




	
DEVELOPMENT ASSESSMENT REPORT	
<b>Application No.</b>	DA/2020/0912
<b>Address</b>	17 Edward Street SUMMER HILL NSW 2130
<b>Proposal</b>	Alterations and additions to an existing dwelling
<b>Date of Lodgement</b>	26 October 2020
<b>Applicant</b>	Mr Patrick J Rooney
<b>Owner</b>	Mr Patrick J Rooney Ms Blaise R Lyons
<b>Number of Submissions</b>	Eight (8)
<b>Value of works</b>	\$1,000,000.00
<b>Reason for determination at Planning Panel</b>	Clause 4.6 variation exceeds 10%
<b>Main Issues</b>	FSR variation, setbacks, wall height non-compliance, solar access
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Clause 4.6 Exception to Development Standards
<b>Attachment D</b>	Statement of Heritage Significance
	
LOCALITY MAP	
<b>Subject Site</b> 	<b>Objectors</b> 
<b>Notified Area</b> 	<b>Supporters</b> 

## 1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing dwelling at 17 Edward Street SUMMER HILL NSW 2130. The application was notified to surrounding properties and 8 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- 13% variation to clause 4.4 – Floor Space Ratio of the ALEP 2013
- Visual privacy impacts to neighbouring sites
- Impacts of overshadowing/solar access loss to neighbouring POS
- Non-compliance with maximum wall height provisions within the IWCDCP 2016

The non-compliances are acceptable and therefore the application is recommended for approval.

## 2. Proposal

This report is an assessment of the application submitted to Council for alterations and additions to an existing dwelling at 17 Edward Street SUMMER HILL NSW 2130. In particular the following works are proposed:

- Demolish the existing rear portion of the house, whilst retaining the main rear wall of the kitchen including the fuel stove/chimney.
- Demolish existing sheds.
- Reposition doors in bedrooms 1 and 2 and creating a new opening in the wall between bedroom 1 and the bathroom.
- Construct a new rear addition, which includes a new dining, study, lounge, WC, and laundry space with a reconfigured kitchen to the ground floor level and improved access to the rear garden.
- Construction of a new swimming pool at the rear of the site.
- New landscaping to front and rear of site.
- Construct a first-floor addition incorporating three bedrooms with built in wardrobes, and a new bathroom.
- Construction of new deck at rear of property, with new external fireplace and chimney.
- Conservation works to the existing facade at front of the site including:
  - retaining and repairing the front palisade fence;
  - installation of new galvanised guttering and downpipes along northern elevation;
  - realigning the front verandah with new timber posts;
  - retiling of the front verandah and steps with tessellated tiles;
  - repairing the front main tower;
  - repairing the exiting WC at the rear of the site;
  - heritage colour scheme for the exterior of the dwelling.
- New landscaping, particularly within the front and northern side setback.

### 3. Site Description

The subject site is located on the western side of Edward Street, between Wellesley Street and Smith Street. The site consists of one allotment and is generally rectangularly shaped with a total area of 363.4 sqm and is legally described as 17 Edward Street SUMMER HILL NSW 2130.

The site has a frontage to Edward Street of 8.8 metres. The site is not affected by easements.

The site supports a single storey brick and tile dwelling house, with detached metal sheds and a detached WC room within the rear yard. Adjoining properties support single and two storey dwelling houses, while on the opposite side of Edward Street is the recently constructed Flour Mill Development, which incorporates two storey terrace housing and residential flat buildings beyond.

The subject site is listed as a heritage item under the ALEP 2013 – known as Item No.449 or 'Newtonville'. The property is also located within a conservation area under the ALEP 2013 known as the Quarantine Station HCA (C51).



Zoning Map – Site identified by red box

## 4. Background

### 4(a) Site history

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

#### Subject Site

Application	Proposal	Decision & Date
PDA/2019/0075	Alterations and additions to an existing dwelling	Advice Issued
PDA/2019/0175	Alterations and additions to an existing dwelling	Advice Issued

#### Surrounding properties

##### 7 Wellesley Street

Application	Proposal	Decision & Date
10.2019.0176	Alterations and additions to an existing dwelling.	Approved

### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
7 December 2020	<p>Council Officers wrote to the applicant and outlined a request for amended plans/additional information addressing the following:</p> <ul style="list-style-type: none"> <li>- Amended plans detailing a reduction to the proposed wall height to the northern boundary wall to be more compliant with the 6m wall height control.</li> <li>- Amended plans detailing additional privacy treatments/measures for windows on the first-floor western elevation to ensure minimal opportunities for direct sightlines into neighbouring sites</li> <li>- Amended plans detailing amended window sizes to windows W7 &amp; 8 on the first-floor addition façade.</li> <li>- Amended plans detailing notations with regards to proposed heritage restoration works</li> </ul>
17 December 2020	The applicant provided additional information/amended plans in response to Council's letter.

The current assessment is based off the amended plans/additional information submitted on the 17 December 2020.



## 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 1.15 of the *Environmental Planning and Assessment Act 1979*.

### 5(a) Environmental Planning Instruments

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

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. *SEPP 55* requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

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

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

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

#### 5(a)(iii) *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 application seeks the removal of vegetation from within the site. The application was referred to Council’s Tree Management Officer who outlined no objections subject to conditions.

Overall, the proposal is considered acceptable with regard to the *Vegetation SEPP* subject to the imposition of conditions, which have been included in the recommendation of this report.

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

The application was assessed against the following relevant clauses of the *Ashfield Local Environment Plan 2013*:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives

- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Earthworks

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

The site is zoned AR2 under the *ALEP 2011*. The *ALEP 2013* defines the development as:

**dwelling house** - means a building containing only one dwelling.

The development is permitted with consent within the land use table. The development is consistent with the objectives of the R2 zone.

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

Standard	Proposal	Non compliance	Complies
<b>Height of Building</b> Maximum permissible: 8.5 m	7.8m	N/A	Yes
<b>Floor Space Ratio</b> Maximum permissible: 0.5:1 or 181.7m <sup>2</sup>	0.56:1 or 205.5m <sup>2</sup>	23.8 sqm or 13%	No

Clause 4.6 Exceptions to Development Standards

As outlined in table above, the proposal results in a breach of the following development standard:

- Clause 4.4 - Floor space ratio

The applicant seeks a variation to the floor space ratio development standard under Clause 4.4 of the Ashfield local environmental plan by 13% (23.8sqm).

Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the applicable local environmental plan below.

A written request has been submitted to Council in accordance with Clause 4.6(4)(a)(i) of the applicable local environmental plan justifying the proposed contravention of the development standard which is summarised as follows:

- The works will result in a built form very comparable with other building forms in this street. The proposed bulk will sit well in the streetscape. The additional bulk is set well away from the street and will not visually dominate the existing traditional form.
- The proposal complies with areas of open space and site coverage areas. In association with compliance with other built form related controls, the proposal does not appear as an overdevelopment of the site.
- The amenity to neighbours will not be unreasonably affected. Reasonable outlook and solar access is maintained to adjoining sites.

The applicant's written rational adequately demonstrates compliance with the development standard is unreasonable / unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the R2 zone, in accordance with Clause 4.6(4)(a)(ii) of the applicable local environmental plan for the following reasons:

- The current proposal has been appropriately designed to meet the day to day needs of residents, within a low-density environment. The proposal has been designed to ensure minimal impact to the heritage item and provides a design which is readily reversible/adaptable to meet various needs of occupant's over time, while not requiring further demolition to heritage fabric.
- The design of the current addition creates a 5-bedroom dwelling with new/modern living areas which will readily meet the day to day and long term needs of today's community.

It is considered the development is in the public interest because it is consistent with the objectives of the floor space ratio development standard, in accordance with Clause 4.6(4)(a)(ii) of the applicable local environmental plan for the following reasons:

- The current proposal results in a density and intensity of land-use which is in-line with that of existing neighbouring residential properties and in-keeping with today's expectations for dwelling houses/family homes.
- The proposals bulk and scale is similar to that of neighbouring sites which also accommodate a first floor and has been appropriately designed to not dominate or compete with the heritage item it is attached to, with the addition setback roughly 16m from the front boundary and wholly contained to the rear of the site, where the majority of heritage fabric has already been removed.
- The proposed impacts to the heritage conservation area and heritage item have been reviewed in detail by Council's Heritage Advisor who outlined no objection to the proposal, subject to suitable conditions of consent. In this instance Council's Heritage

Advisor has outlined that the proposed works will not impact the heritage significance of the existing item or HCA, but will instead restore and adapt the building to ensure its continued use, protection and contribution to the locality in the future.

- The proposal's impact with regards to privacy, overshadowing and bulk/scale has all been assessed as part of the current application and is noted to be largely compliant with current controls. In this instance it is considered that the proposed variation results in negligible additional environmental impacts for neighbouring sites and that the overall development has been appropriately designed to minimise impacts to neighbouring sites while ensuring reasonable amenity/usability for future occupants. It is considered that a requirement for strict compliance would not result in significant amenity improvements to neighbouring sites and that the only way to ensure current levels of amenity for neighbouring sites is retained is through a prohibition of any first floor development on the site. Such an outcome is considered unreasonable/unnecessary in the circumstances of the case, with the development designed to offset significant impacts.
- The current proposal has been designed to ensure that neighbouring properties and the public domain retain and maintain acceptable levels of amenity and opportunities for enjoyment. As mentioned above in this instance a requirement of strict compliance is unlikely to significantly improve neighbouring amenity.
- The locality is considered to be undergoing significant transformation currently (as reflected by the recent Summer Hill Flour Mills development). The current proposal has been appropriately designed to provide a balance between heritage and the HCA and the modern dwellings seen on the opposite side of Edward Street. Acceptance of the current proposal is expected to ensure a development which is in-keeping with the current and future visual character of the area.

The contravention of the development standard does not raise any matter of significance for State and Regional Environmental Planning. Council may assume the concurrence of the Director-General under the Planning Circular PS 18-003 issued in February 2018 in accordance with Clause 4.6(4)(b) of the applicable local environmental plan.

The proposal thereby accords with the objective in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of the applicable local environmental plan. For the reasons outlined above, there are sufficient planning grounds to justify the departure from floor space ratio development standard and it is recommended the Clause 4.6 exception be granted.

### Heritage

The subject site is listed as a heritage item under the ALEP 2013 – known as Item No.449 or 'Newtonville'. The property is also located within a conservation area under the ALEP 2013 known as the Quarantine Station HCA (C51). As part of the current assessment the proposal has been reviewed by Council's Heritage Advisor and assessed under the requirements of clause 5.10 of the ALEP 2013.

The subject dwelling is identified as being of heritage significance for the following reasons:

- A small late Victorian house of interesting design, eclectically combining Classical and Queen Anne motifs and thereby enlivening the streetscape. It is a worthy individual component of the Quarantine Ground conservation area, typically tiny and traditional, yet sprightly.

Following a review of the heritage impact statement and a review of the historical search undertaken by the applicant, Council's Heritage Advisor provided the following comments with regards to the proposal and assessment under clause 5.10 of the ALEP:

- A number of submissions have been received that express a concern regarding the bulk and scale of the rear addition. The height of the building has been increased since the initial Pre-development application meeting, as the chimney is now being retained internally rather than externally. This is not the usual approach of retaining a chimney, however the DCP aim of retaining the chimney is being met and no objection to this internalisation is raised. With regards to the overall bulk of the development no objection is raised to the size of the proposed addition detailed within the amended plans and it is noted that the proposed northern elevation has been reduced by roughly 1.1m since the time of initial lodgement, ensuring an appropriate and acceptable scale transition between the original heritage item and the new addition.
- The use of weatherboard as a cladding material is acceptable, as this material corresponds to the historic palette of materials employed in late nineteenth century housing stock. This choice of materials clearly identifies this section of the house as being a rear addition, allowing the front portion of the heritage item to remain evident. The photomontage demonstrates the separation between the old and the new. The colour palette outlined in the SOHI is acceptable.

Council's Heritage Advisor has outlined no objection to the current proposal and outlined that the current addition is unlikely to impact the heritage significance of the existing dwelling/locality. The proposal is therefore considered to be compliant with the requirements of clause 5.10 of the ALEP 2013, with support of the application recommended, subject to suitable conditions of consent.

#### 5(c) 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(d) Development Control Plans

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

IWCDCP2016	Compliance
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
<b>A – Miscellaneous</b>	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
4 - Solar Access and Overshadowing	No – see discussion
5 - Landscaping	Yes
6 - Safety by Design	Yes
8 - Parking	Yes
11 - Fencing	Yes
15 - Stormwater Management	Yes
<b>E1 – Heritage items and Conservation Areas (excluding Haberfield)</b>	
1 – General Controls	Yes
2 – Heritage Items	Yes
3 – Heritage Conservation Areas (HCAs)	Yes
4 – Building Types and Building Elements within HCAs	Yes
8 - Demolition	Yes
9 – Heritage Conservation Areas, Character Statements and Rankings	Yes
<b>F – Development Category Guidelines</b>	
1 – Dwelling Houses and Dual Occupancy	No – see discussion

The following provides discussion of the relevant issues:

#### Visual Privacy

As part of the current assessment Council officers have reviewed the potential privacy impacts resulting from the development. This assessment has highlighted minimal privacy impacts from the proposed ground floor with openings designed to be generally located close to existing ground and largely obscured by boundary fencing. No objection is raised to the proposed ground floor openings.

With regards to the proposed first floor addition, the following assessment of windows based off elevation has been made:

#### *North Elevation*

The proposal seeks consent for the construction of windows W14 and W15 to the first-floor northern elevation. A review of these windows has highlighted that they relate directly to a bathroom and bedroom 3. These windows have been designed to incorporate hoods around the window frames and obscured glass for privacy. A review of neighbouring sites to the north of the subject site has confirmed that any outlook obtained by this window will be over the roof of neighbouring dwellings, with sightlines into neighbouring POS obscured by the proposed external hoods to windows. The uses to which these windows relate to bedrooms and bathrooms which are low trafficable. The proposal is considered to be appropriately designed to avoid privacy impacts from this elevation, with the proposed windows detailed to be

sufficiently treated to ensure amenity and privacy for neighbours and occupants. The proposed windows are considered acceptable in their current form and are recommended for support.

#### *Eastern Elevation*

The proposal seeks consent for the construction of windows W7 and W8 to the first-floor eastern elevation. A review of these windows has highlighted that they relate directly to bedroom 5. These windows have been amended since the initial lodgement and now proposed a reduced scale and privacy treatments. These windows have been designed to incorporate external hoods around the window frames, as detailed on the provided floor plans and southern elevation. The proposed window hoods combined with the size of the proposed windows is enough to obscure sightlines into neighbouring POS and ensure a high degree of privacy for neighbours and sufficient access to light and ventilation for occupants. The proposed windows W 7 & 8 are considered acceptable in their current form and are recommended for support.

#### *Southern Elevation*

The proposed southern elevation seeks consent for the instillation of one window (W9). This window relates directly to the proposed bedroom 4 and is identified as being a louver window treated obscure glass louvers for privacy. A review of neighbouring sites has highlighted that this window will look out directly onto the POS of properties 5A, 5 & 3 Wellesley Street. A review of this window and potential privacy impacts has highlighted that the potential privacy impacts are significant and that the window is unsupportable in its current form. In order to minimise impacts a condition requiring this window to be amended, as to have a minimum sill height of 1.7m when measured from the first-floor finished floor level is recommended for the consent. Adoption of this amendment will ensure that occupants retain sufficient opportunities for light and ventilation into the bedroom, while removing any opportunity for direct sightlines into neighbouring POS. The proposed window is recommended for support subject to the imposition of the above design change.

#### *Western Elevation*

A review of the proposed first floor western elevation has highlighted four (4) windows proposed to be constructed (W10-13), these windows are proposed to relate to bedrooms 3 and 4. Each of these windows have been designed to have a sill height 1.1m above the finished floor level of the first floor, with windows W10 & W13 setback 9m from the rear boundary and windows W11 & W12 setback 11m from the rear boundary.

A closer analysis of windows W10 & W13 has confirmed that they relate directly to a proposed study area for the bedrooms, with an in-built desk stopping occupants from walking directly up to the glazing. These windows are also identified as incorporating privacy hoods on the outside of the window frames to further reduce opportunities for sight lines into neighbouring POS. The addition of privacy hoods to these windows is considered to be sufficient to ensure minimal sightlines into neighbouring POS to the north and south of the subject site. With regards to the rear western boundary of the subject site a review of the proposed windows W10 & W13, has highlighted privacy impacts to neighbouring sites and significant potential for direct sightlines to both neighbouring POS and primary living areas for sites 16 & 18 Spencer Street. In order to reduce and obscure these sightlines, while also ensuring visual outlook for occupants a condition requiring the introduction of obscure glazing to a height of 1.6m when measured from the finished floor level of the addition is recommended for the consent. Once above 1.6m

the glazing may return to transparent. The proposed windows are recommended for support subject to the imposition of the above design change.

A review of the proposed windows W11 & W12 has noted that these windows are to incorporate timber privacy screens externally, as per the plan 50-01, which details an external timber privacy screen shutter box, which the windows can open within to allow ventilation. Unlike windows W10 & W13, windows W11 & W12 have been designed to allow occupants to walk directly up to glazing. The design of these windows with the proposed external privacy screen shutter boxes over windows combined with the 11m rear boundary setback is sufficient to ensure that any sightlines into neighbouring sites will be obscured, while also providing reasonable opportunities for light and ventilation. In this instance Council raises no objection to the proposed windows W11 & W12 and considers them to be supportable in their current form.

### Overshadowing

The proposal results in a variation to clause DS 13.1 which requires solar access to be maintained to at least 50% of private open space areas of adjoining properties for a minimum of 3 hours between 9 am and 3 pm on 21 June. The intention of this control is to ensure that development provides a desirable sunlight to, primary open space and main living areas of adjoining properties. The current application results in 5a & 5 Wellesley Street not obtaining a compliant rate of solar access to their POS.

As part of the current application the applicant has provided a comparative analysis of the proposal, the existing levels of solar access and impacts of shadows from a built form strictly compliant with DCP controls. From this analysis it is evident that any first-floor addition on the subject site would result in a non-compliant rate of solar access to neighbouring POS. It is considered that a requirement for strict compliance with the FSR control would not substantially improve solar access for neighbouring sites and would instead result in a negligible improvement, with the first-floor addition still resulting in a non-compliant rate of solar access.

In this instance the orientation of the lots resulting from the original subdivision pattern means that impacts of over shadowing to the neighbouring southern properties at No. 5A & 5 Wellesley Street are unavoidable. The orientation of the lots is such that in order to retain existing levels of solar access to north facing POS a prohibition on any first-floor additions would need to be imposed. Such an outcome is unreasonable and inconsistent with current planning controls.

In this instance strict compliance with the control DS 13.1 is unnecessary and the current proposal is recommended for support.

