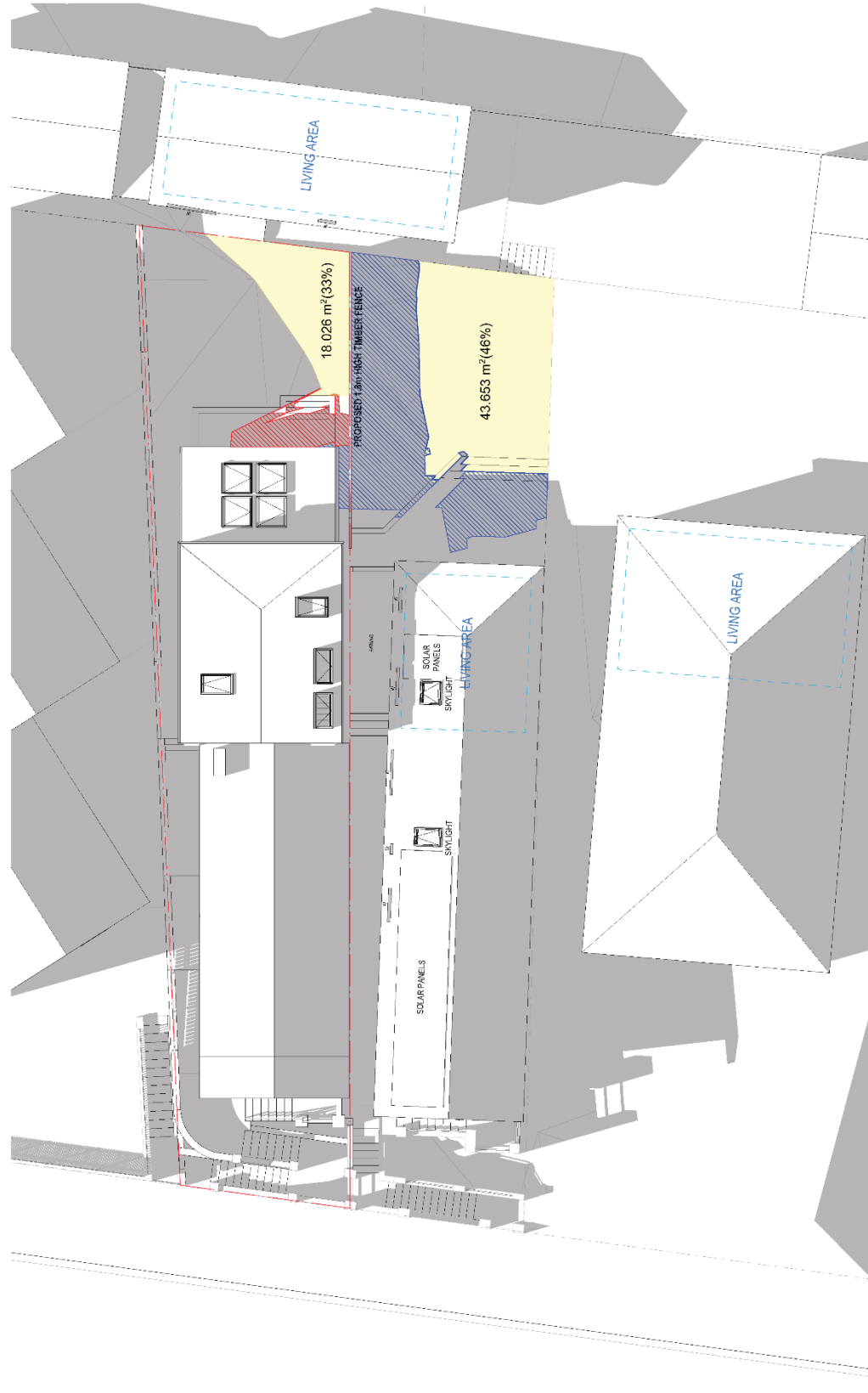


Project Name
 Project Address
 Client
 Drawing Number
 Revision

Background Alternatives
 W.J. Grace & Co.
 Building, NSW 2015
 Date
 Drawing Name
 Date
 Project Number
 100010_02
 14/07/2014

10006
 Shaheen - Existing
 15/08/14
 14/07/2014
 DA.408
 P.10

Chris & Maureen O'Connell
 Drawing Number
 DA.408
 Revision
 P.10



LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S445 ADDITIONAL SHADOWS
- PROPOSED S445 SOLAR ACCESS

2 JUNE 21 10AM PROPOSED

Rev	Date	By	CHK	Description
N1	16/05/2016	DN	JT	PRELIMINARY
N2	11/06/2016	DN	JT	REVISED
P1	20/06/2016	DN	JT	FINAL

DKO Architects (NSW) Pty Ltd
 150 Redfern Street
 Redfern NSW 2016
 Tel: 02 9550 2006
 Fax: 02 9550 2008
 info@dko.com.au
 ABN: 54 927 060 099
 NSW Registered Architects
 David Rattenstein 5514



Project Name: [Blank]
 Project Address: [Blank]
 Client: [Blank]

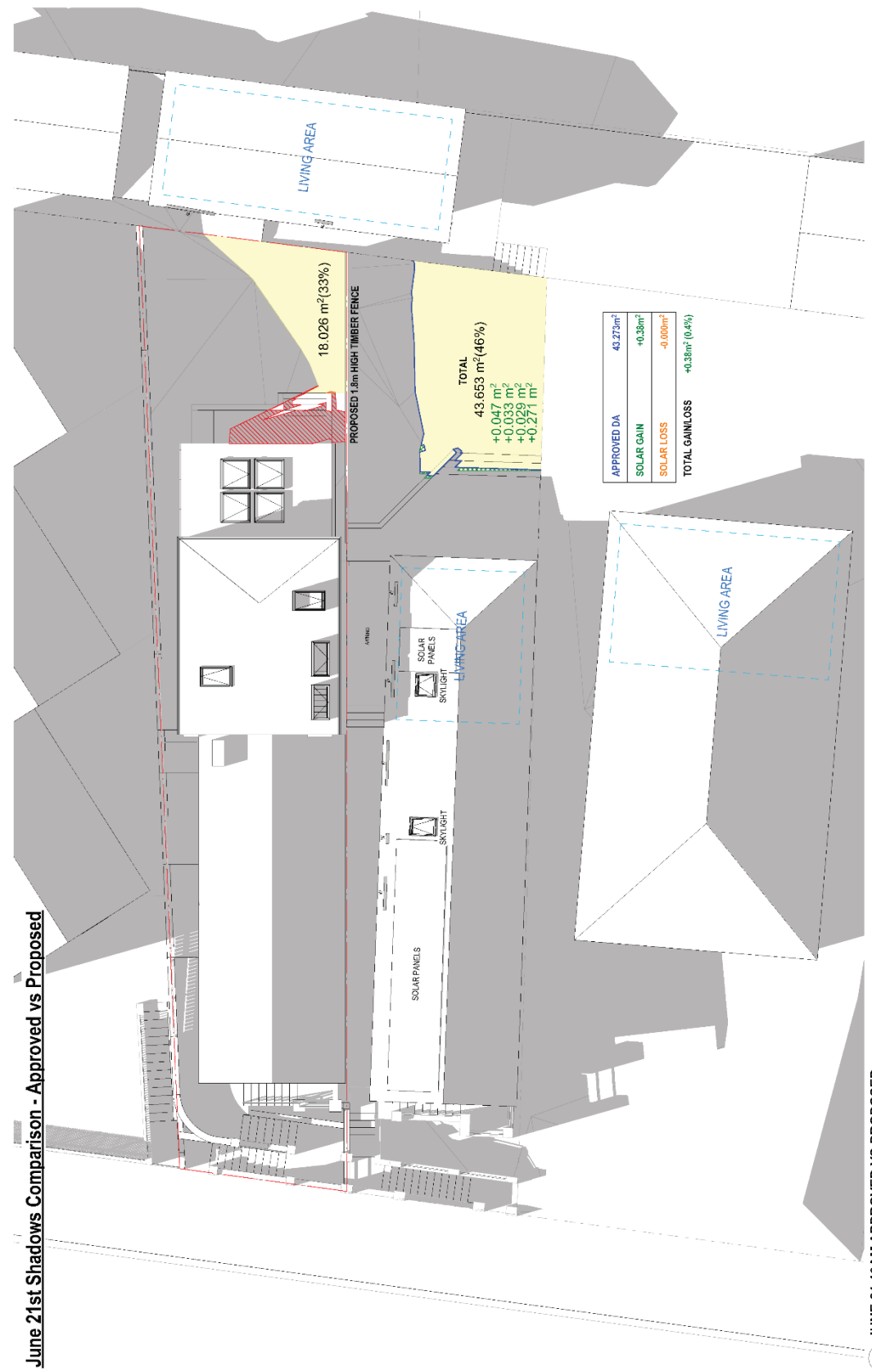
Building Alterations
 95 Grove St.
 Redfern NSW 2011

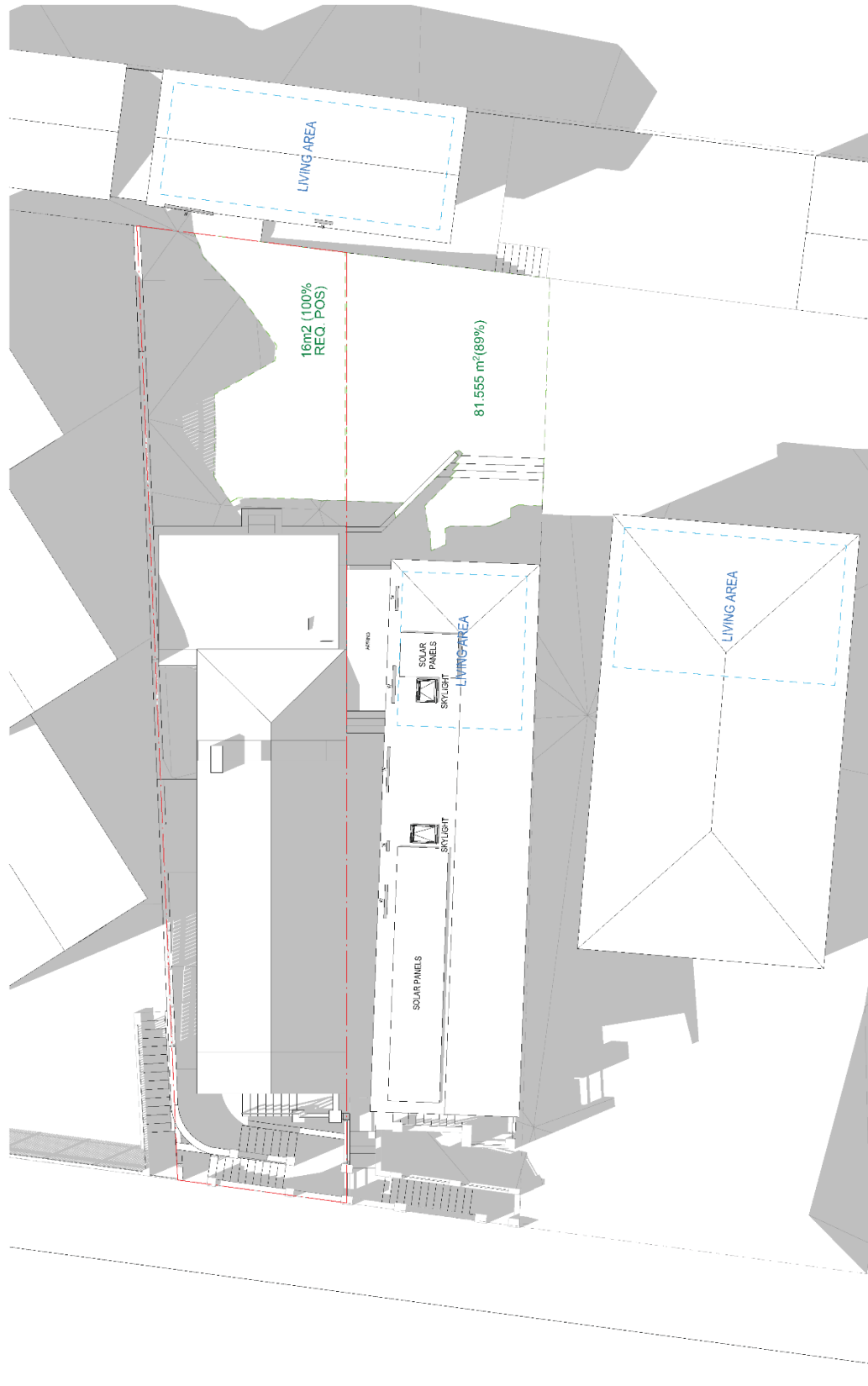
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 Scale:
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Shadows - Proposed
 1:100 @ 45°
 28/06/2016

Chris Whitmore (overall)
 Drawing Number **DA409**
 Revision **P7**

June 21st Shadows Comparison - Approved vs Proposed





1 JUNE 21 1030AM EXISTING

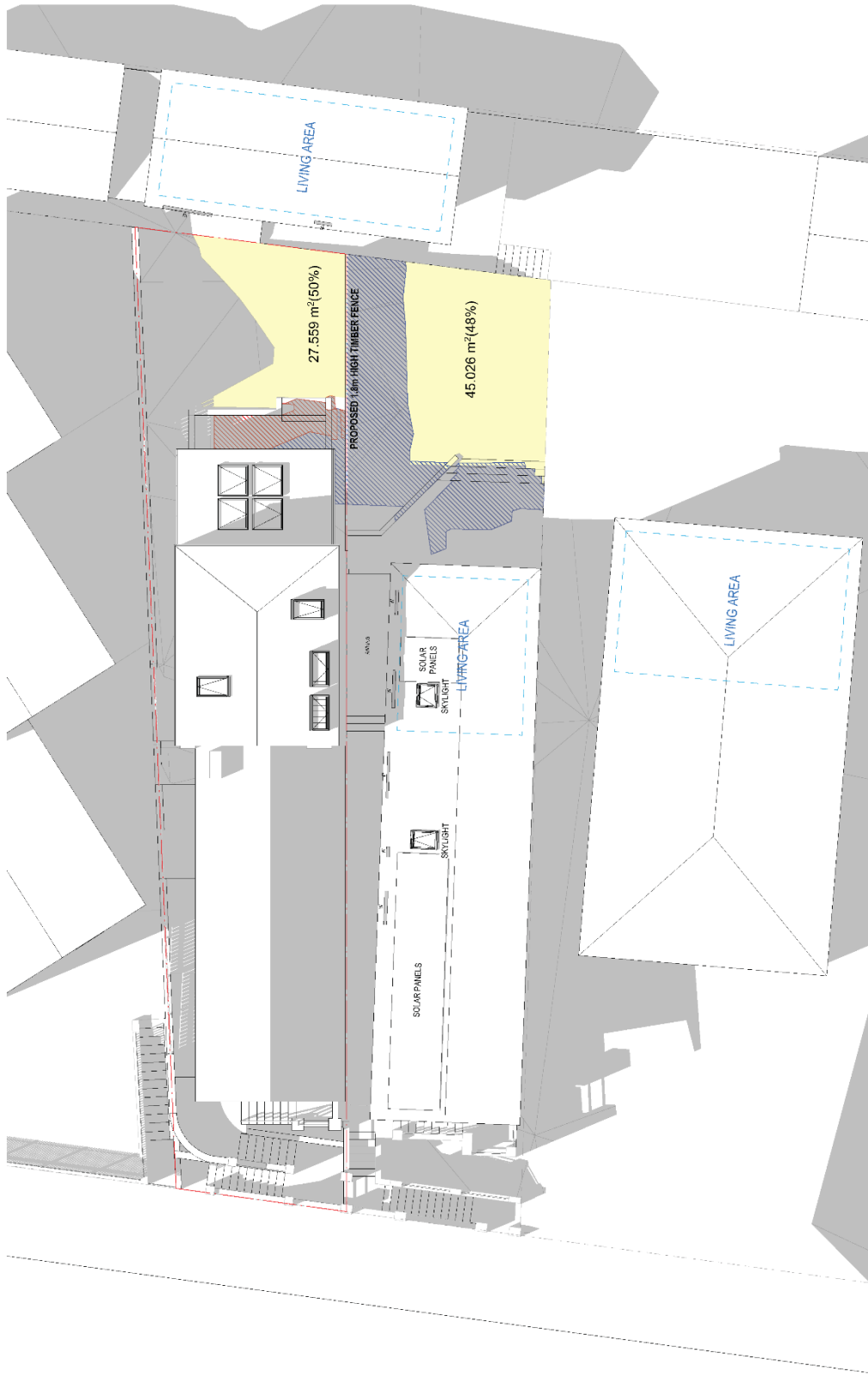
Scale 1:100
 Drawing to be used for construction purposes only.
 All dimensions are in millimeters unless otherwise stated.
 All measurements are to the centerline of walls unless otherwise stated.

Rev.	Date	By	Clad	Description
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02	12/06/2024	EN	SP	Final 405
03	12/06/2024	EN	SP	Final 405

DKO Architecture (NSW) Pty Ltd
 1/100-110/112
 Sydney NSW 2000
 Tel: 02 9550 1000
 www.dko.com.au
 NSW: 100124046
 NSW: 100124046
 David Henderson OBE



Project Name:
 Project Address:
 Project Number:
 Project Name:
 Status:
 Date:
 Designers:
 Designers (NSW 2002):
 Designers (NSW 2002):
 Date:
 Client:
 Drawing Number: **DA411**
 Revision: **P6**



2 Scale 1:100
JUNE 21 1030AM PROPOSED
This drawing is intended to be used for information purposes only. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the architect.

Rev.	Date	By	CHK	Description
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2	14/06/2024	DR	DR	Final Design
3	14/06/2024	DR	DR	Final Design

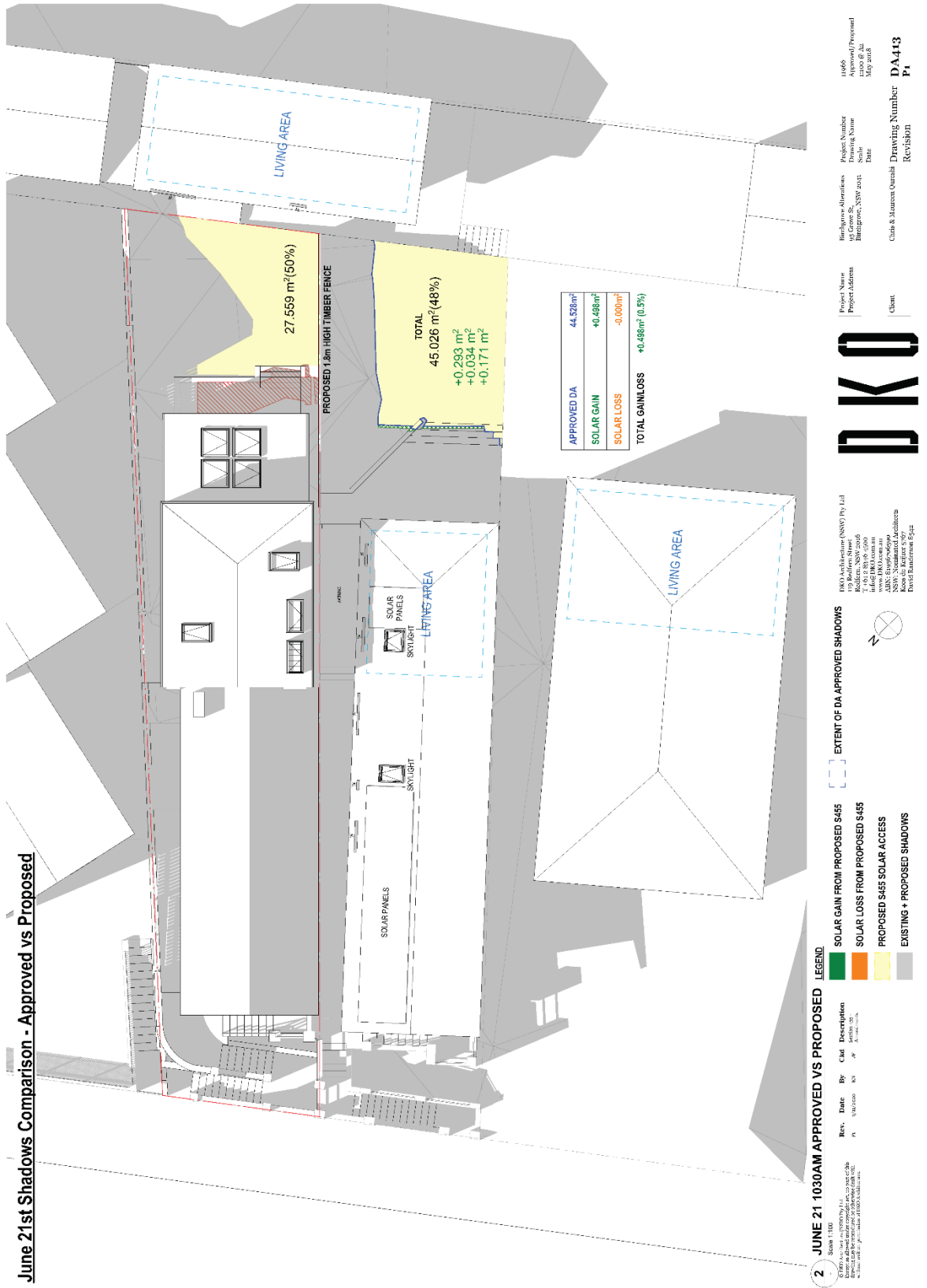
DKO

DKO Architecture (NSW) Pty Ltd
 10/100-100/100
 Eastern NSW 2046
 Australia
 www.dko.com.au
 NSW 1/100/100
 NSW 1/100/100
 NSW 1/100/100
 NSW 1/100/100

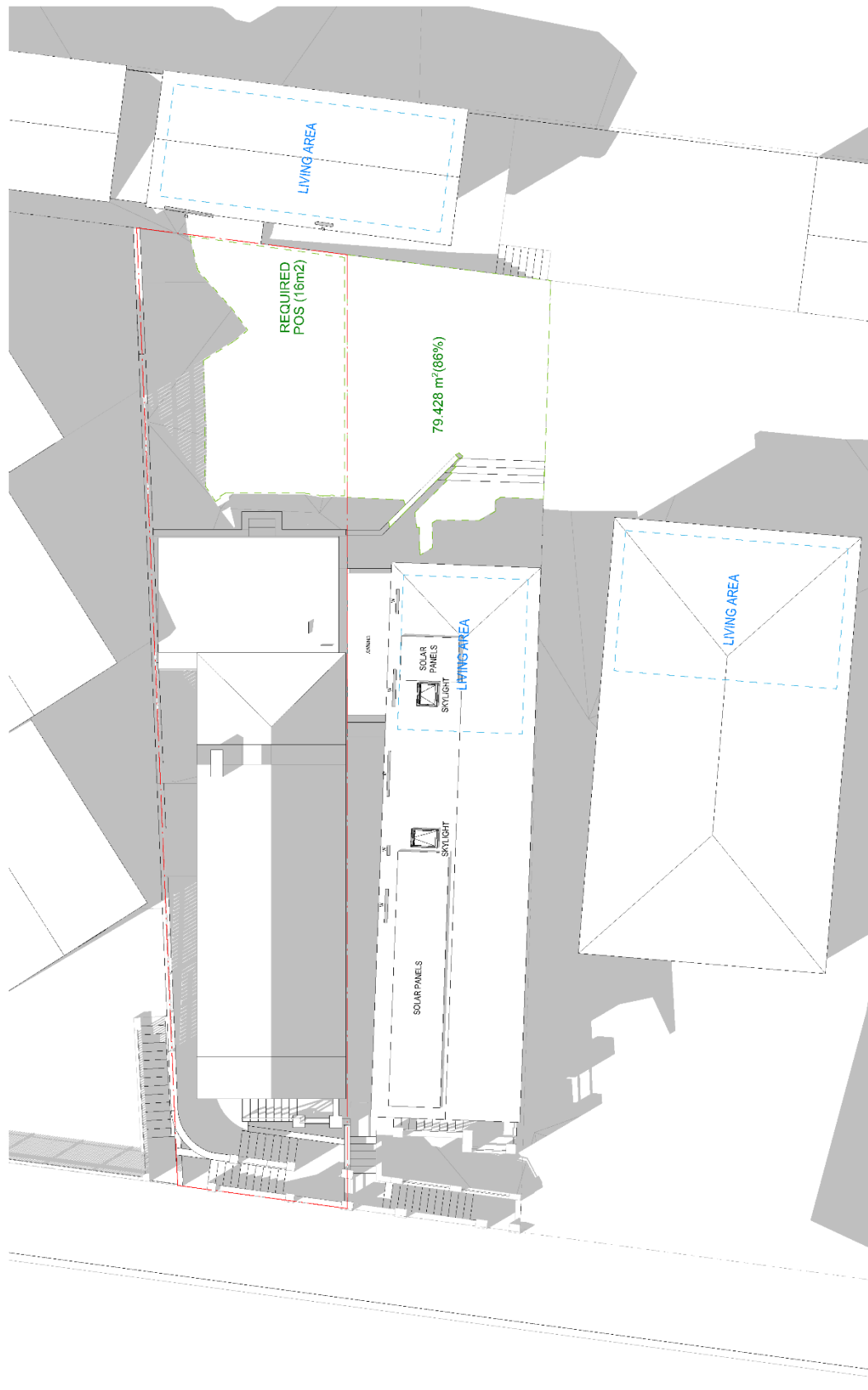
LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S445 ADDITIONAL SHADOWS
- PROPOSED S445 SOLAR ACCESS

Project Name: Project Address: Client:
Project Number: Project Scale: Drawing Number: **DA.412**
Date: Date: Revision: **P6**



June 21st Shadows Comparison - Approved vs Proposed



1 JUNE 21 11AM EXISTING

DKO Architecture (NSW) Pty Ltd
 110 Belford Street
 North Sydney NSW 1585
 Tel: 61 2 9439 5200
 Email: info@dko.com.au
 ABN: 84 659 966 000
 NSW Registered Architects
 David Karandjov & Jia

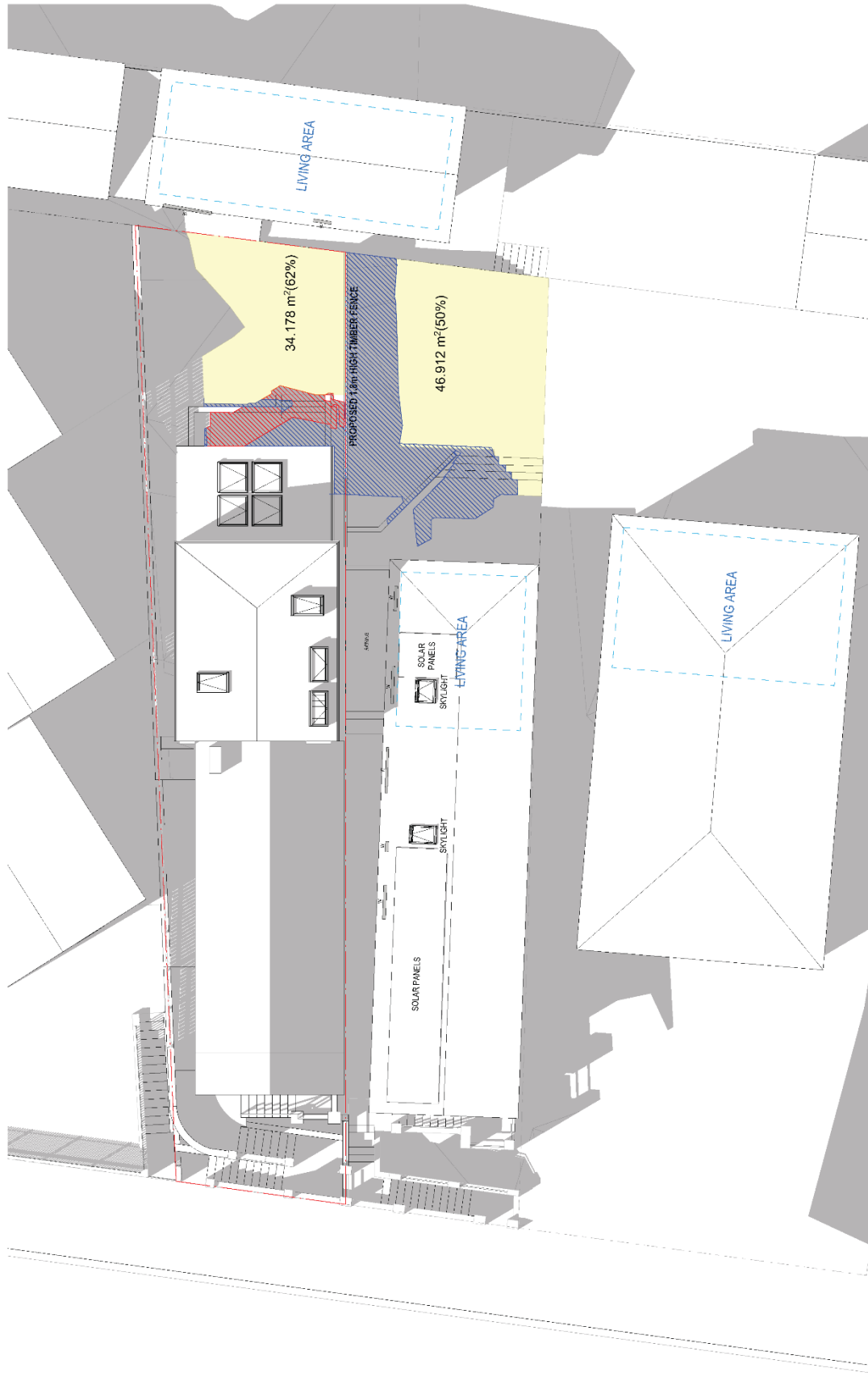
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01	16/04/2024	DS	JF	REVISED TO REFLECT
02	02/06/2024	DS	JF	REVISIONS
03	23/06/2024	DS	JF	REVISIONS

DKO
 DKO Architecture (NSW) Pty Ltd
 110 Belford Street
 North Sydney NSW 1585
 Tel: 61 2 9439 5200
 Email: info@dko.com.au
 ABN: 84 659 966 000
 NSW Registered Architects
 David Karandjov & Jia

DKO

Project Name: 45 Grove St, North Sydney, NSW 1585
 Project Address: 45 Grove St, North Sydney, NSW 1585
 Client: Clab & Marston (onsite)
 Drawing Number: DA414
 Revision: P10

10/06/24
 Shilpa - Fekling
 1100 @ Ad
 16/07/2024



2 JUNE 21 11AM PROPOSED
Scale 1:100

Rev.	Date	By	Cmd	Description
75	16/06/2018	DS	JF	Final Design
76	17/06/2018	DS	JF	Site Plan 105
77	21/06/2018	DS	JF	Approved 105

- LEGEND**
- EXISTING SHADOWS
 - APPROVED DIA SHADOWS
 - PROPOSED S455 ADDITIONAL SHADOWS
 - PROPOSED S455 SOLAR ACCESS

DKO Architecture (NSW) Pty Ltd
 11/11a Epping Road
 Epping NSW 2106
 T: 61 61 8394 4344
 www.dko.com.au
 NSW Site Registration No: 150184618
 Konec de Brijter 27677
 David Landermeier 6634



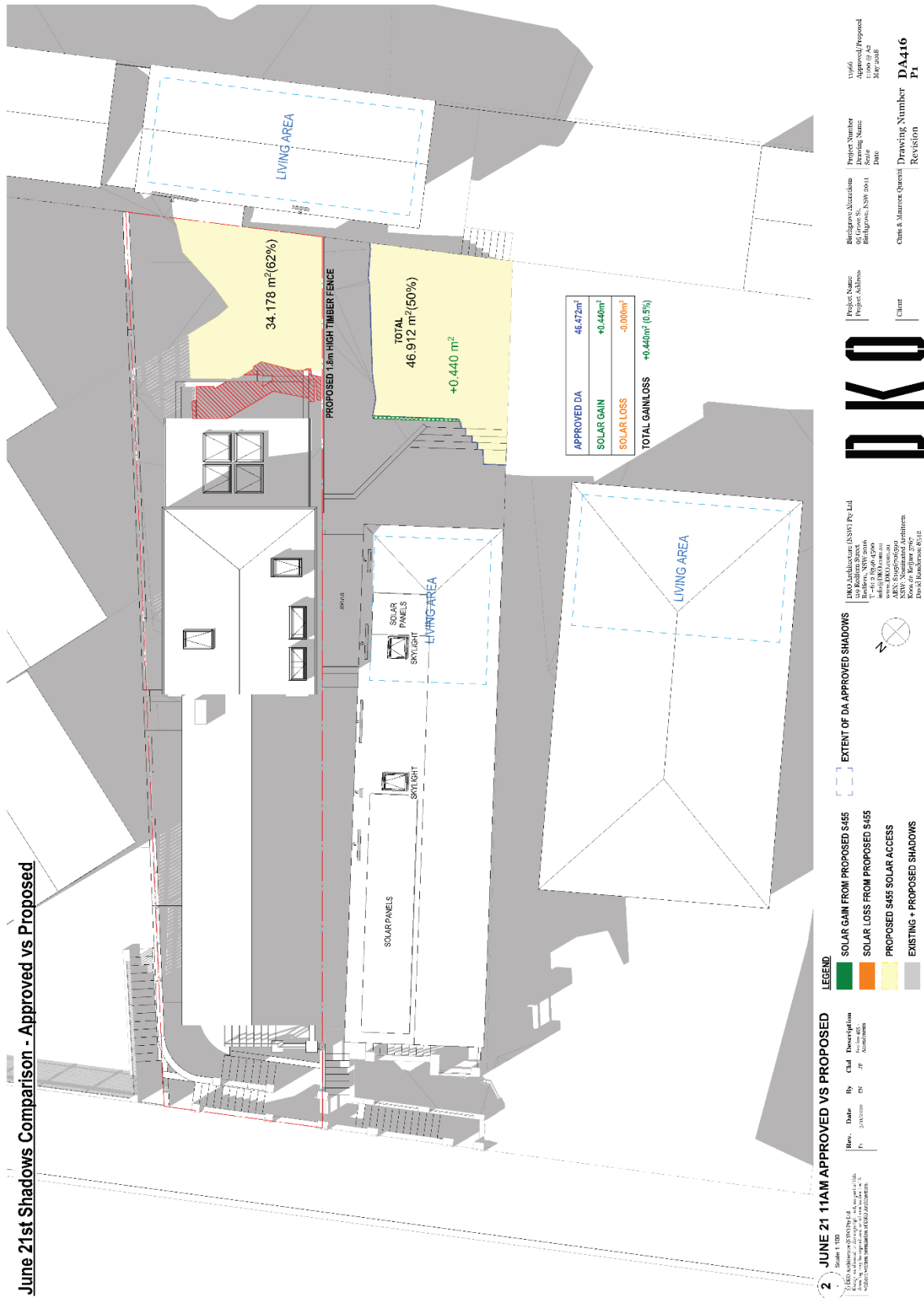
Client
 Project Name:
 Project Address:
 Barberrow/Attorneys
 Barberrow, NSW 2041

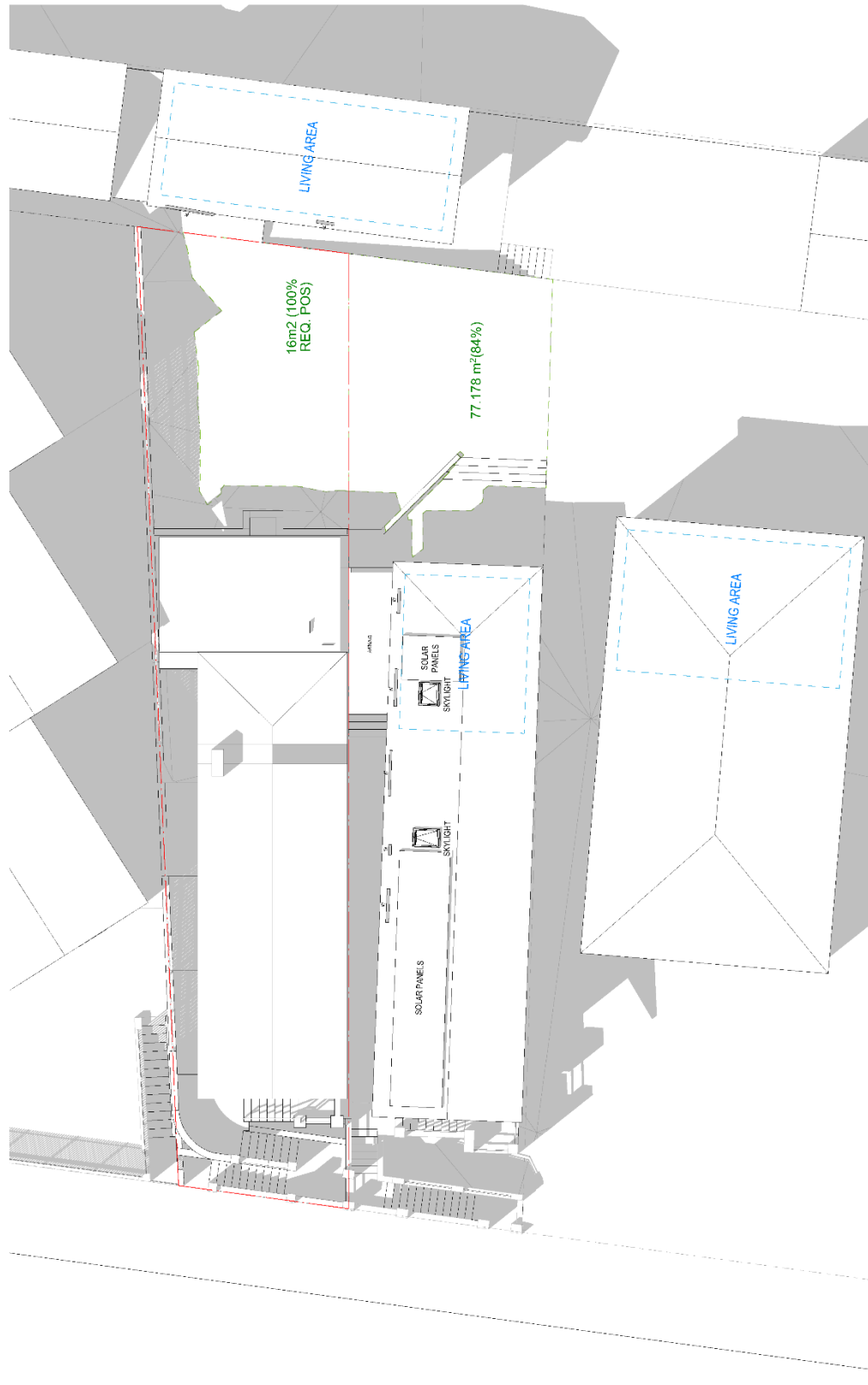
Project Number
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 Date:

Drawing Number
 Revision

11066
 Shadows - Proposed
 May 2018

DA415
 P7





1 **JUNE 21 1130AM EXISTING**
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 This drawing is a site plan showing the existing layout of the property. It is intended for informational purposes only and does not constitute an offer of any financial product or service. It is subject to change without notice.