### Setbacks

The development seeks consent for a nil side boundary setback along the southern elevation of the site. This nil side boundary setback replaces an existing wall which is to be demolished. The proposed nil boundary setback is a variation from clause DS4.3 which requires development to have a minimum side boundary setback of 900mm for houses and 450mm for out buildings. The intention of this control is to ensure that development is consistent with the prevailing street, reduce bulk and scale, provide visual and acoustic privacy and provide adequate solar access.



The proposed wall replaces an existing structure and does not result in an unreasonable bulk or scale given its single storey nature. The proposed first-floor addition is setback 0.9m from the southern boundary and is compliant with Council's requirement for setbacks. The proposed nil boundary wall assists to ensure visual and acoustic privacy for neighbours to the south, does not result in additional overshadowing to neighbouring properties and continues the existing setbacks of the heritage item. Council raises no objection to the construction of this wall, subject to appropriate conditions of consent.

### Wall Height

The current proposal seeks consent for a 1m (northern elevation) and 600mm (southern elevation) variation to clause DS3.4 of Chapter F within the Inner West Comprehensive Development Control Plan 2016. This control outlines that developments are to have a maximum 6m wall height, as measured from the existing ground. The intention of the control is to ensure that development is in keeping with the scale prevailing in the street and the desired future character of the area.

### *Northern Elevation*

The proposed northern elevation results in a maximum wall height of 7m and is non-compliant the 6m maximum mentioned above. Since the time of lodgement, the applicant has provided amended plans which reduced the northern elevation wall height by roughly 1.1m to become the 7m height currently proposed. This variation relates to the new rear addition which has been setback a minimum 900mm from the northern boundary and has a maximum length of 9m.

A review of adjoining properties to which this variation relates to has highlighted minimal window openings which will look out onto the proposed wall, with a large portion of these existing openings screened by boundary fencing. The proposed addition has been appropriately designed to finish in-line with the existing rear boundary setbacks of neighbouring properties and ensures minimal bulk/scale impacts for neighbouring sites when viewed from neighbouring POS. The location and design of the proposed variation ensures overshadowing impacts for neighbouring dwellings.

The location of the variation is such that it will not be readily visible from the public domain. Acceptance of the variation will not impact the future character of the area and will not impact the amenity of neighbouring sites. The proposed variation is therefore recommended for approval.

### *Southern Elevation*

The proposed southern elevation has been designed to not present a continuous wall to a height of 6.6m but has instead incorporates increased setbacks for the first floor elements of the addition to break up the visual bulk of the structure and a first floor window to break up the proposed materials. The proposed ground floor addition is setback on a nil boundary setback from the southern boundary, while the first-floor addition is setback 0.9m from the southern boundary. The proposed variation to wall height is largely resultant from the existing slope of the site, with the 600mm variation relating to the eastern edge of the first-floor addition, where the slope of land falls towards Edward Street. As the addition moves west towards the rear of

the site the extend of the variation reduces until it reaches the edge of the first-floor addition where the wall height is largely compliant with the 6m maximum.

The proposed variation is minor and relates the eastern most portion of the first-floor addition, the variation does not result in any significant or unreasonable environmental impacts for neighbouring sites. Council has reviewed the provided shadow diagrams and determined that in this instance the proposed variation to wall height results in minor increases to shadow impacts for neighbouring sites and that strict compliance is unlikely to substantially improve solar access. The proposed increased setbacks between ground floor and first floor walls ensures that impacts of bulk and scale are minimised/reduced. In this instance the orientation and location of neighbouring sites and subsequent POS means that impacts of bulk/scale are unavoidable should any first-floor addition be proposed.

The location of the variation is such that it will not be visible from the public domain. Acceptance of the variation will not impact the future character of the area and will not impact the amenity of neighbouring sites. The proposed variation is therefore recommended for approval.

#### Swimming Pool

As part of the current assessment Council has undertaken an assessment of the proposed in-ground swimming pool and setbacks of this pool. The proposed pool is to be setback 800mm from the rear western boundary and 900mm from the northern boundary. These setbacks are sufficient and acceptable to ensure a high degree of privacy and amenity for neighbours. The proposed setbacks are sufficient to ensure no impacts of water spill to neighbouring properties. The proposed location of the swimming pool is considered to be acceptable/recommended for support.

#### 5(e) 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(f) 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(g) Any submissions

The application was notified in accordance with Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 14 days to surrounding properties. As a result of this notification, 8 submissions were received in response.

The submissions raised the following concerns which are discussed under the respective headings below:

Issue: Privacy

Comment: See assessment above under assessment section of this report.

Issue: Overshadowing

Comment: See assessment above under assessment section of this report.

Issue: Loss of Visual Outlook

Comment: The current application is acknowledged to result in a loss of visual outlook for neighbouring properties located upon Wellesley Street. This loss of outlook is unavoidable given the orientation of allotments resultant from the original subdivision, with any two-storey addition expected to result in a similar level of outlook loss. This is best illustrated by drawing 70-06 submitted by the applicant, which demonstrates the current built form compared to that of a built form permissible under current DCP controls. From this drawing it is evident that any first-floor addition would result in a similar rate of visual outlook loss from neighbouring sites. The current proposal is considered to provide an appropriate response to the constraints of the site and is recommended for support.

Issue: Impact from Construction

Comment: Appropriate conditions regarding construction hours, management plans, waste disposal and dilapidation reports are recommended for the consent should the application be approved.

Issue: Impact to Heritage Item/ Locality

Comment: The proposed works have been assessed by Council's Heritage Advisor and have been determined to be acceptable (see assessment section above). The proposal is not expected to impact upon the heritage significance of the existing dwelling or locality.

Issue: Impact to Streetscape

Comment: The proposal has been reviewed by Council's Heritage Advisor with regards to impact upon the heritage significant item and contribution to existing HCA. This assessment has determined that the proposal will not be out of context with the streetscape and is in-keeping with the heritage values of the locality. A review of the provided streetscape diagrams has highlighted that the additions are in-line with the streetscape/desired future character and are acceptable from a planning perspective.

Issue: Damage to neighbouring properties/building encroachment

Comment: Appropriate conditions regarding no encroachment over boundaries and dilapidation reports is recommended for the consent, should the application be approved.

Issue: FSR Non-compliance

Comment: See assessment above under assessment section of this report.

Issue: Establishment of a Precedent

Comment: Each application is assessed on merit and current planning controls. The acceptance of the current proposal does not create a precedent for the locality, with any future applications for sites within the locality to also be assessed on merit.

Issue: Stormwater

Comment: Matters regarding stormwater have been conditioned to Council's engineer's satisfaction and current stormwater management policies. Compliance with these conditions will ensure that the proposal will not impact neighbouring properties amenity through improper stormwater disposal.

### 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 proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

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

- Heritage – The proposal has been reviewed by Council's Heritage Advisor, who initially expressed concern over the size and scale of the northern elevation of the addition. These concerns were resolved through the submission of amended plans Council's Heritage Advisor has reviewed this information and outlined no objection to the amended scheme subject to suitable conditions of consent.
- Engineers – The proposal has been reviewed by Council's Development Engineers who outlined no objection to the proposal, subject to conditions of consent. These conditions are recommended for the consent and regard matters such as drainage, parking and structural stability.
- Trees - The proposal has been reviewed by Council's Arborists who outlined no objection to the proposal, subject to conditions of consent. These conditions are recommended for the consent and regard matters such as tree protection, tree pruning and tree replacement.

## 7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$10,000.00 would be required for the development under Ashfield Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

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

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

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

## 9. Recommendation

- A. The applicant has made a written request pursuant to Clause 4.6 to vary Clause 4.4-Floor Space Ratio of the *Ashfield Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0912 for Alterations and additions to an existing dwelling at 17 Edward Street SUMMER HILL NSW 2130 subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

##### 1. 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
10-01 Rev B	Site Analysis Plan	16/12/2020	Cater Williamson Architects
10-02 Rev B	Demolition Plan	16/12/2020	Cater Williamson Architects
10-03 Rev B	Ground Floor Plan	16/12/2020	Cater Williamson Architects
10-04 Rev B	First Floor Plan	16/12/2020	Cater Williamson Architects
10-05 Rev B	Roof Plan	16/12/2020	Cater Williamson Architects
10-06 Rev B	Landscape Plan	16/12/2020	Cater Williamson Architects
20-00 Rev B	Section A	16/12/2020	Cater Williamson Architects
20-01 Rev B	Section B	16/12/2020	Cater Williamson Architects
30-00 Rev B	East Elevation	16/12/2020	Cater Williamson Architects
30-01 Rev B	West Elevation	16/12/2020	Cater Williamson Architects
30-02 Rev B	North Elevation	16/12/2020	Cater Williamson Architects
30-03 Rev B	South Elevation	16/12/2020	Cater Williamson Architects
50-01 Rev A	Typical Window Shutter	16/12/2020	Cater Williamson Architects

90-02 Rev B	Material Sample Board	16/12/2020	Cater Williamson Architects
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As amended by the conditions of consent.

### **DESIGN CHANGE**

#### **2. Design Change**

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

- a. Window W9 located on the first floor southern elevation and relating to proposed bedroom 4, is to be amended to have a minimum sill height of 1.7m when measured from the first-floor finished floor level.
- b. Windows W10 & W13 located on the first floor western elevation and relating to bedrooms 3 and 4 are to be amended to have obscure glazing to a height of 1.6m when measured from the first floor finished floor level.

### **FEES**

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

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$2,209.00
Inspection Fee:	\$236.70

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



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

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

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

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

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

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with *Ashfield Section 94A Development Contributions Plan 2009 – Amendment No.3*.

Note:

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

Payment amount\*:

\$10,000.00

\*Indexing of the Section 7.12 contribution payment:

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

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000).* It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

**5. Long Service Levy**

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

**GENERAL CONDITIONS****6. Tree Protection**

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

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

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent throughout the development.

Tree No.	Botanical/Common Name	Location
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1	<i>Callistemon</i> sp. (Bottlebrush)	Edward Street
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Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained

#### **7. Boundary Alignment Levels**

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

#### **8. Noise Levels and Enclosure of Pool/spa Pumping Units**

Noise levels associated with the operation of the pool/spa pumping units must not exceed the background noise level (L90) by more than 5dBA above the ambient background within habitable rooms of adjoining properties. Pool plant and equipment must be enclosed in a sound absorbing enclosure or installed within a building so as not to create an offensive noise as defined under the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Noise Control) Regulation 2008*.

Domestic pool pumps and filters must not be audible in nearby dwellings between 8:00pm to 7:00am Monday to Saturday and 8:00pm to 8:00am Sundays and Public Holidays.

#### **9. Waste Management Plan**

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

#### **10. Erosion and Sediment Control**

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

#### **11. Standard Street Tree Protection**

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

**12. Works Outside the Property Boundary**

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

**PRIOR TO ANY DEMOLITION****13. Hoardings**

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

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

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

**14. Dilapidation Report**

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

**15. Advising Neighbors Prior to Excavation**

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

**16. Construction Fencing**

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

**PRIOR TO CONSTRUCTION CERTIFICATE****17. Dilapidation Report – Pre-Development – Minor**

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

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

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

- a. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tanks, by gravity to the kerb and gutter of a public road system via the OSD/OSR tank as necessary;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- c. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank;
- d. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- e. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second;
- f. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the

collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;

- g. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- h. Details of the 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- i. An overland flowpath must be provided within the setback to the northern side boundary;
- j. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;
- k. The design must make provision for the natural flow of stormwater runoff from upstream properties;
- l. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
- m. No nuisance or concentration of flows to other properties;
- n. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
- o. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- p. A silt arrestor pit must be installed inside the property, adjacent to the boundary;
- q. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- r. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;
- s. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; and
- t. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.

#### 19. Party Walls

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with Architectural Plans accompanied by a Structural Certificate which verifies that the architectural plans do not rely on the Party Wall for lateral or vertical support and that additions are independently supported.

**20. Structural Certificate for retained elements of the building**

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

**21. Sydney Water – Tap In**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

*Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92*

**DURING DEMOLITION AND CONSTRUCTION****22. Tree Protection Zone**

To protect the following tree/s, no work must commence until its/their Protection Zone is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area in accordance with Council's *Development Fact Sheet—Trees on Development Sites*. The fence must be maintained intact until the completion of all demolition/building work on site.

Tree No.	Botanical/Common Name	Radius in metres
1	<i>Callistemon</i> sp. (Bottlebrush)	Star pickets 0.5 m. north and south.

**23. Construction Hours – Class 1 and 10**

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

**24. Survey Prior to Footings**

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

**PRIOR TO OCCUPATION CERTIFICATE****25. Project Arborist Certification**

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 the requirements of the conditions of consent related to the landscape plan prepared by CARTER WILLIAMSON, 2/10/2020. and protection of the street tree have been complied with.

**26. No Encroachments**

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

**27. Protect Sandstone Kerb**

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

**28. Privacy Treatments**

Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), the Principal Certifier must be provided with evidence that all privacy treatments have been installed/ are operational. This includes hoods to windows, obscuring glazing treatments and privacy screening/shutter boxes.

**ON-GOING**



## 29. Tree Establishment

The tree/s planted as part of this consent is/are to be maintained in a healthy and vigorous condition for 12 months from the issue of an Occupation Certificate. If any of the tree/s is/are found faulty, damaged, dying or dead within 12 months of the issue of an Occupation Certificate it/they must be replaced with the same species within one (1) month (up to 3 occurrences).

## **ADVISORY NOTES**

### **Consent of Adjoining property owners**

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

### **Tree Protection Works**

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and *AS4970—Protection of trees on development sites*.

### **Permits**

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

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

- i. Installation or replacement of private stormwater drain, utility service or water supply.

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

#### **Insurances**

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

#### **Prescribed Conditions**

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

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

At least 7 days before any demolition work commences:

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

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

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

#### **Toilet Facilities**

The following facilities must be provided on the site:

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

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

#### **Infrastructure**

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

#### **Other Approvals may be needed**

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

#### **Failure to comply with conditions**

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

#### **Other works**

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

#### **Obtaining Relevant Certification**

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

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;

- f. Development Application for demolition if demolition is not approved by this consent;  
or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

**Disability Discrimination Access to Premises Code**

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

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

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

**Notification of commencement of works**

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

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

**Dividing Fences Act**

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

**Swimming Pools**

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

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

All drainage, including any overland waters associated with the pool/spa, must be pipe-drained via the filter to the nearest sewer system in accordance with the requirements of Council & Sydney Water. No drainage, including overflow from the pool or spa must enter Council's stormwater system.

#### Permits from Council under Other Acts

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

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

- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

#### **Amenity Impacts General**

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

#### **Noise**

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

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

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

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

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

#### **Dial before you dig**

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

**Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 <a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441 <a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority	1300 552 406 <a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government	<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a> <a href="http://www.diySAFE.nsw.gov.au">www.diySAFE.nsw.gov.au</a> Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 <a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water	13 20 92 <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>

Waste Service - SITA 1300 651 116  
Environmental Solutions

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

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

WorkCover Authority of NSW 13 10 50

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

Enquiries relating to work safety and asbestos removal and disposal.

#### Street Numbering

If any new street numbers or change to street numbers (this includes unit and shop numbers) are required, a separate application must be lodged with and approved by Council's GIS Team before being displayed.

#### REASONS FOR REFUSAL



## Attachment B – Plans of proposed development

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N

## 15209 Development Application - Further Information

Alterations & Additions to  
17 Edward Street, Summer Hill, NSW, 2130  
Patrick Rooney + Blaise Lyons  
16/12/20

## Architectural Drawing List

Dwg No.	Sheet Name	Scale	Rev. No.	Rev. Date
10-00	LOCATION PLAN	NTS	B	16/12/20
10-01	SITE ANALYSIS PLAN	1:200@A3	B	16/12/20
10-02	DEMOLITION PLAN	1:100@A3	B	16/12/20
10-03	GROUND FLOOR PLAN	1:100@A3	B	16/12/20
10-04	FIRST FLOOR PLAN	1:100@A3	B	16/12/20
10-05	ROOF PLAN	1:100@A3	B	16/12/20
10-06	LANDSCAPE PLAN	1:100@A3	B	16/12/20
20-00	SECTION A	1:100@A3	B	16/12/20
20-01	SECTION B	1:100@A3	B	16/12/20
20-02	SECTION C	1:100@A3	B	16/12/20
30-00	EAST ELEVATION	1:100@A3	B	16/12/20
30-01	WEST ELEVATION	1:100@A3	B	16/12/20
30-02	NORTH ELEVATION	1:100@A3	B	16/12/20
30-03	SOUTH ELEVATION	1:100@A3	B	16/12/20
30-04	NORTH + EAST STREET CONTEXT ELEVATION	1:400@A3	B	16/12/20
50-00	DETAIL: EXISTING ROOF/NEW WALL JUNCTION	1:100@A3	B	16/12/20
50-01	DCP GUIDED FORM: GROUND FLOOR	1:200@A3	B	16/12/20
70-01	DCP GUIDED FORM: FIRST FLOOR	1:200@A3	B	16/12/20
70-02	DCP GUIDED FORM: EAST ELEVATION	1:100@A3	B	16/12/20
70-03	DCP GUIDED FORM: NORTH ELEVATION	1:100@A3	B	16/12/20
70-04	DCP GUIDED FORM: PERSPECTIVE STUDY 01	NTS	B	16/12/20
70-05	DCP GUIDED FORM: PERSPECTIVE STUDY 02	NTS	B	16/12/20
70-06	SHADOW ANALYSIS: 21ST JUNE	1:500@A3	B	16/12/20
70-07	SHADOW ANALYSIS: 21ST JUNE	1:500@A3	B	16/12/20
70-08	SHADOW ANALYSIS: 21ST SEPTEMBER	1:500@A3	B	16/12/20
70-09	SHADOW ANALYSIS: 21ST SEPTEMBER	1:500@A3	B	16/12/20
70-10	SHADOW ANALYSIS: 22ND DECEMBER	1:500@A3	B	16/12/20
70-11	SHADOW ANALYSIS: 22ND DECEMBER	1:500@A3	B	16/12/20
70-12	ELEVATION SHADOW ANALYSIS: 21ST JUNE	1:500@A3	B	16/12/20
70-13	ELEVATION SHADOW ANALYSIS: 21ST JUNE	1:500@A3	B	16/12/20
70-14	ELEVATION SHADOW ANALYSIS: 21ST SEPTEMBER	1:500@A3	B	16/12/20
70-15	ELEVATION SHADOW ANALYSIS: 21ST SEPTEMBER	1:500@A3	B	16/12/20
70-16	ELEVATION SHADOW ANALYSIS: 22ND DECEMBER	1:500@A3	B	16/12/20
70-17	ELEVATION SHADOW ANALYSIS: 22ND DECEMBER	1:500@A3	B	16/12/20
70-18	STORMWATER CONCEPT PLAN	1:100@A3	B	16/12/20
90-00	WASTE MANAGEMENT PLAN	1:100@A3	B	16/12/20
90-01	MATERIAL SAMPLE BOARD	1:100@A3	B	16/12/20
90-02	AREA CALCULATIONS - GFA	1:200@A3	B	16/12/20
90-03	AREA CALCULATIONS - SITE AREA + LANDSCAPE	1:200@A3	B	16/12/20
90-04	PHOTOMONTAGE	NTS	B	16/12/20
90-05	PHOTOMONTAGE	NTS	B	16/12/20
90-06	PHOTOMONTAGE	NTS	B	16/12/20