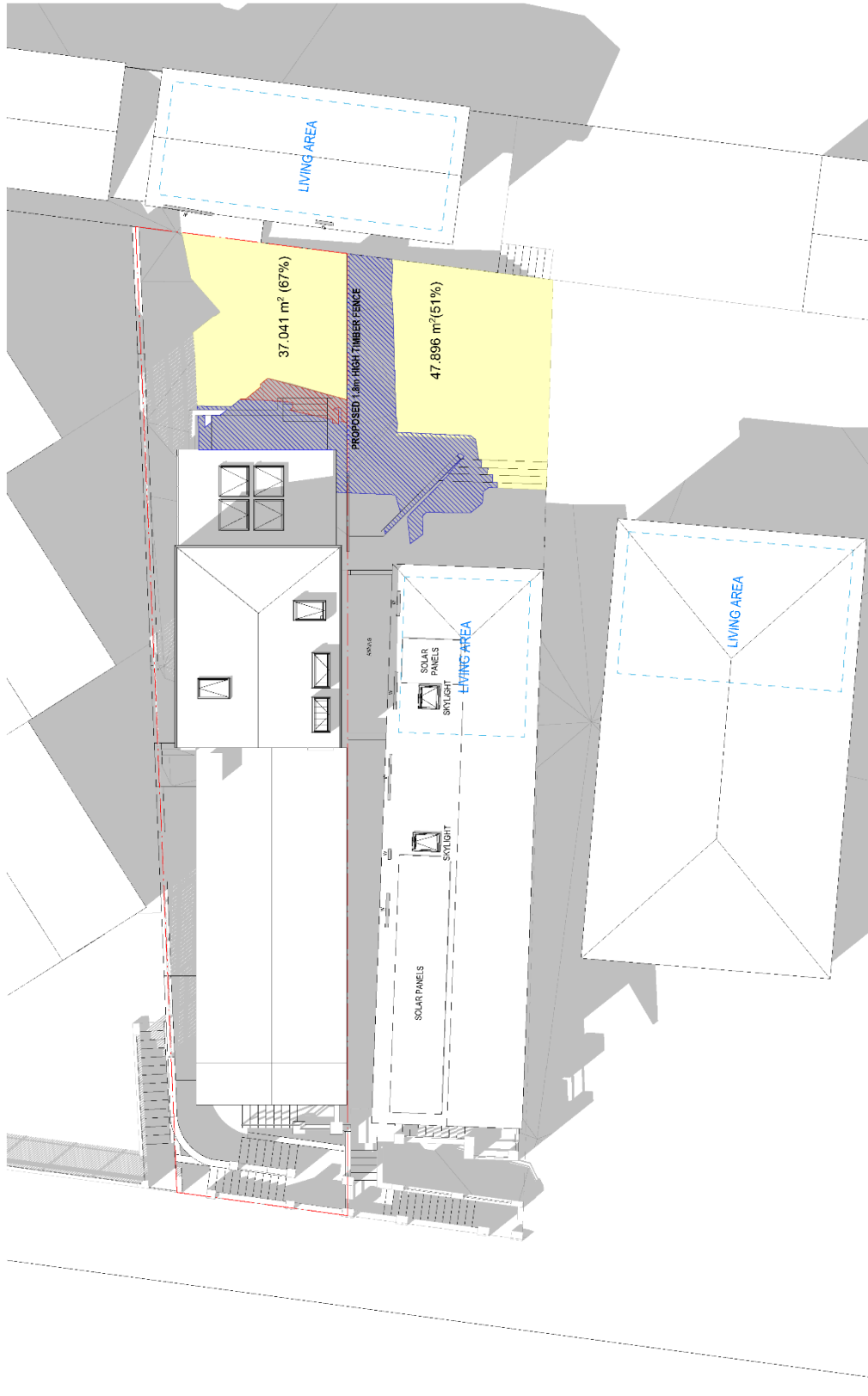
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02	20/06/2024	DA	Revised Design
03	20/06/2024	DA	Final Design

DKO
 DKO Architecture (NSW) Pty Ltd
 10/100-102/100-102/100-102
 Redfern, NSW 2006
 Tel: 02 9550 1000
 www.dko.com.au
 NSW Registered Architects
 No. 123456789

DKO
 Client: Chris & Miriam Quirke
 Project Name: [Redacted]
 Project Address: [Redacted]
 Project Number: [Redacted]
 Project Start Date: [Redacted]
 Project End Date: [Redacted]

11/06/2024
 12:00 PM
 May 2024

DA417
 P6
 Revision

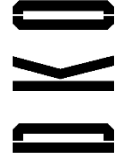


11996
Shadows Proposal
Date: 21 Jun 2018
May 2018

Project Number
Drawing Name
Drawing Date

Bluestone Abstractions
56 Coopers Rd,
Balgownie, NSW 2041

Client
Chris & Maureen Gerrard
Drawing Number
Revision
DA418
P6



DKO Architecture (NSW) Pty Ltd
100/101 Pacific Highway
Sydney, NSW 2005
T: +61 2 9246 2005
www.dko.com.au
NSW Registered Architects
Kore de Klerck 2707
David Richardson 264

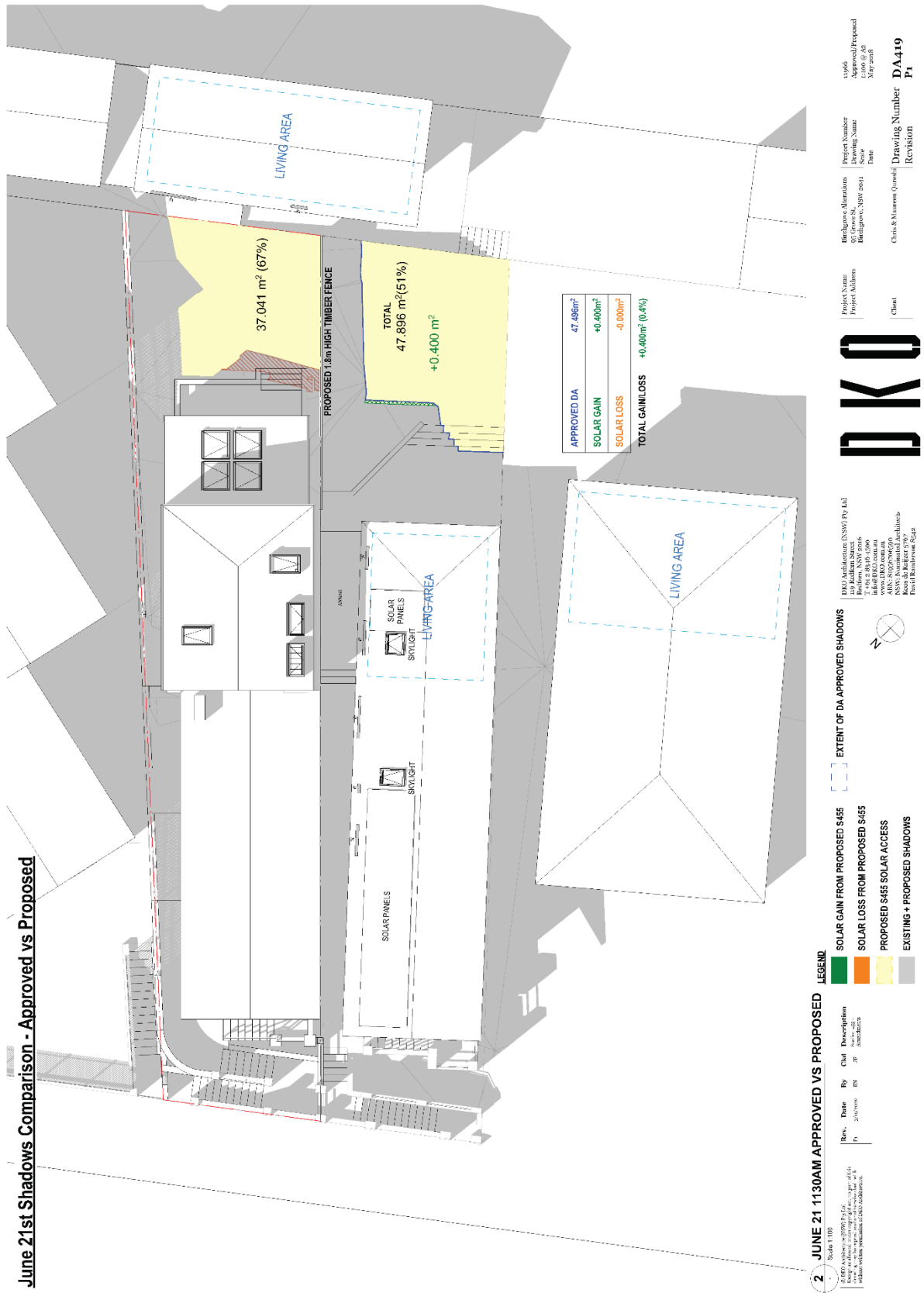
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- EXISTING SHADOWS
 - APPROVED DA SHADOWS
 - PROPOSED S465 ADDITIONAL SHADOWS
 - PROPOSED S465 SOLAR ACCESS

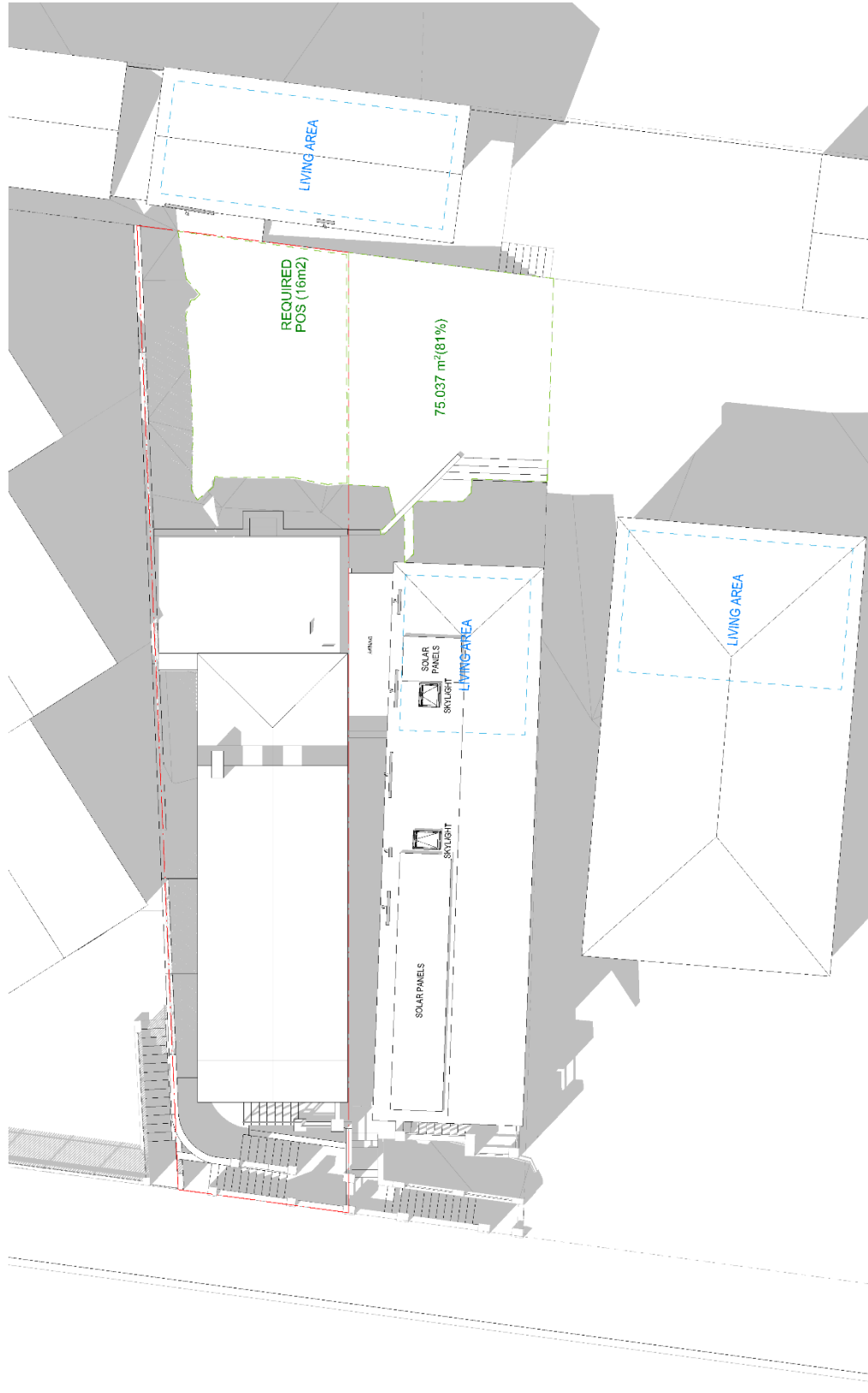
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2 JUNE 21 1130AM PROPOSED

REV.	DATE	BY	CHKD	DESCRIPTION
01	21/06/2018	TK	JF	Pre-DA 10/18/18
02	21/06/2018	TK	JF	Rev. 005
03	21/06/2018	TK	JF	Rev. 005

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1 **JUNE 21 12PM EXISTING**

Scale 1:100

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Rev.	Date	By	Clk	Description
01	12/09/2018	EN	JF	Pre-PA Update
02	12/09/2018	EN	JF	Revised 02
03	23/10/2018	EN	JF	Approved 03

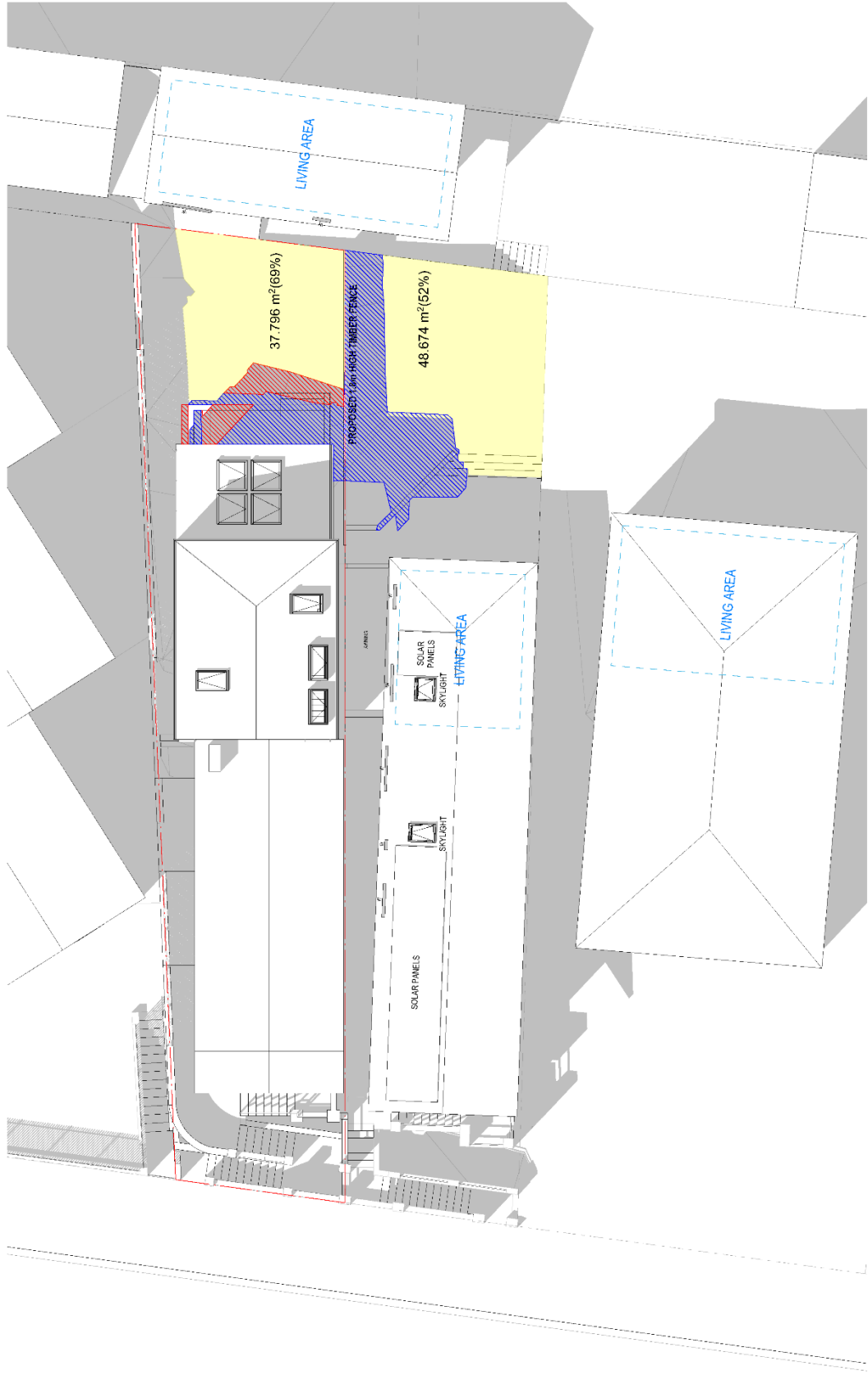
DKO Architecture (ASVO) Pty Ltd
 150/151-151/153
 T: 61 2 9316 6906
 F: 61 2 9316 6907
 www.dko.com.au
 ABN: 82999999999
 Koori & Koori 5/97
 David Richardson OCM



Project Name: Project Address: Client: Chris & Maureen Oprea

Revised: 23/10/2018
 Drawing Name: 55 Grove St, NSW 2041
 Date: May 2018
 Drawing Number: DA420
 Revision: P10

15/06/2018
 Shalony Ishling
 Project Manager



2 JUNE 21 12PM PROPOSED

Scale: 1:100

Date	By	Client	Description
15/06/2018	GR	DA	Final DA Submission
07/06/2018	GR	DA	Final DA Submission
21/05/2018	GR	DA	Final DA Submission
15/05/2018	GR	DA	Final DA Submission

LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S455 ADDITIONAL SHADOWS
- PROPOSED S455 SOLAR ACCESS

DKO

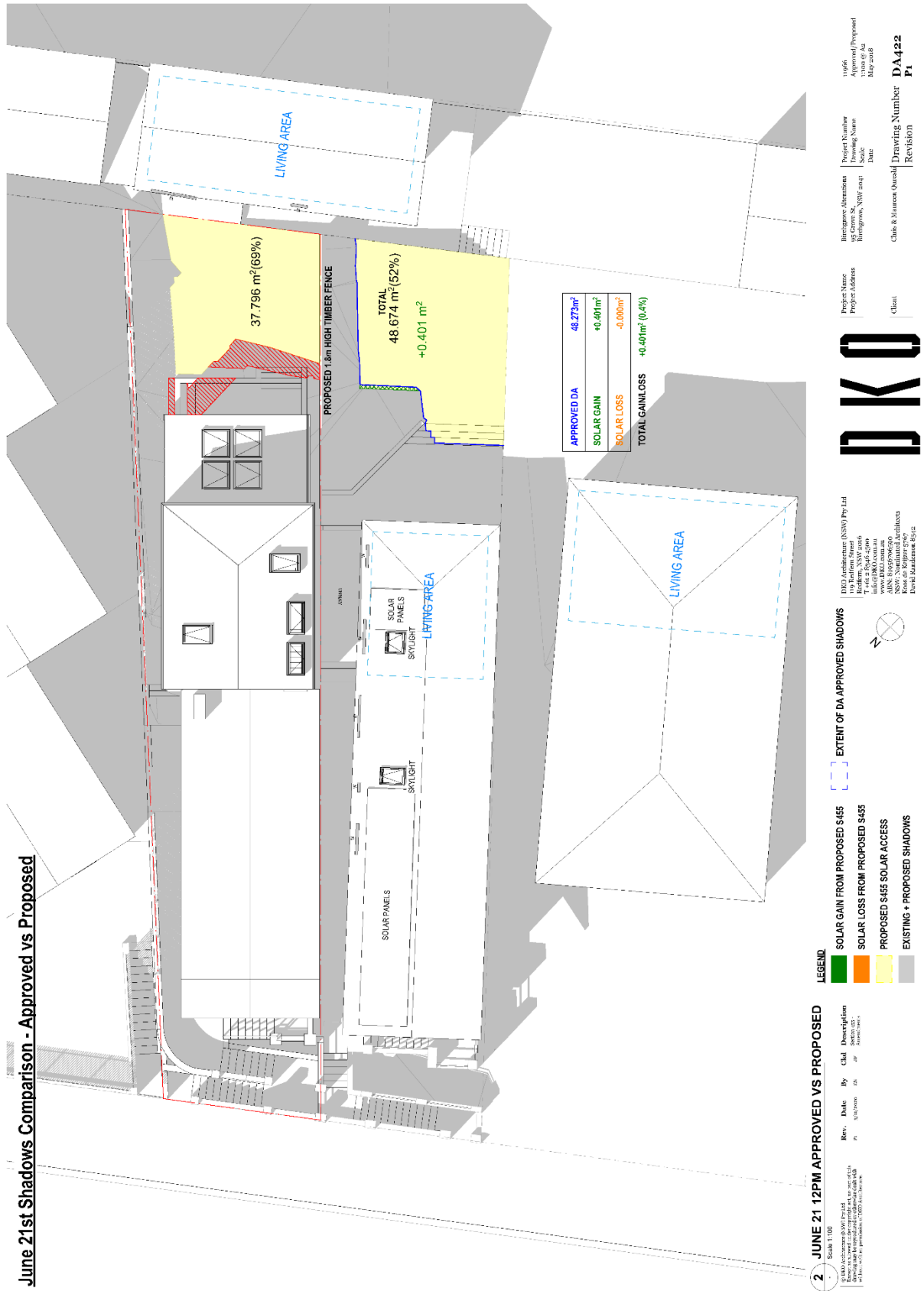
DKO Architecture (NSW) Pty Ltd
 110 Ketchum Street
 Jacksons NSW 2026
 Phone: 02 9550 2211
 Email: info@dko.com.au
 NSW: 270069629
 AWA: 270069629
 Level 4 Randwick NSW 1512

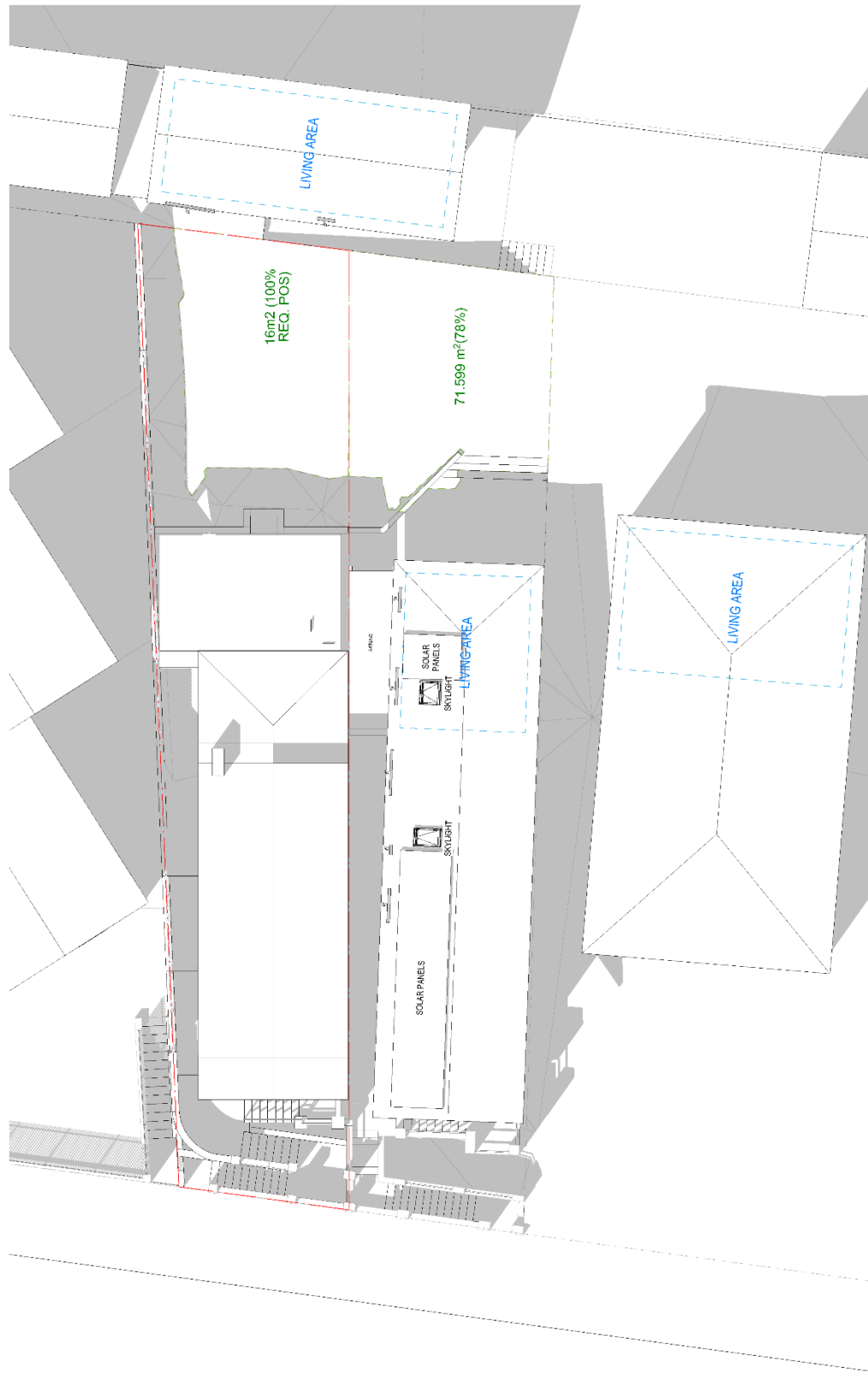
Client: Clark & Maureen Oursell
 Drawing Number: DA421
 Revision: P7

Architects: Clark & Maureen Oursell
 95 Grove St,
 Berrigrove NSW 2044

Project Name: [Redacted]
 Project Address: [Redacted]

Project Number: 15166
 Diagram Name: 11100 DA
 Scale: 1:100
 Date: 21/05/2018





1 JUNE 21 1230PM EXISTING

Scale 1:100

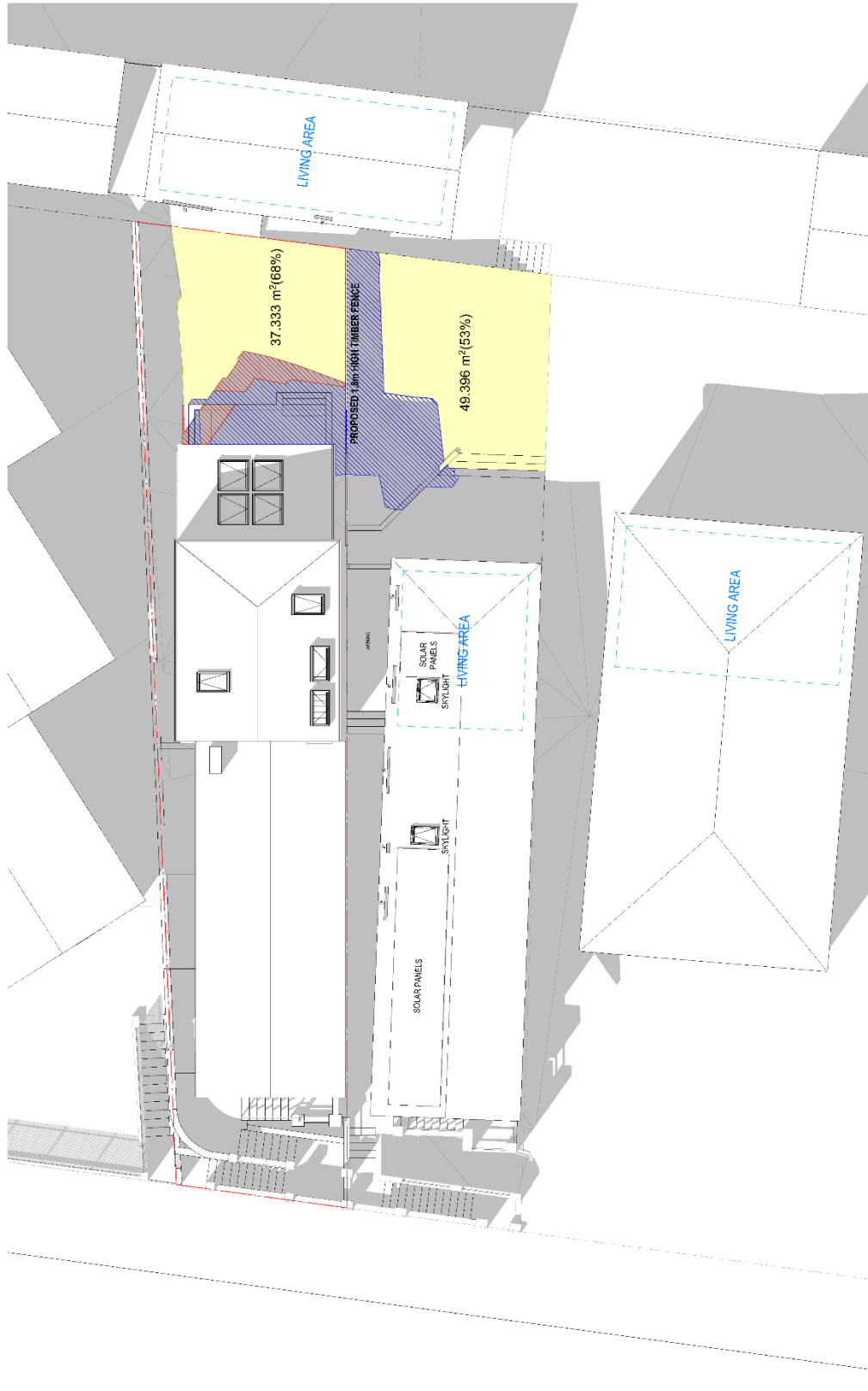
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Rev.	Date	By	Clk	Description
1	12/09/2018	EN	JF	Final 02
2	12/09/2018	EN	JF	Final 02
3	12/09/2018	EN	JF	Final 02

DKO Architecture (ASVO) Pty Ltd
 150/151 Pacific Highway
 St Leonards NSW 1590
 T: 61 2 9316 6006
 F: 61 2 9316 6007
 www.dko.com.au
 ABN: 81999999999
 Koori & Koori 5/07
 David Richardson CMA



Project Name: Project Address: Client: Chris & Maureen O'Connell
 Project Number: 25 Green St, NSW 2041
 Drawing Name: Date: Drawing Number: DA433
 Revision: P6



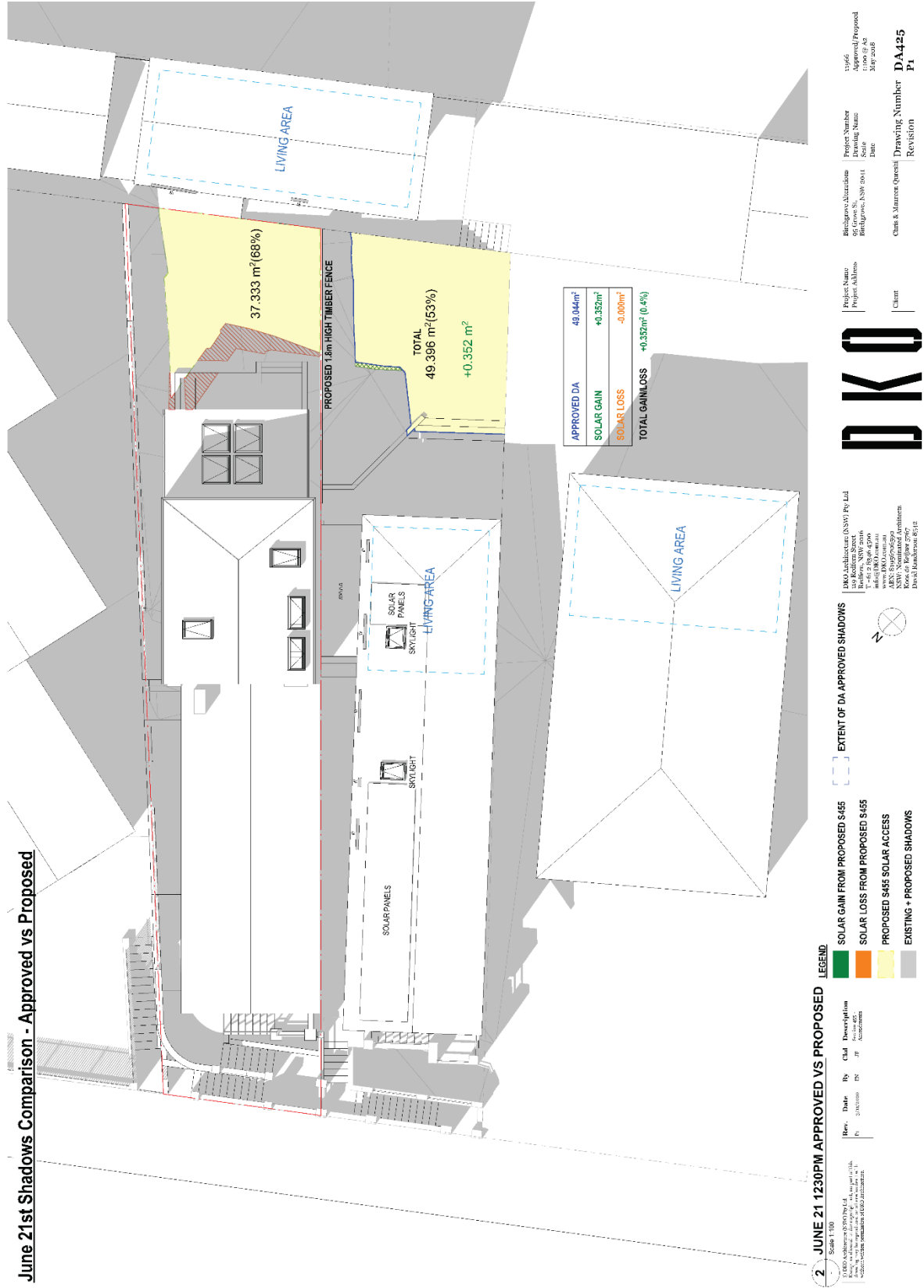
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 If you are a client or contractor, please refer to the relevant documents for more information.