## Existing Plans

Dwg No.	Sheet Name	Scale	Rev. No.	Rev. Date
01-00	Existing Plan: Ground Floor	1:100@A3	B	16/12/20
01-01	Existing Plan: Roof	1:100@A3	B	16/12/20
02-00	Existing Section: A	1:100@A3	B	16/12/20
03-00	Existing Elevation: East	1:100@A3	B	16/12/20
03-01	Existing Elevation: West	1:100@A3	B	16/12/20
03-02	Existing Elevation: North	1:100@A3	B	16/12/20
03-03	Existing Elevation: South	1:100@A3	B	16/12/20

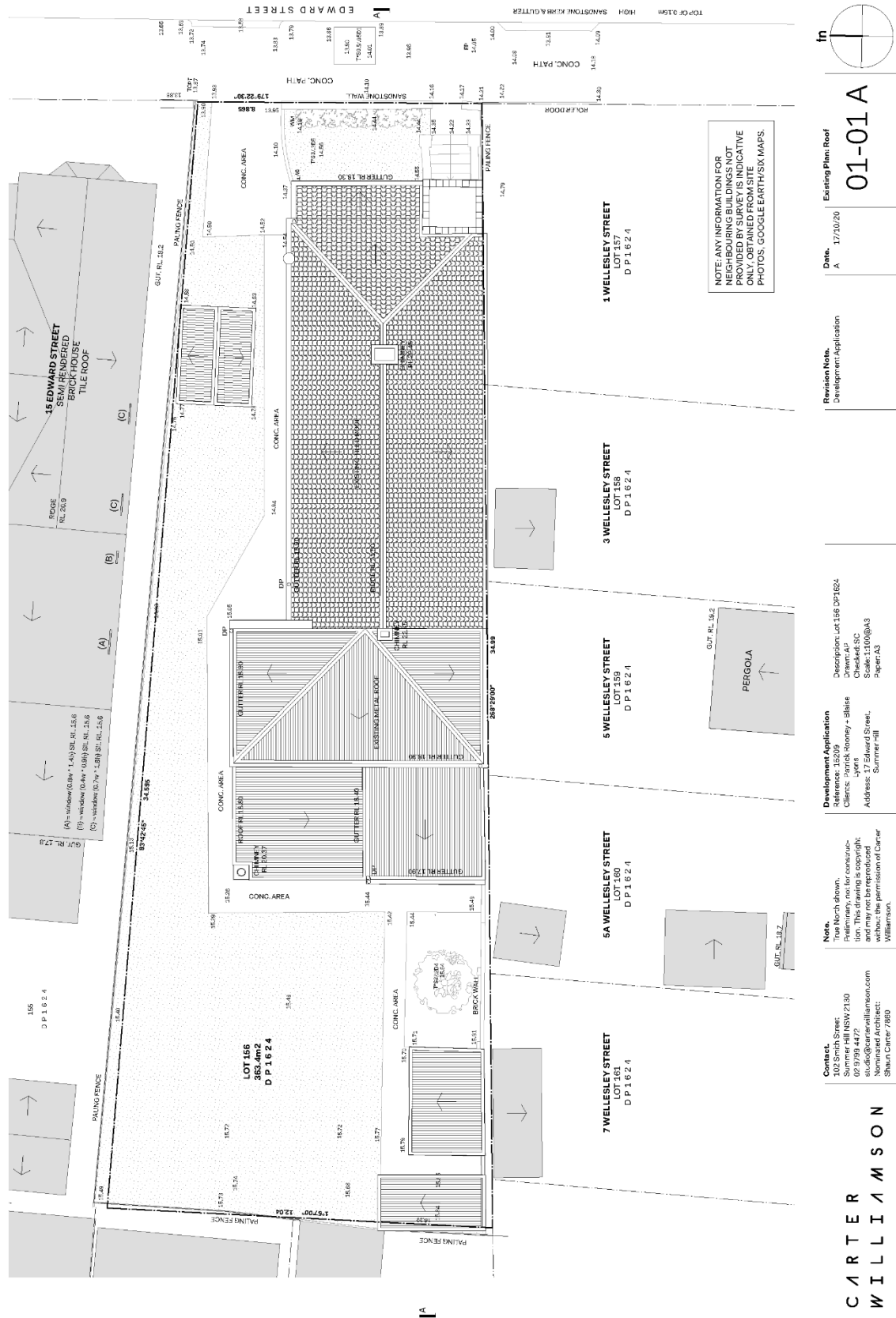
## Supplements

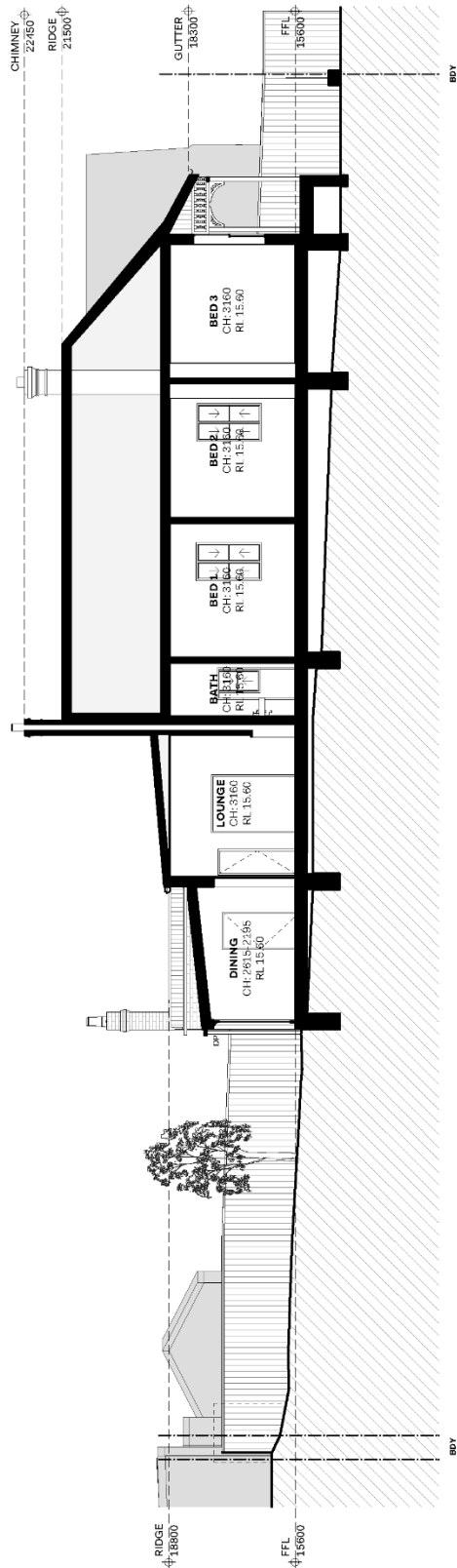
Reference No.	Document Name	Scale	Rev. No.	Rev. Date	Prepared By
103915	Survey Plan	1:100@A1	A	15/07/15	SJ Surveying Services
A389171	BASIX Certificate	NTS	A	20/10/20	Damian O'Toole Town Planning
-	Heritage Impact Statement	NTS	A	12/10/20	Anne Warr Heritage Architect
-	Historians Report	NTS	A	9/4/20	Terry Kass
-	Statement of Environmental Effects	NTS	A	20/10/20	Damian O'Toole Town Planning
-	Waste Management Form	NTS	A	2/10/20	Carter Williamson Architects
-	Water Management Statement	NTS	A	2/10/20	Carter Williamson Architects

## LIST OF AMENDMENTS

1. Proposed wall on Northern Boundary reduced to 6m AFFL
2. Windows 10 - 13 reduced in size to minimise privacy impacts, both windows have a box hood surrounding each window.
3. Windows 7 + 8 reduced in size to suit heritage requirements. Both windows have a box hood surrounding each window.
4. All notes regarding heritage restoration in green, please refer to Heritage Impact Statement for more details.







NOTE: ANY INFORMATION FOR NEIGHBOURING BUILDINGS NOT PROVIDED BY SURVEY IS INDICATIVE ONLY, OBTAINED FROM SITE PHOTOS, GOOGLE EARTH/SIX MAPS.

Existing Section: AA  
02-00 A

Revision Note:  
Development: Application

Description: Lot 156 DP 1624  
Checked: SSC  
Scale: 1:100 @ A3  
Paper: A3

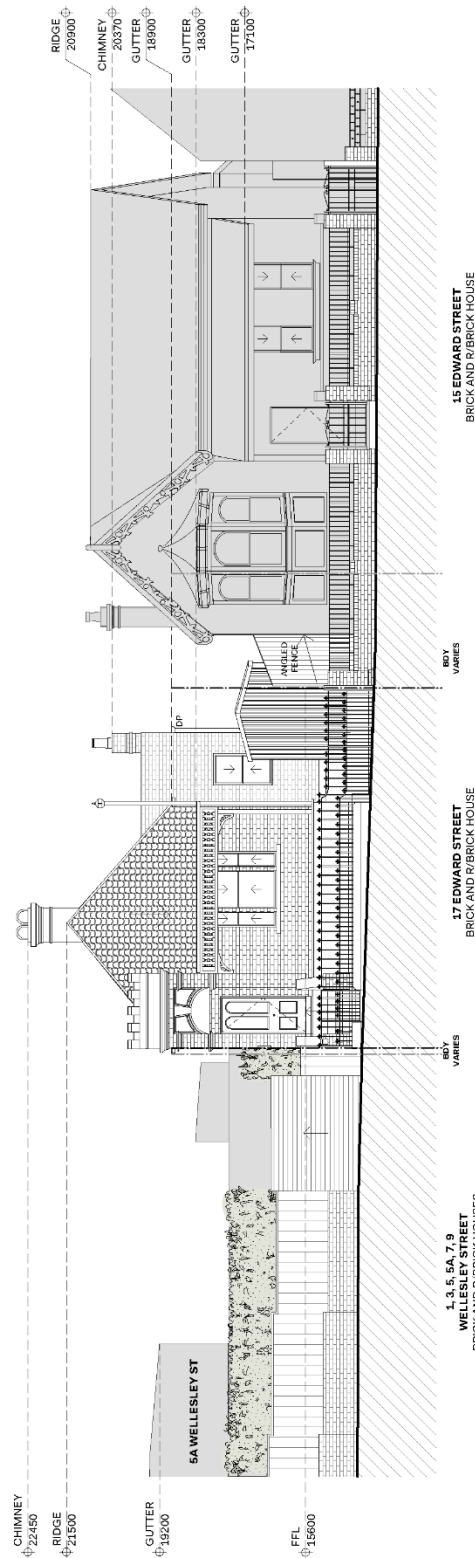
Development Application  
Reference: 15205  
Client: Mark Conroy + Shilene  
Address: 17 Edward Street,  
Summer Hill

Note:  
True North shown.  
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Contact:  
3102 Smith Street  
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02 9739 4472  
s.c.williams@cwlliamson.com  
Nominated Architect:  
Shaun Carter / 7860

CARTER  
WILLIAMSON

Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

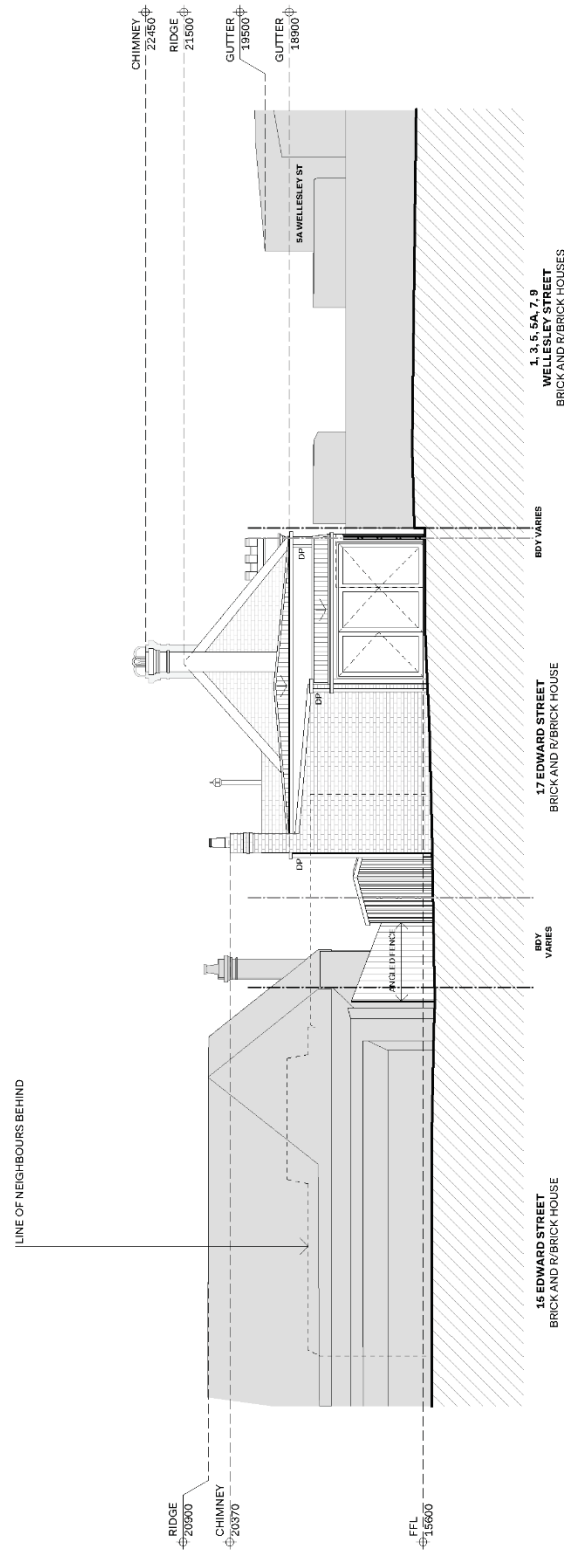


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<b>Contact:</b> 3102 Smith Street Sydney NSW 2110 02 9739 4472 s.c.d@carwilliamson.com Nominated Architect: Shaun Carter / 7860	<b>Note:</b> True North shown. This drawing is for reference only. This drawing is copyright and may not be reproduced without the permission of Carter Williamson.	<b>Development Application</b> Reference: 15205 Client: Shaun Carter - 15205 Address: 17 Edward Street, Summer Hill Description: Lot 156 DP1824 Checked: SC Scale: 1:100 @ A3 Paper: A3	<b>Revision Note:</b> Development Application	<b>Date:</b> A 17/10/20 <b>Existing Elevation East</b> 03-00 A
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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

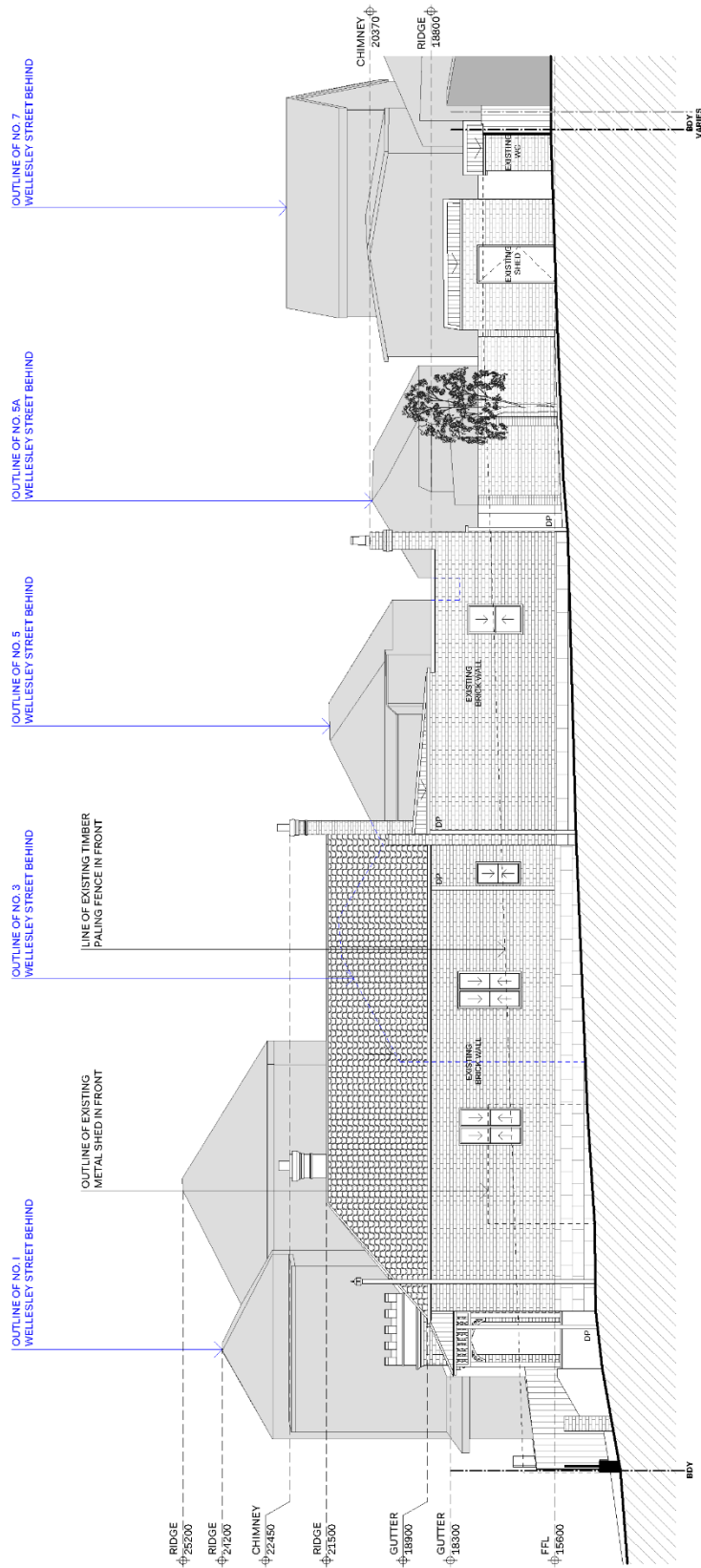


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<b>Contact:</b> 3102 Smith Street Sydney NSW 2130 02 9396 4472 s.c.d@carterwilliamson.com Nominated Architect: Shaun Carter / 7860	<b>Note:</b> True North shown. This drawing is copyright and may not be reproduced without the permission of Carter Williamson.	<b>Development Application</b> Reference: 13205 Client: Carter Williamson - Illies -yeri Address: 17 Edward Street, Summer-hill	Description: cut 156 DP 1824 Checked: SC Scale: 1:100 @ A3 Paper: A3	<b>Revision Note:</b> Development: Application	<b>Date:</b> A 17/10/20	<b>Existing Elevation West</b> 03-01 A
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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