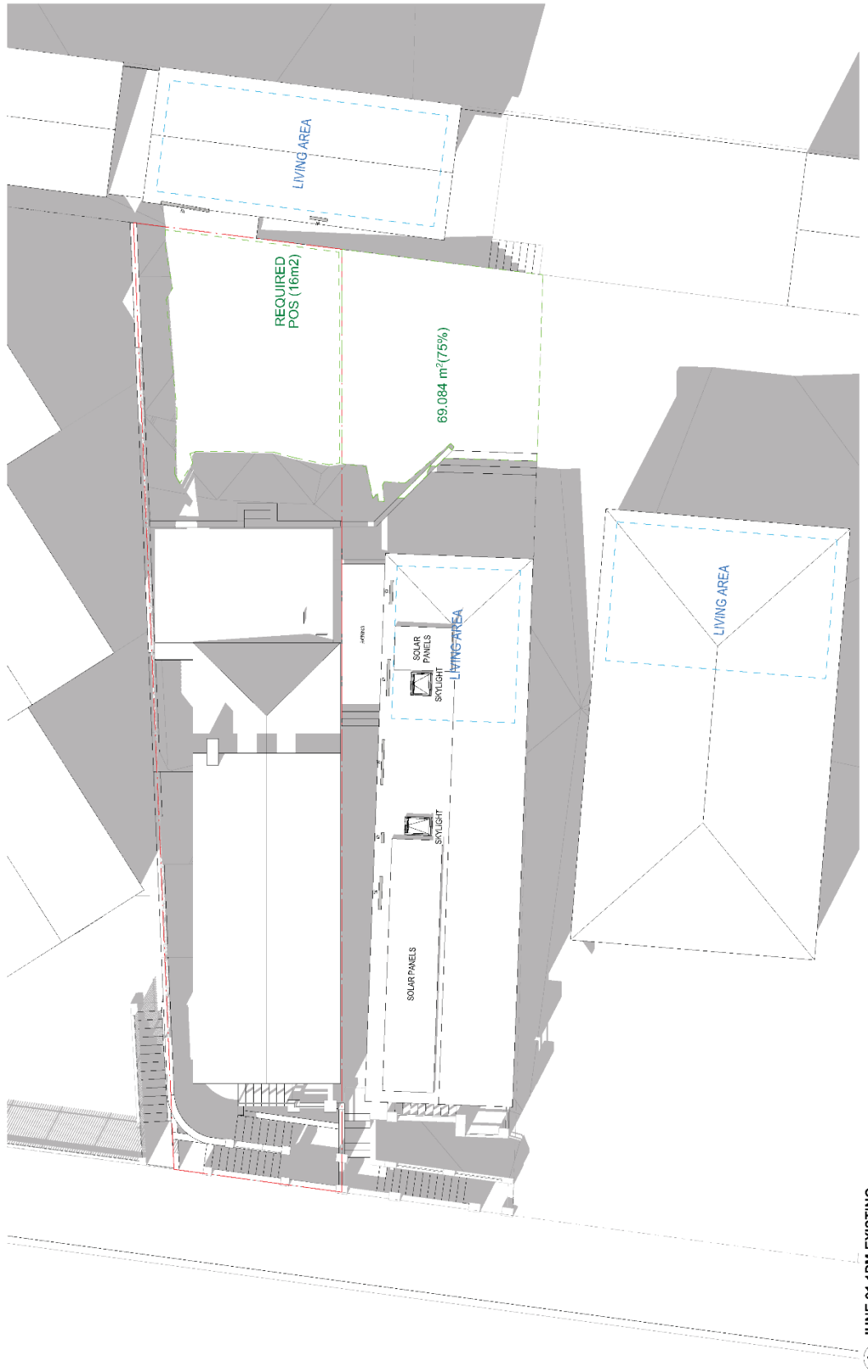
LEGEND
 EXISTING SHADOWS
 APPROVED DA SHADOWS
 PROPOSED S455 ADDITIONAL SHADOWS
 PROPOSED S455 SOLAR ACCESS

DKO Architecture (NSW) Pty. Ltd.
 Builders, NSW 2016
 14/150 Pitt Street
 Sydney NSW 2000
 www.dko.com.au
 NSW Registered Architects
 No. 123456789
 No. 123456789

DKO

Project Name	Project Address	Building Approvals	Project Number	Prepared By	Date
		Building Approvals	11000-001	11000-001	11/05/2018
Client	Chris & Marlene O'Neill	Drawing Number	DA424	Revision	P6





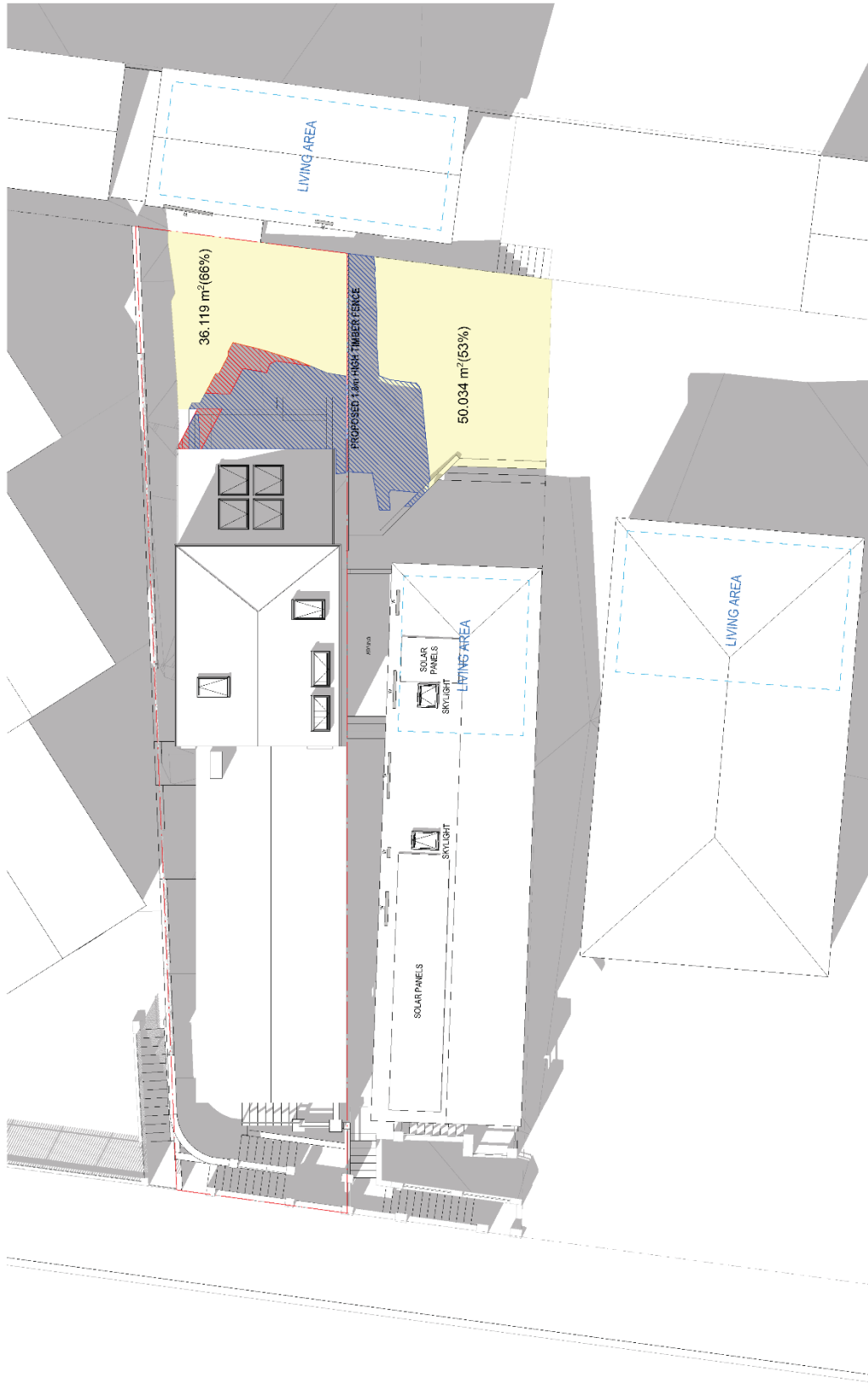
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2	16/06/2016	JA	JA	Final 2D Plan
3	16/06/2016	JA	JA	Final 2D Plan
4	16/06/2016	JA	JA	Final 2D Plan
5	16/06/2016	JA	JA	Final 2D Plan
6	16/06/2016	JA	JA	Final 2D Plan

DKO Architecture (NSW) Pty Ltd
 1/16 South Street
 North Sydney NSW 1585
 www.dko.com.au
 NSW Registered Architects
 Kaitiaki (1997)
 David Richardson (1984)



Project Name: [Blank]
 Project Address: [Blank]
 Client: [Blank]
 Heritage Alternatives: Heritage NSW 2016
 Heritage NSW 2016
 Project Number: [Blank]
 Drawing Number: DA426
 Revision: P10
 Date: May 2018
 Designer: Chris & Maureen Quinlan



2 JUNE 21 1PM PROPOSED
Scale: 1:100

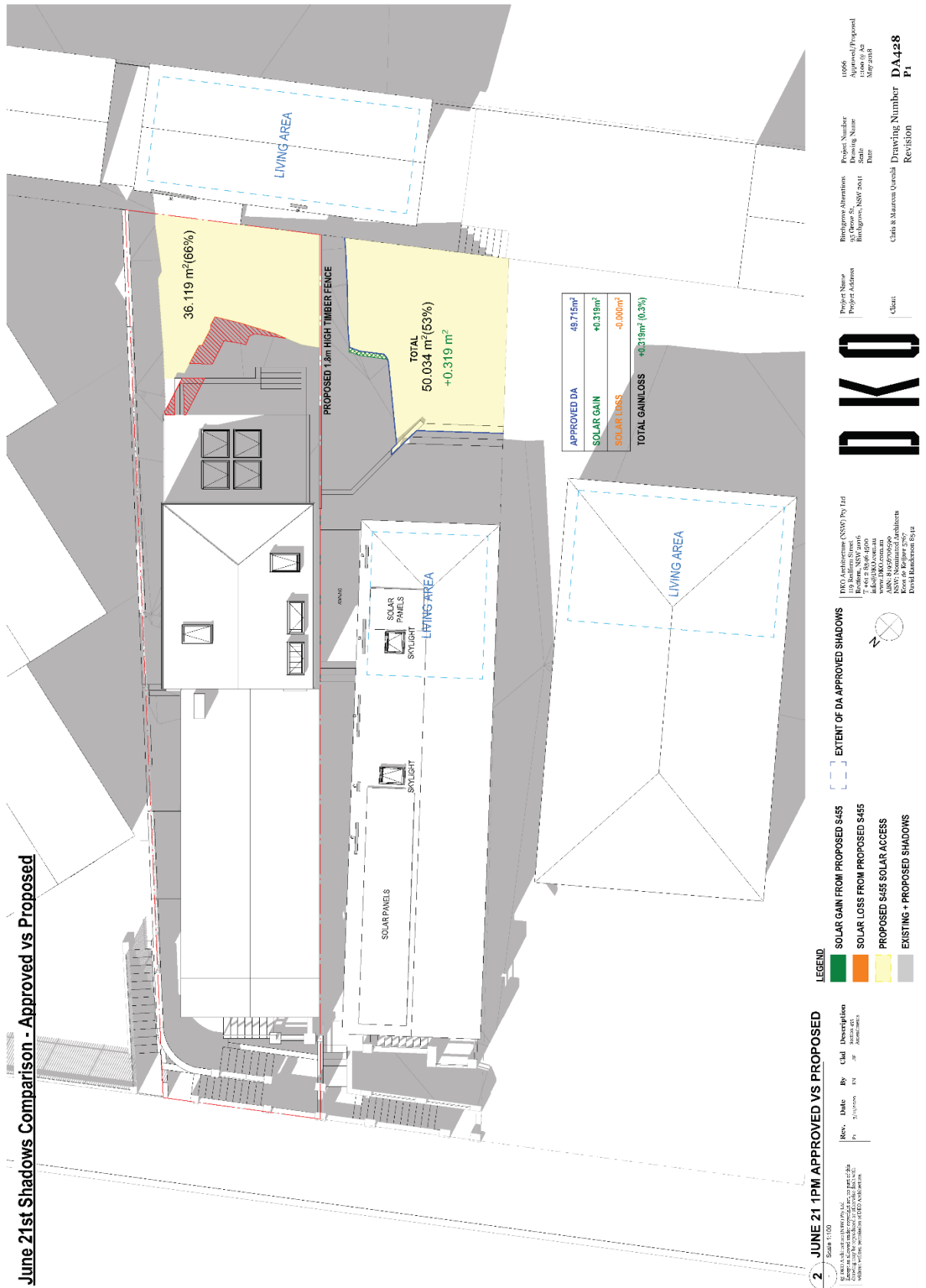
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- LEGEND**
- EXISTING SHADOWS
 - APPROVED DA SHADOWS
 - PROPOSED S455 ADDITIONAL SHADOWS
 - PROPOSED S455 SOLAR ACCESS

DKO Architecture (NSW) Pty Ltd
 1/42-28/05-1500
 www.dko.com.au
 NSW, Queensland Architects
 Members of the Institute of Architects
 Queensland Chapter

DKO

Project Name: Project Address: Client: **DKO**
 Intelligence Alternatives
 Intelligence, NSW 2011
 Chris & Hannah Quashli
 Drawing Number: **DA427**
 Revision: **P7**
 19/06/2018
 Shadow - Proposed
 Date: 16/05/2018



June 21st Shadows Comparison - Approved vs Proposed

2 JUNE 21 1PM APPROVED VS PROPOSED
 Scale: 1:100
 10/06/2024
 10/06/2024
 10/06/2024

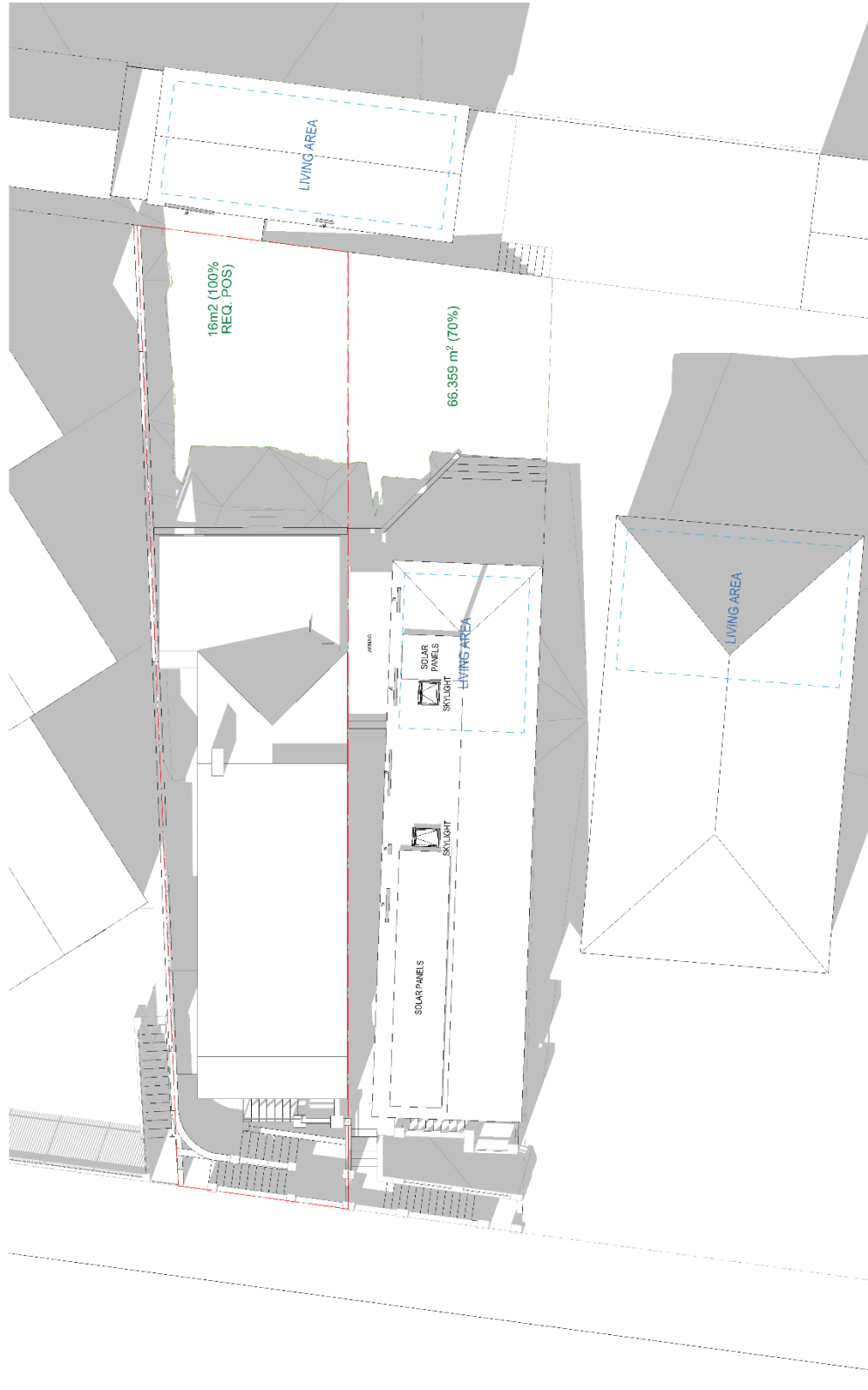
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 SOLAR GAIN FROM PROPOSED S445
 SOLAR LOSS FROM PROPOSED S445
 PROPOSED S445 SOLAR ACCESS
 EXISTING + PROPOSED SHADOWS

EXTENT OF DA APPROVED SHADOWS

DKO Architecture (NSW) Pty Ltd
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 Parramatta NSW 2150
 Tel: +61 2 9616 1000
 www.dko.com.au
 ABN: 82403000000
 Kevin de Klerk 25%
 David Handkovic 25%

DKO

Project Name: Rineygrove Alterations
 Project Address: 95 Grove St, Rineygrove, NSW 2061
 Project Number: 10066
 Drawing Name: 10066_01_02
 Date: 10/06/2024
 Client: Clada & Marston (Queensland)
 Drawing Number: DA428
 Revision: P1



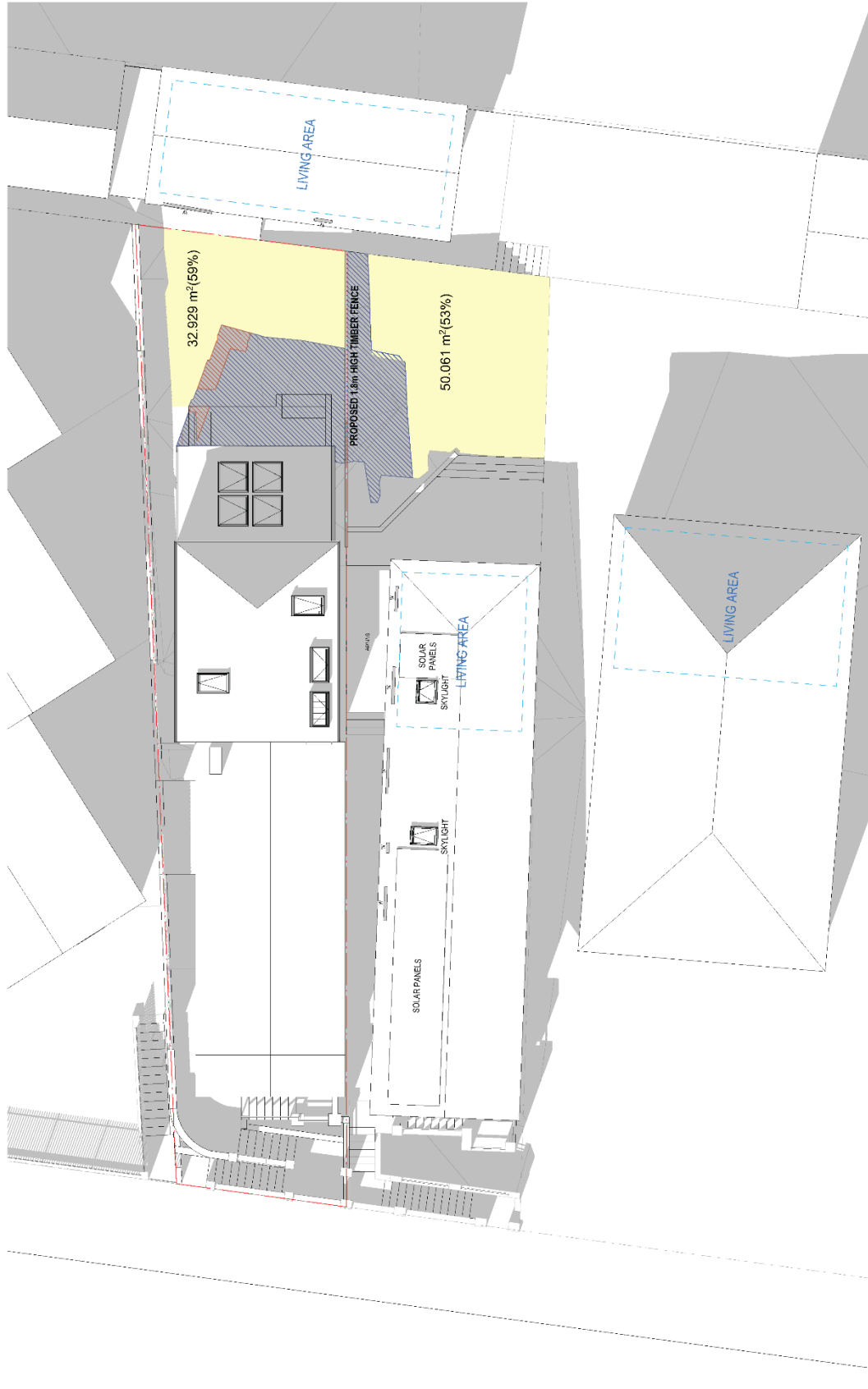
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JUNE 21 130PM EXISTING

Rev.	Date	By	CDL Description
01	17/06/2010	AS	Issue for 1:100 scale
02	17/06/2010	EC	Rev for 1:100 scale
03	23/06/2010	AS	Rev for 1:100 scale
04	23/06/2010	AS	Finalized

DKO Architecture (NSW) Pty Ltd
 10/100, NSW 2016
 Sydney, NSW 2016
 info@dko.com.au
 www.dko.com.au
 NSW Architectural
 NSW Structural Architects
 David Rutherford-Scott



Project Name: Project 10000
 Client: [Redacted]
 Building Location: [Redacted]
 Project Number: [Redacted]
 Scale: [Redacted]
 Date: [Redacted]
 Drawing Number: DA429
 Revision: P6



2 JUNE 21 130PM PROPOSED

Scale: 1:100
 Drawing prepared by: [Name]
 Drawing checked by: [Name]
 Drawing approved by: [Name]

Rev.	Date	By	CLD	Description
1	15/06/2018	EN	EN	Final Design
2	21/06/2018	EN	EN	Final Design

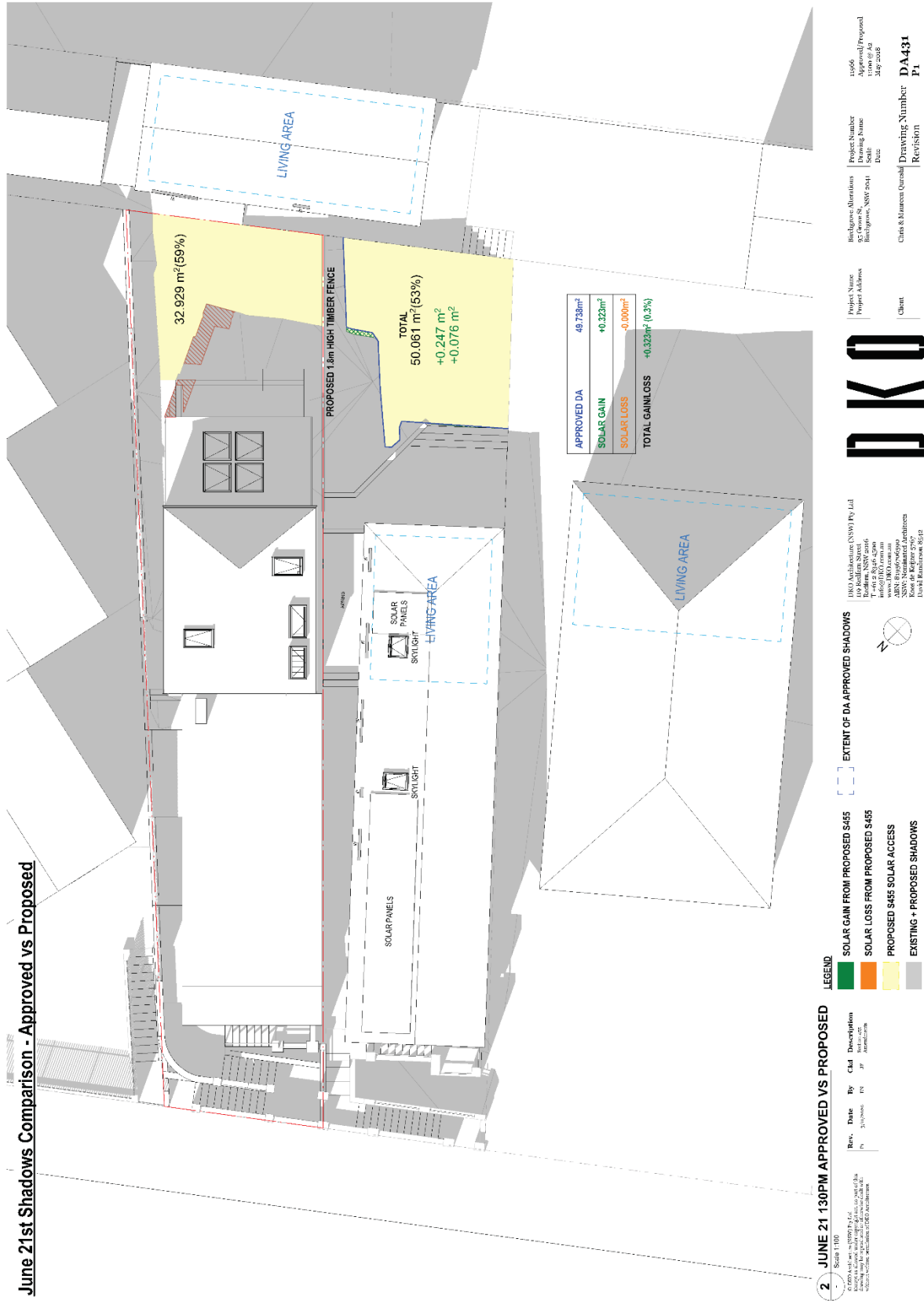
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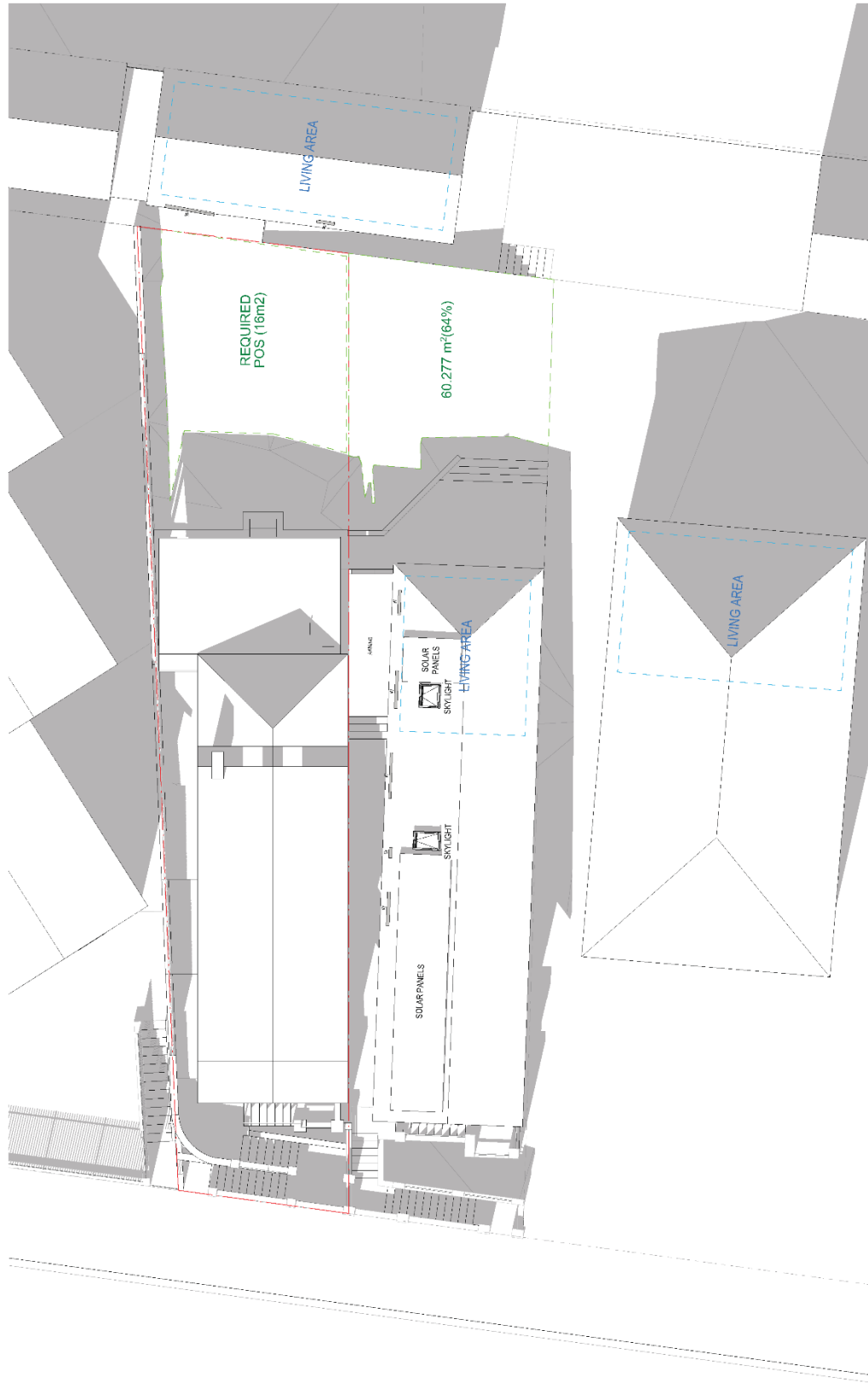
- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S485 ADDITIONAL SHADOWS
- PROPOSED S485 SOLAR ACCESS

DKO Architecture (NSW) Pty Ltd
 Level 1, 100/102, The Arcade,
 Sydney, NSW 2000
 Tel: 02 9231 0500
 www.dko.com.au
 NSW Registered Architects
 Assoc. No. 124127-907
 David Douchette 6712



Project Name: [Name]
 Project Address: [Address]
 Client: [Name]
 Project Number: [Number]
 Date: [Date]
 Drawing Number: DA430
 Revision: P6





1 JUNE 21 2PM EXISTING
Scale: 1:100

1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016

Rev	Date	By	CHK	Description
01	20/06/2018	DN	JT	Final 2D Plan
02	20/06/2018	DN	JT	Final 2D Plan
03	20/06/2018	DN	JT	Final 2D Plan

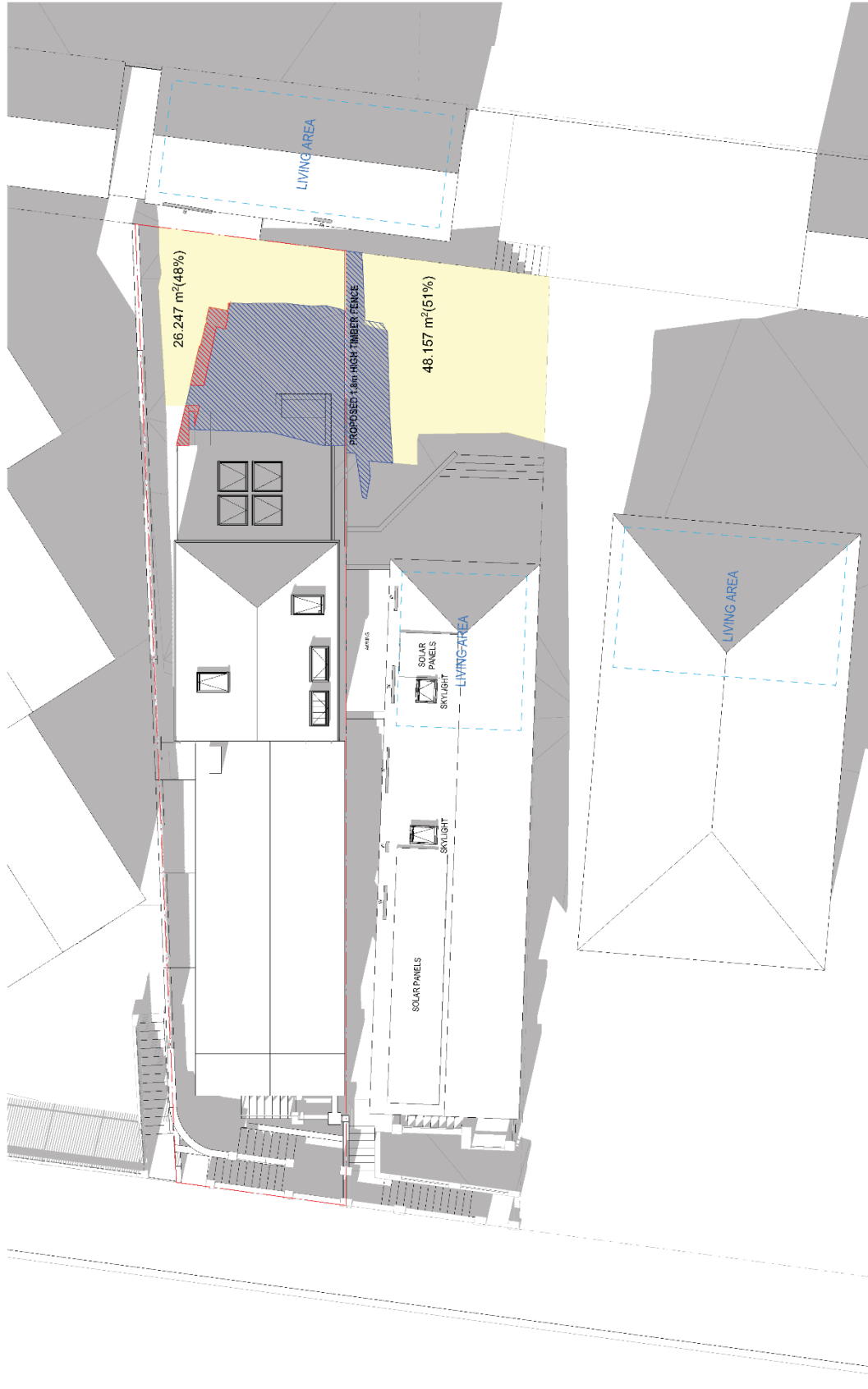
DKO Architecture (NSW) Pty Ltd
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016



Project Name
Project Address
Client

1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016
1000, Appleton Street, NSW 2016





2 JUNE 21 2PM PROPOSED

Scale: 1:100

Rev.	Date	By	Cl'd	Description
P5	14/06/2018	EN	JF	Final 1:100 plan
P6	15/06/2018	EN	JF	Revised 1:100 plan
P7	21/06/2018	EN	JF	Approved 1:100 plan

DKO

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 10/10-12/10 Murrumbidgee Rd
 Belconnen, NSW 2616
 Australia
 www.dko.com.au
 NSW Registered Architects
 Room 2, Kellogg 5/97
 For all transactions 02 614

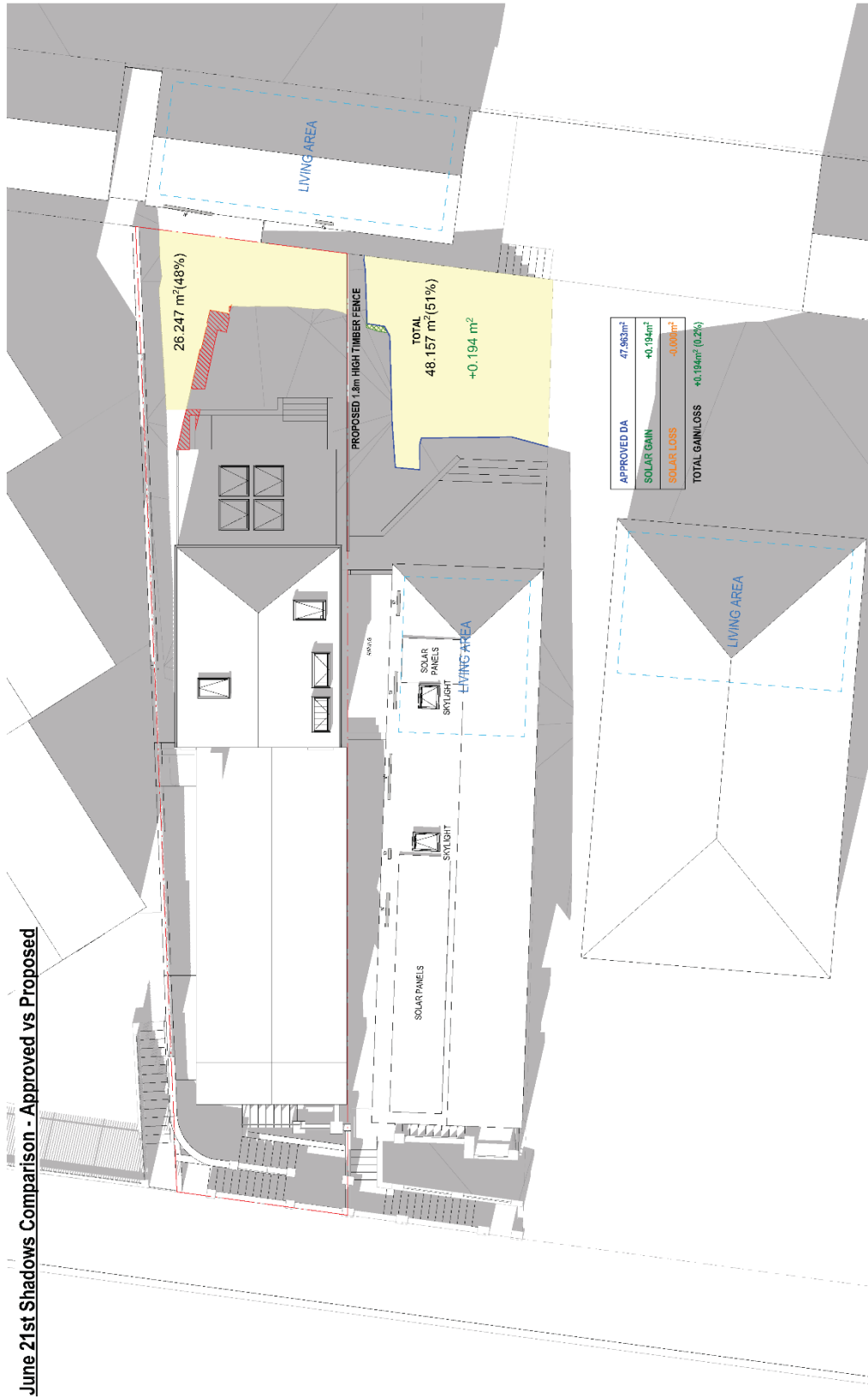
LEGEND

- EXISTING SHADOWS
- APPROVED DA SHADOWS
- PROPOSED S445 ADDITIONAL SHADOWS
- PROPOSED S445 SOLAR ACCESS

Project Name	Project Number	Project Status
10/10-12/10 Murrumbidgee Rd Belconnen, NSW 2616	DA433	Proposed
DKO Architecture (NSW) Pty Ltd	10/10-12/10 Murrumbidgee Rd Belconnen, NSW 2616	15/06/2018
DKO Architecture (NSW) Pty Ltd	10/10-12/10 Murrumbidgee Rd Belconnen, NSW 2616	15/06/2018

Client: Chris & Warren Quareshi

June 21st Shadows Comparison - Approved vs Proposed



2 JUNE 21 2PM APPROVED VS PROPOSED

Scale: 1:100

Rev.	Date	By	CD	Description
0	21/06/2016	JK	JK	Issue for ICP

- LEGEND**
- SOLAR GAIN FROM PROPOSED S455
 - SOLAR LOSS FROM PROPOSED S455
 - PROPOSED S455 SOLAR ACCESS
 - EXISTING + PROPOSED SHADOWS

EXTENT OF DA APPROVED SHADOWS

DKO Architecture (NSW) Pty Ltd
 1/62 B Spide Lane
 Rydalm, NSW 2015
 T: +61 2 9246 6200
 www.dko.com.au
 NSW Registered Architects
 No. 46184 and 5797
 David Richardson, P.Eng.

DKO

Project Name: [Blank]
 Project Address: [Blank]
 Client: [Blank]

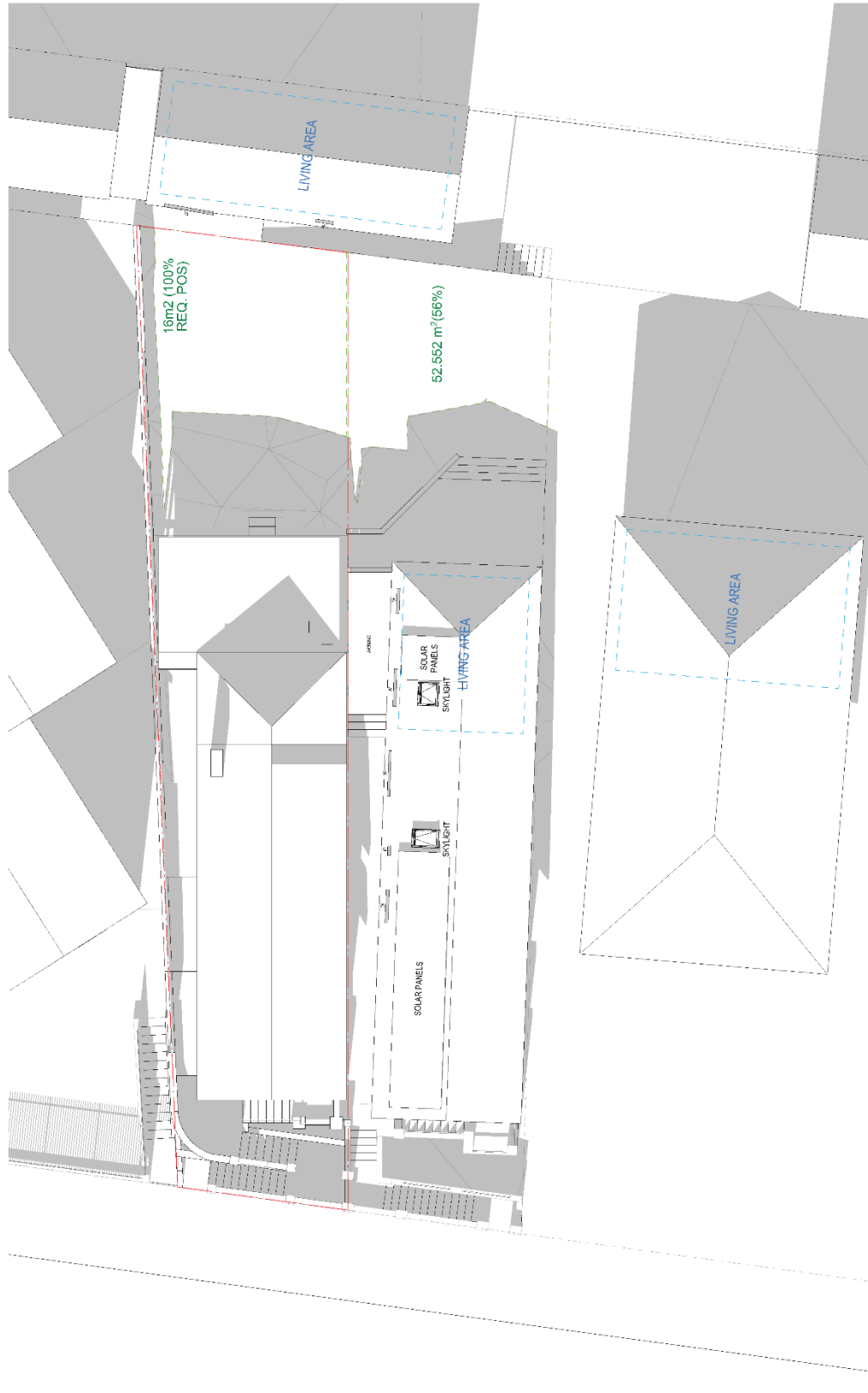
DKO Architecture (NSW) Pty Ltd
 1/62 B Spide Lane
 Rydalm, NSW 2015
 T: +61 2 9246 6200
 www.dko.com.au
 NSW Registered Architects
 No. 46184 and 5797
 David Richardson, P.Eng.

Project Number: [Blank]
 Drawing Name: [Blank]
 Date: [Blank]

Blindpage Abstracts
 5/5 Coors St, NSW 2041

Chris & Maureen Quinlan
 Drawing Number: **DA434**
 Revision: **P1**

11/06/16
 Approved/Proposed
 Date: 11/06/16



1 JUNE 21 230PM EXISTING

Scale 1:100

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Rev.	Date	By	Clad	Description
01	15/06/2018	ES	JF	EXISTING
02	15/06/2018	ES	JF	SERIES 405
03	21/06/2018	ES	JF	REVISION: 405 - 406/407/408

DKO Architects (NSW) Pty. Ltd
 10/100-100/102
 Redfern, NSW 2016
 Australia
 www.dko.com.au
 info@dko.com.au
 NSW Registered Architects
 No. 142838
 No. 142839 & 142840



Client

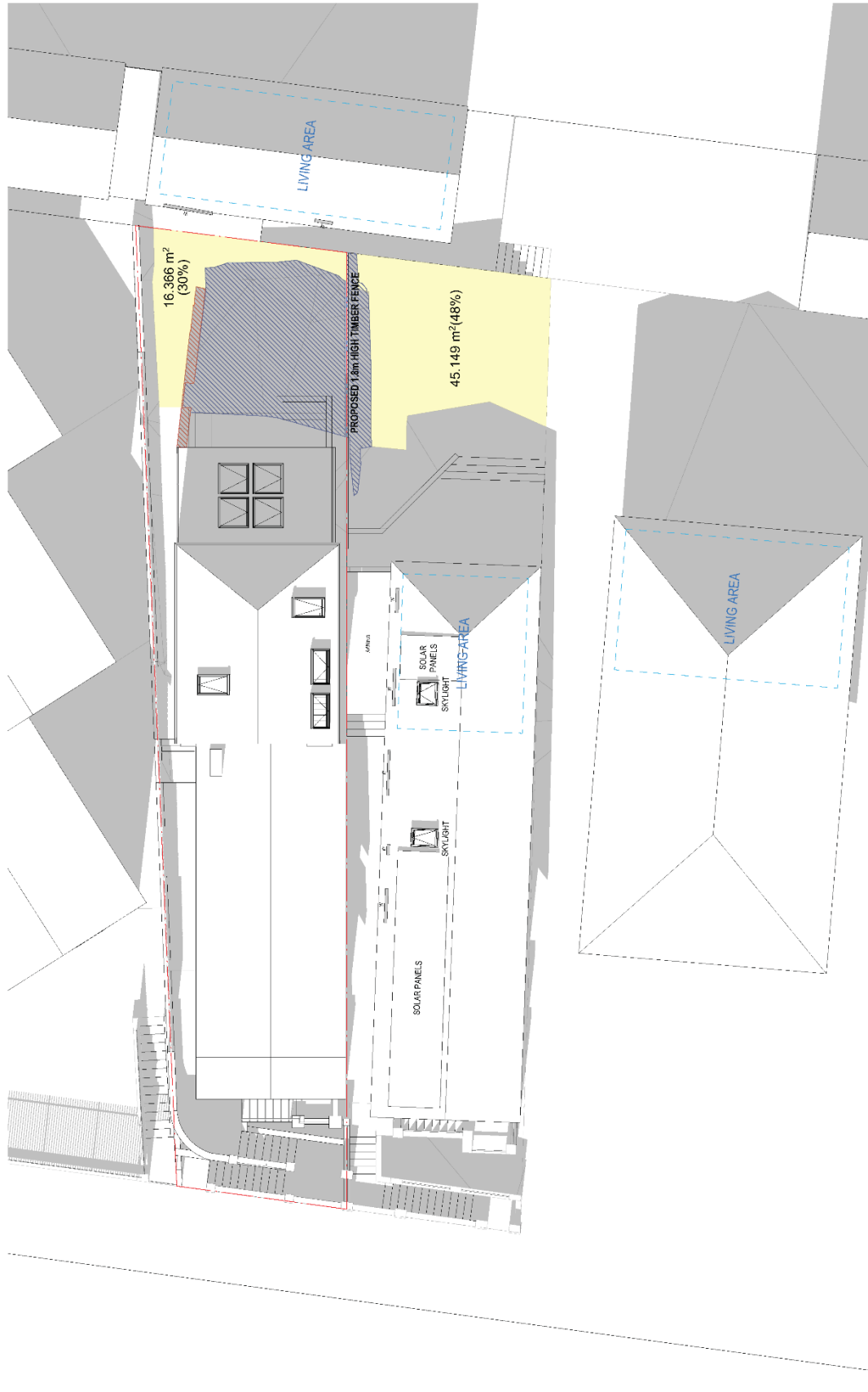
Project Name
 Project Address

Building Approvals
 Building No. SW 2011

Project Number
 Drawing Name
 Scale
 Date

10/06
 10/06-15/06
 1:100 @ A3
 May 2018

Chris & Marwen O'Neill | Drawing Number **DA435**
 Revision **P6**



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 110 Belford Street
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 Tel: 02 955 85 85
 Email: info@1000.com.au
 ABN: 8499969299
 NSW Registered Architects
 David Burdett: 5244

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 Tel: 02 955 85 85
 Email: info@1000.com.au
 ABN: 8499969299
 NSW Registered Architects
 David Burdett: 5244

Client:
 1000 Architects (NSW) Pty Ltd

Project Name:
 Project Address

Business/Iterations:
 55 Green St
 Burdett NSW 2011

Project Number:
 Drawing Name
 Date

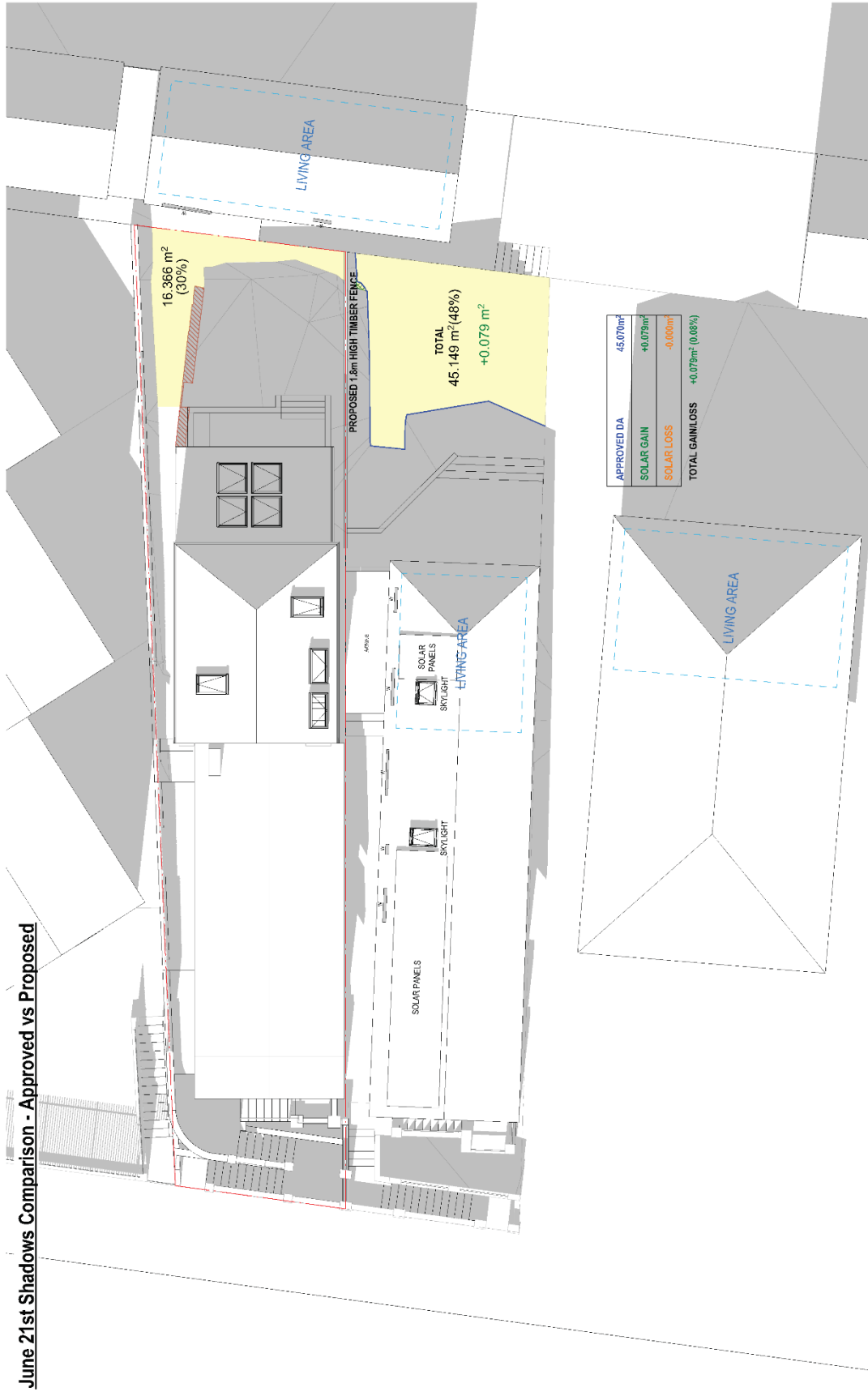
Class & Mounting Orientation:
 Drawing Number
 Revision

1000 Architects (NSW) Pty Ltd
 110 Belford Street
 Ultimo NSW 2008
 Tel: 02 955 85 85
 Email: info@1000.com.au
 ABN: 8499969299
 NSW Registered Architects
 David Burdett: 5244

2 JUNE 21 230PM PROPOSED

Scale: 1:100

June 21st Shadows Comparison - Approved vs Proposed



2 JUNE 21 230PM APPROVED VS PROPOSED

Scale: 1:100

Rev.	Date	By	Clk	Description
1	21/06/2018	ES	JP	Annotations

- LEGEND**
- SOLAR GAIN FROM PROPOSED \$455
 - SOLAR LOSS FROM PROPOSED \$455
 - PROPOSED \$455 SOLAR ACCESS
 - EXISTING + PROPOSED SHADOWS

EXTENT OF DA APPROVED SHADOWS



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 NSW Registered Architects
 Room 101/11-13/15-17/16-18/19-20/16
 Level 10/11-13/15-17/16-18/19-20/16

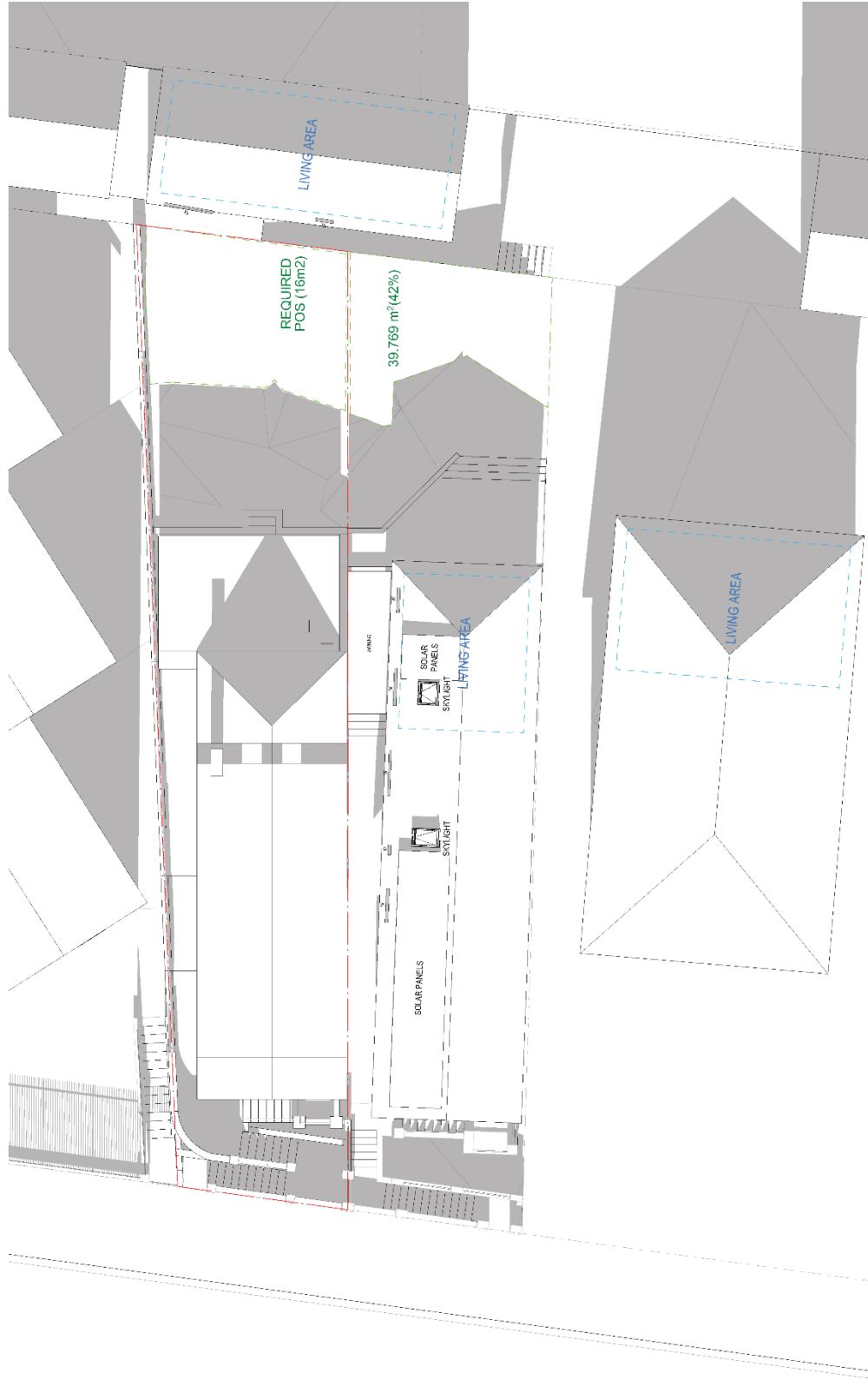


Project Name:
 Project Address:
 Client:

Burberrys/Alternates
 Burberrys, NSW 2041
 Chris & Yvonne Daniels
 Drawing Number
 Revision

11066
 Approved/Proposed
 Date
 May 2018

DA437
 P1



1 JUNE 21 3PM EXISTING

Scale: 1:100

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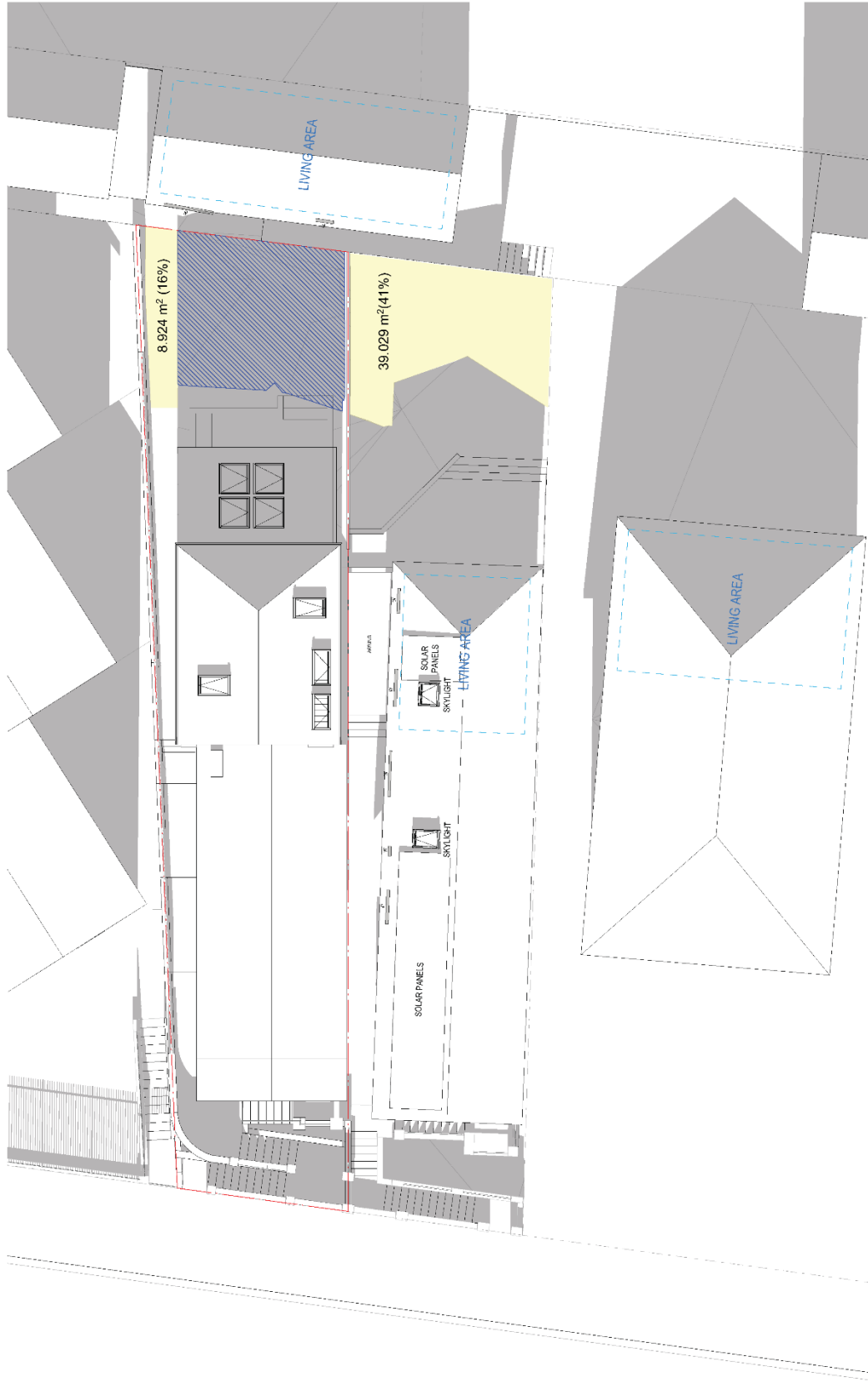
Rev.	Date	By	Chk	Description
01	16/06/2021	ES	JP	Pre-DS, Update
02	17/06/2021	ES	JP	Set-off DS
03	17/06/2021	ES	JP	Final DS

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 www.dko.com.au
 NSW's Professional Architects
 Knowledge Referral 1300 654 624



Project Name: | Client: |
 Project Address: |
 Burragoona, Australia | Burragoona, NSW 2575 |
 Project Number: | Drawing Name: |
 137966 | Shaheen - Rekling |
 10/06/2021 | 16/06/2021 |
 Date: | Date: |

Contract & Revision Information
 Drawing Number: DA438
 Revision: P10



8,924 m² (16%)

39,029 m² (41%)