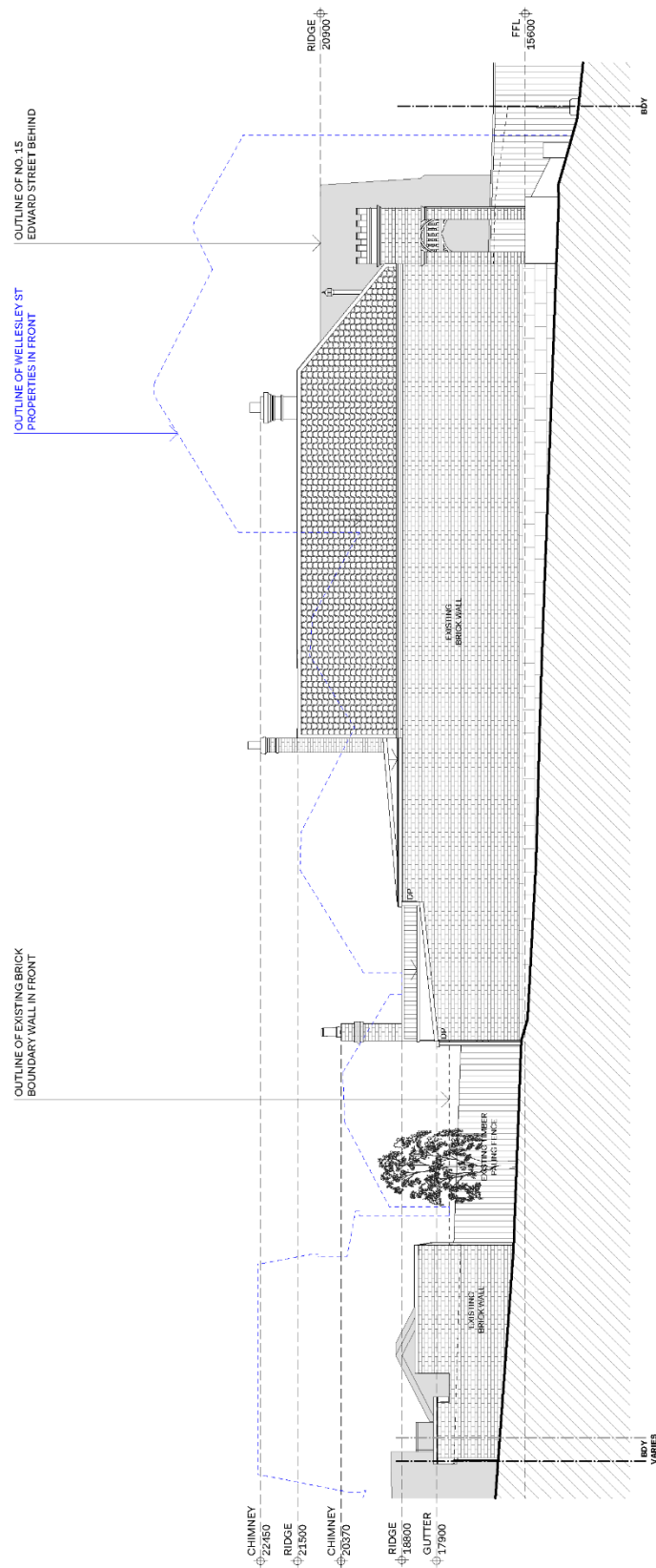


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<b>Contact:</b> 3102 Smith Street Sydney NSW 2130 02 9739 4472 s.carter@carterwilliamson.com Nominated Architect: Shaun Carter / 7860	<b>Note:</b> True North shown. This drawing is a conceptual illustration. This drawing is copyright and may not be reproduced without the permission of Carter Williamson.	<b>Development Application</b> Reference: 15205 Client: Mark Monney + Shilene -yeni Address: 17 Edward Street, Summer-hill	<b>Revision Note:</b> Development: Application	<b>Date:</b> A 17/10/20	<b>Existing Elevation: North</b>  <b>03-02 A</b>

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Version: 1, Version Date: 22/12/2020



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PHOTOS, GOOGLE EARTH/SIX MAPS;

<b>Date.</b>	<b>Existing Elevation: South</b>
A 17/10/20	

**Revision Note.**  
Development Application

Description: Lot 156 DP1624

**Development Application**  
Reference: 15209

**Note.**  
True North shown.

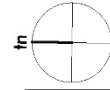
**Contact.**  
102 Smith Street

Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020





17 EDWARD STREET, SUMMER HILL  
LOT 156 DP 1824



LOCATION PLAN  
10-00 B

Date:  
A 27/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further information

Description: Lot 156 DP 1824  
Checklist: NTS  
Scale: 1:500  
Paper: A3

Development Application  
Reference: 15203  
Client: Black Mooney - Blaise  
Lynn  
Address: 17 Edward Street,  
Summer Hill

Note:  
True North shown.  
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Contact:  
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Sydney NSW 2130  
02 9739 4472  
enquiries@cwllmson.com.au  
Nominated Architect:  
Shaun Carter 7860

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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

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**LEWISHAM LIGHT RAIL**

**PREVAILING WINTER SEA BREEZES**

**PREVAILING SUMMER SEA BREEZES**

**EDWARD STREET**

**32 SMITH STREET SP14863**

**22-30 EDWARD STREET SP14861**

**14 SPENCER STREET LOT123 DP1824**

**15 SPENCER STREET DP1824**

**18 SPENCER STREET DP1824**

**11 WILLESLY STREET LOT163 DP1824**

**9 WILLESLY STREET LOT165 DP1824**

**7 WILLESLY STREET LOT161 DP1824**

**5A WILLESLY STREET LOT160 DP1824**

**5 WILLESLY STREET LOT159 DP1824**

**3 WILLESLY STREET LOT158 DP1824**

**1 WILLESLY STREET LOT157 DP1824**

**MIDDAY SUN**

**1 EDWARD STREET 8.1M RENDERS WITH TILED ROOF**

**WINTER SUNRISE**

**EQUINOX SUNRISE**

**SUMMER SUNRISE**

**WINTER SUNSET**

**EQUINOX SUNSET**

**SUMMER SUNSET**

**102 Smith Street**

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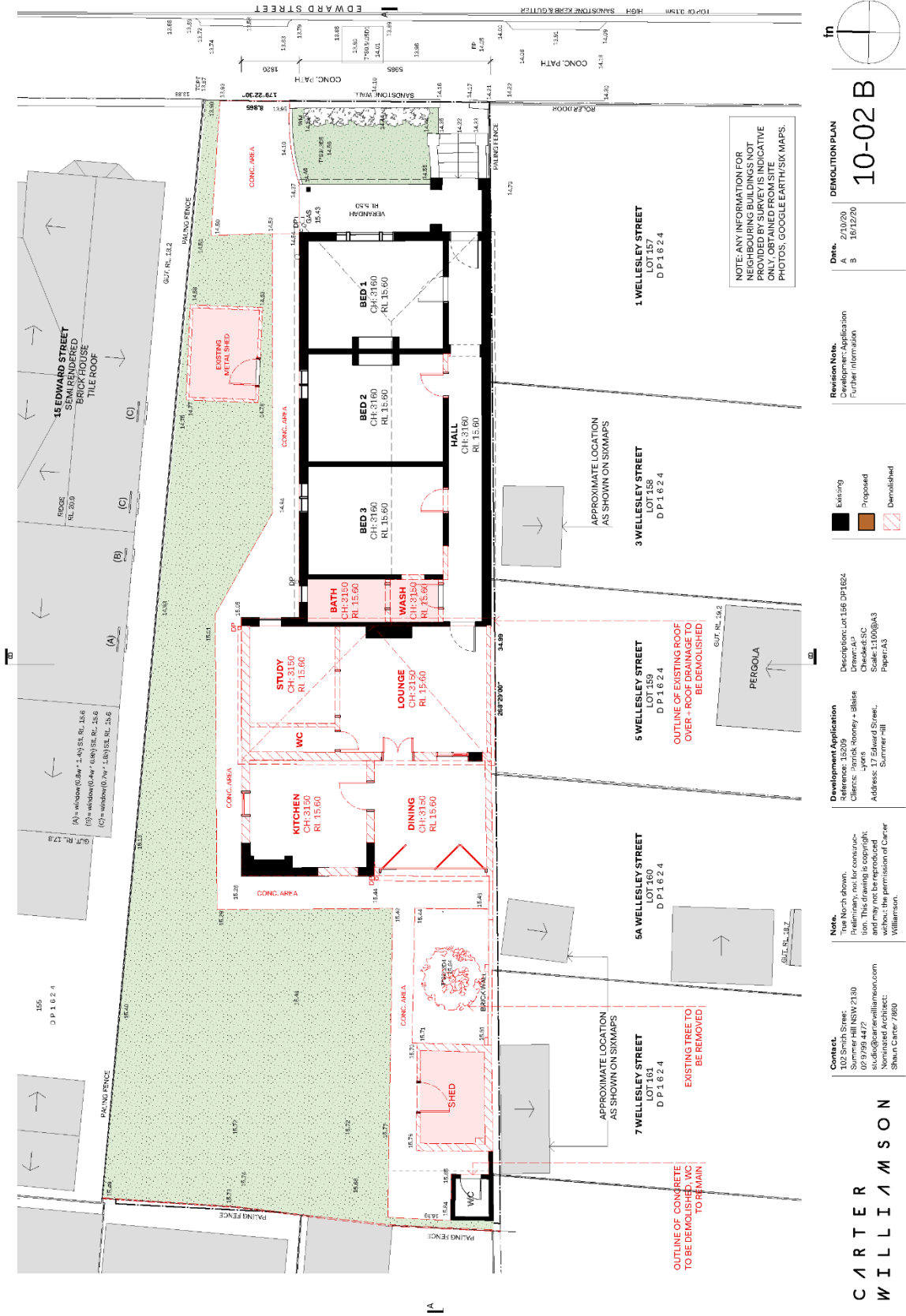
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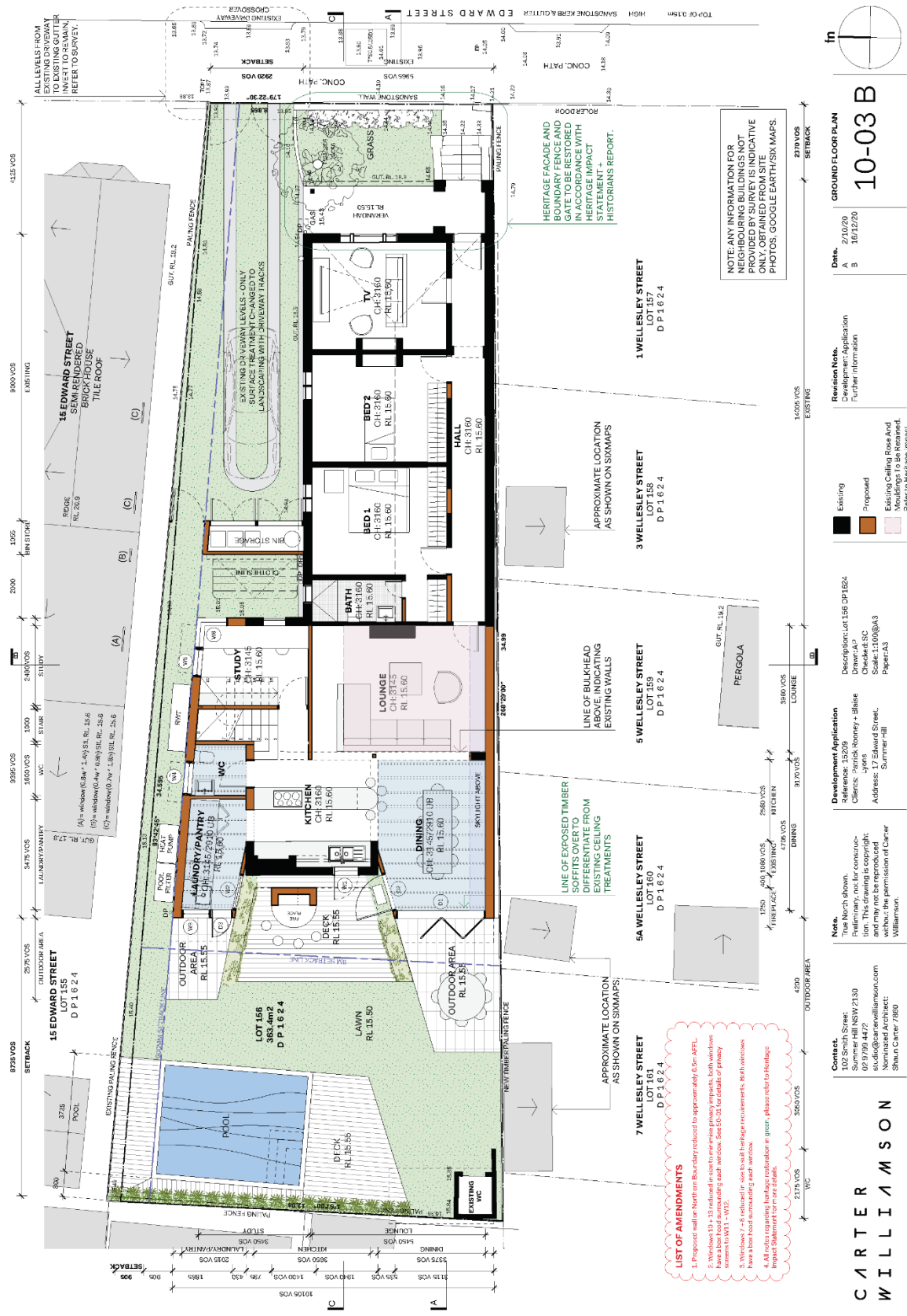
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**58 Smith Street**

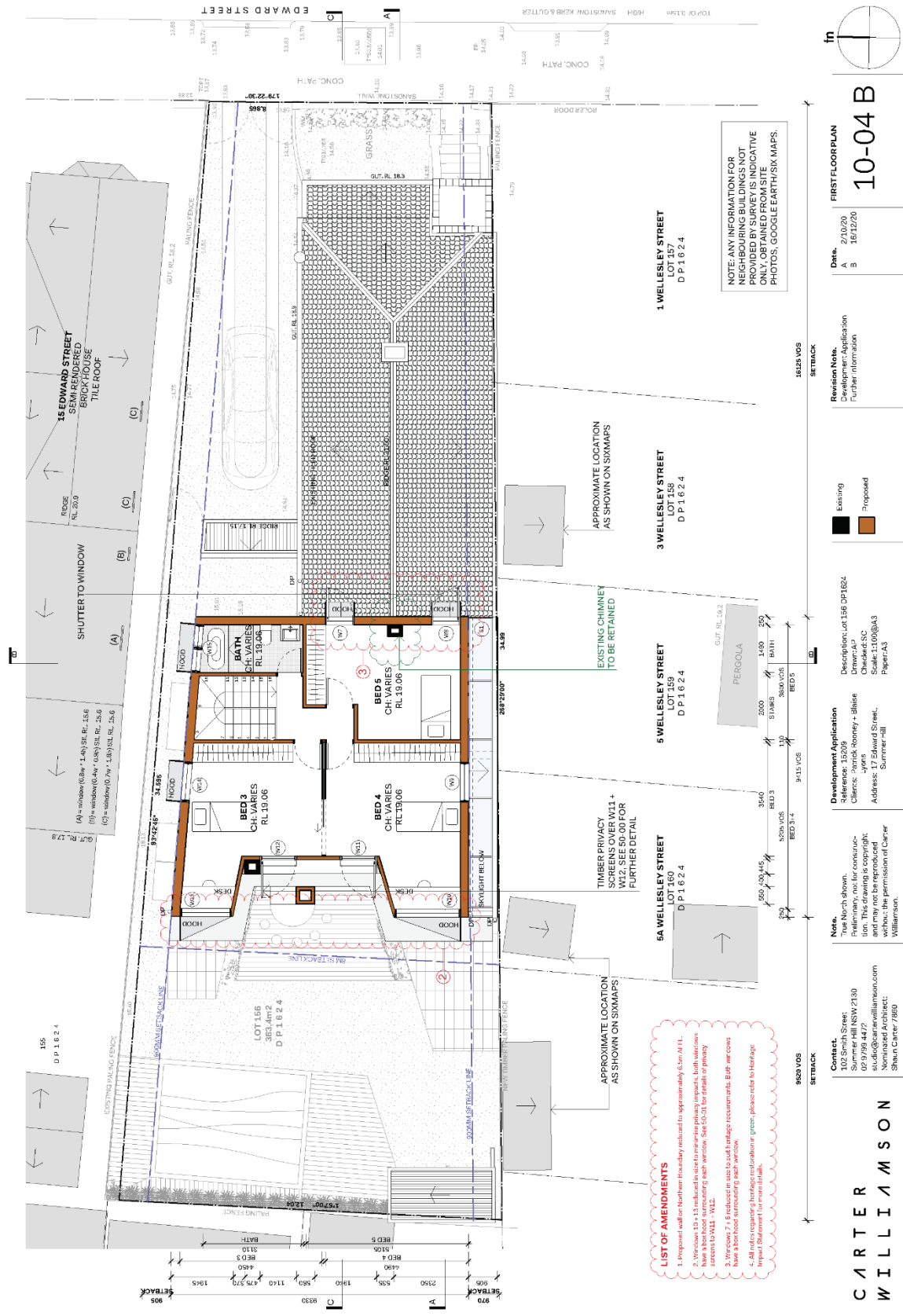
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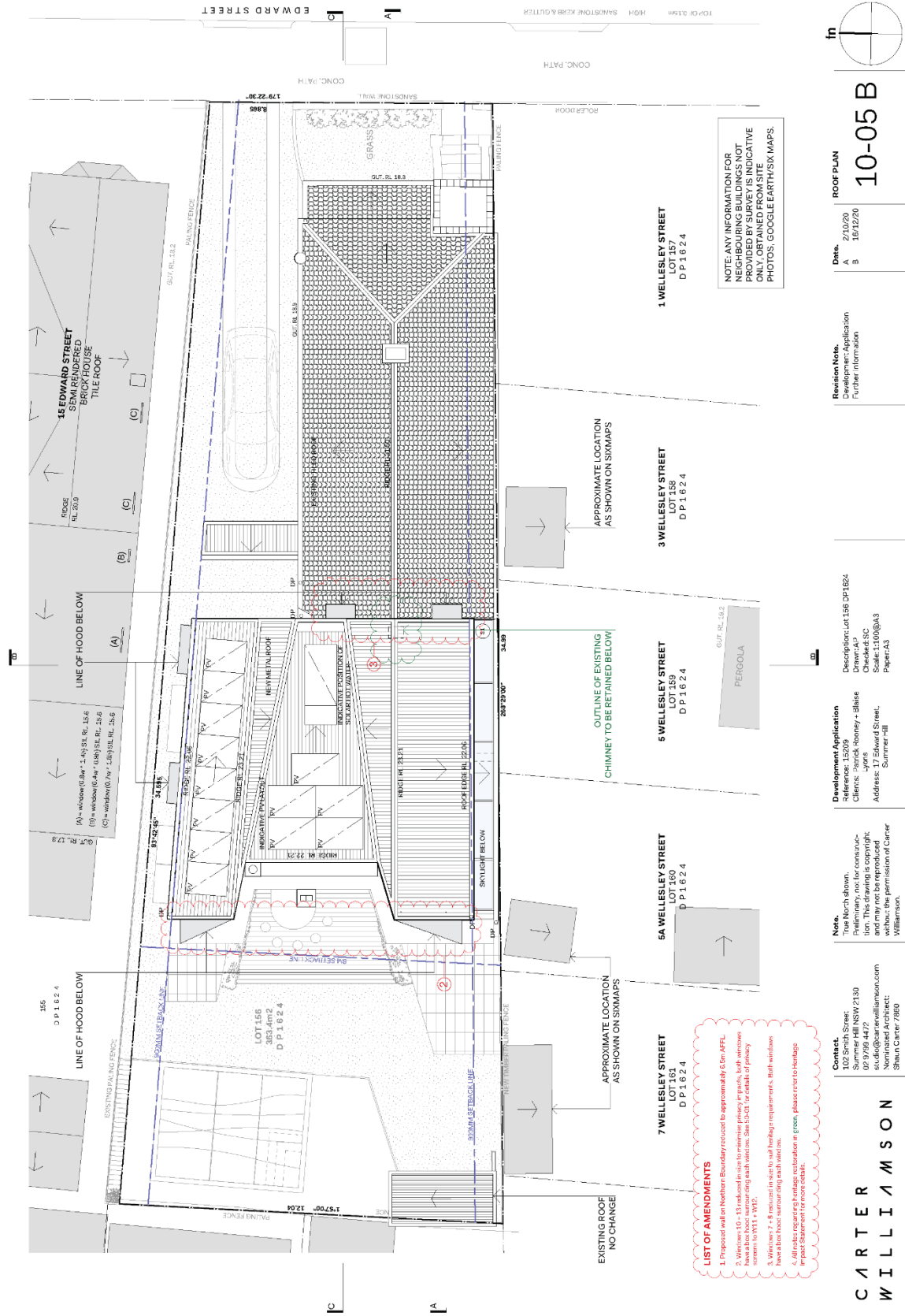
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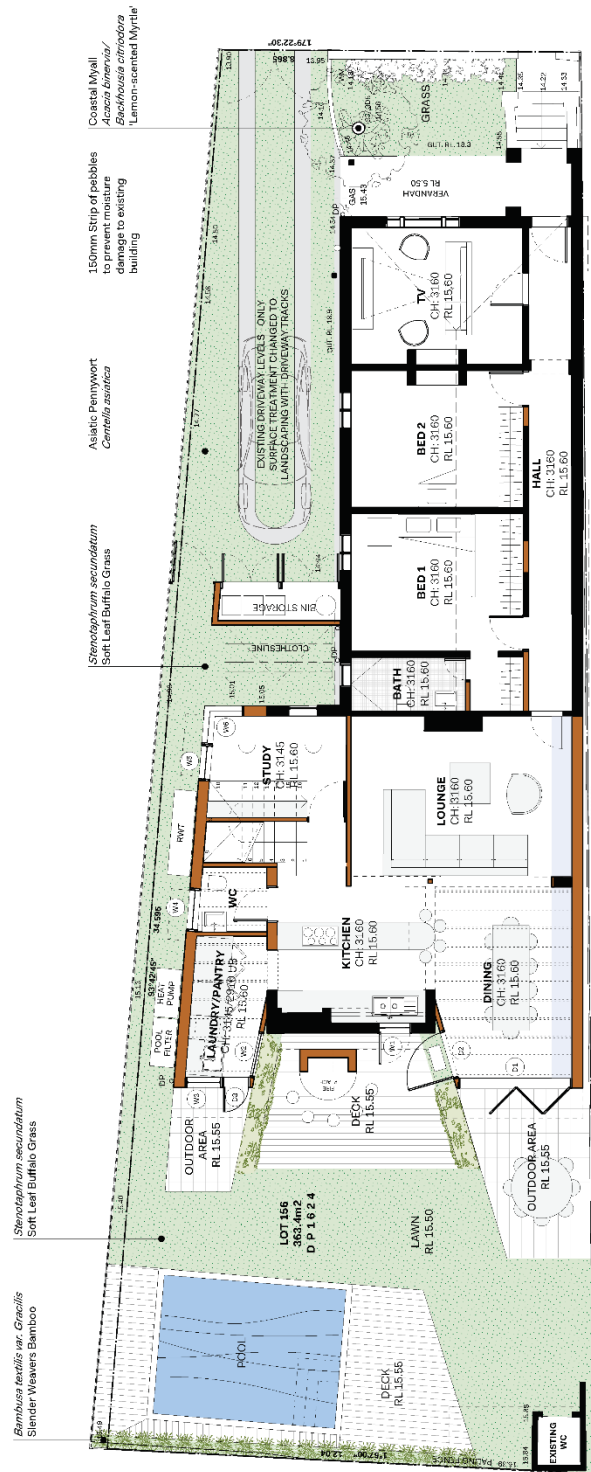