LIVING AREA

LIVING AREA

LIVING AREA

SOLAR PANELS
SKYLIGHT

SOLAR PANELS
SKYLIGHT

2 - JUNE 21 3PM PROPOSED

Scale: 1:100

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Rev.	Date	By	CLM	Description
01	15/06/2020	LS	JP	Initial Design
02	15/06/2020	LS	JP	Final Design
03	15/06/2020	LS	JP	Final Design
04	15/06/2020	LS	JP	Final Design
05	15/06/2020	LS	JP	Final Design
06	15/06/2020	LS	JP	Final Design
07	15/06/2020	LS	JP	Final Design

- LEGEND**
- EXISTING SHADOWS
 - APPROVED DA SHADOWS
 - PROPOSED S465 ADDITIONAL SHADOWS
 - PROPOSED S465 SOLAR ACCESS

DKO Architecture (NSW) Pty Ltd
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Sydney NSW 2000
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ABN: 54909701018
Knox & Keizer (79)7
Brand Reference: 8354



Project Name: **DKO**
Project Address: **DKO**

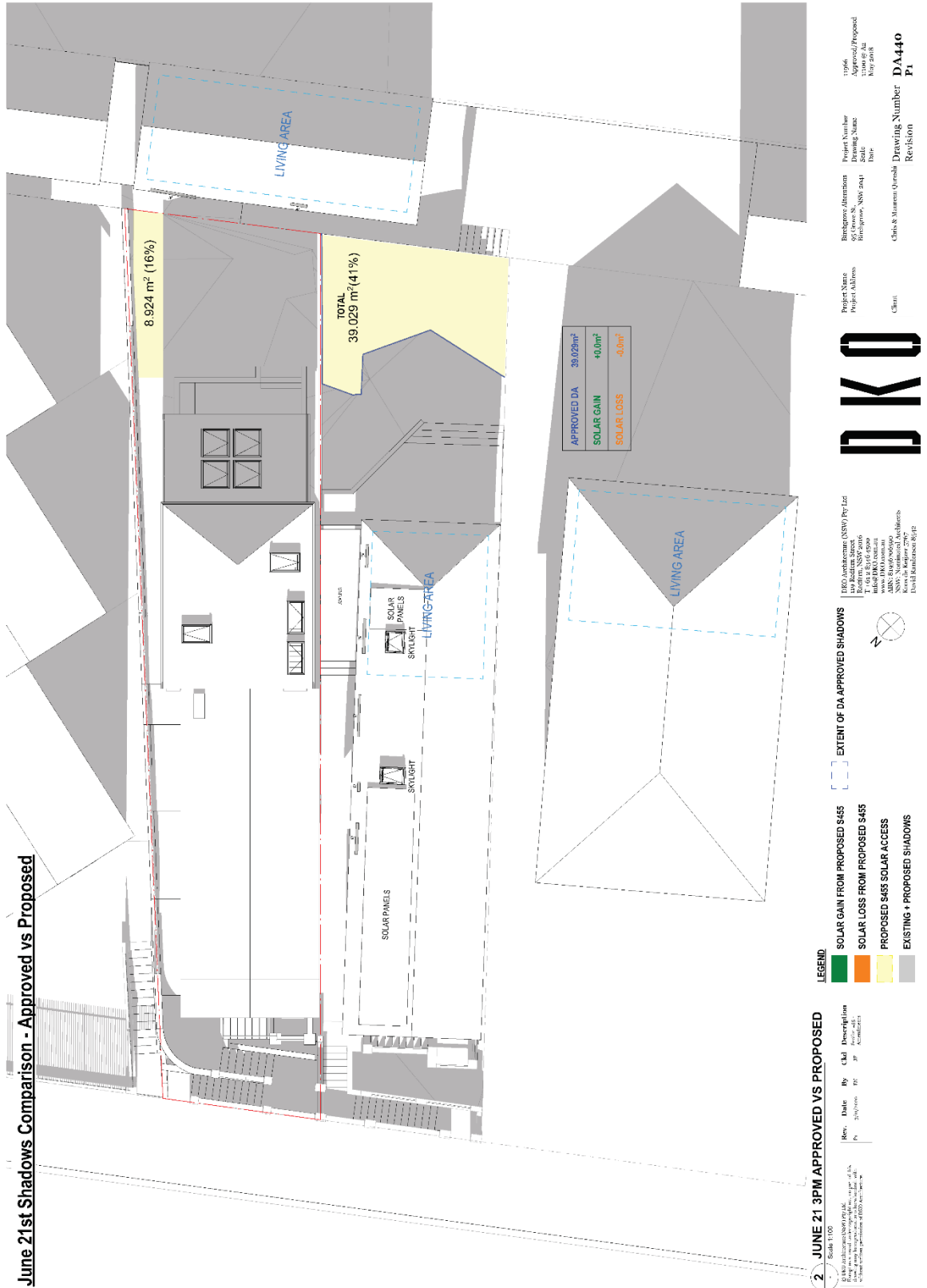
Client: **DKO**

Batching Alterations: **DKO**
95 Grove St,
Barragoe NSW 2044

Project Number: **DKO**
Drawing Name: **DKO**
Date: **DKO**

13/6/20
Shadows - Proposed
13/6/20
13/6/20

Chris & Marlene Quenell Drawing Number: **DA439**
Revision: **P7**



June 21st Shadows Comparison - Approved vs Proposed

2 **JUNE 21 3PM APPROVED VS PROPOSED**
 Scale: 1:100
 Date: 15/06/2023
 By: [Name]
 For: [Client]
 Project: [Address]

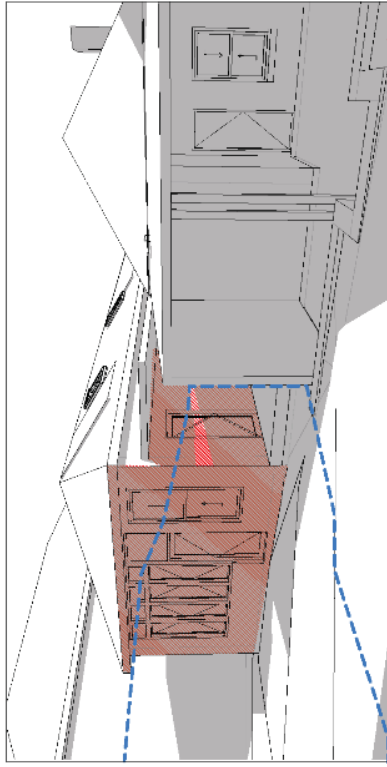
- LEGEND**
- SOLAR GAIN FROM PROPOSED S465
 - SOLAR LOSS FROM PROPOSED S465
 - PROPOSED S465 SOLAR ACCESS
 - EXISTING + PROPOSED SHADOWS

EXTENT OF DA APPROVED SHADOWS

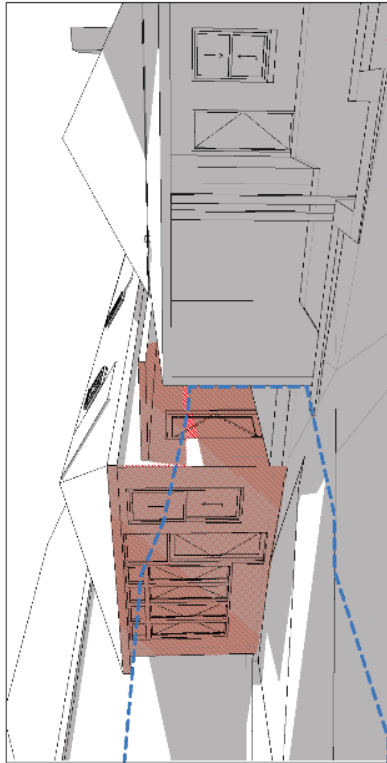
DKO Acknowledges NSW By Law
 Planning NSW permit
 under DKO consent
 NSW Planning Act 2015
 NSW Environmental Planning
 and Assessment Act 1979
 Local Government Act 1995



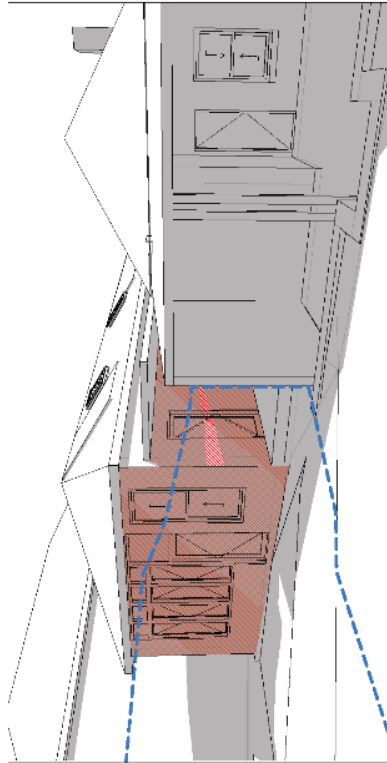
Project Name: [Name]
Project Address: [Address]
Client: [Name]
Prepared By: [Name]
Project Number: [Number]
Drawing Name: [Name]
Scale: [Scale]
Date: [Date]
Revision: [Number]



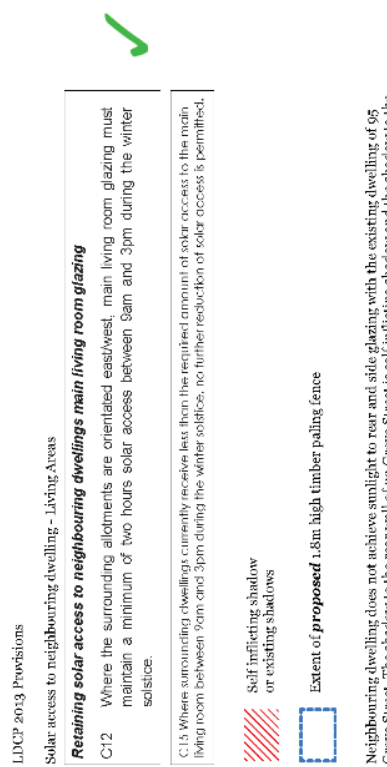
930am Rear Perspective
Scale 1:250



9am Rear Perspective
Scale 1:250



10am Rear Perspective
Scale 1:250



930am Rear Perspective
Scale 1:250

LDCP 2013 Provisions

Solar access to neighbouring dwelling - Living Areas

Retaining solar access to neighbouring dwellings main living room glazing

C12 Where the surrounding allotments are orientated east/west, main living room glazing must maintain a minimum of two hours solar access between 9am and 3pm during the winter solstice.

C15 Where surrounding dwellings currently receive less than the required amount of solar access to the main living room between 9am and 3pm during the winter solstice, no further reduction of solar access is permitted.

Self inflicting shadow or existing shadows

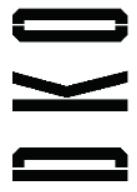
Extent of proposed 1.8m high timber paling fence

Neighbouring dwelling does not achieve sunlight to rear and side glazing with the existing dwelling of 93 Grove Street. The shadow to the rear wall of 93 Grove Street is self inflicting shadow and the shadow to the side wall is the existing shadow of the existing dwelling of 93 Grove Street.

Itence, the proposed fence and the proposed development does not reduce solar access to the main living room of 93 Grove Street as it already receives zero sunlight.

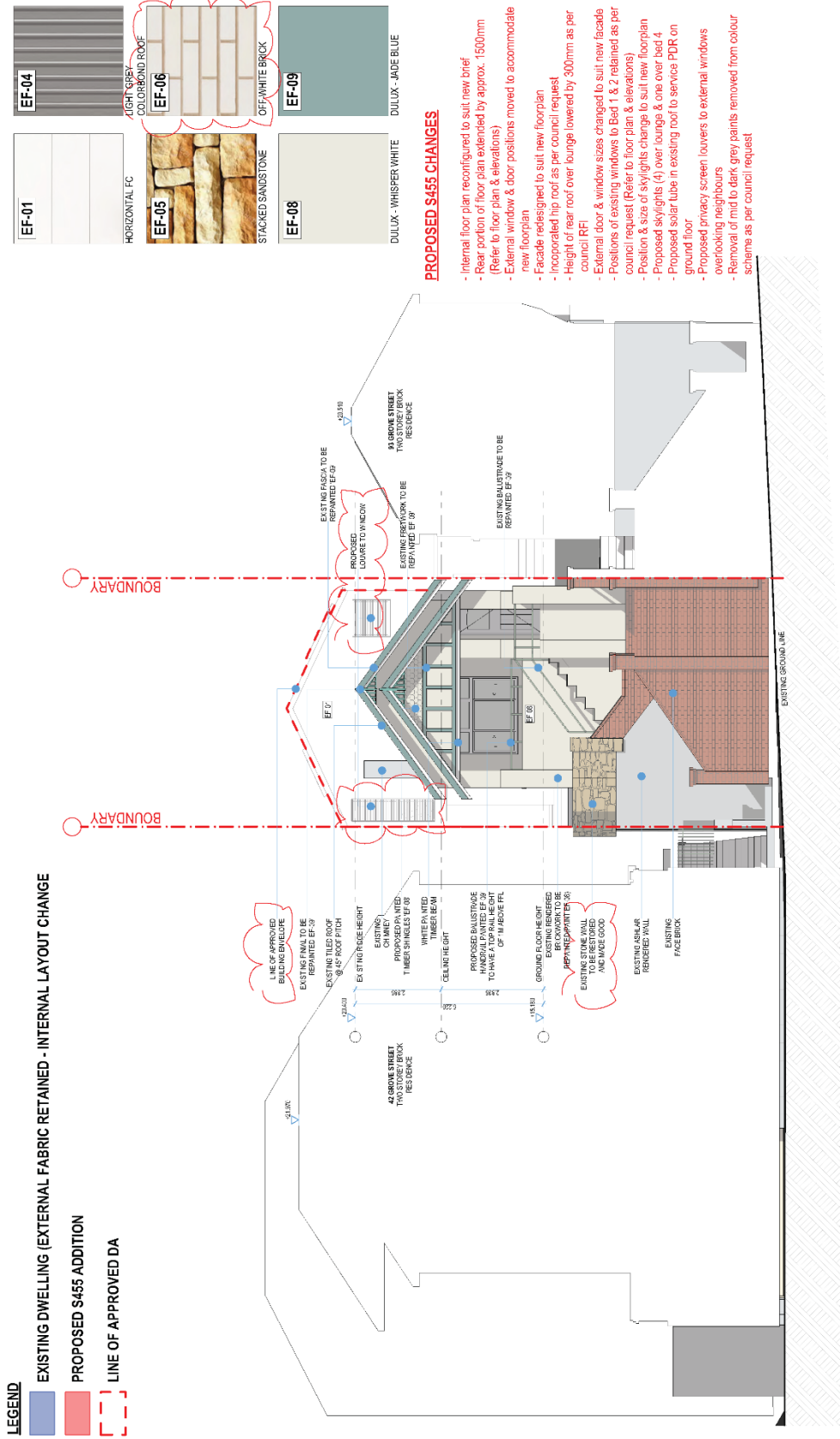
Tel: 461 2 6246 4500 | 8/18/2016 12:00:00 PM
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 Koos de Krijger 5767 | David Sanderson 8912



Rev.	Date	By	Chk.	Description	Project Name	Site/Project Address	Project Number	Project Number
PK	27/01/16	JK	JK	Site 1 - 93 Grove St	93 Grove St, Binsington, NSW 2011	DA441	11966	Rear Shadows
PK	27/01/16	JK	JK	Site 2 - 93 Grove St	93 Grove St, Binsington, NSW 2011	DA441	11966	As Shown
PK	27/01/16	JK	JK	Site 3 - 93 Grove St	93 Grove St, Binsington, NSW 2011	DA441	11966	May 2018

Client: Chris & Manuella Orneschi
 Drawing Number: DA441
 Revision: P10



E-10 Proposed West Elevation
Scale 1:100

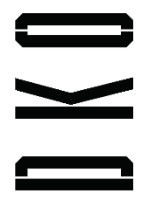
Project Number	11066
Drawing Name	Elevations - Proposed As Shown
Scale	
Date	May 2018

Birchgrove Alterations	Project Name
95 Grove St, Birchgrove, NSW 2041	Project Address
Chris & Mauraen Quaresimi	Client

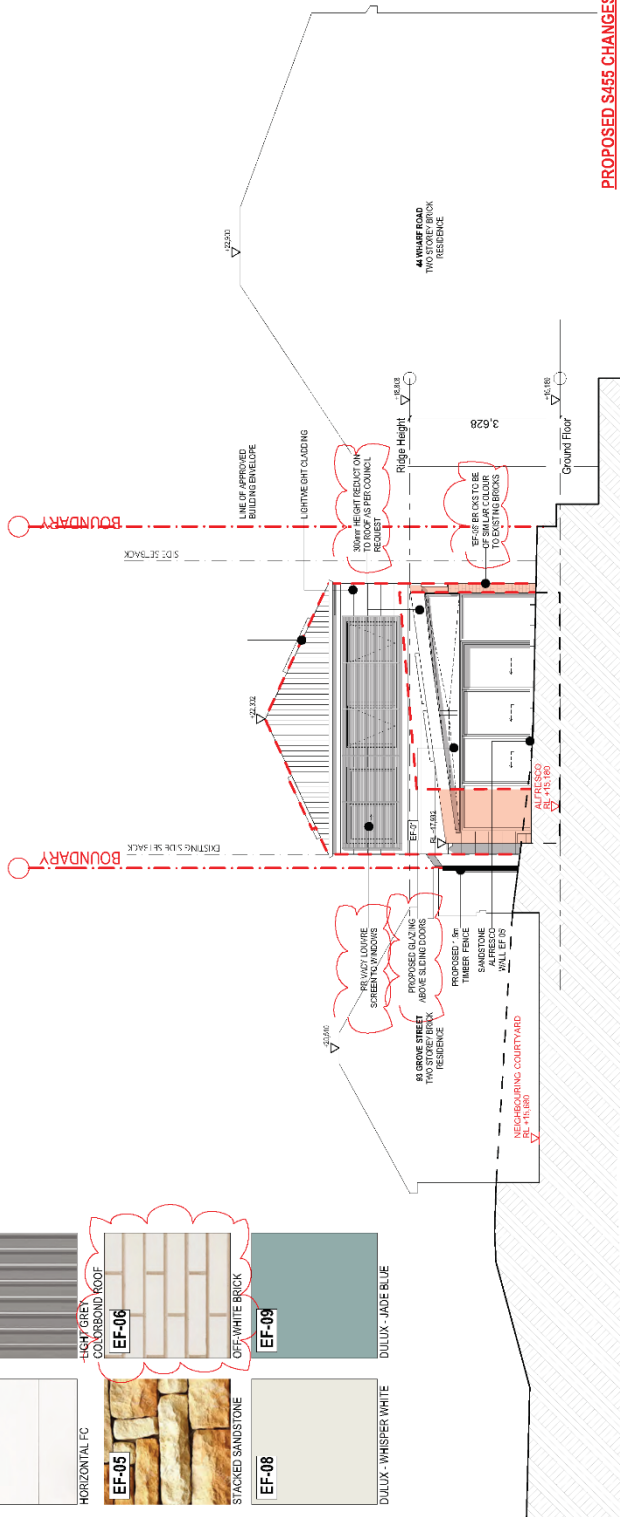
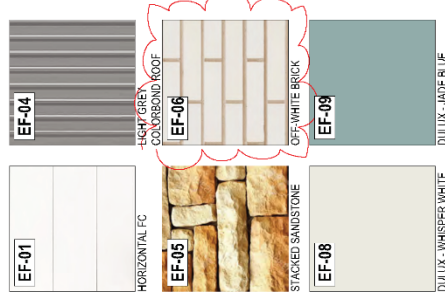
Rev.	Date	By	Clid	Description
08	18/06/2018	EN	JF	Pre DA - Updates
09	17/08/2018	EN	JF	Section 485
10	31/11/2020	EN	JF	Section 485 - Amendments

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 NSW: Nominated Architects
 Kees de Keijzer 5797 | David Randerson 8342



Drawing Number **DA303**
 Revision **P10**



PROPOSED S455 CHANGES

- Internal floor plan reconfigured to suit new brief
- Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
- External window & door positions moved to accommodate new floorplan
- Facade redesigned to suit new floorplan
- Incorporated hip roof as per council request
- Height of rear roof over lounge lowered by 300mm as per council RFI
- External floor & window sizes changed to suit new facade
- Positions of existing windows to Bed 1 & 2 retained as per council request (Refer to floor plan & elevations)
- Position & size of skylights changed to suit new floorplan
- Proposed skylights (4) over lounge & one over bed 4
- Proposed solar tube in existing roof to service PDR on ground floor
- Proposed privacy screen louvers to external windows overlooking neighbours
- Removal of mid to dark grey paints removed from colour scheme as per council request

LEGEND

- EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)
- PROPOSED S455 ADDITION
- LINE OF APPROVED DA

E-05 New Proposed East Elevation

Scale: 1:100



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Redfern, NSW 2016
ABN: 81959706590
NSW: Nominated Architects
Kees de Kraker 5767 | David Randerson 8512

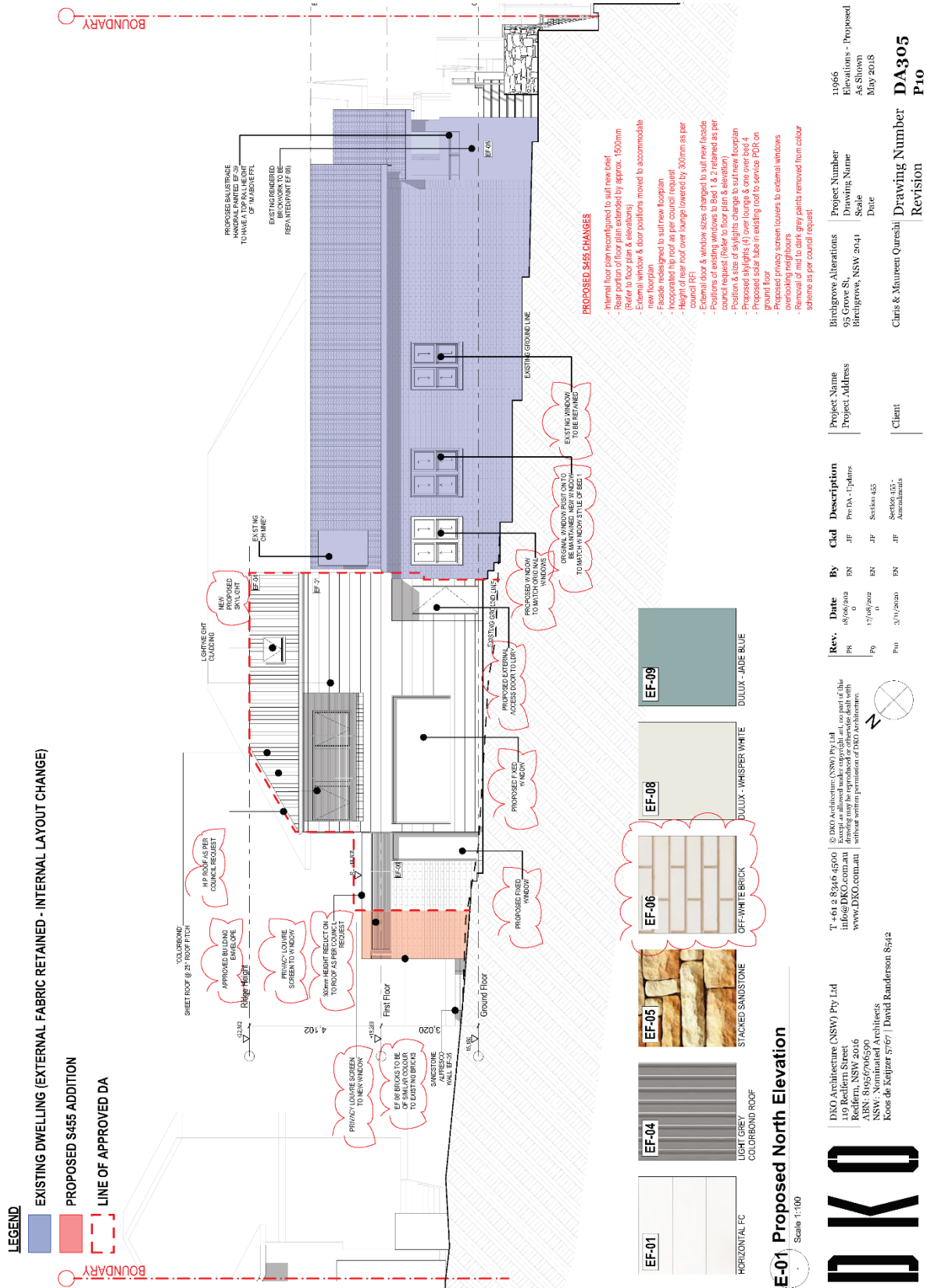
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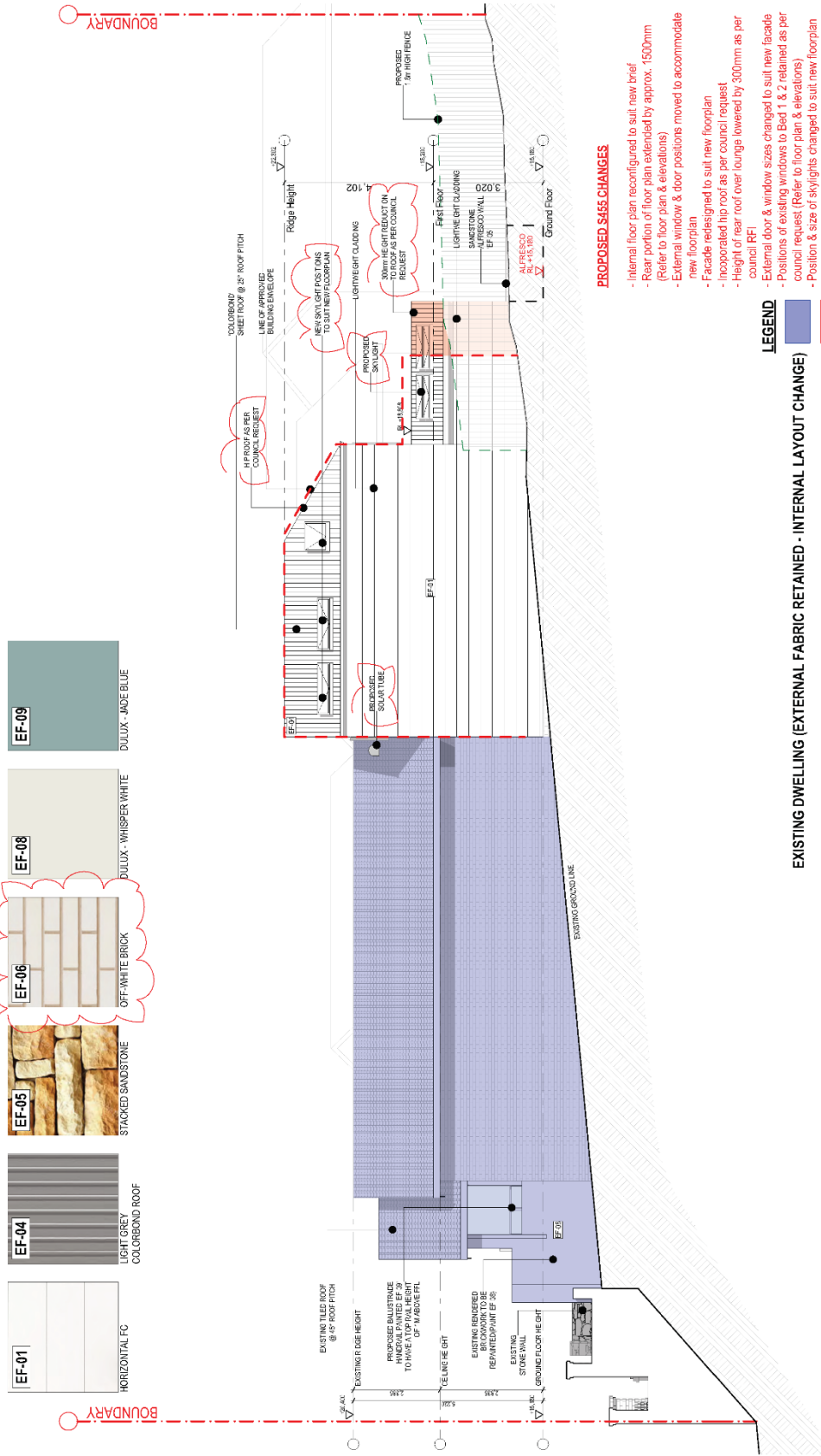


Rev.	Date	By	Chd	Description
By	08/04/2022	EN	JF	Pre-DA - Update
Do	17/08/2022	EN	JF	Section 155
P11	31/11/2020	EN	JF	Section 485 - Amendments

Project Name	Birchgrove Alterations	Project Number	11965
Project Address	95 Grove St, Birchgrove, NSW 2041	Drawing Stage	Elevations - Proposed
Client	Ctris & Maureen Gurneshil	Scale	A4 Show
		Date	May 2018

Drawing Number **DA304**
Revision **P11**





PROPOSED S455 CHANGES

- Internal floor plan reconfigured to suit new brief
- Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
- External window & door positions moved to accommodate new floorplan
- Facade redesigned to suit new floorplan
- Incorporated hip roof as per council request
- Height of rear roof over lounge lowered by 300mm as per council RFI
- External door & window sizes changed to suit new facade
- Positions of existing windows to Bed 1 & 2 retained as per council request (Refer to floor plan & elevations)
- Position & size of skylights changed to suit new floorplan
- Proposed skylights (4) over lounge & one over bed 4
- Proposed solar tube in existing roof to service PDR on ground floor
- Proposed privacy screen louvers to external windows overlooking neighbours
- Removal of mid to dark grey paints removed from colour scheme as per council request

LEGEND

EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)

PROPOSED S455 ADDITION

LINE OF APPROVED DA

Project Number	11966
Project Name	Edificators - Proposed
Client	As Shown
Date	July 2018

Project Name	Edificators
Project Address	05 Grove St, Birchgrove, NSW 2041
Client	Chris & Maureen Qureshi

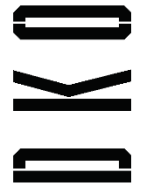
Rev.	Date	By	Ctd	Description
P1	17/08/2018	JF	JF	Section 455
P10	3/11/2020	DA	JF	Section 455 - Amendments

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E-02 Proposed South Elevation

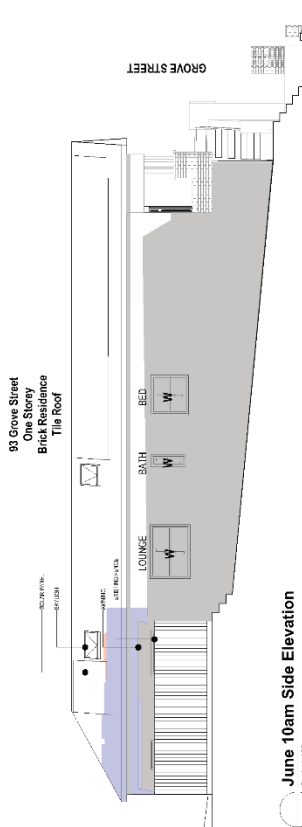
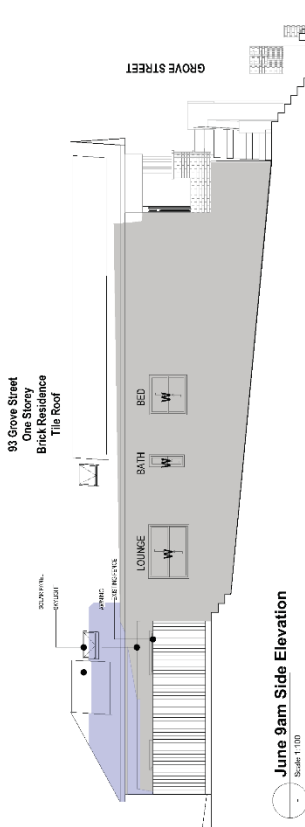
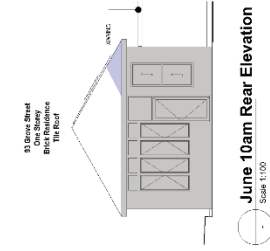
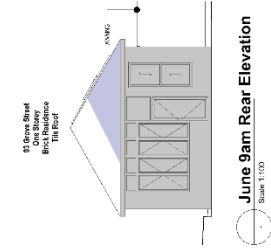
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June 21st Shadows - Existing, Approved & Proposed

LEGEND

	EXISTING SHADOWS
	APPROVED DA SHADOWS
	PROPOSED DA MODIFICATION SHADOW



11096 12/04/2018 12/04/2018 12/04/2018	Project Number Scale Date	Project Name 12/04/2018	Drawing Number Revision
DA507 P1			

DKO

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 Australia
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 NSW: 02 9550 1000
 NSW: 02 9550 1000
 David Henderson BEng

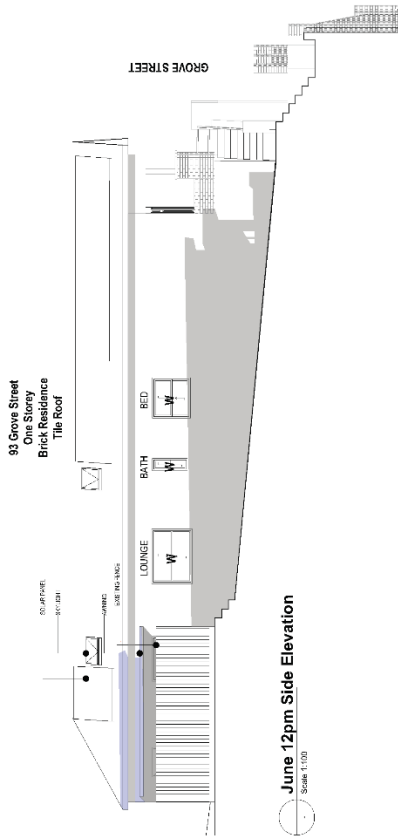
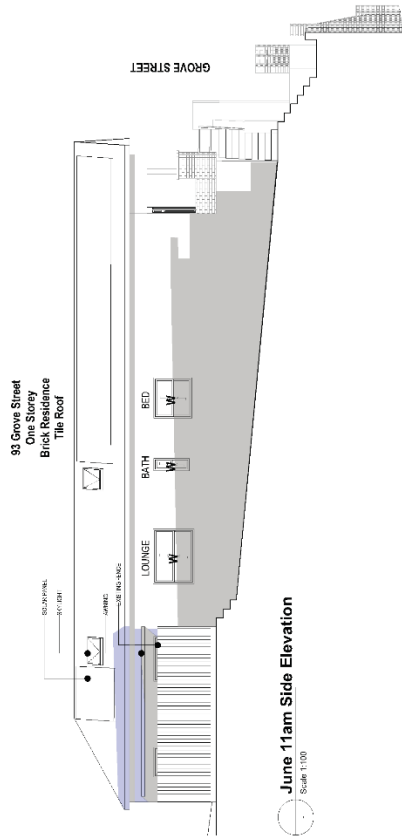
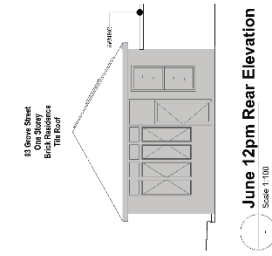
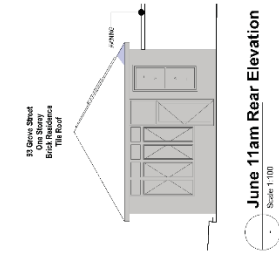
Project Name
Project Address
Client