Plant Schedule	Species	Common Name	Mature Size	QTY	Native
	<i>Acacia myallii</i>	Coastal Myall	7-10m	1	Yes
	<i>Centella asiatica</i>	Asiatic Pennywort	Ground cover	-	Yes
	<i>Stenotaphrum secundatum</i>	Soft Leaf Buffalo Grass	Ground cover	-	Yes
	<i>Bambusa textilis</i> var. <i>Gracilis</i>	Slender Weavers Bamboo	6-8m	-	Yes

*Bambusa textilis* var. *Gracilis*  
Slender Weavers Bamboo

*Stenotaphrum secundatum*  
Soft Leaf Buffalo Grass

*Centella asiatica*  
Asiatic Pennywort

*Acacia myallii*  
Coastal Myall



LANDSCAPE PLAN

10-06 B

Date:  
A 27/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further Information

Existing  
Proposed

Description: Lot 156 DP 624  
Checked: SC  
Scale: 1:100 @ A3  
Paper: A3

Development Application  
Reference: 15208  
Client: Mr. & Mrs. Lyons  
Address: 17 Edward Street,  
Summer Hill,  
Victoria 3089

Note:  
True North shown.  
Reference: 15208  
Client: Mr. & Mrs. Lyons  
Address: 17 Edward Street,  
Summer Hill,  
Victoria 3089  
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Contact:  
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Melbourne VIC 3000  
02 9799 4472  
studio@carterwilliamson.com  
Nominated Architect  
Shaun Carter 7860

CARTER  
WILLIAMSON

Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

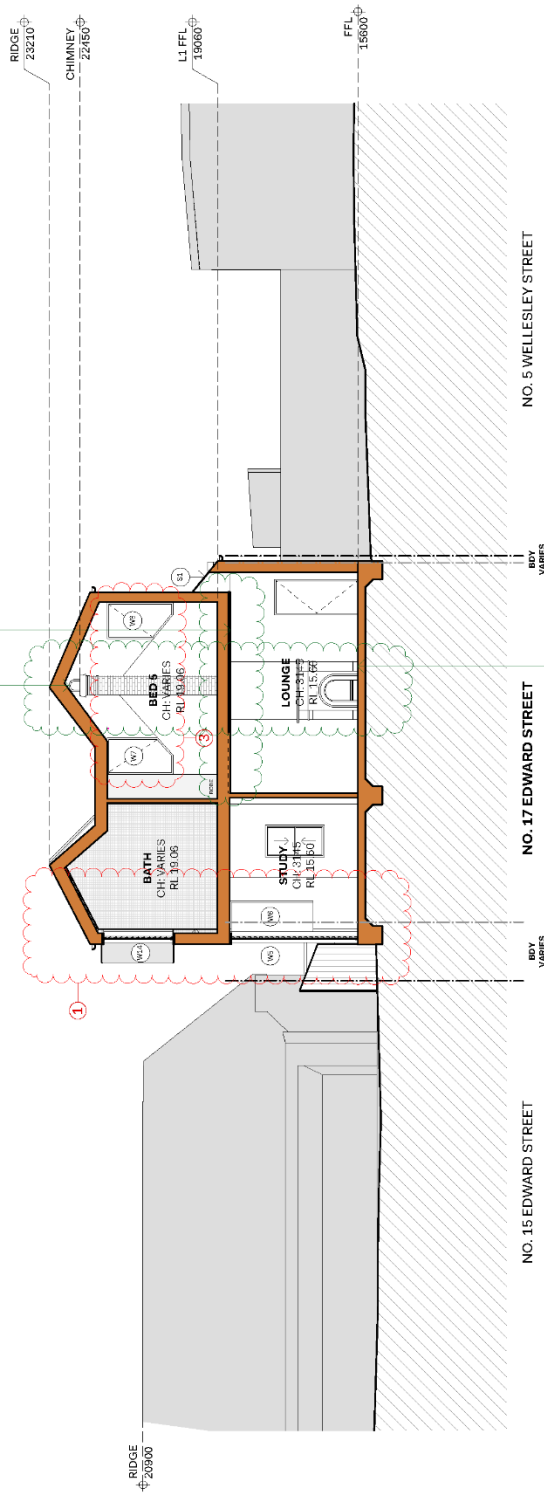
[illegible]



- LIST OF AMENDMENTS**
1. Proposed section further boundary reduced to approximately 6.5m AFFL.
  2. Windows 10 + 13 reduced in size to minimise privacy impacts, both windows have a blind hood surrounding each window. See S5-03 for details of privacy control to W11 + W12.
  3. Window 7 is reduced in size to suit heritage requirements, both windows have a blind hood surrounding each window.
  4. All signage regarding heritage status or status of the property, please refer to heritage officer for further information.

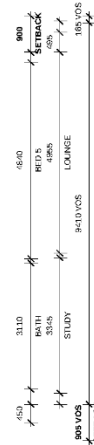
CEILING ROSE AND PENDANT IN LOUNGE TO BE RETAINED AND MADE OPERABLE. EXISTING PLASTERWORK AND CORNICES RETAINED AND EXTENDED TO NEW CEILING AREA.

EXISTING CHIMNEY TO BE RETAINED AND REPAINTED, COLOUR TBC. FOR DETAIL REFER TO S5-00.



MARBLE FIREPLACE AND CAST IRON GRATE TO BE RETAINED AND RESTORED.

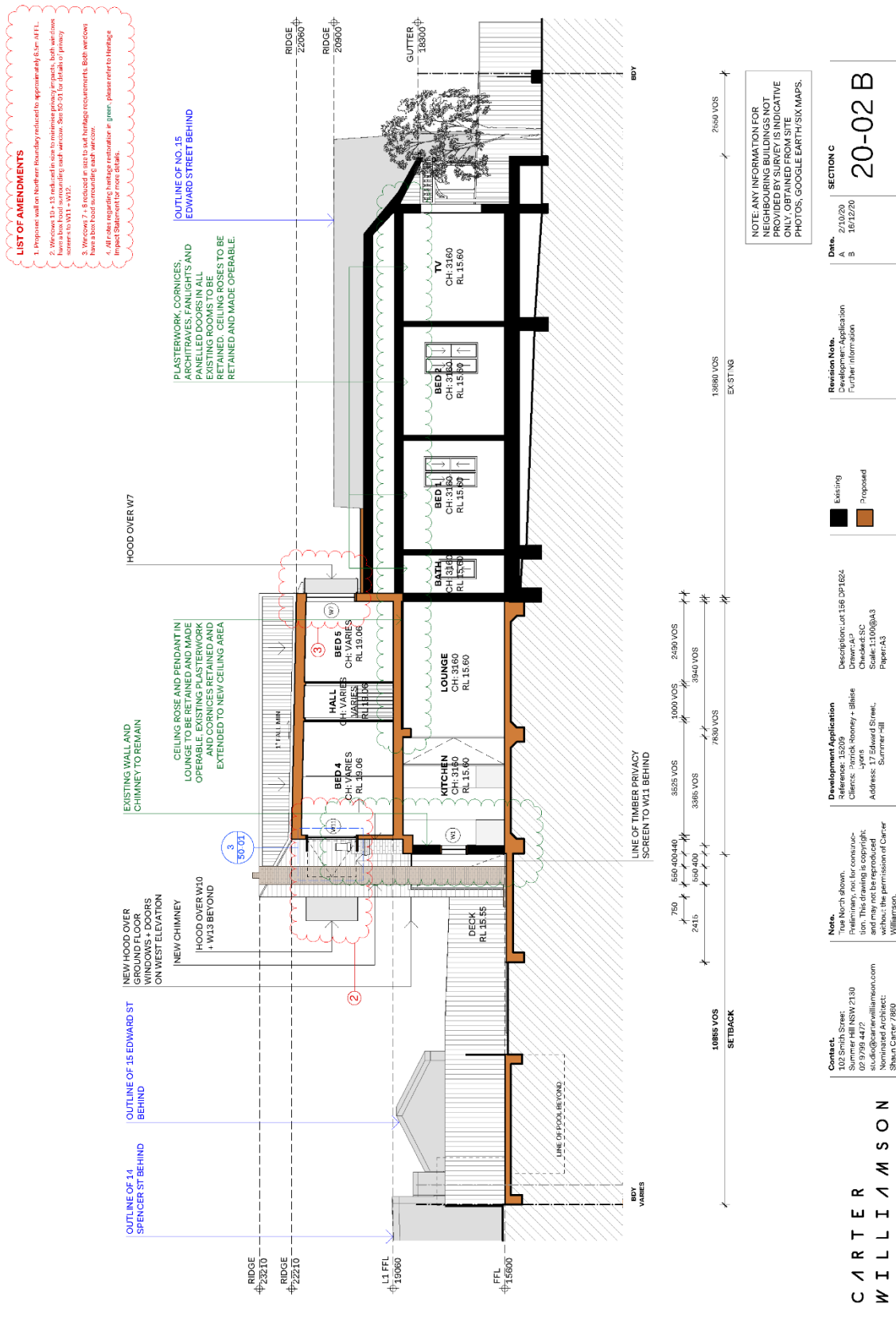
NOTE: ANY INFORMATION FOR NEIGHBOURING BUILDINGS NOT PROVIDED BY SURVEY IS INDICATIVE ONLY OBTAINED FROM SITE PHOTOS, GOOGLE EARTH/SIX MAPS.

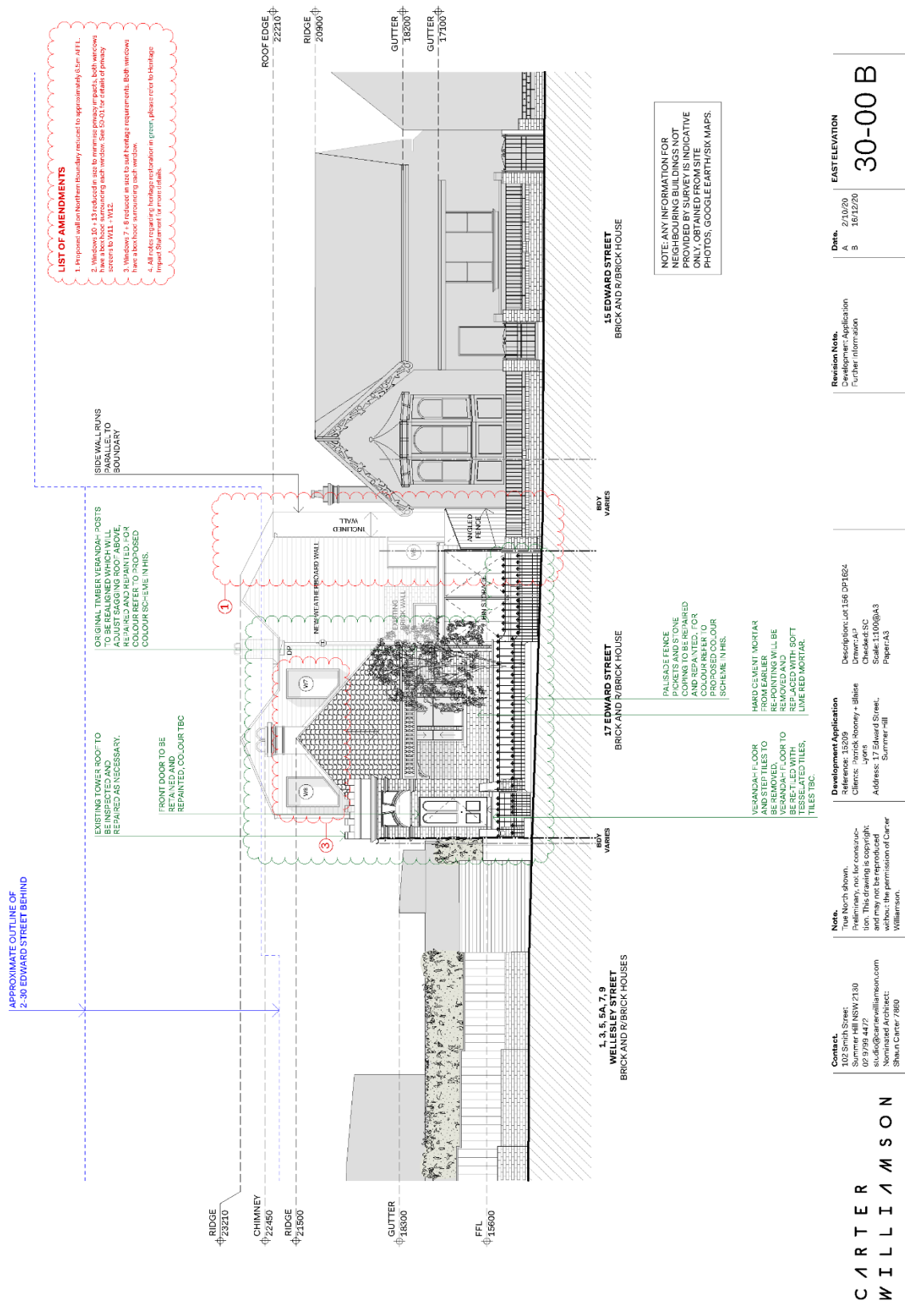


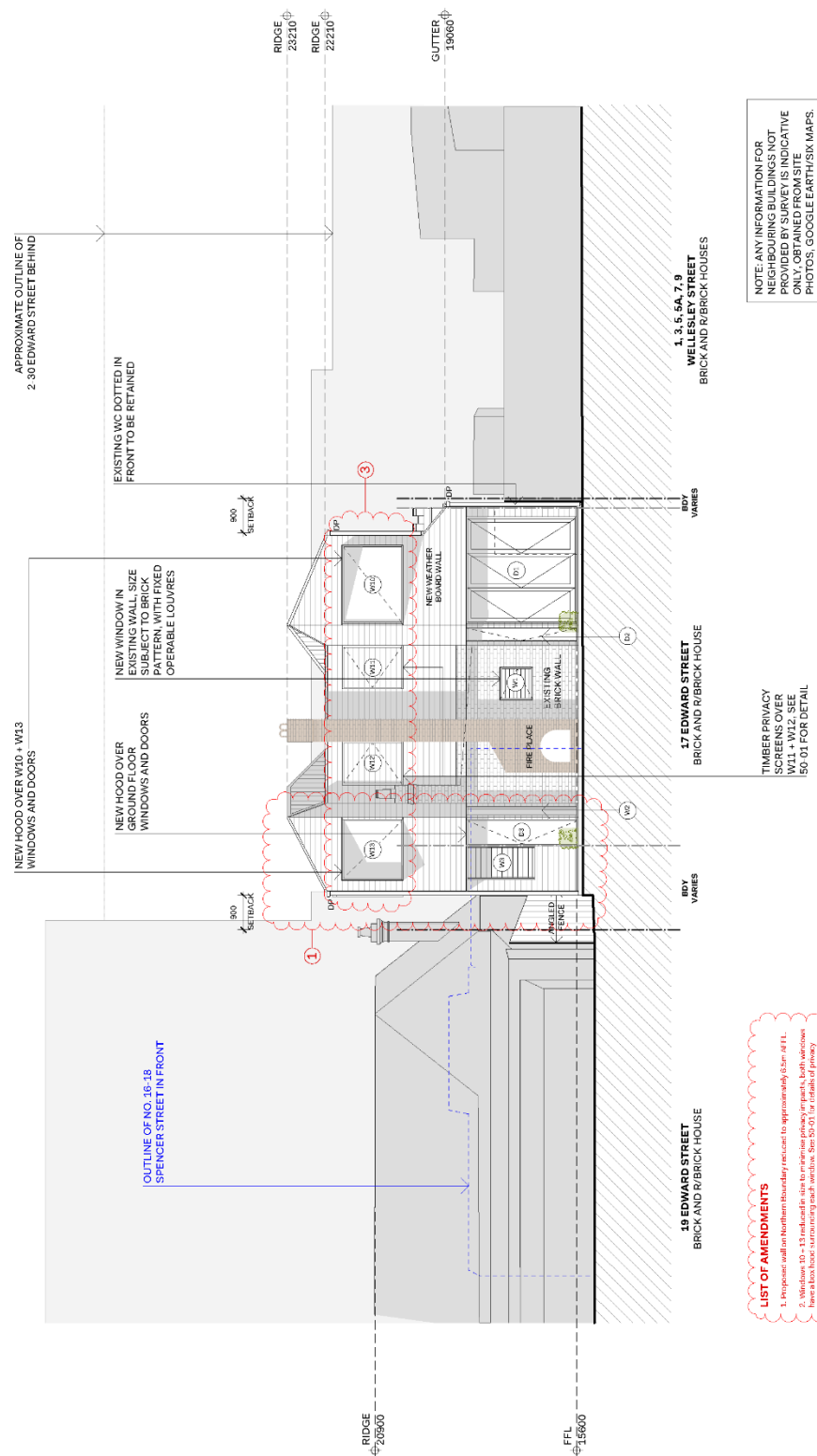
<p><b>Contact:</b></p> <p>3102 Smith Street, Crows Nest NSW 2150 02 9739 4472 s.c.d@carwilliamson.com Nominated Architect: Shaun Carter / 7860</p>	<p><b>Note:</b></p> <p>True North shown. This drawing is for reference only. This drawing is copyright and may not be reproduced without the permission of Carter Williamson.</p>	<p><b>Development Application</b></p> <p>Reference: 15205 Client: Carter Williamson, 15151 Address: 17 Edward Street, Summer Hill</p>	<p><b>Description:</b> Unit 156 DP1824 Checked: SC Scale: 1:1000/A3 Paper: A3</p>	<p><b>Revision Note:</b></p> <p>Developer: Application Further information</p>	<p><b>Date:</b></p> <p>A 22/10/20 B 10/12/20</p>	<p><b>SECTION B</b></p> <p><b>20-01 B</b></p>
--	---	---	---	--	--	---

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Version: 1, Version Date: 22/12/2020







## LIST OF AMENDMENTS

1. Proposal will on Northern Boundary reduced to approximately 6.5m x 11.1m.
2. Windows 10 - 13 reduced in size to minimise privacy impacts. Both windows have a box hoods surrounding each window. See 59-60 for details of privacy screen to W11 & W12.
3. Windows 7 & 8 reduced in size to suit Heritage requirements. Both windows have a box hoods surrounding each window.
4. All notes regarding Heritage restoration in green, please refer to Heritage

**Note.**

**Note.**  
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**Contact.**

**Contact:**  
102 Smith Street  
Summer Hill NSW 2130  
02 9799 4472  
studio@cartervilliamson.com  
Nominated Architect:  
Shaun Carter 7860

## Development Application

**Development Application**  
Reference: 15209  
Client: Patrick Rooney + Blaise Lyons  
Address: 17 Edward Street,  
Summer Hill  
Description: Lot 156 DP1624  
Drawn: A3  
Checked: SC  
Scale: 1:100@A3  
Paper: A3

**Revision Note.**

**Revision Note.**  
Development Application  
Further Information

Date.

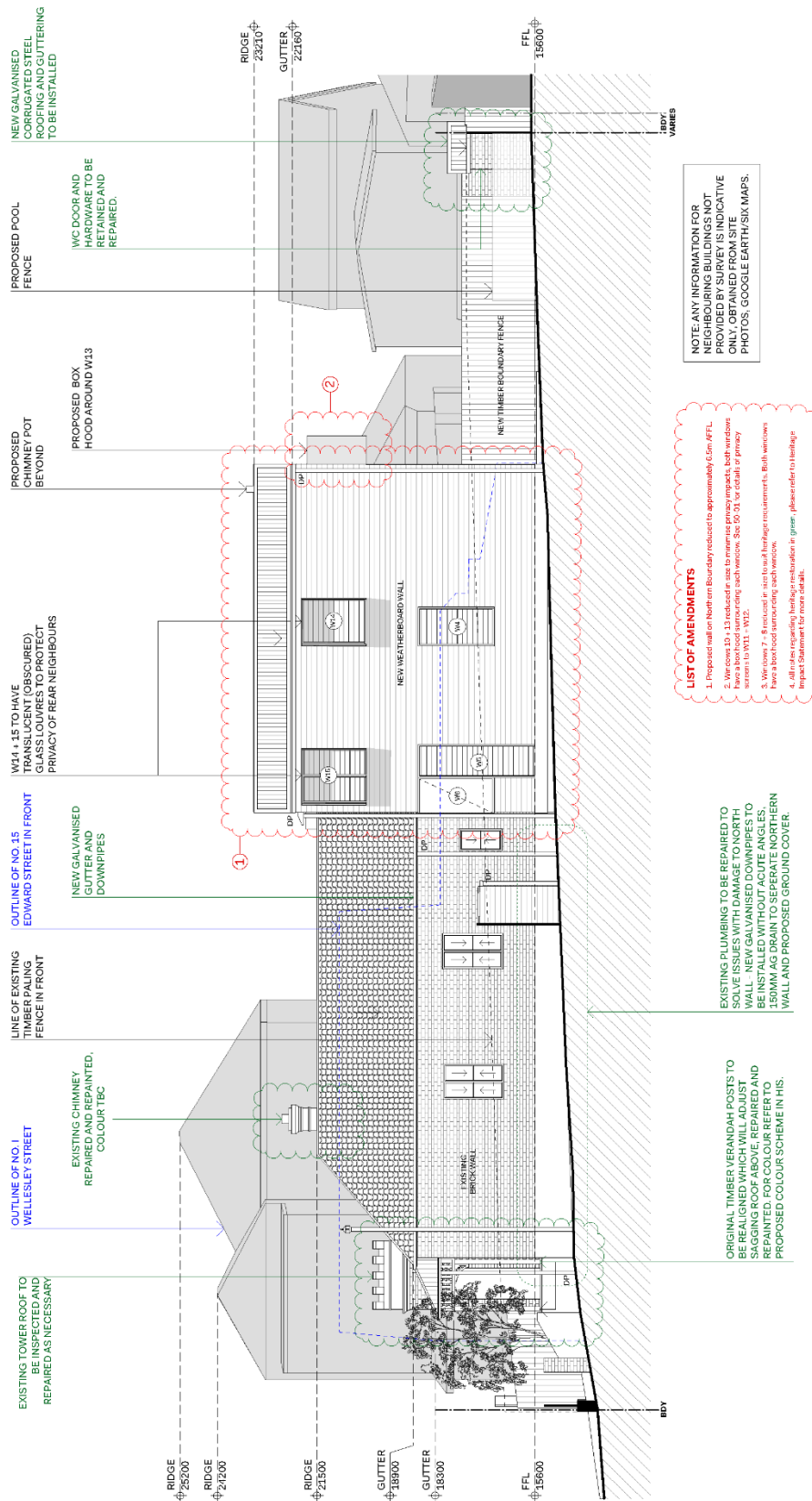
Date.	
A	2/10/20
B	16/12/20

### TEST ELEVATION

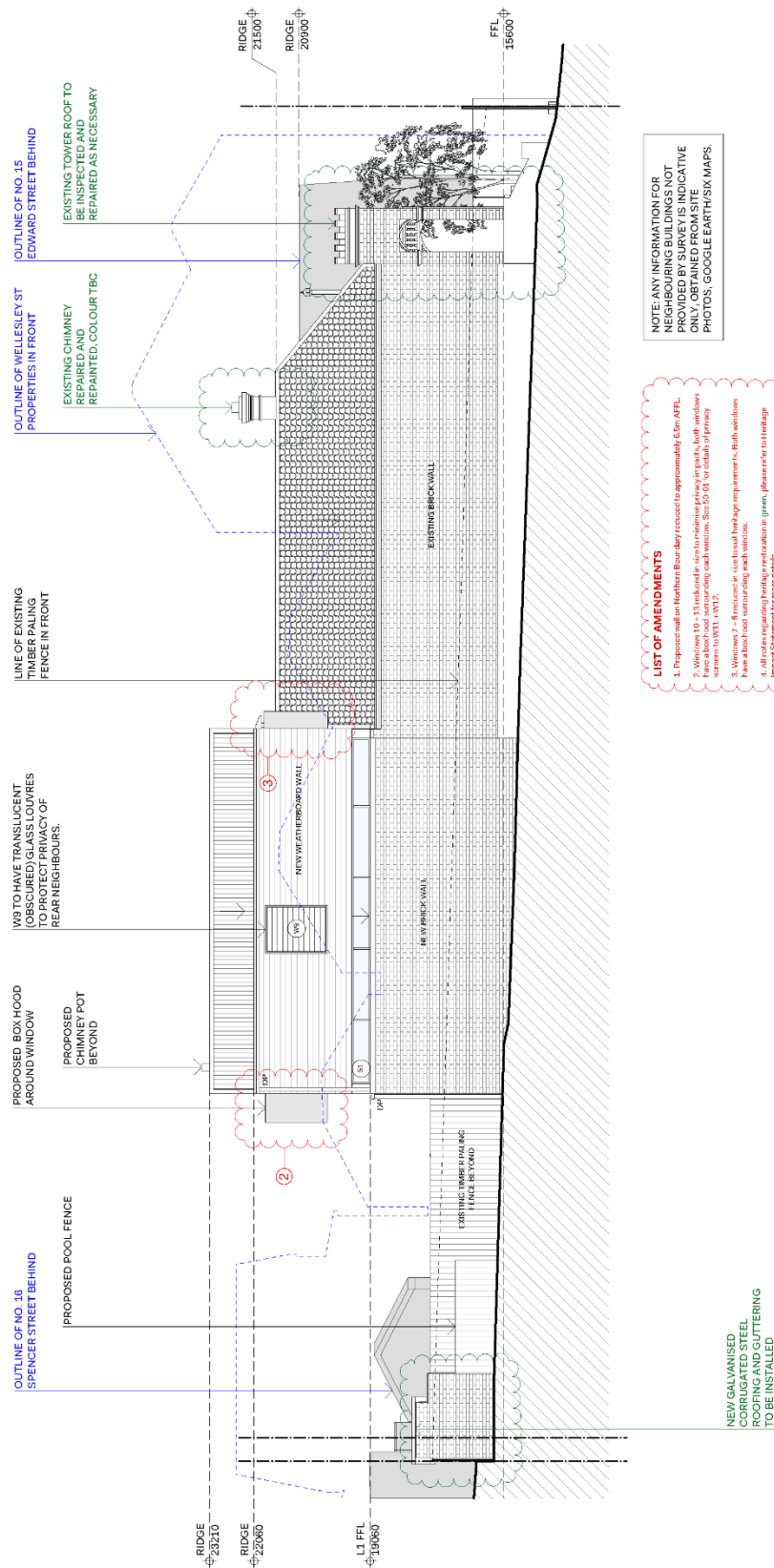
30-01 B

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Version: 1, Version Date: 22/12/2020



Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020



NOTE: ANY INFORMATION FOR NEIGHBOURING BUILDINGS NOT PROVIDED BY SURVEY IS INDICATIVE ONLY AND NOT TO BE RELIED UPON. PHOTOS, GOOGLE EARTH/SK MAPS.

- LIST OF AMENDMENTS**
1. Proposed wall on Northern Boundary reduced to approximately 6m AFFL.
  2. Windows 15 - 16 reduced to 1m height and depth. Both windows have a box hood surrounding each window. See D3 D1 for details of primary screens to W11 + W12.
  3. Windows 7 - 8 reduced to 1m height and depth. Both windows have a box hood surrounding each window.
  4. All notes regarding heritage restoration in green, please refer to Heritage Impact Statement for more details.

Date: A 27/10/20 B 10/12/20

Revision Note: Development Application Further information

SOUTH ELEVATION

30-03 B

Description: Lot 156 DP 1624

Checked: SC

Scale: 1:100 @ A3

Paper: A3

**Development Application**

Reference: 15205

Client: Carter Williamson + Shillies

Address: 17 Edward Street, Summer Hill

**Note:**

True North shown.

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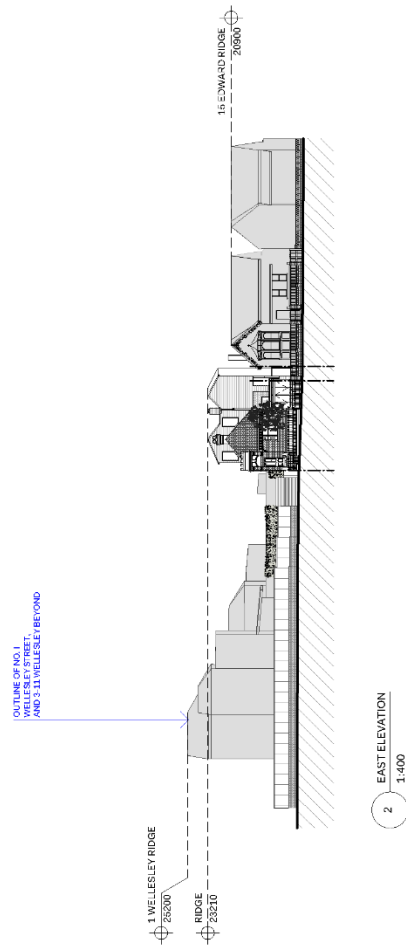
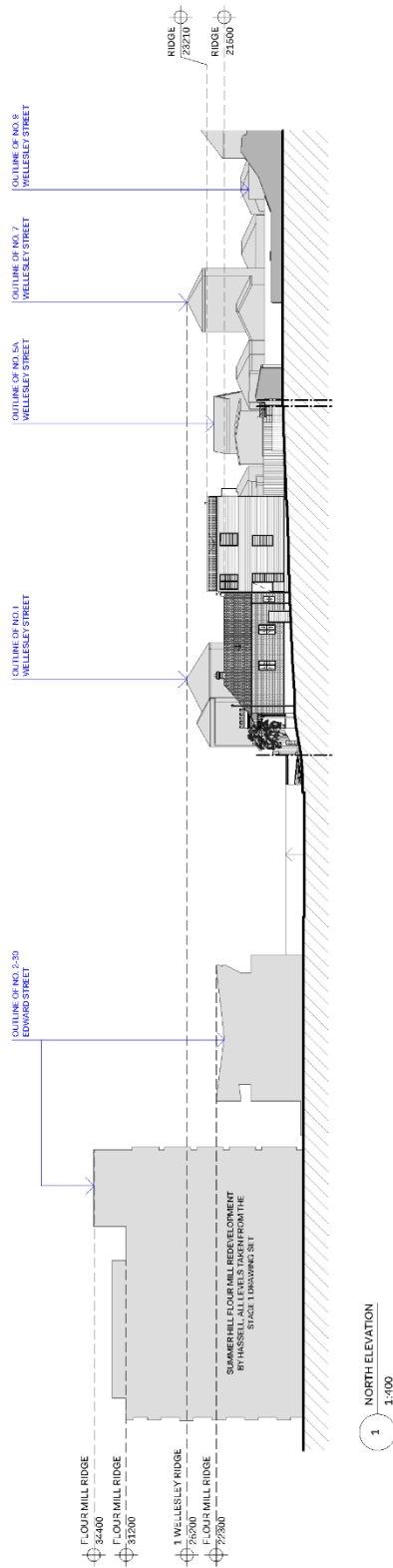
**Contact:**

3102 Smith Street,  
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02 9398 4472  
s.carter@carterwilliamson.com  
Nominated Architect:  
Shaun Carter / 7860

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Version: 1, Version Date: 22/12/2020





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Data	
A	27/10/20
B	10/12/20

Revision Note	
Development Application	Further information

Description: Lot 156 DP 1824
Checked: SC
Scale: 1:400@A3
Paper: A3

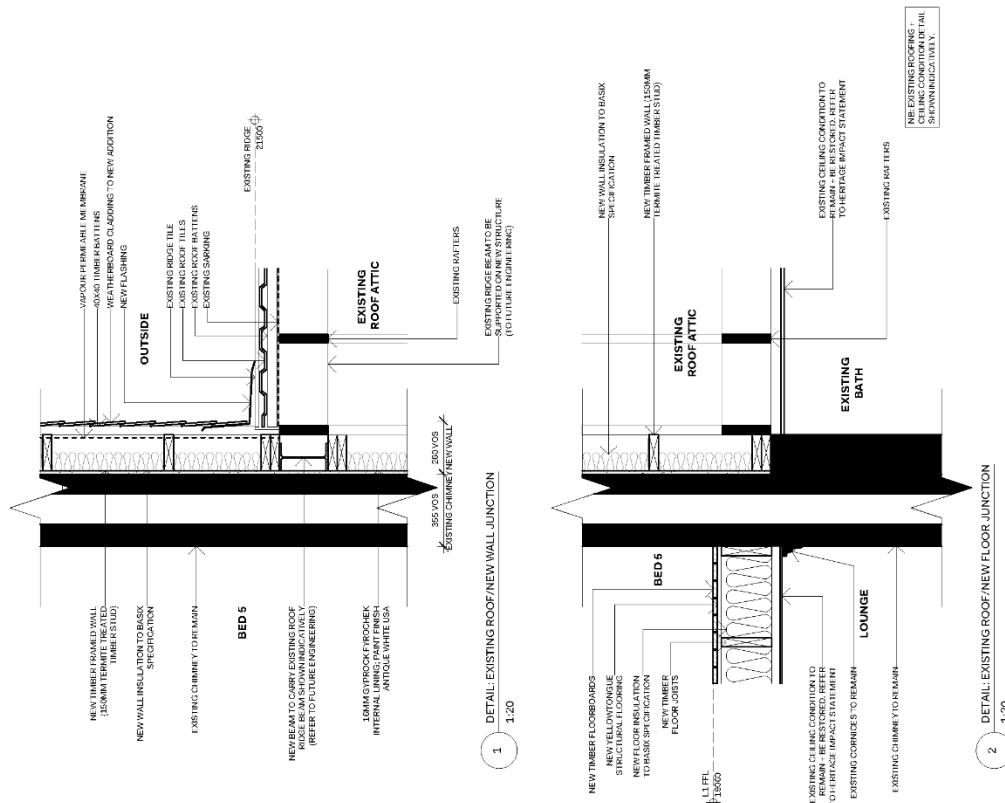
Development Application	
Reference: 15205	Client: Mark Wynn + Illies
Address: 17 Edward Street, Summer Hill	