Rev.	Date	By	Clad	Description
P1	12/04/2018	JCF	JCF	Approved DA

DKO Architecture (NSW) Pty Ltd
 1/100-102
 Redfern, NSW 2006
 Australia
 www.dko.com.au
 NSW: 02 9550 1000
 NSW: 02 9550 1000
 David Henderson BEng

June 21st Shadows - Existing, Approved & Proposed

LEGEND
 EXISTING SHADOWS
 APPROVED DA SHADOWS
 PROPOSED DA MODIFICATION SHADOW



Project Name
Project Address
Client



DKO Architecture (NSW) Pty Ltd
 120 Redfern Street
 Redfern NSW 2016
 Tel: 02 9550 1234
 info@dko.com.au
 www.dko.com.au
 AHS: 4922796700
 NSW Accredited Architects
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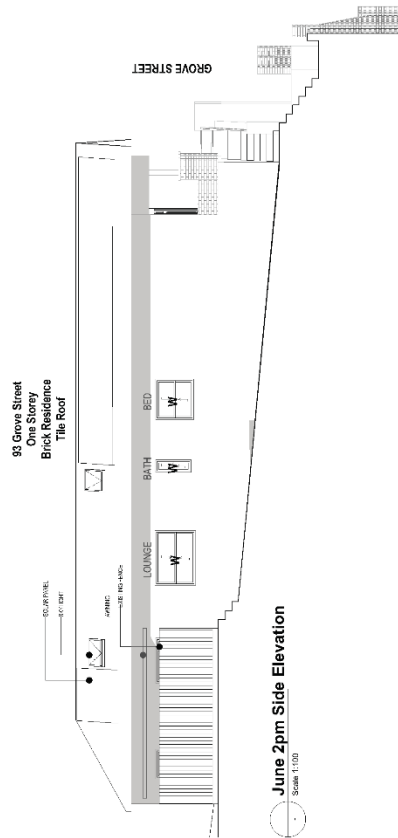
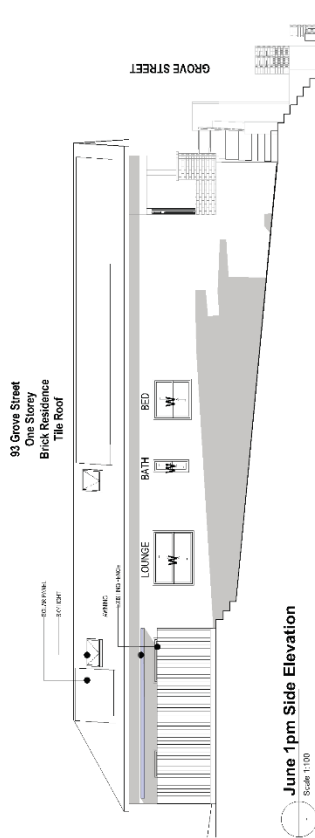
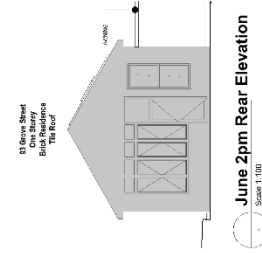
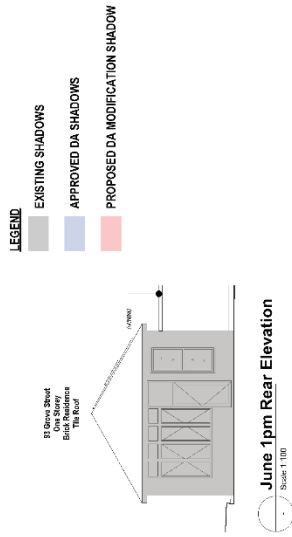


Rev.	Date	By	Chd	Description
01	20/06/2016	DR	JR	Issue for DA

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Ref: Home Alterations
 83 Grove St,
 Redfern, NSW 2011
 Date: 20/06/2016
 Drawing Number: DA508
 Revision: P1

June 21st Shadows - Existing, Approved & Proposed



Richard Sturanton
25 Grove St,
Berrigrove, NSW 2041

Project Number
Drawing Name
Scale
Date

DA509
P1



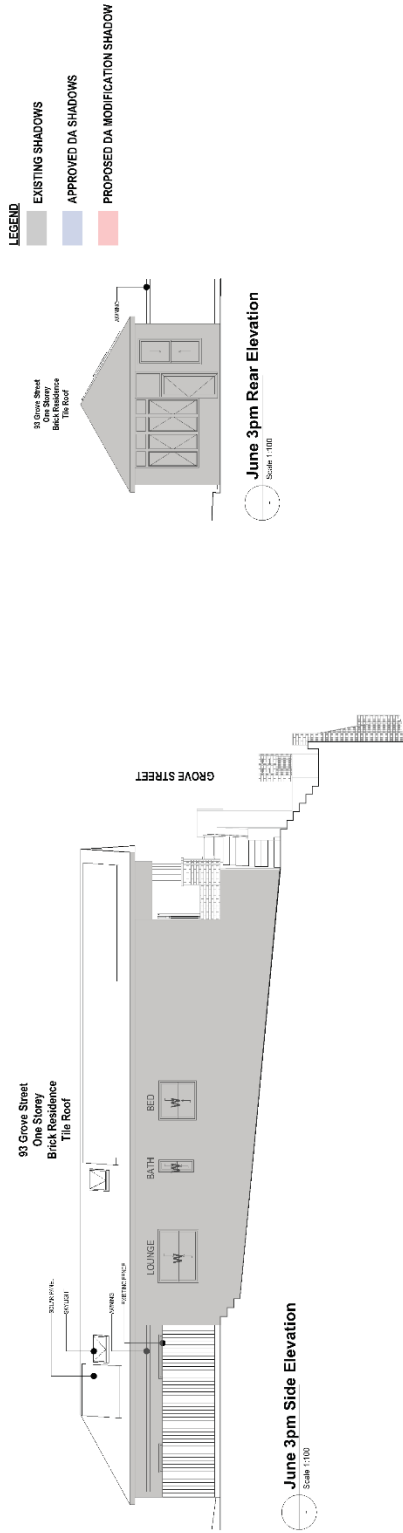
DKO Architects (NSW) Pty Ltd
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David Bradshaw RGA



Rev.	Date	By	Clid	Description
01	21/06/2020	ES	RP	Approved

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June 21st Shadows - Existing, Approved & Proposed



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Rev.	Date	By	Clad	Description
01	13/03/2019	KCN	01	Initial Design

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Sydney NSW 1545
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www.dko.com.au
ABN: 52929029748
Kevin S. Anderson 5/97
David Henderson 6/24

Project Name
Project Address
Client



Highway Alternatives
15 Grove St,
Bungarong, NSW 2244

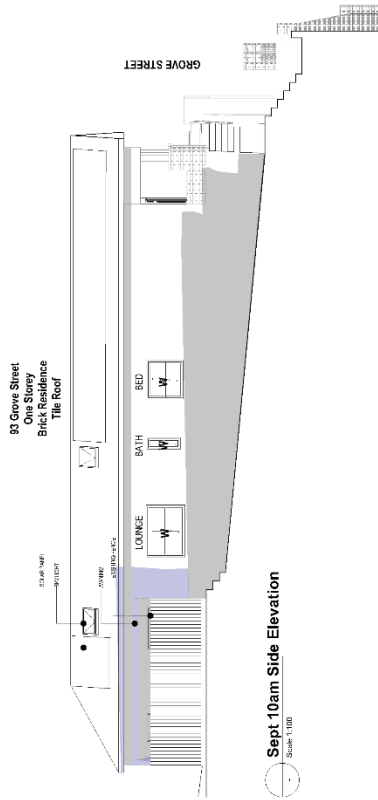
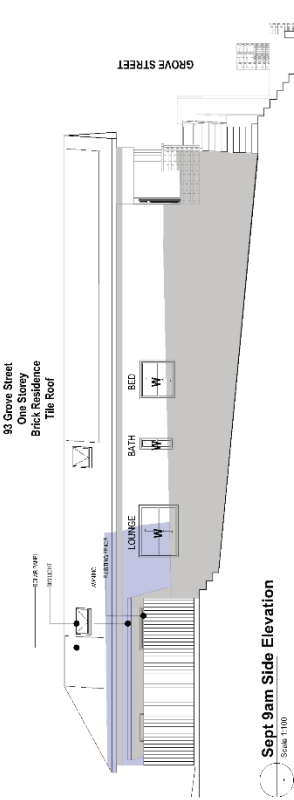
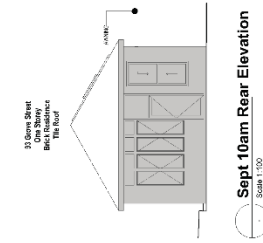
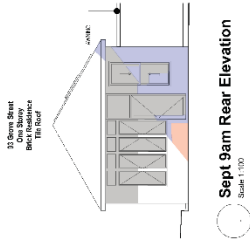
Project Number
Drawing Name
Date

11066
Neighbour - Jane Schar
1200 of JLS
10/07/2018

Chris & Marilee Oursah
Drawing Number: **DA510**
Revision: **P1**

Sept 21st Shadows - Existing, Approved & Proposed

- LEGEND**
- EXISTING SHADOWS
 - APPROVED DA SHADOWS
 - PROPOSED DA MODIFICATION SHADOW



DKO

Rev	Date	By	Clad	Description
N	3/1/2020	DC	DC	Initial Conditions

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Sydney NSW 1585
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ABN: 63655050099
Borrowdale NSW 2257
David Henderson PCA

Richmond Alterations
95 Grove St, NSW 2042
Richmond, NSW 2042
Date:

10/06
Neighbour - Sept Solar
13/09/19
10/10/19

DA-511
P1




Chris & Frances Quinlan
Drawing Number
Revision

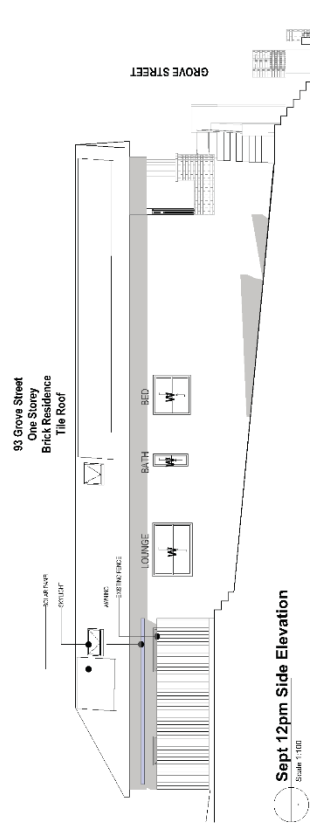
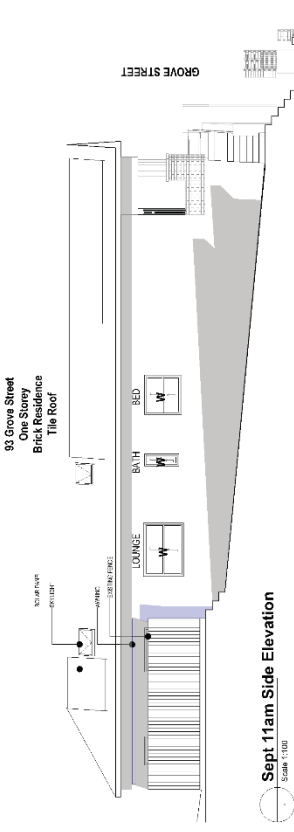
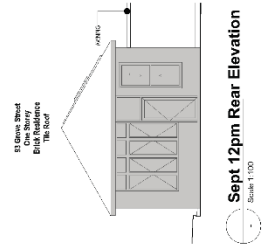
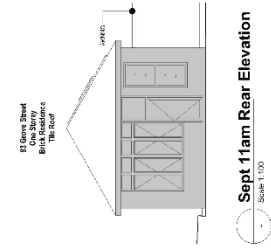
Project Name:
Project Address:
Client:



Sept 21st Shadows - Existing, Approved & Proposed

LEGEND

	EXISTING SHADOWS
	APPROVED DA SHADOWS
	PROPOSED DA MODIFICATION SHADOW



Project Name Project Address Project Name Project Date	Project Number Drawing Name Drawing Date	Project Number Drawing Name Drawing Date	Project Number Drawing Name Drawing Date
93 Grove Street One Storey Brick Residence Tile Roof 11/06/18	DA512 P1 11/06/18	DA512 P1 11/06/18	DA512 P1 11/06/18

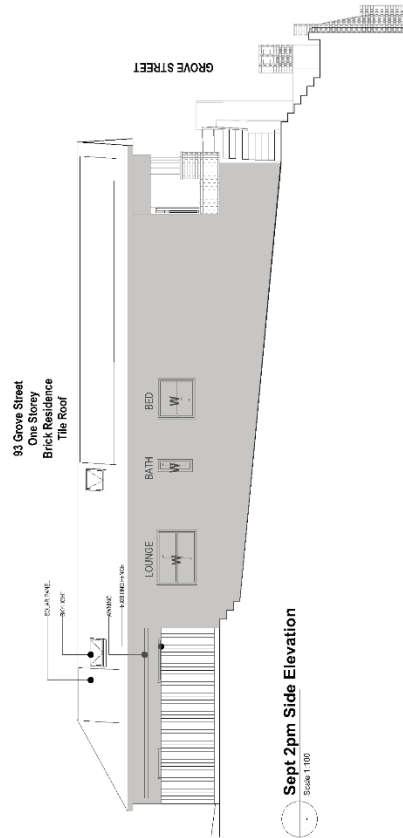
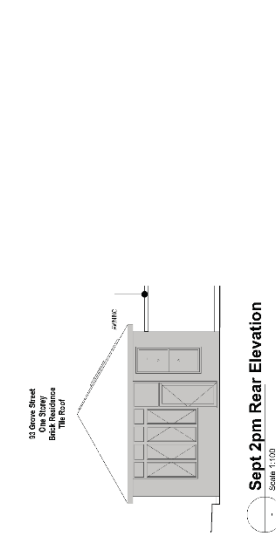
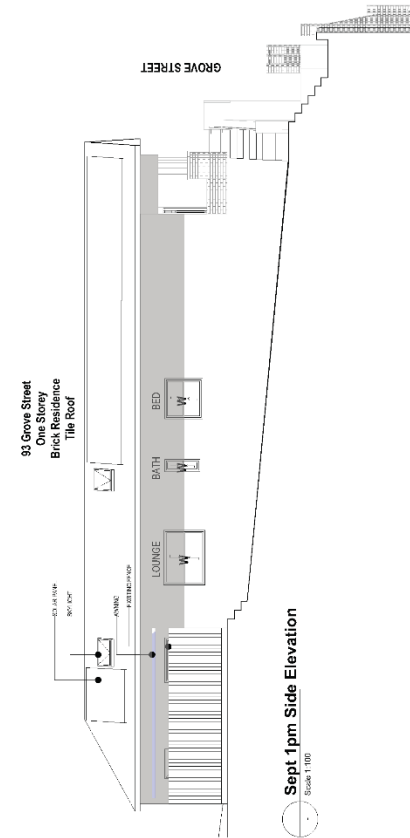
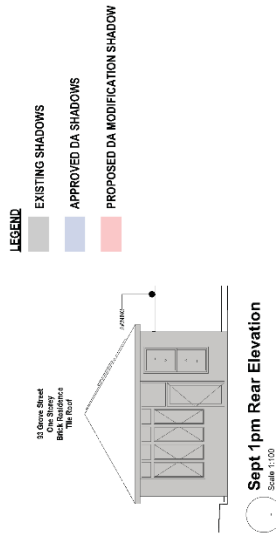
DKO
Client

DKO Architecture (NSW) Pty Ltd
11/06/18
93 Grove Street
One Storey Brick Residence
Tile Roof
11/06/18
www.dko.com.au
NSW Registered Architects
Kosmas Kallias 2747
Phone 02 9550 0000

Rev.	Date	By	Clad	Description
1	11/06/18	EN	IF	Initial Submission

DKO Architecture (NSW) Pty Ltd
11/06/18
93 Grove Street
One Storey Brick Residence
Tile Roof
11/06/18
www.dko.com.au
NSW Registered Architects
Kosmas Kallias 2747
Phone 02 9550 0000

Sept 21st Shadows - Existing, Approved & Proposed



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Rev.	Date	By	Chd	Description
1	21/09/2016	DKO	DKO	Architectural

DKO Architects Pty Ltd
 100 Kulliam Street
 Redfern NSW 2016
 Australia
 www.dko.com.au
 NSW Registered Architects
 NSW Registered Architects
 Trade Referral System

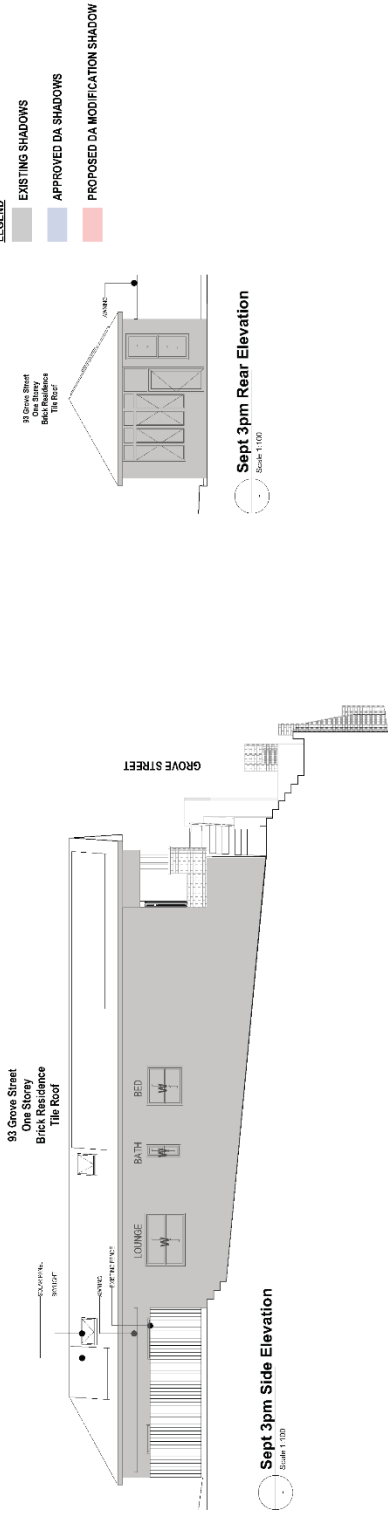
DKO

Project Name: _____
 Project Address: _____
 Client: _____

Site Name / Address	Project Number	Project Number	Project Number
Birrigine NSW 2011	11/06/15	11/06/15	11/06/15
Birrigine NSW 2011	11/06/15	11/06/15	11/06/15
Birrigine NSW 2011	11/06/15	11/06/15	11/06/15

Drawing Number: **DA513**
 Revision: **P1**

Sept 21st Shadows - Existing, Approved & Proposed



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Rev.	Date	By	Clad	Description
1	23/02/2024	CK	JP	Revised DA

DKO Architecture (NSW) Pty Ltd
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Barkers Creek NSW 2146
T: 61 61 5294 5200
www.dko.com.au

Project Name
Project Address

11946
Nagholon - Sept Solar
1100 G. Rd
Rip 2010

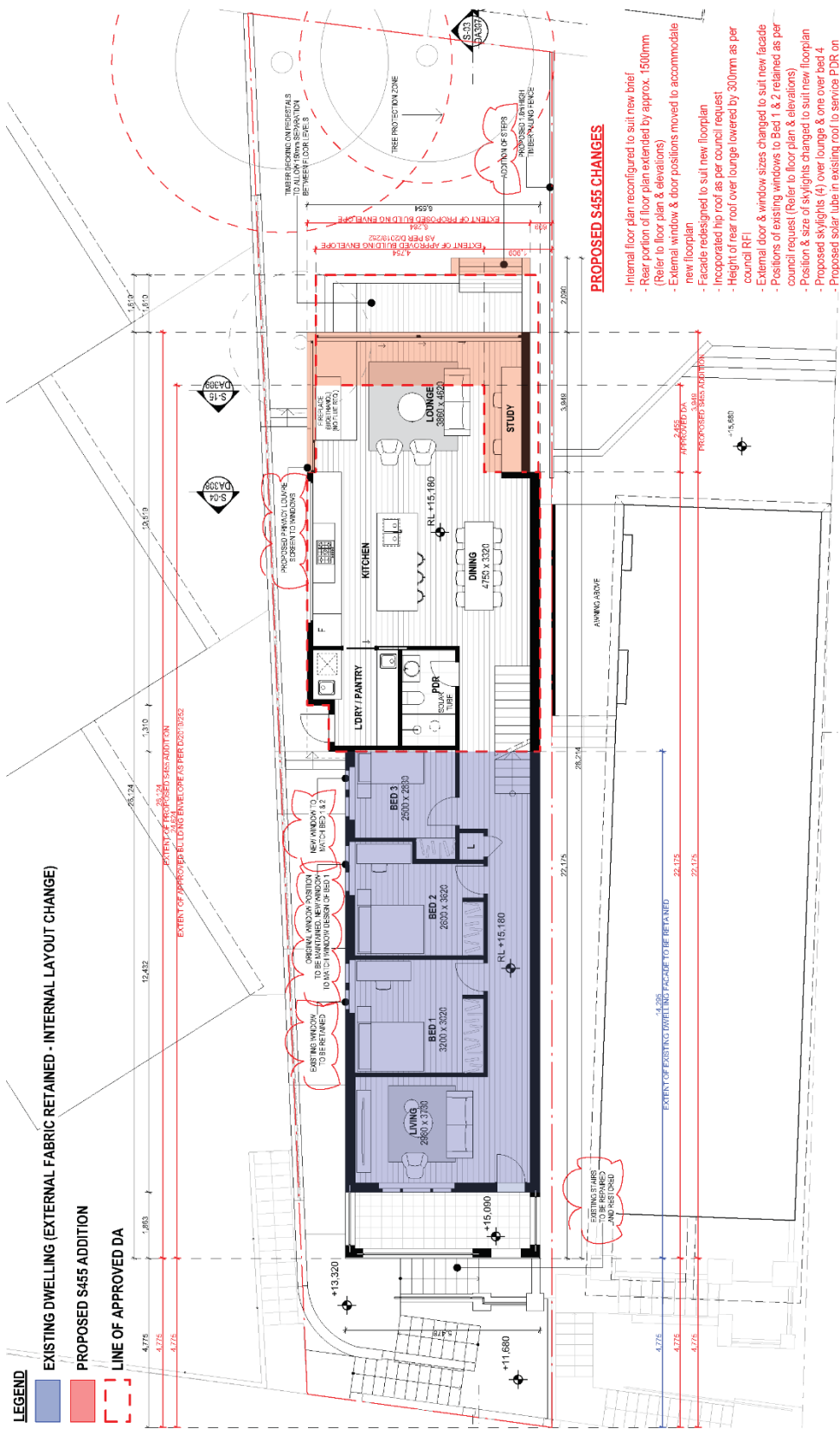
Barbara & Alan
93 Grove St,
Barkers Creek NSW 2146



Client

Craig & Sharon Gough | Drawing Number
Revision

DA514
P1



0. Ground Floor Scale 1:100



DKO Architecture (NSW) Pty Ltd
 Level 10, 100 Pitt Street
 Redfern, NSW 2016
 ABN: 81956706590
 NSW: Nominated Architects
 Koos de Keijzer 5747 | David Randerson 8512

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 E: info@dko.com.au
 W: www.dko.com.au
 Without prejudice - preliminary or RFI only

Rev.	Date	By	Ckd	Description
Py	18/02/2023	EN	JF	Prs DA - Update
Pw	17/08/2022	EN	JF	Section: 145
Pr	3/12/2020	EN	JF	Section: 185 - Assessments

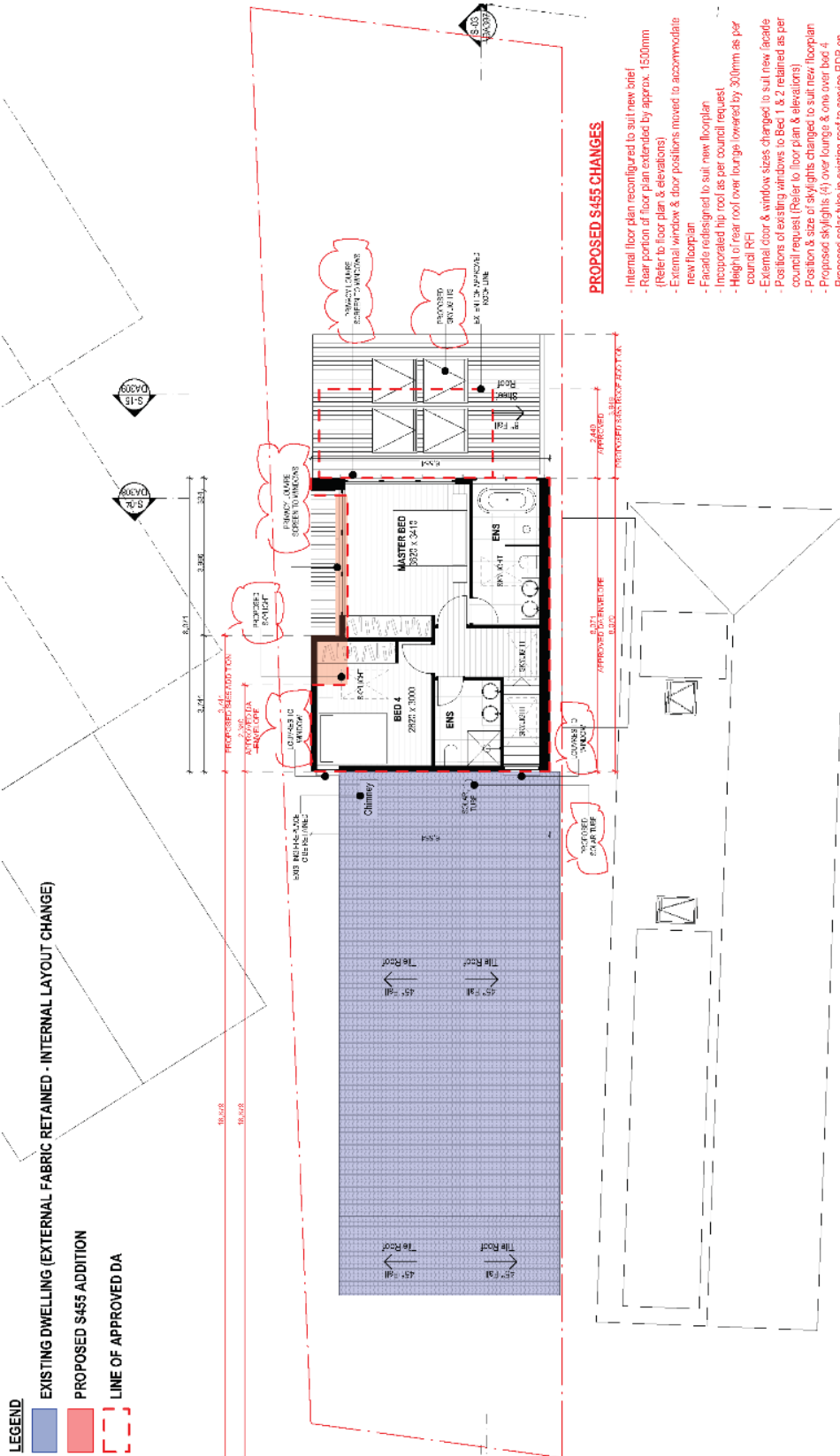
Project Name
 Project Address
 Client

Biregulate Alterations
 95 Chare St, NSW 2041
 Chris & Maureen Queshi

Project Number
 Drawing Name
 Date

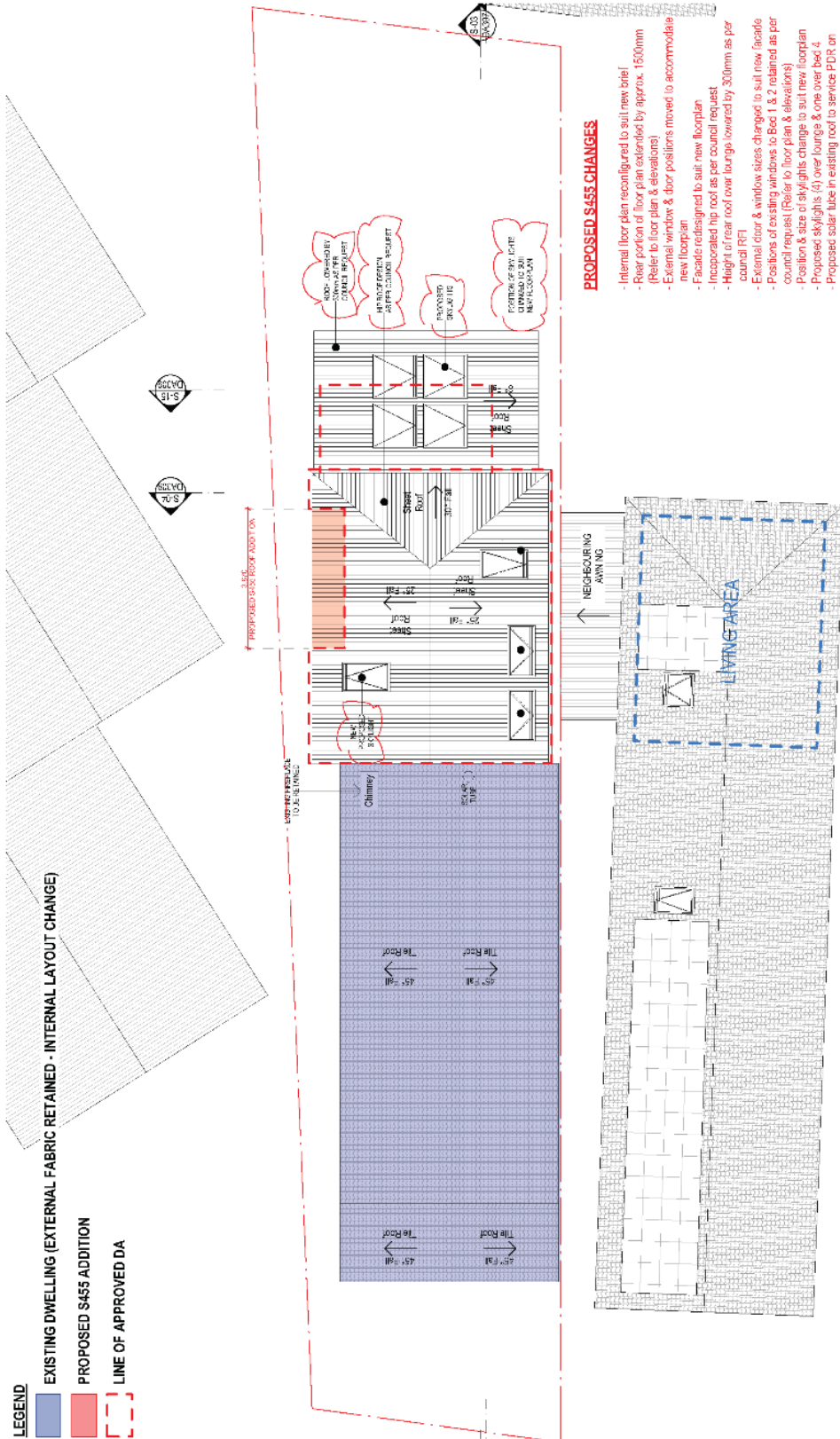
11966
 Proposed Ground Floor
 As Shown
 May 2018

Drawing Number **DA300**
Revision **P11**



1. First Floor
Scale 1:100

<p>DKO Architects (NSW) Pty Ltd 119 Redfern Street Redfern, NSW 2016 NSW Strata and Architects Koon Goo Keizer 07957 David Randerston 85712</p>		<p>Project Name 95 Greaves St, Banhphong, NSW 2041</p>		<p>Project Number 10966 Proposed First Floor As Shown Scale Date May 2016</p>	
<p>T +61 2 8946 4290 info@dko.com.au www.dko.com.au</p>		<p>Client Chris & Maureen Qureshi</p>		<p>Drawing Number DA301 Revision P11</p>	
<p>Rev. No</p>	<p>Date</p>	<p>By</p>	<p>CD</p>	<p>Description</p>	<p>Project Address</p>
P0	05/05/2016	EN	JF	Plan/DA - Typing	
P10	27/04/2016	EN	JF	Section/CF	
P11	20/04/2016	EN	JF	Section/CF	



- PROPOSED S455 CHANGES**
- Internal floor plan reconfigured to suit new brief
 - Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
 - External window & door positions moved to accommodate new floorplan
 - Facade redesigned to suit new floorplan
 - Incorporated hip roof as per council request
 - Height of rear roof over lounge lowered by 300mm as per council REI
 - External door & window sizes changed to suit new facade
 - Positions of existing windows to Bed 1 & 2 retained as per council request (Refer to floor plan & elevations)
 - Position & size of skylights change to suit new floorplan
 - Proposed skylights (3) over lounge & one over bed 2
 - Proposed solar tube in existing roof to services PDR on ground floor
 - Proposed privacy screen louvers to external windows overlooking neighbours
 - Removal of mid to dark grey paints removed from colour scheme as per council request