Note	
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info@carterwilliamson.com	
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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020



DATE: 27/10/20  
A 10/12/20  
B

REVISION NOTE:  
Development Application  
Further information

DETAIL-EXISTING ROOF/NEW WALL JUNCTION  
50-00 B

Development Application  
Further information

Description: Lot 156 DP 1624  
Reference: 15205  
Checked: SC  
Scale: 1:10 @ A3  
Paper: A3

Development Application  
Reference: 15205  
Client: Mark Wynn + Shelia  
Address: 17 Edward Street,  
Summer Hill

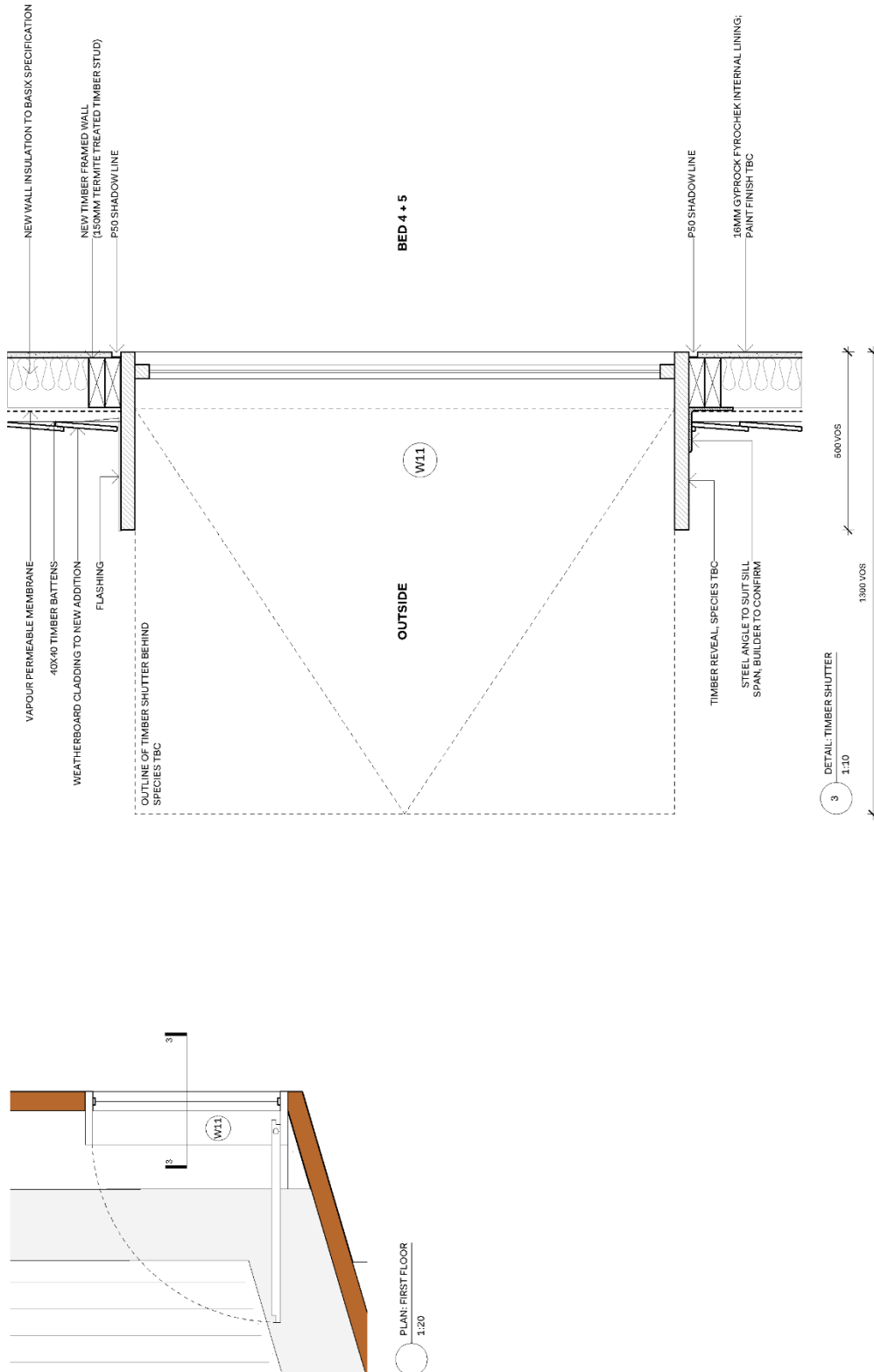
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Shaun Carter 7860

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Document Set ID: 3438287  
Version: 1, Version Date: 22/12/2020





50-01 A

15/12/20

Revision Note:  
Further information

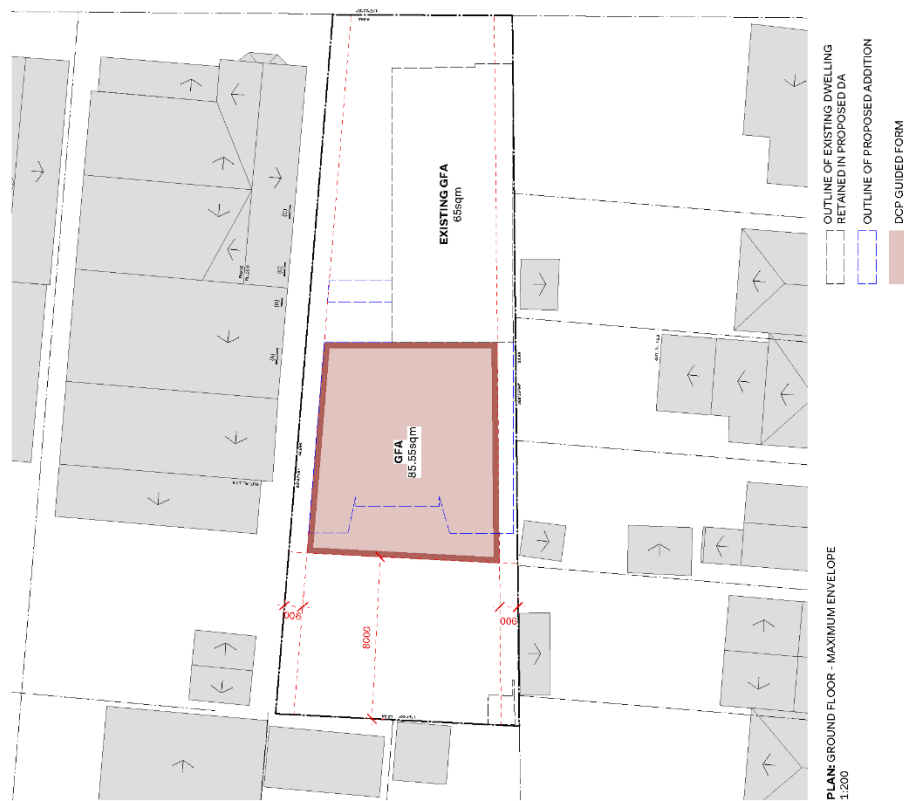
Development Application  
Reference: 15205  
Client: Black Honey + Illies  
-yeni  
Checked: SC  
Address: 17 Edward Street,  
Summer-hill

Description: cut 156 DP1824  
Scale: 1:10/20/43  
Paper: A3

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Nominated Architect:  
Shaun Carter / 7860

Document Set ID: 3438287  
Version: 1, Version Date: 22/12/2020



**17 Edward Street, Summer Hill**  
**Total Site Area : 363.4sqm**

LEP CONTROLS - ASHFIELD LEP 2013

Clause	Description	Control	Existing	DCP	Proposed
4.3	Maximum Building Height	8.5m	6.1m	8.5m	7.6m
4.5	Maximum FSR	0.5:1	0.334:1	0.557:1	0.557:1

DCP CONTROLS - ASHFIELD DDCP

Class	Description	Control	Existing	DCP	Proposed
DS3.3	Maximum Building Height	8.5m	6.1m	8.5m	7.6m
DS3.4	Maximum External Wall Height	6m	4.2m	6m	7.55m
DS4.4	Minimum Side Setback for Whole Building	900mm	3.6m	900mm	900mm
DS8.3	Maximum Site Coverage	60%	45.1%	48%	47.8%

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED IN SURVEY. WINDOWS NOT SURVEYED 8-12M FROM SUBJECT SITE.

70-01 B

Date. A 3

**Revision Note.**  
Development Application  
Further Information

Description: Lot 156 DP1624  
Drawn: A.D

**Development Application**  
Reference: 15209  
Clients: Patrick Rooney + Blair

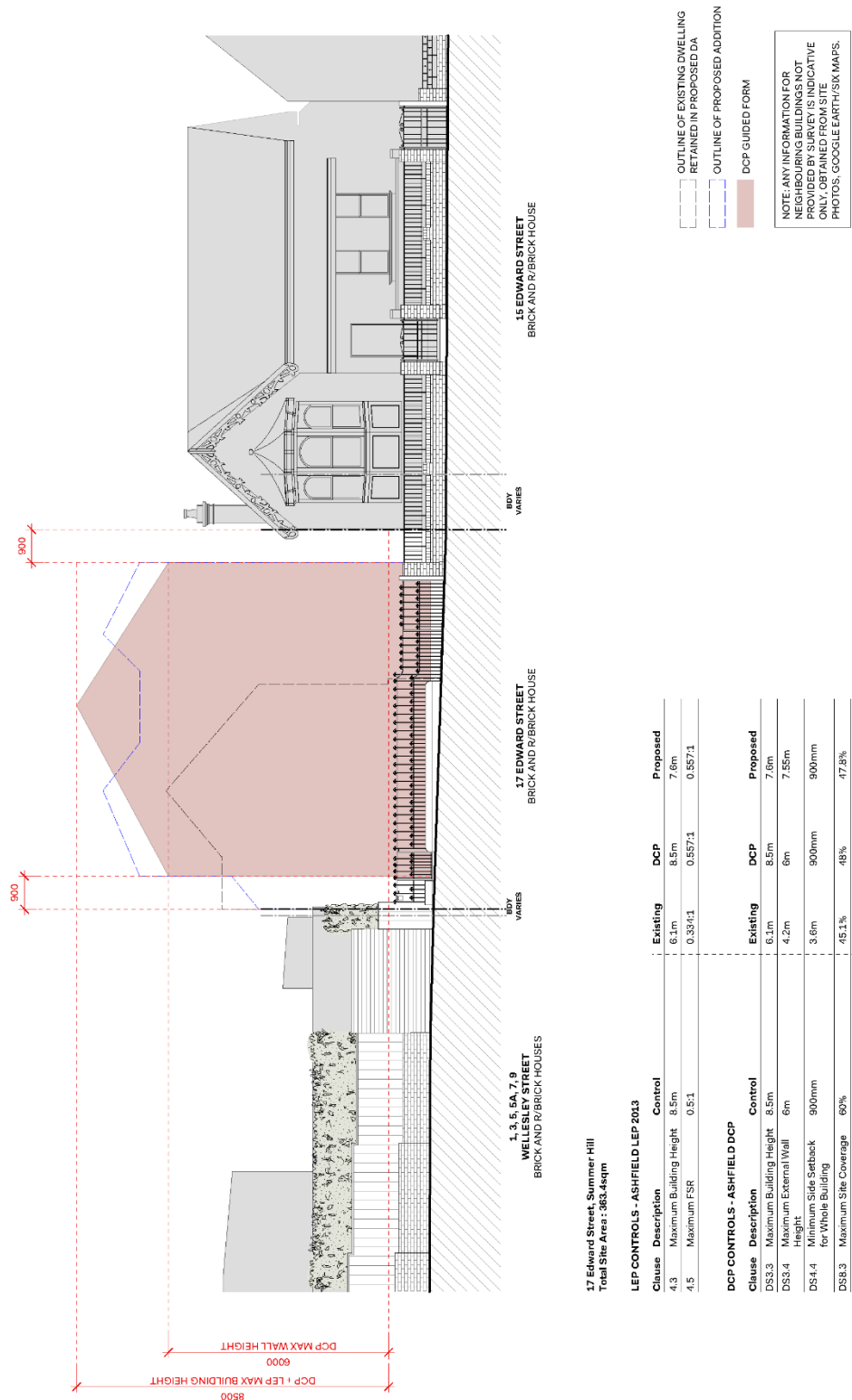
**Note.**  
True North shown.  
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**Contact.**  
102 Smith Street;  
Summer Hill NSW 2130

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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020





DCP GUIDED FORM EAST ELEVATION

70-03 B

Revision Note:  
Development: Application  
Further information

Description: Lot 156 DP1824  
Checked: SC  
Scale: 1:1000/A3  
Paper: A3

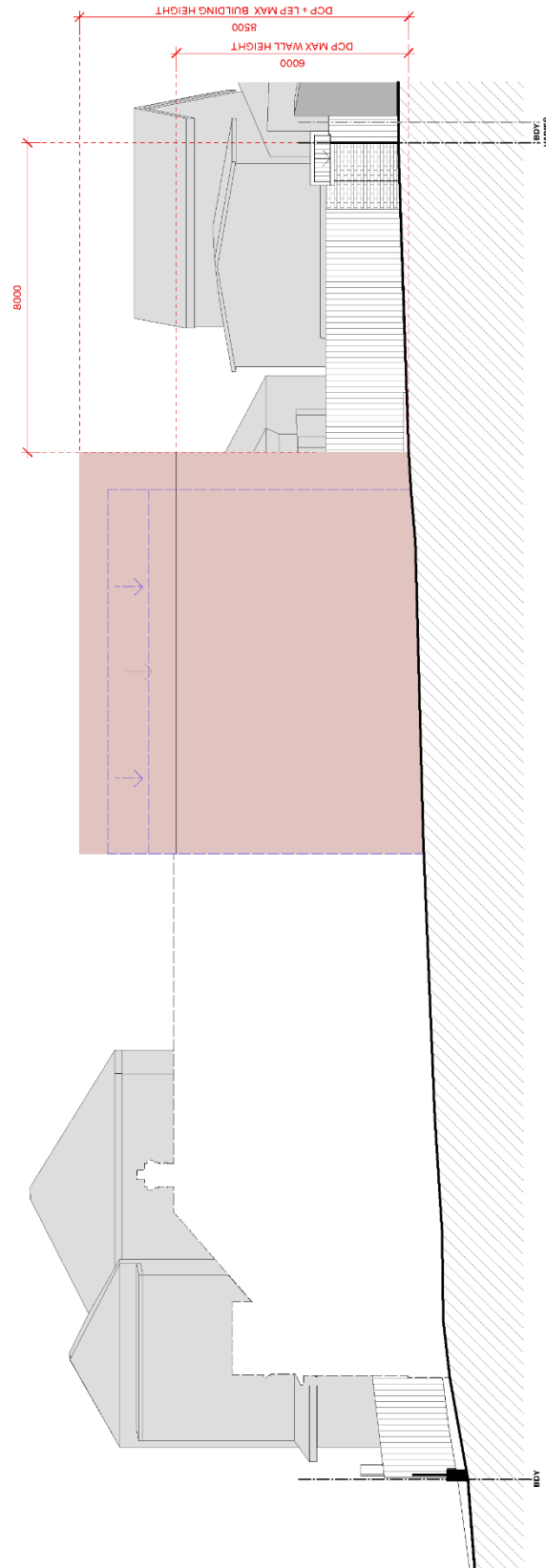
Development Application  
Reference: 15205  
Client: Rick Honey + Shille  
Address: 17 Edward Street,  
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Version: 1, Version Date: 22/12/2020



17 Edward Street, Summer Hill  
Total Site Area : 363.4sqm

## LEP CONTROLS - ASHFIELD LEP 2013

Clause	Description	Control	Existing	DCP	Proposed
4.3	Maximum Building Height	8.5m	6.1m	8.5m	7.6m
4.5	Maximum FSR	0.5:1	0.334:1	0.557:1	0.557:1

## DCP CONTROLS - ASHFIELD DCP

Clause	Description	Control	Existing	DCP	Proposed
DS3.3	Maximum Building Height	8.5m	6.1m	8.5m	7.6m
DS3.4	Maximum External Wall Height	6m	4.2m	6m	7.55m
DS4.4	Minimum Side Setback for Whole Building	900mm	3.6m	900mm	900mm
DS3.3	Maximum Site Coverage	60%	45.1%	48%	47.6%

OUTLINE OF EXISTING DWELLING  
RETAINED IN PROPOSED DA

## OUTLINE OF PROPOSED ADDITION

DCP GUIDED FORM

NOTE: ANY INFORMATION FOR  
NEIGHBOURING BUILDINGS NOT  
PROVIDED BY SURVEY IS INDICA-  
ONLY, OBTAINED FROM SITE  
PHOTOS, GOOGLE EARTH/SIX M.

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studio@cartervilliamson.com  
Nominated Architect:  
Shaun Carter 7860

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**Development Application**  
Reference: 15209  
Clients: Patrick Rooney + Blaise Lyons  
Address: 17 Edward Street,  
Summer Hill

Description: Lot 156 DP1624  
Drawn: AJP  
Checked: SC  
Scale: 1:100@A3  
Paper: A3

**Revision Note.**  
Development Application  
Further Information

Date.	
A	2/10/20
B	16/12/20

70-04 B  
OCP GUIDED FORM: NORTH ELEVATION

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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020



Proposed Development Form  
1:200



DCP Guided Form  
1:200

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.