LEGEND
 EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)
 PROPOSED S455 ADDITION
 LINE OF APPROVED DA

2. Roof
 Scale 1:100



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 Redfern, NSW 2016
 Australia
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 www.dko.com.au

Rev.	Date	By	CHK	Description
07	05/06/2016	EN	JF	Pre DA - Update
08	17/06/2016	EN	JF	Revised DA
09	20/06/2016	EN	JF	Revised DA

Project Name
 Project Address

Project Number
 Drawing Name
 Scale
 Date

Chris & Maureen Qureshi
 Drawing Number
 Revision

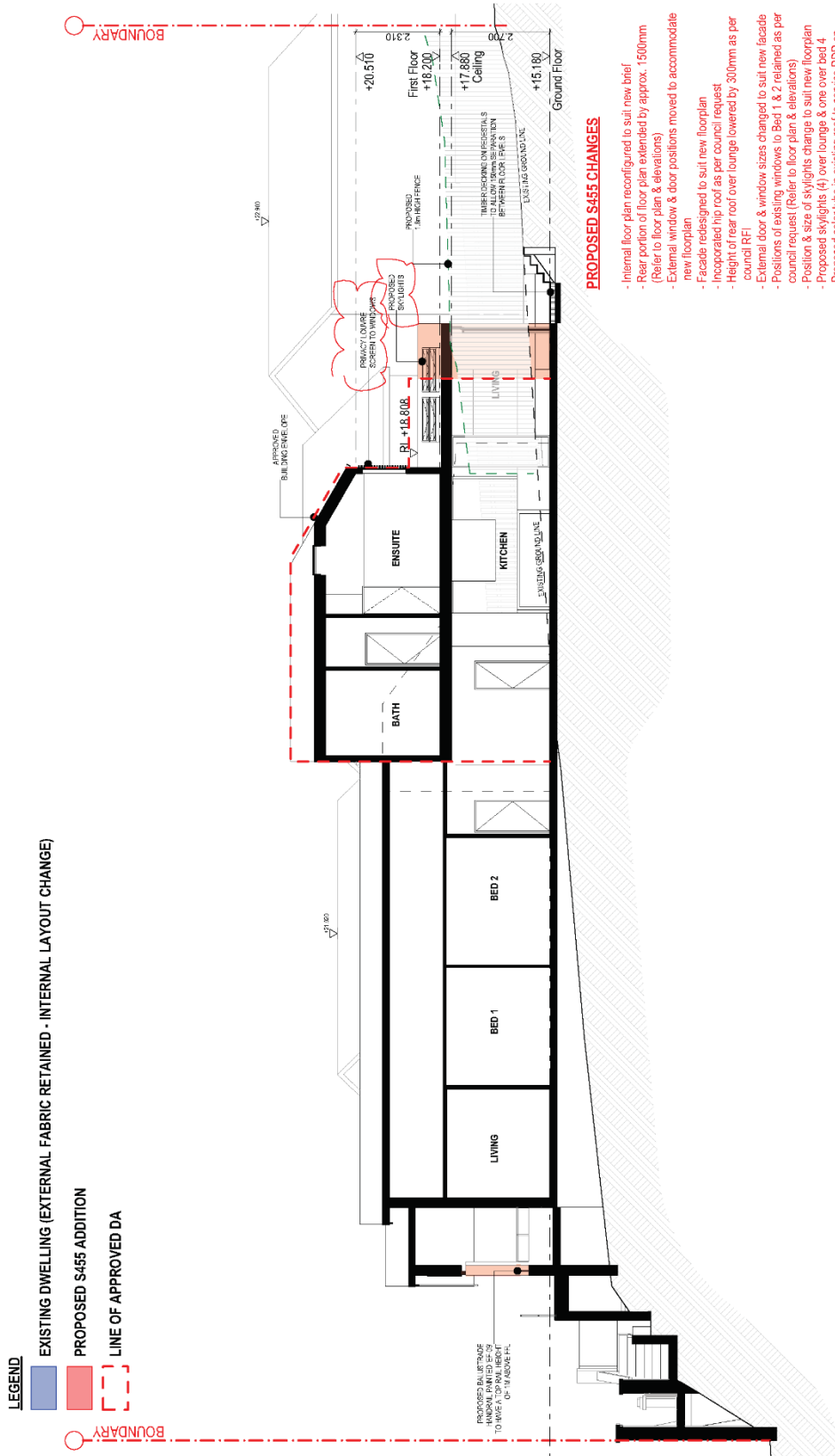
Client

Project Name
 Project Address

Project Number
 Drawing Name
 Scale
 Date

Project Name
 Project Address

Project Number
 Drawing Name
 Scale
 Date



PROPOSED S465 CHANGES

- Internal floor plan reconfigured to suit new brief
- Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
- External window & floor positions moved to accommodate new floorplan
- Facade redesigned to suit new floorplan
- Incorporated hip roof as per council request
- Height of rear roof over lounge lowered by 300mm as per council RF1
- External door & window sizes changed to suit new facade
- Positions of existing windows to Bed 1 & 2 retained as per council request (Refer to floor plan & elevations)
- Position & size of skylights change to suit new floorplan
- Proposed skylights (4) over lounge & one over bed 4
- Proposed solar tube in existing roof to service PDR on ground floor
- Proposed privacy screen louvers to external windows overlooking neighbours
- Removal of mid to dark grey paints removed from colour scheme as per council request

LEGEND

- EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)
- PROPOSED S465 ADDITION
- LINE OF APPROVED DA

S-03 PROPOSED SECTION
Scale 1:100



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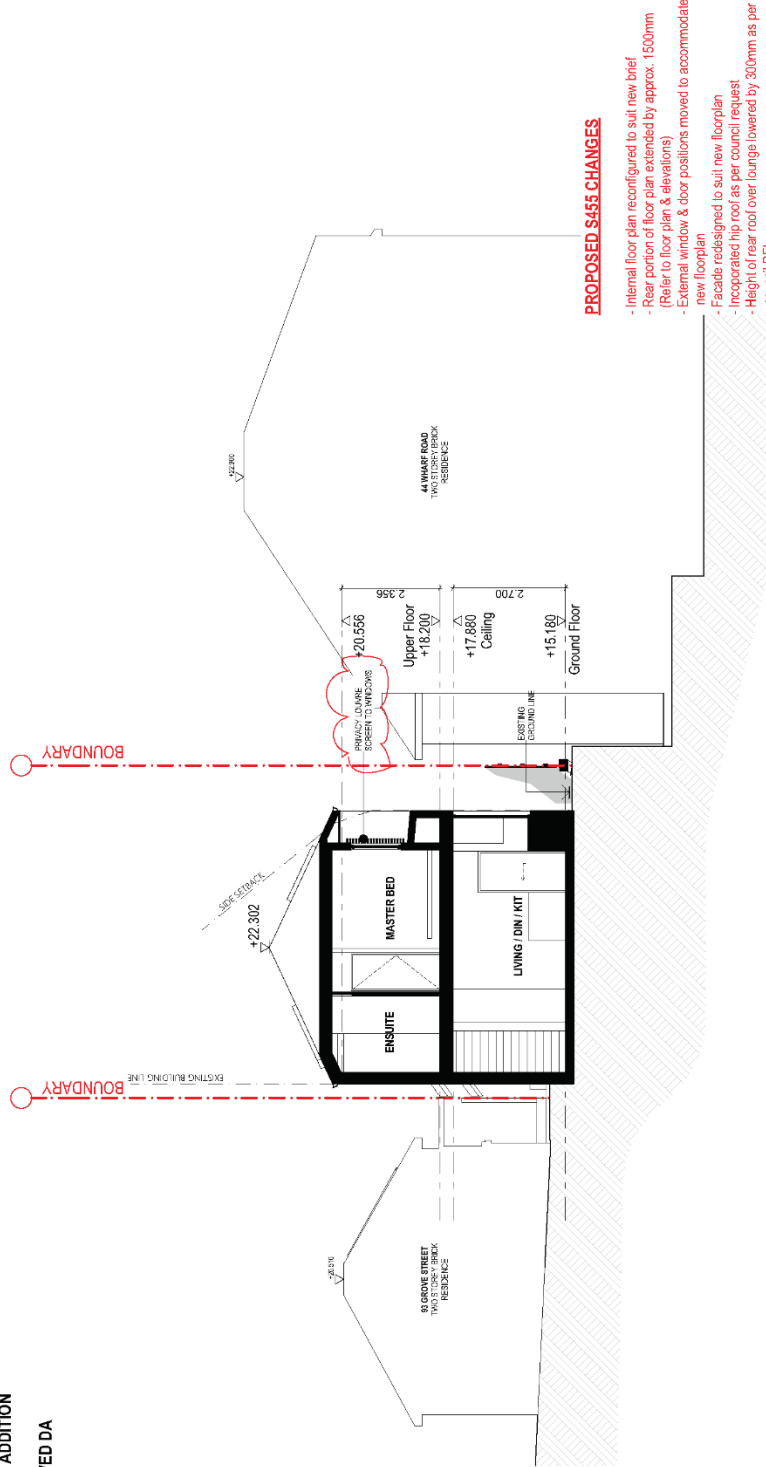
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Rev.	Date	By	Chd	Description
Py	18/09/2018	EN	JF	Pre DA - Update
Pw	17/08/2018	EN	JF	Section: 455
Pr	31/12/2010	EN	JF	Section: 455 - Amendments

Project Name	Birelgrove Alterations	Project Number	11966
Project Address	95 Grove St, Birelgrove, NSW 2041	Drawing Name	Sections
Client	Chris & Maureen Quinesh	Scale	As Shown
		Date	May 2018
		Drawing Number	DA307
		Revision	P11

LEGEND

- EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)
- PROPOSED S455 ADDITION
- LINE OF APPROVED DA



- Internal floor plan reconfigured to suit new brief
- Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
- External window & door positions moved to accommodate new floorplan
- Facade redesigned to suit new floorplan
- Incorporated hip roof as per council request
- Height of rear roof over lounge lowered by 300mm as per council RFI
- External door & window sizes changed to suit new facade
- Positions of existing windows to Bed 1 & 2 retained as per council request (Refer to floor plan & elevations)
- Position & size of skylights change to suit new floorplan
- Proposed skylights (4) over lounge & one over bed 4
- Proposed solar tube in existing roof to service PDR on ground floor
- Proposed privacy screen louvers to external windows overlooking neighbours
- Removal of mid to dark grey paints removed from colour scheme as per council request

S-04 PROPOSED SECTION
Scale 1:100



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 Redfern NSW 1513
 ARNSW: 8102696200
 NSW: Nominated Architects
 Koos de Keijzer 5797 | David Rauderson 8542

DKO

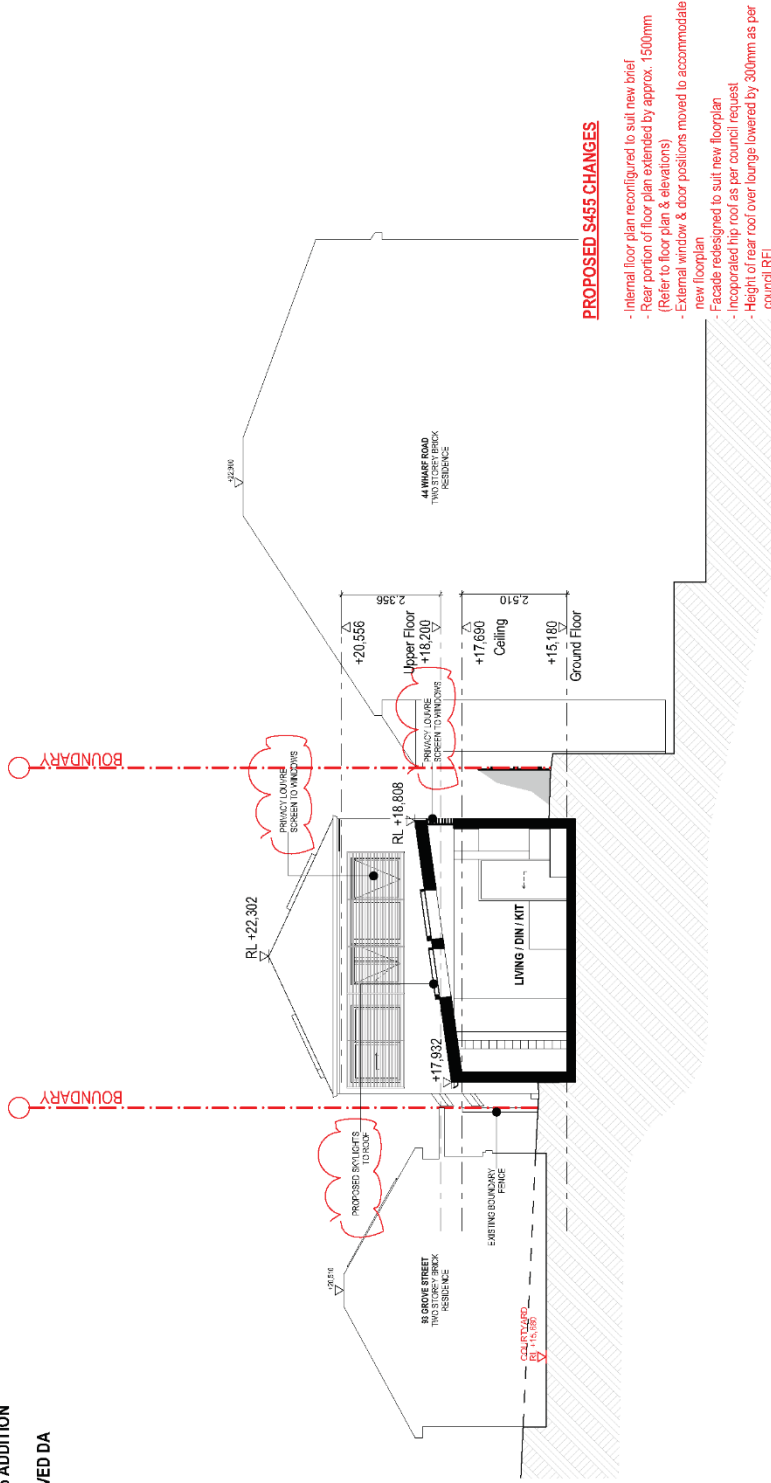
Rev.	Date	By	Ckd	Description
07	08/09/2020	EN	JF	Pre DA - Updates
08	17/08/2020	EN	JF	Section 455
09	3/11/2020	EN	JF	Section 455 - Amendments

Project Name	Birdgrove Alterations	Project Number	11966
Project Address	95 Grove St, Birdgrove, NSW 2041	Drawing Name	Sections
Client	Chir & Maureen Qureshi	Scale	As Shown
		Date	May 2018

Drawing Number	DA308
Revision	P9

LEGEND

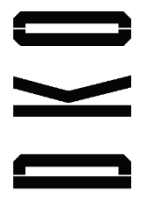
- EXISTING DWELLING (EXTERNAL FABRIC RETAINED - INTERNAL LAYOUT CHANGE)
- PROPOSED S455 ADDITION
- LINE OF APPROVED DA



PROPOSED S455 CHANGES

- Internal floor plan reconfigured to suit new brief
- Rear portion of floor plan extended by approx. 1500mm (Refer to floor plan & elevations)
- External window & door positions moved to accommodate new floorplan
- Facade redesigned to suit new floorplan
- Incorporated hip roof as per council request
- Height of rear roof over lounge lowered by 300mm as per council RFI
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- Position & size of skylights change to suit new floorplan
- Proposed skylights (4) over lounge & one over bed 4
- Proposed solar tube in existing roof to service PDR on ground floor
- Proposed privacy screen louvers to external windows overlooking neighbours
- Removal of mid to dark grey paints removed from colour scheme as per council request

S-15 PROPOSED SECTION
Scale 1:100

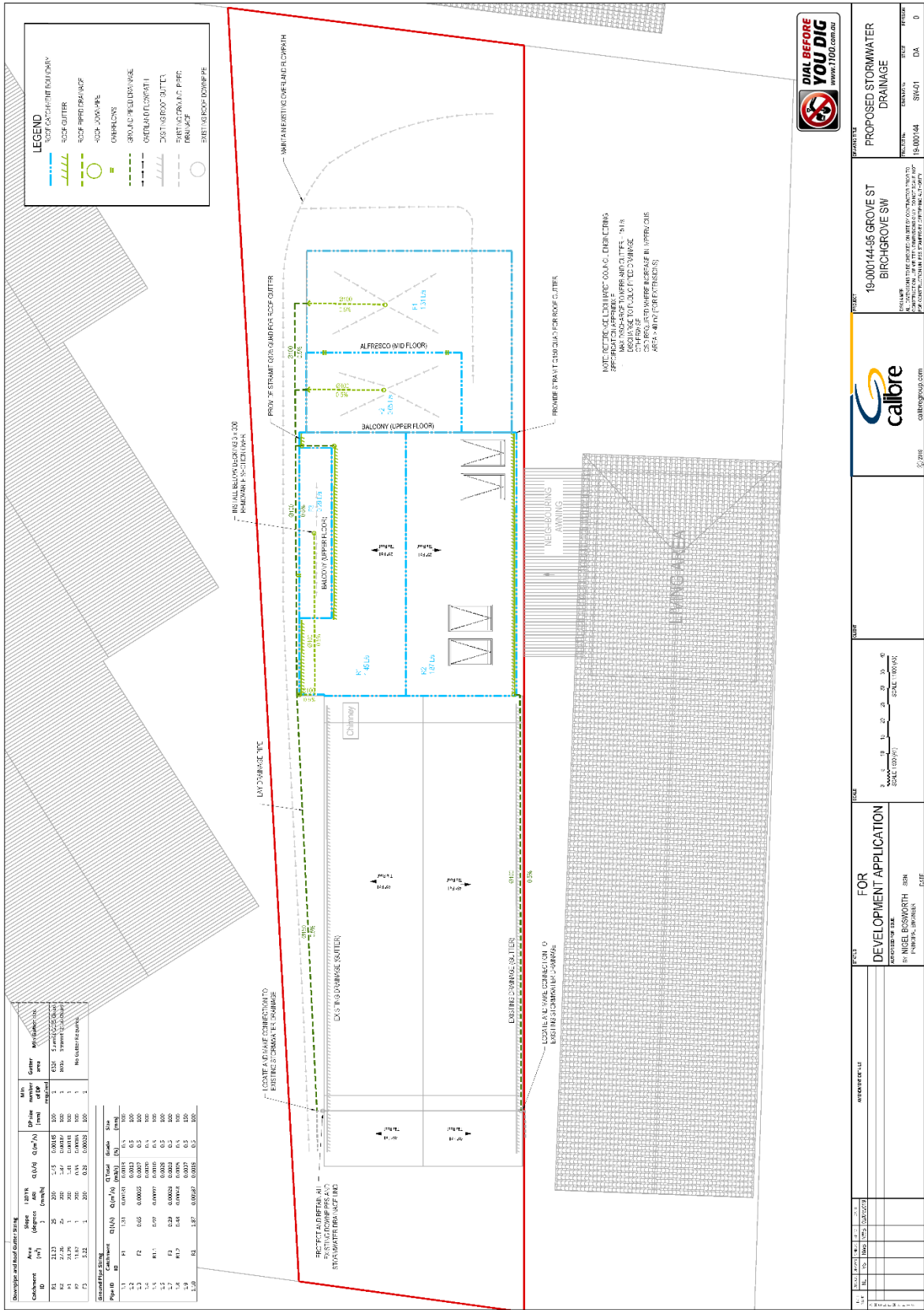


DKO Architecture (NSW) Pty Ltd
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Rev.	Date	By	Ckd	Description
01	17/08/2020	EN	JF	Section S45
P2	3/11/2020	EN	JF	Section S45 Amendments

Project Name	Birchgrove Alterations	Project Number	11966
Project Address	95 Grove St, Birchgrove, NSW 2041	Drawing Name	Sections As Shown
Client	Chris & Maureen Quershi	Date	May 2018
		Drawing Number	DA309
		Revision	P2



DEVELOPMENT APPLICATION

CONCEPT LANDSCAPE PLAN

95 Grove Street Birchgrove NSW 2041

DRAWING SCHEDULE

DRAWING NUMBER	DRAWING TITLE	SCALE
L-000	COVERSHEET & GENERAL NOTES	N/A
L-100	TREE REMOVAL PLAN	1:50
L-500	LANDSCAPE TYPICAL DETAILS	AS SHOWN

PLANTING SCHEDULE

TREE	BOTANIC NAME	COMMON NAME	MATURE SIZE H X W (m)	POT SIZE
	Citrus limon 'Eureka'	Lemon Tree	4 x 3	75L
SHRUB	Gardenia augusta 'Florida'	Gardenia Florida	1 x 1	200mm
	Grevillea 'Fireworks'	Grevillea	1 x 1	200mm
	Viburnum tinus	Laurelshrub	3 x 2	200mm
TURF	Stenotaphrum secundatum	Buffalo Grass	0.05 x Spreading	

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LEGEND

1	EXISTING
2	PROPOSED
3	TO BE REMOVED
4	TO BE PLANTED
5	TO BE MAINTAINED
6	TO BE DESTROYED
7	TO BE REPLANTED
8	TO BE MAINTAINED
9	TO BE DESTROYED
10	TO BE REPLANTED

GENERAL NOTES

Workmanship and Materials
 All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

EXISTING TREES

Trees to be retained and protected shall be marked with a red 'X' on the plan. All trees to be removed shall be marked with a red 'X' on the plan. All trees to be retained shall be marked with a red 'X' on the plan. All trees to be removed shall be marked with a red 'X' on the plan. All trees to be retained shall be marked with a red 'X' on the plan. All trees to be removed shall be marked with a red 'X' on the plan.

Work to be Done

1. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

PLANTING

1. All plants shall be of the highest quality and shall be suitable for the intended use. All plants shall be of the highest quality and shall be suitable for the intended use. All plants shall be of the highest quality and shall be suitable for the intended use. All plants shall be of the highest quality and shall be suitable for the intended use.

Sub-soil Drainage

1. All sub-soil drainage shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All sub-soil drainage shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

PAVING

1. All paving shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All paving shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

SOFTWORKS

1. All softworks shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All softworks shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Notes

1. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Coverage

Provide 10% coverage of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Retention

Provide 10% retention of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Planting

Provide 10% planting of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Plant Installation

Provide 10% plant installation of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Enhancement Substitution

Provide 10% enhancement substitution of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Plant Barrier

Provide 10% plant barrier of the site. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

Notes

1. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use. All work shall be carried out in accordance with the Australian Standard AS/NZS 4502:2003. All materials shall be of the highest quality and shall be suitable for the intended use.

5/1/15 SUBMISSION NOTE
 ALL LANDSCAPE DRAWINGS UPDATED IN LINE WITH AMENDED ARCHITECTURAL PLANS

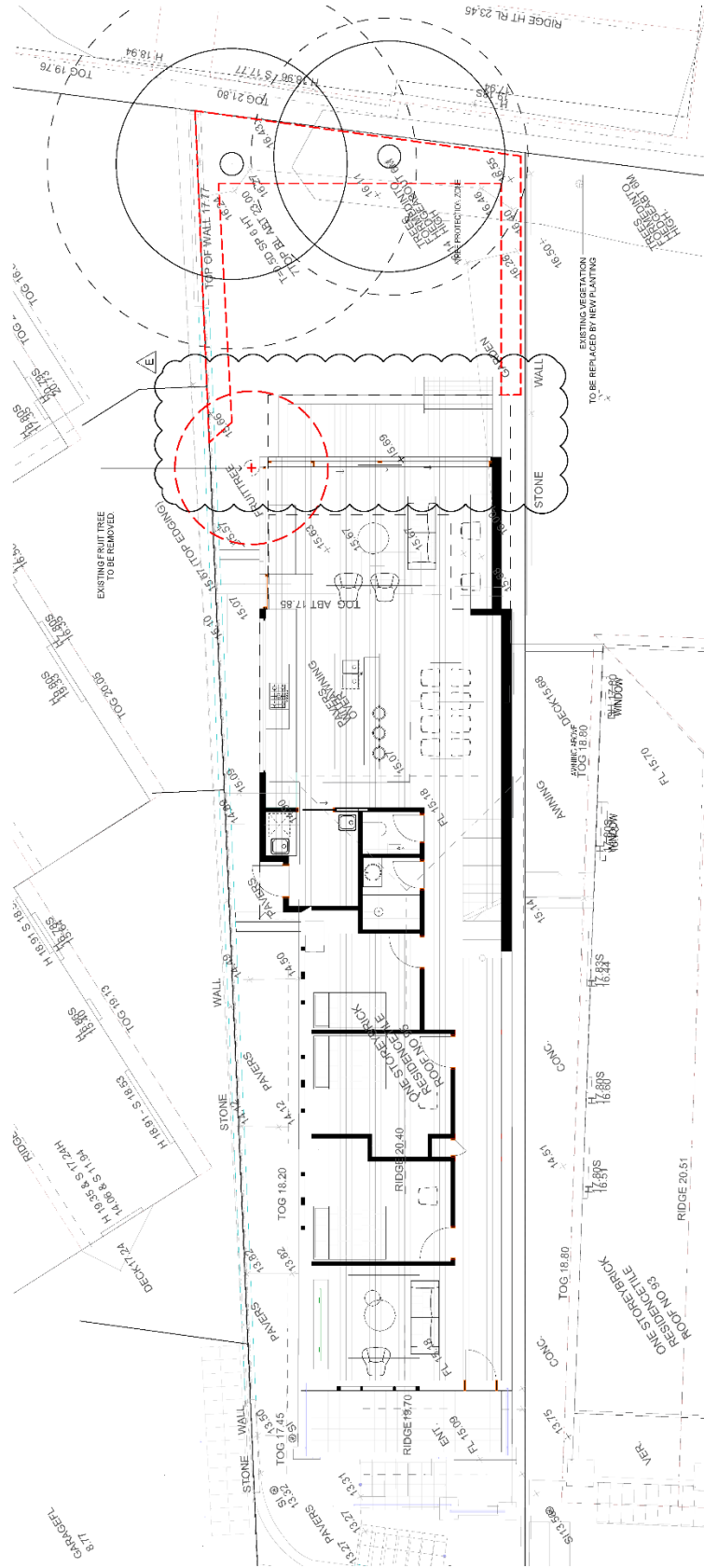
COVERSHEET & GENERAL NOTES

DKO ARCHITECTURE

BIRCHGROVE ALTERATIONS
 95 GROVE ST,
 BIRCHGROVE, NSW 2041

S4.56 SUBMISSION

DATE: 15/01/2015
 DRAWING NO: SS19-4079
 SCALE: L-000 E



NOT FOR CONSTRUCTION

SITE NAME
BIRCHGROVE ALTERATIONS
95 GROVE ST,
BIRCHGROVE, NSW 2041

ARCHITECT
DKO ARCHITECTURE

PROJECT NAME
TREE REMOVAL PLAN

DATE
2024.05.15

SCALE
1:50 @ A1

PROJECT NO.
SS19-4079

DATE
2024.05.15

SCALE
1:50 @ E

LEGEND

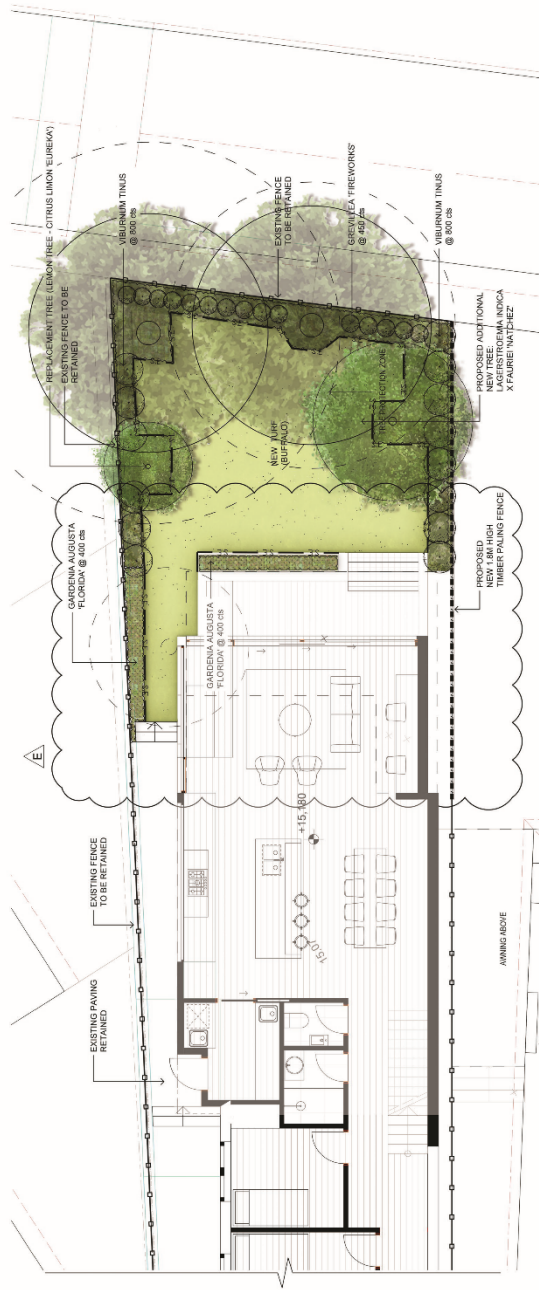
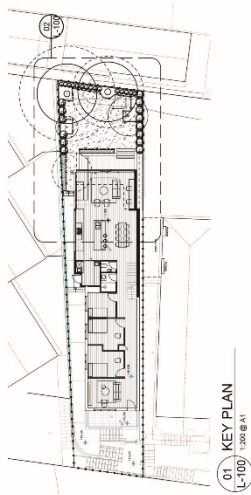
- EXISTING TREE TO BE RETAINED
- EXISTING FRUIT TREE TO BE REMOVED
- EXISTING VEGETATION TO BE REPLACED BY NEW PLANTING
- EXISTING FRUIT TREE TO BE REMOVED

NOTES

- SEE DRAWING FOR DETAILS.
- ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- PROTECT ALL EXISTING SERVICES AND STRUCTURES.
- MAINTAIN ACCESS TO ALL SERVICES AND STRUCTURES.
- PROTECT ALL EXISTING SERVICES AND STRUCTURES.
- MAINTAIN ACCESS TO ALL SERVICES AND STRUCTURES.
- PROTECT ALL EXISTING SERVICES AND STRUCTURES.
- MAINTAIN ACCESS TO ALL SERVICES AND STRUCTURES.
- PROTECT ALL EXISTING SERVICES AND STRUCTURES.
- MAINTAIN ACCESS TO ALL SERVICES AND STRUCTURES.

REVISIONS

NO.	DATE	DESCRIPTION
01	2024.05.15	ISSUED FOR PERMIT
02	2024.05.15	ISSUED FOR PERMIT
03	2024.05.15	ISSUED FOR PERMIT
04	2024.05.15	ISSUED FOR PERMIT
05	2024.05.15	ISSUED FOR PERMIT
06	2024.05.15	ISSUED FOR PERMIT
07	2024.05.15	ISSUED FOR PERMIT
08	2024.05.15	ISSUED FOR PERMIT
09	2024.05.15	ISSUED FOR PERMIT
10	2024.05.15	ISSUED FOR PERMIT



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DATE: 15/08/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEGEND

	EXISTING FENCES TO BE RETAINED		EXISTING FENCE
	EXISTING PAVING TO BE RETAINED		NEW FENCE
	EXISTING TURF		CORTEN STEEL EDGE
	EXISTING MULCH		PROPOSED TURF
	EXISTING SHRUBS		PROPOSED TURF WITH FERTILISER FILLER
	EXISTING TREES		PROPOSED TIMBER PAVING FENCE
	EXISTING PLANTS		PROPOSED NEW 1.8M HIGH TIMBER PAVING FENCE
	EXISTING PLANTS		PROPOSED NEW 1.8M HIGH TIMBER PAVING FENCE

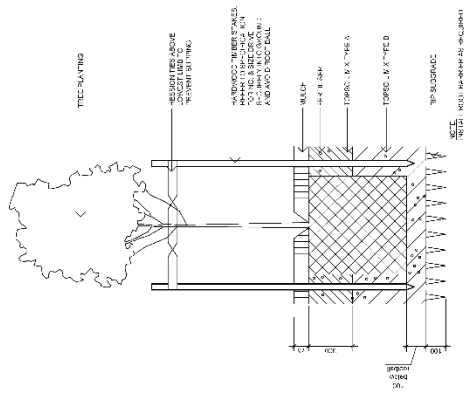
SITE IMAGE

PROJECT: BIRCHGROVE ALTERATIONS
 95 GROVE ST.
 BIRCHGROVE, NSW 2041

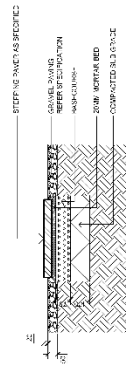
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 CHECKED BY: [Name]
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LANDSCAPE PLAN

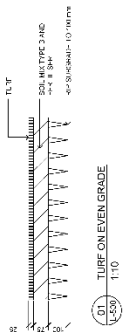
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 Drawing Number: L-100 E



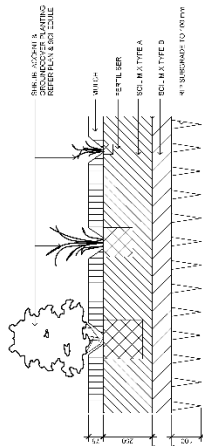
03 - DETAIL 75-200L TREE PLANTING ON GRADE
SCALE 1:10



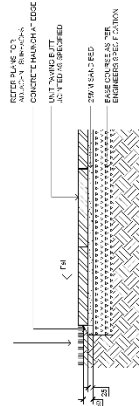
05 - STEPPING PAVER IN GRAVEL ON GRADE
SCALE 1:10



01 - TUBE ON EVEN GRADE
SCALE 1:10



02 - SHRUB ACCENT & GROUND COVER PLANTING ON GRADE
SCALE 1:10



04 - UNIT PAVERS ON GRADE
SCALE 1:10

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NOT RELEVANT

DATE

PROJECT

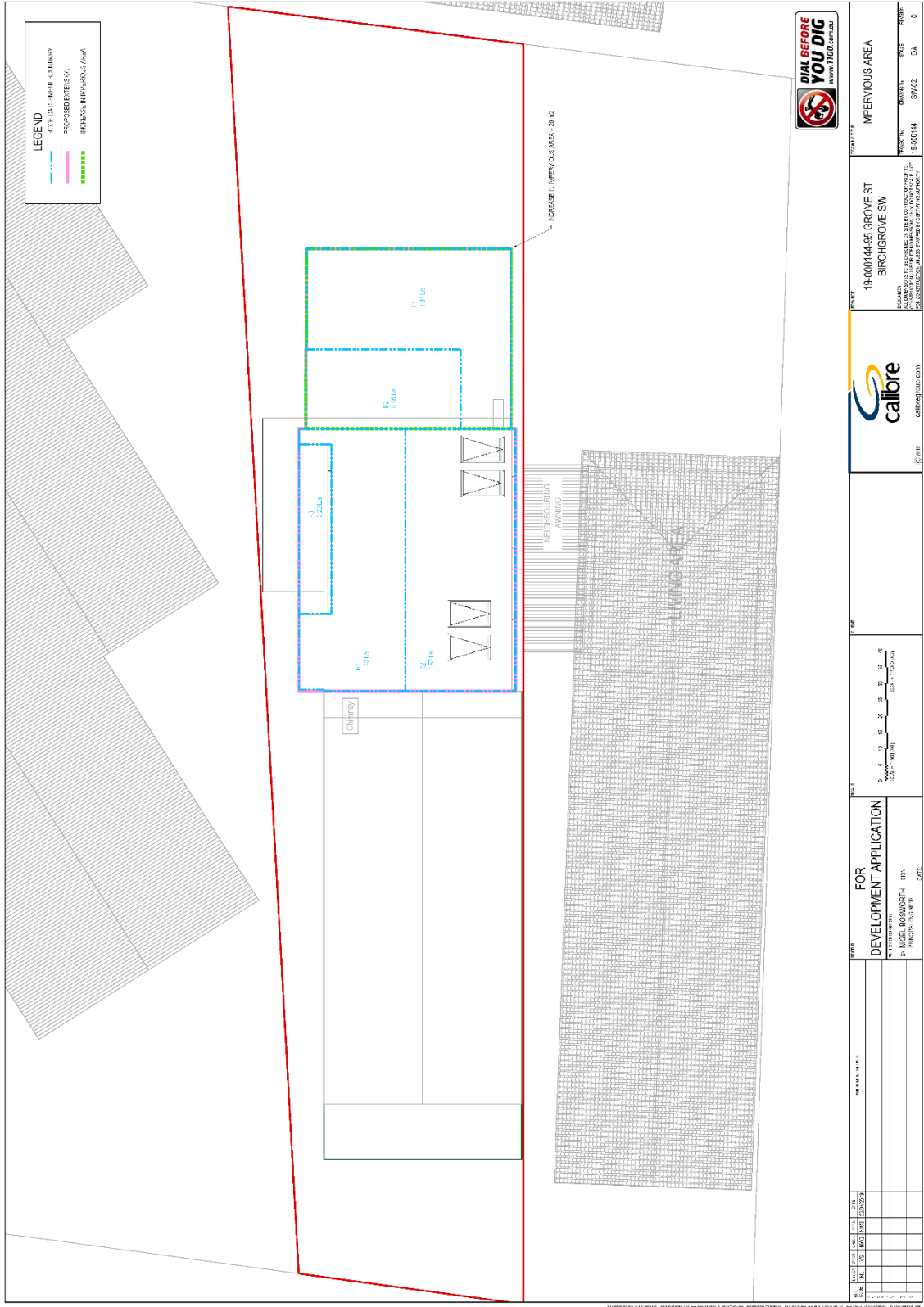
CLIENT

DATE



DKO ARCHITECTURE
BIRCHGROVE ALTERATIONS
95 GROVE ST.
BIRCHGROVE, NSW 2041

SS19-4079
L-500 E



Attachment C – Statement of Heritage Significance

HERITAGE IMPACT STATEMENT



No. 95 Grove Street, Birchgrove

October 2020 | J3255

**Weir
Phillips**
Heritage

Level 19, 100 William Street, Sydney, NSW 2011
Phone: (02) 9310 1010

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a S4.55 modification to Development Application (D/2019/252) for alterations and additions to an existing dwelling at No. 95 Grove Street, Birchgrove, New South Wales.

The site is located within the Inner West Council Local Government Area (formerly Ashfield, Leichhardt and Marrickville Councils). The principal planning control for the site is the *Leichhardt Local Environmental Plan 2013 (LEP 2013)*. The site is not listed as a heritage item by Schedule 5, Part 1 of the *LEP 2013*. The site is located within the Birchgrove and Ballast Point Heritage Conservation Area as identified by Part 2 of this Schedule. Under Part 5.10 of the *LEP 2013*:

(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).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by DKO Architecture.

1.2 Authorship

This statement was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env.Des.), B. Arch., Grad.Dip.Herit.Cons. and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.6 below.

1.4 Physical Evidence

An inspection of the property and the surrounding streetscape took place in September 2018. The photographs contained within this report were taken at this time.

1.5 **Documentary Evidence**

1.5.1 **General References**

1.5.2 **Heritage Listing Sheets**

- *Birchgrove and Ballast Point Heritage Conservation Area*, Birchgrove. State Heritage Inventory Database No.: 5063206.
- *Birchgrove Park*, Birchgrove. State Heritage Inventory Database No.: 1940578.

1.5.3 **Planning Documents**

- *Leichhardt Development Control Plan 2013*.
- *Leichhardt Local Environmental Plan 2013*.

1.6 **Site Location**

No. 95 Gove Street, Birchgrove is located on the eastern side of the Street near the intersection with Wharf Road (Figure 1). The site is identified as Lot 2B of D.P. 309226.

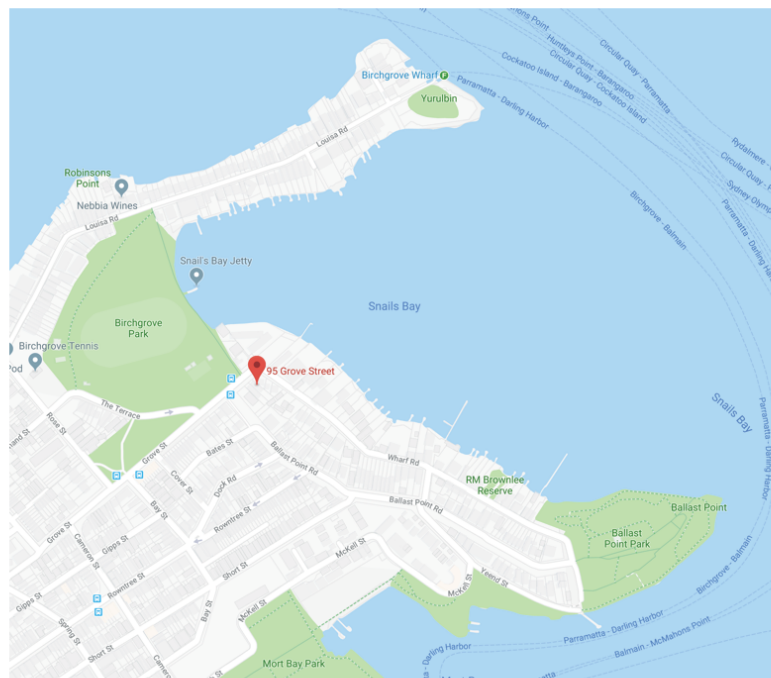


Figure 1: The location of the subject site. Google Maps 2018.

2.0 **HISTORICAL DEVELOPMENT**

Present-day Balmain lies in the traditional lands of the Wangal and Cadigal people of the Dharug speaking language group.

The colony of NSW was established in January 1788 at Sydney cove. From January 1793, successive governors granted land outside the township boundaries in order to open up the colony to settlement and augment food supplies. The subject property stands on a grant of 550 acres made to William Balmain, a Surgeon, on 26th April 1800. In 1801 Balmain transferred his grant to fellow surgeon, John Gilchrist. The sandstone of the Balmain peninsula, however, offered little assistance to would-be agriculturists and the peninsula remained sparsely populated into the 1830s.

By the 1830s the Balmain peninsula was no longer as isolated as it had been. Between 1839 and 1844, a number of substantial villas and more simple cottages were built on land formerly part of Balmain's grant. The first planned thoroughfares on the peninsula (Darling, Nicholson and Johnston Streets) were laid out during this era. Maritime industries were established as boat builders and shipwrights discovered the deep inshore waters of the bay. A regular ferry service began in 1844 and shops and trades began to offer their services.

The land on which No. 95 Grove Street stands was sold to Captain Charles Smith in April 1853. Captain Charles Smith a shipping merchant and whaler was born at Kirriemuir, Forfashire, Scotland. His father migrated to Australia in 1832 and was the founder of the wine industry in the Riverina. Charles stayed in Scotland and joined the Merchant Navy, eventually migrating to Australia in 1936, where he turned to whaling. Smith was a successful merchant, whaler and property owner. He was on a number of commercial boards and was the founding councillor of St Andrews College, University of Sydney. His career culminated as the Director of the Bank of NSW from 1890-97. He retired from active business life in 1888, aged 80 and died of embolism on 27 June 1897.

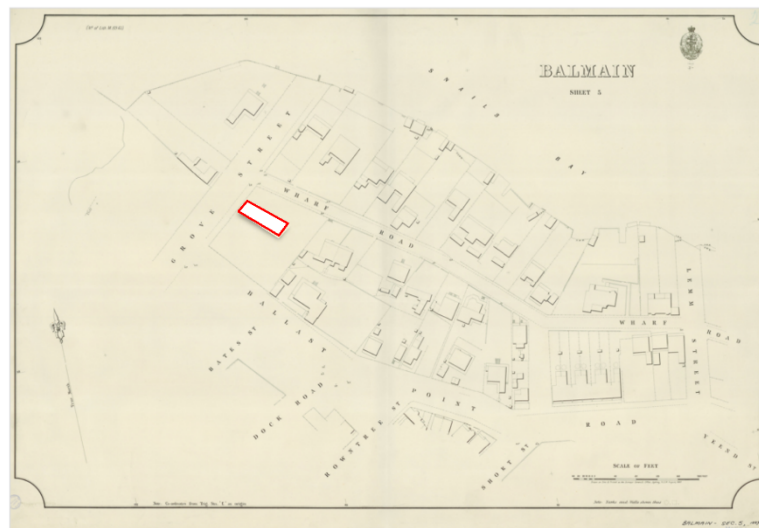


Figure 2: Balmain Section 5 Map 1889. State Library of NSW. No.95 Grove Street is outlined in red.

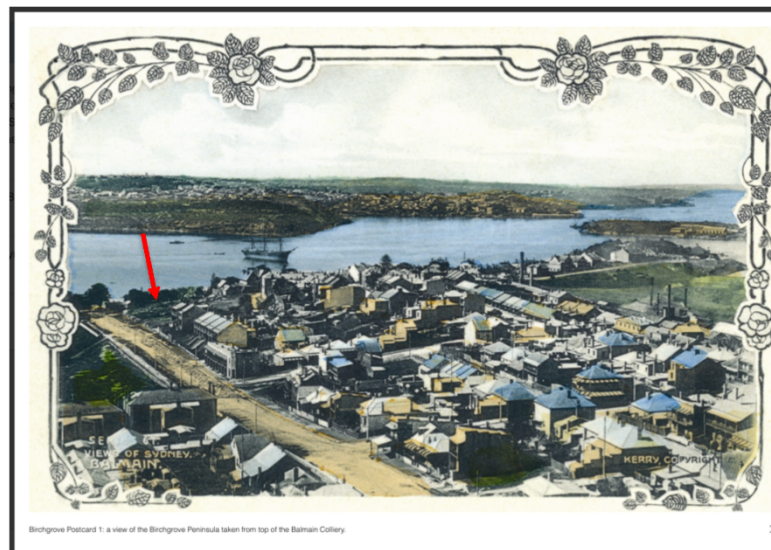


Figure 3: 1890 Post Card looking north toward the Harbour from Grove Street. No.95 Grove Street is the vacant lot at the bottom of Grove Street, down near the harbour. Leichhardt Library. The lot of No.95 Grove Street is vacant. Shown by a red arrow.

Balmain developed rapidly during the middle decades of the nineteenth century, as Figure 2 a map from 1889 illustrates with numerous villas built on Wharf and Ballast Point Road. However, the adjacent subdivision of the *Birchgrove Estate* in 1860 was not a success; only eleven allotments were sold before 1866.

In 1925, No.95 Grove Street was purchased by John Drenman. A Sands Directory search suggests that Drenman built the house around 1927. His wife, Frances Drenman lived at the house until 1950. From this date there have been numerous registered owners.

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 4, an aerial photograph over the site, and to the survey that accompanies this application.

The site is located on the eastern side of Grove Street. It is set high above the street, approximately 6m above the footpath. The site continues to rise a further 2m toward the rear. The site is approximately rectangular in shape with a splay to the rear. The western (Grove Street) boundary is 6.96m; the eastern boundary is 8.635m; the northern boundary is 38.99m; and the western boundary is 38.80m. The site area is 299.7 m².

The building, described below is located towards the front of the site providing for a larger sloped rear yard. The building is located 300mm off and parallel to the southern boundary. The northern setback is wider and not parallel.

The house is set high above Grove Street and accessed from two flights of concrete stairs which form the front setback to the house. The building on the site is a freestanding, single storey, modified interwar dwelling. The building has a simple rectangular plan with a terracotta tiled roof and gable end to Grove Street. The

brickwork to the Grove Street elevation is rendered and painted whereas the other elevations are painted or face brickwork only.



Figure 4: An aerial photograph showing the subject site and its surrounds.
SIX Maps 2018. Site outlined in red.

Attached to the rear of the house is a semi enclosed paved, outdoor and laundry area. The back yard rises gradually to the rear boundary, it is turfed and planted with shrubs and trees around the perimeter. The northern setback is concreted with a timber paling fence on the boundary. The southern boundary is also concreted with no fence separation to its neighbour.

3.2 The Building

3.2.1 The Exterior

The western, Grove Street elevation is set 6m above the footpath. Three flights of stairs lead to the front entry porch. The stair treads are a mixture of concrete and terrazzo with engaged face brick and steel pipe balustrades. There is also an ashlar render retaining wall with sandstone balustrade as part of the stair. The entry porch has been enclosed with a mix of glazing types and the addition of textured render to the brick work. The gable end has been modified with timber panelling.

The southern elevation is located 300mm off the boundary. This elevation is face brick with no openings.

Figure 5 illustrates the front, Grove Street elevation.



Figure 5: The front (northern) elevation of No. 95 Grove Street, Birchgrove. WPH 2018.

The northern elevation has a greater side setback to the boundary which expands with the splay of the site toward the eastern, rear boundary. The elevation is constructed of painted brickwork and has three window openings: a single timber framed, double hung window to the second bedroom, a double casement and lead light window to the lounge room and a double set of timber framed, double hung windows to the dining room. There is a rendered chimney rises above this elevation.

Figure 6 to 8 illustrate the northern and southern elevations.



Figure 6: Northern elevation of No. 95 Grove Street, Birchgrove. WPH 2018.



Figure 7: Northern elevation of No. 95 Grove Street, Birchgrove. WPH 2018.



Figure 8: Southern elevation of No. 95 Grove Street, Birchgrove. WPH 2018.

The eastern, rear elevation, is constructed of painted brickwork and lies under a hipped roof. The elevation includes a single door and set of timber framed, double hung windows opening out from the dining area. The bathroom structure juts out on the southern side. Attached to the rear elevation is the semi enclosed out door area and skillion roof which runs the full width of the house. The laundry is partitioned off behind the bathroom wall. The area is paved and steps up to the rear garden. Figures 9-12 illustrate the rear, eastern elevation and outdoor area.



Figure 9: Eastern, elevation of No. 95 Grove Street, Birchgrove from the rear boundary. WPH 2018.



Figure 10: Rear outdoor area looking to bathroom extension and partitioned laundry area. WPH 2018.



Figure 11: Outdoor area, partitioned laundry area. WPH 2018.



Figure 12: Outdoor area built to northern boundary. WPH 2018.

3.2.2 Interior

The floor plan is best understood with reference to the plans that accompany this application.

The original plan and interior finishes of the house have been retained. The rooms exhibit interwar period detailing including profiled timber skirlings, angled architraves, picture rails and panelled doors. The timber floorboards are consistent throughout, as are the decorative plaster ceilings and cornices.

The house is entered through the enclosed front porch. The porch has a tessellated tile floor.

The timber panel, front door with lead light insert opens into a narrow hallway, divided by a fretwork timber screen. The ceilings are decorative plaster. Two bedrooms are accessed off the hallway. The bedrooms have similar ceilings, architraves and skirting details as the hallway.

The hallway opens into a lounge room with an ornate, domed plaster ceiling. A fire place is set in the corner of this room it has a simple timber surround and mantle. A set of leadlight casement windows are located in the north wall.

The lounge room leads through to a dining room where a corner fire place is located. Off the dining room is a small kitchen and bathroom. The bathroom and kitchen have contemporary joinery.

Figures 13 to 18 illustrate the general character of the interior of the dwelling.



Figure 13: Enclosed entry porch to Grove Street. WPH 2018.



Figure 14: Entry hallway. WPH 2018.



Figure 15: Front Bedroom to enclosed entry porch. WPII 2018.



Figure 16: Lounge room with decorative dome ceiling, fireplace and leadlight window. WPII 2018.



Figure 17: Dining area leading to semi enclosed outdoor area. WPII 2018.



Figure 18: Contemporary bathroom. WPII 2018.

3.3 The Surrounding Area

For the following, refer to Figure 19, an aerial photograph over the site and the surrounding area.



Figure 19: Aerial photograph over the site and the surrounding area. The site is marked by the red arrow. Google Maps.

Grove Street runs along the eastern side of Birchgrove Park terminating at Miklouho-Maclay Park and Sydney Harbour. No. 95 Grove Street is located on the eastern side where all the houses in this section of the street are set high above overlooking Birchgrove Park. Grove Street is residential in character with a range of architectural styles including Victorian and contemporary terraces, freestanding federation houses, townhouses, contemporary infill and multi residential apartments at the Harbour end. The street is wide with parking to both sides and a generous bitumen footpath along the eastern edge. There are no trees.

The immediately adjoining property to the south of the subject site is No. 93 Grove Street. The dwelling on the site is similar in scale, proportion and style to the subject site, however it is more intact displaying significant Federation detailing as illustrated in Figure 20. Further to the east are a pair of Federation period semis, again relatively intact.

Immediately to the north of the subject site is Nos 40, 42 and 44 Wharf Road, a row of three attached, contemporary, two storey townhouses angled diagonally to Grove Street and Wharf Road. They are built on a masonry and sandstone podium to both street frontages that incorporates garaging and separate pedestrian entries. The townhouses are illustrated in Figures 23 and 24.

Figures 20 to 29 illustrate the general character of the street in the vicinity of the site. The location of the subject site is marked by the red arrow in each photograph.



Figure 20: No.95, 93, and 91 Grove Street.
The site is marked by the red arrow. WPH 2018.



Figure 21: No.95, 93, and 91 Grove Street and adjacent park
The site is marked by the red arrow. WPH 2018.



Figure 22: Looking south up Grove Street. Birchgrove Park on
the right. WPH 2018.



Figure 23: Aerial photograph over the site and the surrounding area. The site is marked by the red arrow. WPH 2018.



Figure 24: No.42 Wharf Road (corner Wharf Road and Grove Street) and No.95 Grove Street to the right. The site is marked by the red arrow. WPH2018.



Figure 25: No.44, 42 and 40 Wharf Road, with No. 95 Grove Street Behind. The site is marked by the red arrow. WPH 2018



Figure 26: View up Grove street from corner of Wharf Road. The site is marked by the red arrow. WPH 2018.



Figure 27: No 26a Grove Street diagonally opposite the subject site. WPH 2018.



Figure 28: Local heritage item No. 22 Grove Street. Opposite the subject site. WPH 2018.



Figure 29: No. 47 Wharf Street, on the Harbour at the corner of Wharf Road and Grove Street. WPH 2018.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

No. 95 Grove Street, Birchgrove:

- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is not listed as an item of local heritage significance by Schedule 5 Part 1 of *Leichhardt LEP 2013*.
- Is located within Birchgrove and Ballast Point Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Leichhardt LEP 2013*.
- Is located within the vicinity of local heritage items as defined by Schedule 5 Part 1 of the *Leichhardt LEP 2013*.

The *Leichhardt Heritage Review 2004* provides the following statement of significance for Birchgrove and Ballast Point Heritage Conservation Area:

- *One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area retains evidence (though somewhat diminished in the last twenty years) of the growth of Birchgrove and Ballast Point as marine suburbs and as a maritime industrial area from the 1870s-1920s, and other industry developed prior to 1941.*
- *Demonstrates the close relationship between landform, the layout of the roads and the siting of the early villas and industries to take advantage of the marine position.*
- *Demonstrates the close physical relationship between industry and housing (both middle class and workers housing) in nineteenth century cities.*
- *Demonstrates the development of brick making in Sydney through its building materials with the use of plastered brick walls and dry-pressed face bricks (unplastered, unpainted) walls.*

- Demonstrates one of a number of late nineteenth century bay reclamation projects which characterise Sydney Harbour.

4.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

Figure 30 shows the location of heritage items, listed by Schedule 5, Part 1 of the *Leichhardt LEP 2031* with respect to the site. Heritage items are coloured brown and numbered. Landscape heritage items are coloured green. Conservation Areas are hatched in red and numbered. The subject site is indicated by the black arrow.



Figure 30: Detail of the Leichhardt Heritage Map. The subject site is indicated by the black arrow. Leichhardt LEP 2013.

The following heritage items listed under Schedule 5 Part 1 of the *Leichhardt LEP 2013* are located within the vicinity of the subject site:

- *Birchgrove Park includes Birchgrove Oval Tennis Courts, playground, caretaker's, Birchgrove (1535).*
- *House including interiors, 22 Grove Street, Birchgrove (1537).*
- *Clifton Villa, House, 73 Ballast Point Rd, Birchgrove (1519)*
- *Exeter Villas, semi-detached house, 34 Wharf Rd, Birchgrove (1610)*
- *Exeter Villas, semi-detached house, 36 Wharf Rd, Birchgrove (1608)*

4.2.1 The State Heritage Database provides the following statement of significance for *Birchgrove Park*, George Street, Birchgrove (1535):

*'Birchgrove Park is of high local historic, aesthetic, technological and social significance as one of a number of waterfront open public reserves created by the State Government and specifically formed Trust from the early 1880s. Gazetted in 1894 the creation of the Park reflects the Victorian practice of acquiring, resuming and reserving open public land in developing suburbs. The Birchgrove Park Trust formed in 1882 to oversee its creation and development included notable Balmain identities including Elkington, Deloitte and Buchanan. It significantly retains clear water views, stone features and open grassed areas retaining a number of mature plantings and specimen trees and amphitheatre like configuration around the Oval. The reclamation of the mud-flats of Snail's Bay, form and graceful shape of the Park represents a modest technical and aesthetic achievement of the late 19th century. The Park allows both passive recreation and organised sport and is of high social significance to the local community and sporting clubs including the Balmain District Cricket Club, Balmain Tennis Association and NSW Rugby League.'*¹

Birchgrove Park is a Late Victorian period public reserve including tennis courts, playing oval, playground and caretaker's residence.

This item has a lot boundary curtilage. The principal view corridors towards this item are from directly outside of it in the surrounding streets including Grove Street, Rose Street, The Terrace and Louisa Road, on approach in either direction along these roads and from within the grounds of the park itself. There are views to and from the subject site to this item.

4.2.2 The State Heritage Database provides the following statement of significance for *House including interiors*, 22 Grove Street, Birchgrove (1537).

No. 22 Grove Street is of local historic and aesthetic significance as a good and highly intact late Victorian period dwelling with Filigree details constructed in c. 1879. Despite subdivision of the site and some modifications and alterations the building retains its overall scale, form, character and details including face brick and rendered façades, roof form and chimneys, open verandah and balcony and associated cast iron details and roof, pattern of openings and timber windows and doors. The building is enhanced by several mature trees and adjacent Park and makes a positive contribution to the Grove Street streetscape.

Whitfield, No. 22 Grove Street, is a two storey Victorian Filigree Style free standing terrace. The front elevation to Grove Street is constructed of face brickwork, with ashlar rendered side walls and a gabled slate tiled roof.

¹ *Birchgrove Park, Birchgrove. State Heritage Inventory Database No.: 1940578.*

This item has a lot boundary curtilage. The principal view corridors towards this item are from directly outside of it on Grove Street. The dwelling is concealed until close on approach along Grove Street due to the heavy vegetation around it. There are views to and from the subject site to this item.

- 4.2.3 The State Heritage Database provides the following statement of significance for House, 'Clifton Villa', including interiors, 73 Ballast Point Road, Birchgrove (1519):

No. 73 Ballast Point Road is of local historic and aesthetic significance as a good example of a two storey plus attic stone Victorian Rustic Gothic style dwelling constructed c. 1870. Despite some additions, the building significantly retains its overall scale, form, character and details including the stone facades, distinctive double gable roof form and timber details, chimney, roof dormers, open verandah and associated details, pattern of openings, attached and detached stone wings and front fence. The building is a prominent feature in the area and due to its elevated location is also partially visible from Wharf Road. It is enhanced by several mature trees and garden setting and makes a positive contribution to the Ballast Point Road streetscape.

No. 73 Ballast Point Road, 'Clifton Villa', is a Victorian Rustic Gothic Style sandstone dwelling. This item has a lot boundary curtilage. The principal view corridors to this item are from Ballast Point Road and Bates Street. There are also views of it from the harbour. There are no views to and from the subject site and this item due to the intervening house, topography level changes and dense landscaping between the properties.

- 4.2.4 The State Heritage Database provides the following statement of significance for Semi-Detached House, 'Exeter Villas', including interiors, 34 Wharf Road, Birchgrove (1608):

No. 34 Wharf Road is of local historic and aesthetic significance as a good example of a Victorian Regency style single storey plus attic stone semi-detached dwelling constructed in c. 1870. Despite alterations to the rear, the building significantly retains its overall scale, form, character and details as presents to the street including the stone facades, roof form, party wall and chimney, roof dormers, open front verandah and associated details, side entry and pattern of openings and front wall/fence. The building is elevated above street and is enhanced by a garden setting. With the adjoined semi Nos. 34-36 make a positive contribution to the Wharf Road streetscape.

No. 34 Wharf Road, 'Exeter House', is a Victorian Regency Style semi-detached dwelling. This item has a lot boundary curtilage. The principal view corridors to this item are from Wharf Road. There no views to and from the subject site and this item due to the intervening houses, topography level changes and dense landscaping between the properties.

- 4.2.5 The State Heritage Database provides the following statement of significance for Semi-Detached House, 'Exeter Villas', including interiors, 36 Wharf Road, Birchgrove (1610):

No. 36 Wharf Road is of local historic and aesthetic significance as a good example of a Victorian Regency style single storey plus attic stone semi-detached dwelling constructed in c. 1870. Despite alterations to the rear, the building significantly retains its overall scale, form, character and details as presents to the street including the stone facades, roof form, party wall and chimney, roof dormers, open front verandah and associated details, side entry and pattern of openings and front

wall/ fence. The building is elevated above street and is enhanced by a garden setting. With the adjoined semi Nos. 34-36 make a positive contribution to the Wharf Road streetscape.

No. 36 Wharf Road, 'Exeter House', is a Victorian Regency Style semi-detached dwelling. This item has a lot boundary curtilage. The principal view corridors to this item are from Wharf Road. There no views to and from the subject site and this item due to the intervening houses, topography level changes and dense landscaping between the properties.

5.0 SCOPE OF WORKS

The following should be read in conjunction with the s4.55 plans prepared by DKO Architecture that accompanies this Application.

The scope of work includes:

- Retention of the front section of the cottage to No. 95 Grove Street including the chimney. Internal and external modifications to this section of the house include:
 - Retain window in Bed 1.
 - Replace window in Bed 2 within the same window opening.
 - New window to Bed 3 to match the windows in Bed 1 and 2.
 - Modification to some internal walls.
 - The enclosed entry porch overlooking Grove Street is reopened with removing the glazing and installation of a balustrade to the new opening.
- Demolition to the rear of the house including the kitchen, bathroom, laundry and outdoor room.

It is proposed to construct a two storey addition behind the retained single storey cottage including:

- Ground Level : A bathroom, laundry/pantry and open plan kitchen, dining and lounge area at the existing ground floor level of the house. The lounge room opens out to a small deck and steps up to the rear yard beyond.
- First Floor Level: A Master Bedroom with ensuite, Bedroom 4, bathroom and interconnecting stair.
- The addition is clad in fibre cement weatherboard and facebrick to the rear yard, a hipped corrugated iron roof, timber framed windows and louvred privacy screening.
- The proposed addition steps down to a single storey skillion roof to the rear yard.

6.0 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposal is assessed with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Office (now Division) publication *Statements of Heritage Impact* (2002 update) and the relevant objectives and controls provided by the *Leichhardt LEP 2013* and of the *Leichhardt DCP 2013*.

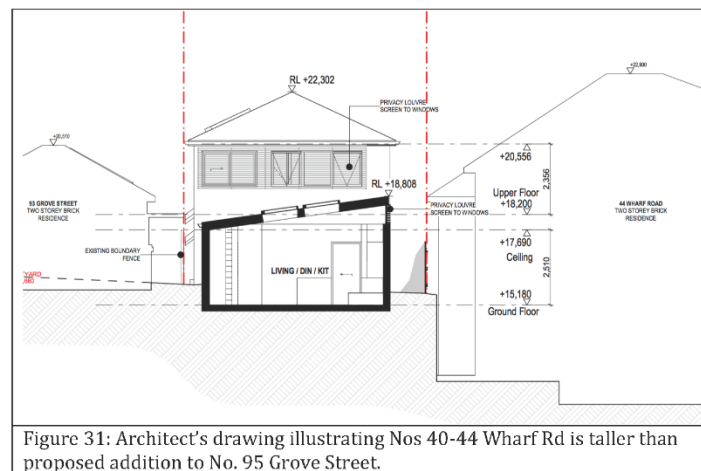
The recommended management provisions on the heritage inventory listing sheet for the heritage items in the vicinity have been read and understood.

7.0 EFFECT OF WORK

7.1 Effect of Work on Birchgrove and Ballast Point Heritage Conservation Area

The proposed addition to the rear of the cottage will have a minimal and acceptable impact on the significance of Birchgrove and Ballast Point Heritage Conservation Area for the following reasons:

- The proposed changes to the Grove Street elevation, will reinstate the original open entry porch to the cottage.
- The front elevation of the cottage is retained as existing.
- The chimney and existing windows locations to the north elevation of the cottage are retained as existing.
- The form and envelope of the front portion of the cottage to Grove Street and the Heritage Conservation Area is retained. The existing views from the Heritage Conservation Area to the site is retained.
- The proposed works are confined to the rear of the site which has reduced visibility from the public domain and the heritage Conservation Area. The rear addition begins more than 16 metres from the front the boundary.
- The proposed envelope of the s4.55 visible from the public domain and the Heritage Conservation Area is the same as the approved. There is a minor extension at the rear of the proposal at ground level which is not visible from the public domain.
- The ground floor of the cottage is more than 6 metres above Grove Street this coupled with the distance of the addition from Grove Street, creates an acute viewing angle and minimises the visibility of the addition from street level.
- Where visible, the addition will have a minor impact on the Heritage Conservation Area, the works are recessive to an sit behind the cottage. The cottage will remain the dominant element on the site from the public domain and will continue to contribute to the Heritage Conservation Area as a recognisable interwar period dwelling.
- The height of the proposed addition is lower than the townhouses immediate north of the site, Nos 40, 42 and 44 Wharf Road and the house at the rear of the site, No.46 Wharf Road. The buildings will screen the addition from Wharf Road and partially from Grove Street and the Heritage Conservation area. Refer 31.



- The form of the proposed addition is in keeping with adjacent angled roof forms within the Heritage Conservation Area.
- The proposed works remove intrusive elements to the building creating a positive impact on the Heritage Conservation Area and provide a better understanding of the cottage from the interwar period. These include:
 - Reopening the front entry verandah to Grove Street.
 - Removal of contemporary vertical cladding to the front elevation and gable and replacement with timber shingles.
- The proposed material palette and colours is sympathetic to the interwar character of the building and in keeping with the Heritage Conservation Area.

7.2 Effect of Work on Heritage Items within the vicinity

The proposed works will have a minimal and acceptable impact on the significance of heritage items in the vicinity for the following reasons:

- The proposed works will not block significant views to or from these items.
- The proposed works are to the rear of the site and will only be viewed obliquely from No. 22 Grove Street and not at all from Birchgrove Park, Clifton Villa or the Exeter semi-detached houses.

8.0 CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with an s4.55 application to modify D/2019/252 for alterations and additions to an existing dwelling at No. 95 Grove Street, Birchgrove.

No.95 Grove Street is not a heritage item. It is a modified interwar dwelling constructed around 1927 that lies within the Birchgrove and Ballast Point Heritage Conservation Area. The proposed work substantially retain the interwar bungalow on the site with

the proposed rear addition set well back from Grove street. This, combined with the dwelling's height above Grove Street, minimises its visibility from the public domain. Dwellings along Wharf Road, north and east of the subject site are taller than the proposed height of the addition, which will block views to the proposed addition from Wharf Road and the Heritage Conservation Area.

The addition will have a minimal impact on the Heritage Conservation Area as it will only be obliquely viewed from the north on Grove Street. The proposed massing is lower than the adjacent dwellings on Wharf Road and has been reduced further in line with Council's Pre- DA advice.

The proposed works retain and restore the existing details of the bungalow including reopening the front entry porch to Grove street, northern windows and chimney.

The proposed works will have no impact on the significance of the Heritage Items in the vicinity of the subject site at No.22 Grove Street, Birchgrove Park. The location of the addition to the rear of the site and height of the dwelling above Grove Street prevents any interruption to existing view corridors to or from the heritage items and the site.

The proposed works will have no impact on the significance of the Heritage Items in the vicinity of the subject site at Nos 34 and 36 Wharf Road and No.73 Ballast Point Road as there are no view corridors connecting these items with the subject site.

The proposed works fulfil the objectives for works in the vicinity of heritage items set out by the *Leichhardt LEP 2013* and the *Leichhardt DCP 2013*.