OUTLINE OF PROPOSED ADDITION  
OUTLINE OF DCP GUIDED FORM

DCP GUIDED FORM: PERSPECTIVE STUDY 01  
70-05 B

Date:  
A 27/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further Information

Description: Lot 156 DP 684  
Checked: NSC  
Scale: NTS  
Paper: A3

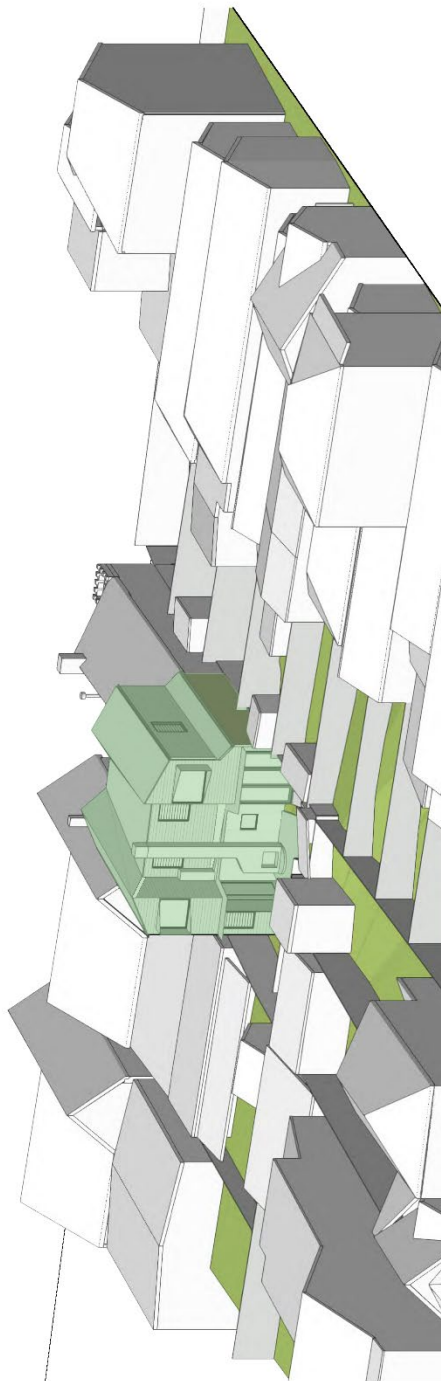
Development Application  
Reference: 15005  
Client: Nick Mooney - Blue  
Lyon  
Address: 17 Edward Street,  
Summer Hill

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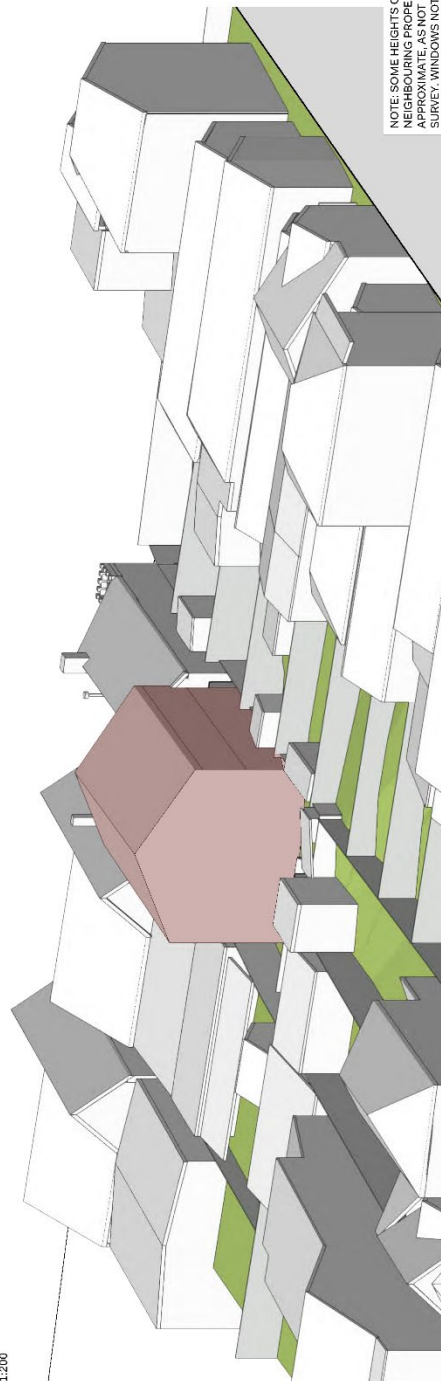
Contact:  
202 Smith Street  
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02 9708 4422  
studio@carterwilliamson.com  
Nominated Architect:  
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Document Set ID: 3433287  
Version: 1, Version Date: 22/12/2020



Proposed Development Form  
1:200



DCP Guided Form  
1:200

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.

OUTLINE OF PROPOSED ADDITION  
OUTLINE OF DCP GUIDED FORM



DCP GUIDED FORM: PERSPECTIVE STUDY 02  
70-06 B

Date:  
A 27/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further Information

Description: Lot 156 DP-1824  
Checked: SC  
Scale: NTS  
Paper: A3

Development Application  
Reference: 15200  
Client: Mr & Mrs Mooney - Blue  
Lyon  
Address: 17 Edward Street,  
Summer Hill

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Nominated Architect:  
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Document Set ID: 3433287  
Version: 1, Version Date: 22/12/2020





**Existing Shadow Analysis Plan**  
1:500  
June 21st 9am



**DCP Guided Form Shadow Analysis Plan**  
1:500  
June 21st 9am



**Proposed Shadow Analysis Plan**  
1:500  
June 21st 9am



**Existing Shadow Analysis Plan**  
1:500  
June 21st 12pm



**DCP Guided Form Shadow Analysis Plan**  
1:500  
June 21st 12pm



**Proposed Shadow Analysis Plan**  
1:500  
June 21st 12pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FACE OR ANY OTHER FACE OF THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



SHADOW ANALYSIS: 21ST JUNE  
**70-07 B**

Date:  
A 2/10/20  
B 16/12/20

Revision Note:  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 256 DP1624  
Drawn: APJ/SG  
Scale: 1:500 @ A3  
Paper: A3

Development Application  
Reference: 15239  
Client: Patrick Mooney + Blane  
Address: 17 Edward Street,  
Summer Hill

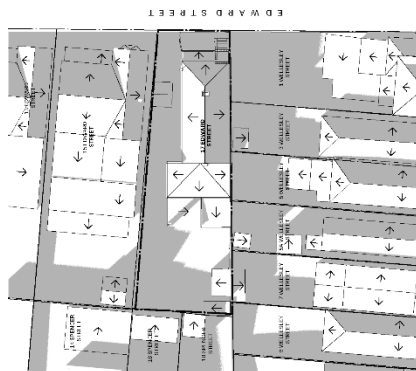
Note:  
True North shown.  
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302 Smith Street  
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studio@carterwilliamson.com  
Nominated Architect:  
Shawn Carter 7860

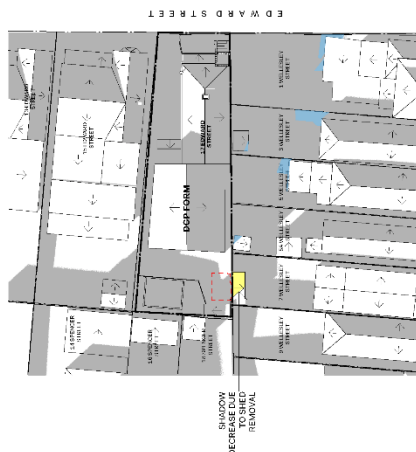
**CARTER  
WILLIAMSON**

Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020





**Existing Shadow Analysis Plan**  
1:500  
June 21st 3pm



**DCP Guided Form Shadow Analysis Plan**  
1:500  
June 21st 3pm



**Proposed Shadow Analysis Plan**  
1:500  
June 21st 3pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FACE OR ANY OTHER FACE OF THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



SHADOW ANALYSIS: 21ST JUNE  
**70-08 B**

**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

Shadows increased  
Shadows decreased  
Outline of Demolished

Description: Lot 156 DP-684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

**Development Application**  
Reference: 1500  
Client: Mr & Mrs K. Mooney - Blaise  
Lynne  
Address: 17 Edward Street,  
Summer Hill

**Note:**  
True North shown.  
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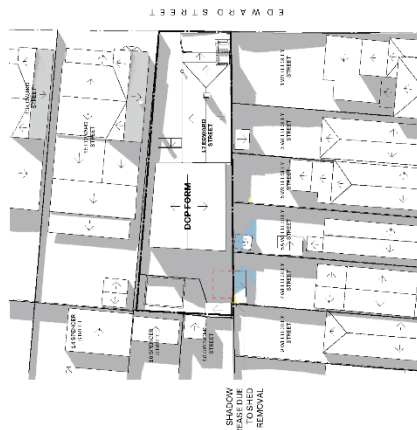
**Contact:**  
202 Smith Street  
Sydney NSW 2120  
02 9708 4472  
studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

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WILLIAMSON**

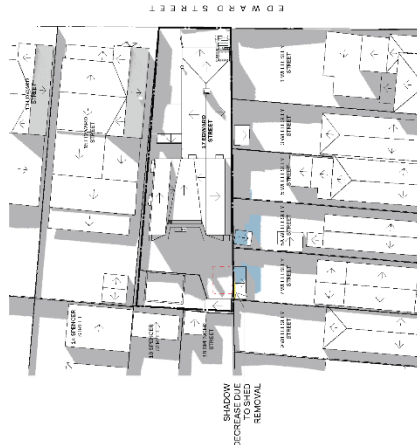
Document Set ID: 3483287  
Version: 1, Version Date: 22/12/2020



Existing Shadow Analysis Plan  
1:50  
September 21st 9am



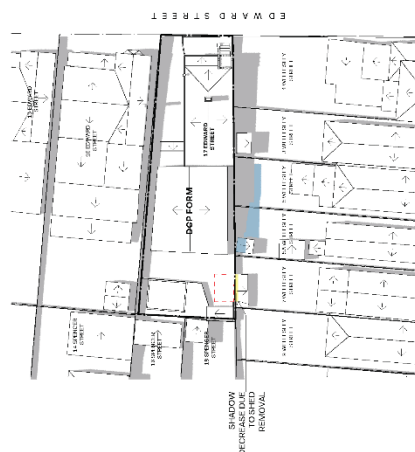
DCP Guided Form Shadow Analysis Plan  
1:500  
September 21st 9am



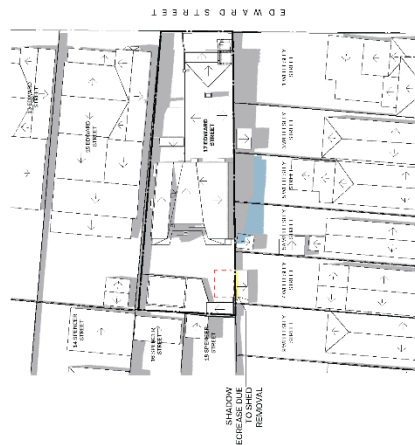
**Proposed Shadow Analysis Plan**  
1:500  
September 21st 9am



Existing Shadow Analysis Plan  
1:500  
September 21st 12pm



DCP Guided Form Shadow Analysis Plan  
1:500  
September 21st 12pm



**Proposed Shadow Analysis Plan**  
1:500  
September 21st 12:00m

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FACE OR ANY OTHER FACE OF THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



SHADOW ANALYSIS: 21ST SEPTEMBER

70-09 B

Date.

**Revision Note.**  
Development Application  
Further Information

- Shadows Increased
- Shadows Decreased
- Outline of Demolished

**Note.** Development Application

Description: Lot 156 DP1624  
Drawn: AP  
Checked: SC  
Scale: 1:500@A3  
Paper: A3

**Note.** Development Application

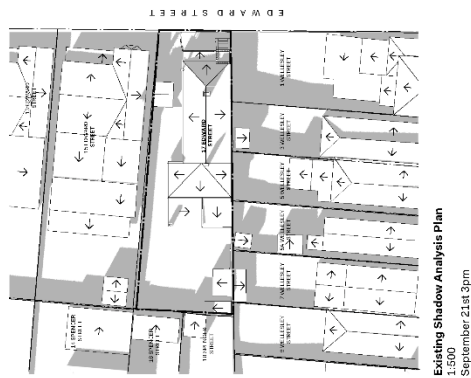
**Development Application**  
Reference: 15209  
Clients: Patrick Rooney + Blaise Lyons  
Address: 17 Edward Street,  
Summer Hill

**Note.**  
True North shown.  
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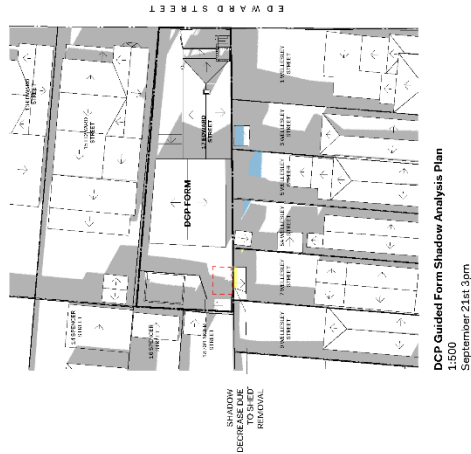
**Contact:**  
102 Smith Street  
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studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020



**Existing Shadow Analysis Plan**  
1:500  
September 21st 3pm



**DCP Guided Form Shadow Analysis Plan**  
1:500  
September 21st 3pm



**Proposed Shadow Analysis Plan**  
1:500  
September 21st 3pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FACE OR ANY OTHER FACE OF THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



**SHADOW ANALYSIS: 21ST SEPTEMBER**  
**70-10 B**

**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 156 DP-684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

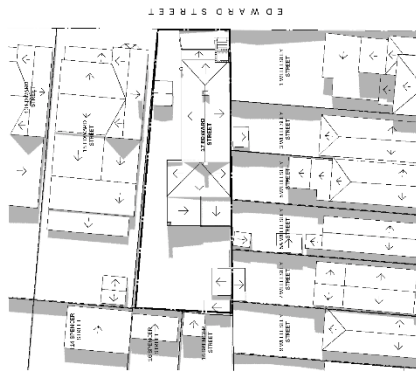
**Development Application**  
Reference: 1500  
Client: Mr & Mrs - Blaise  
Lynn  
Address: 17 Edward Street,  
Summer Hill

**Note:**  
True North shown.  
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studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

**CARTER  
WILLIAMSON**

Document Set ID: 3483287  
Version: 1, Version Date: 22/12/2020



**Existing Shadow Analysis Plan**  
1:500  
December 22nd 8am



**DCP Guided Form Shadow Analysis Plan**  
1:500  
December 22nd 8am



**Proposed Shadow Analysis Plan**  
1:500  
December 22nd 8am



**Existing Shadow Analysis Plan**  
1:500  
December 22nd 12pm



**DCP Guided Form Shadow Analysis Plan**  
1:500  
December 22nd 12pm



**Proposed Shadow Analysis Plan**  
1:500  
December 22nd 12pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL AFFECT THIS FAÇADE OR ANY OTHERS ON THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



SHADOW ANALYSIS: 22ND DECEMBER  
**70-11 B**

Date:  
A 22/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 156 DP 624  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

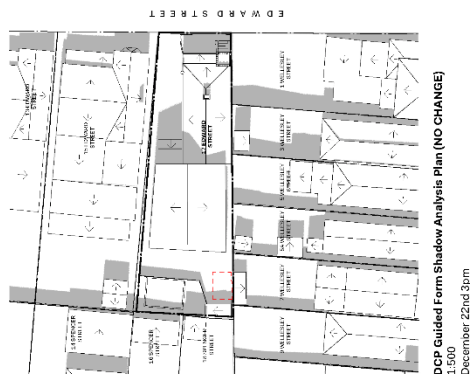
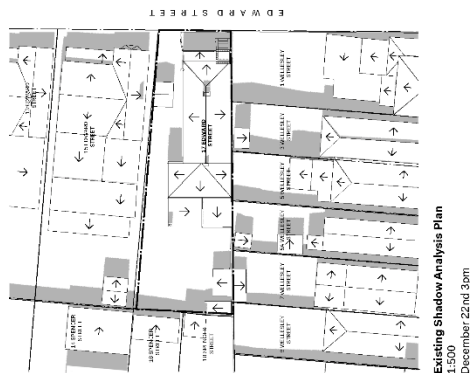
Development Application  
Reference: 15205  
Client: Mr. & Mrs. Blue  
Lyon  
Address: 17 Edward Street,  
Summer Hill

Note:  
True North shown.  
This map is not to be used for  
any other purpose than that  
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Nominated Architect:  
Shaun Carter 7860

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Version: 1, Version Date: 22/12/2020



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NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.



SHADOW ANALYSIS: 22ND DECEMBER  
**70-12 B**

Date:  
A 22/10/20  
B 10/12/20

Revision Note:  
Development Application  
Further Information

Shadows increased  
Shadows decreased  
Outline of Demolished

Description: Lot 156 DP-684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

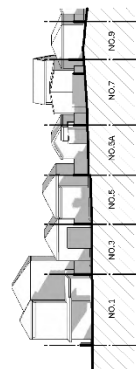
Development Application  
Reference: 15020  
Client: S&K Rooney - Blaise  
Lynne  
Address: 17 Edward Street,  
Summer Hill

Note:  
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Nominated Architect:  
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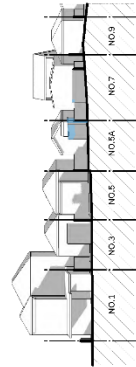
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Document Set ID: 3483287  
Version: 1, Version Date: 22/12/2020



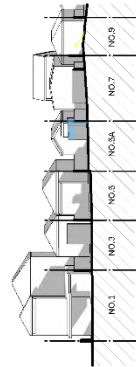
**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 9am



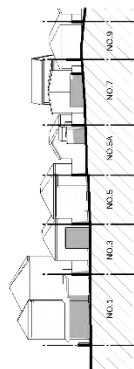
**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 9am



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 9am



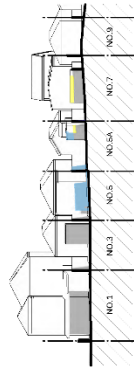
**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 12pm



**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 12pm



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
June 21st 12pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FAÇE OR ANY OTHER FAÇE OF THE BUILDING OF 15 EDWARD STREET.

NOTE: SOME HEIGHTS OF NEIGHBOURING PROPERTIES ARE APPROXIMATE, AS NOT INCLUDED ON SURVEY. WINDOWS NOT SURVEYED AS 8-12M FROM SUBJECT SITE.

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**Development Application**  
Reference: 1500  
Client: Mark Mooney - Blues  
Lyon  
Address: 17 Edward Street,  
Summer Hill

Description: Lot 156 DP 684  
Checked: SC  
Scale: 1:500 (A3)  
Paper: A3

Shadows Increased  
Shadows Decreased  
Outline of Demolished

**Revision Note:**  
Development Application  
Further Information

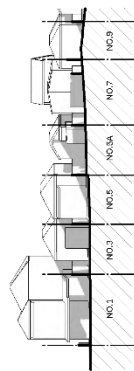
**Date:**  
A 22/10/20  
B 10/12/20

**ELEVATION SHADOW ANALYSIS: 21ST JUNE**  
**70-13 B**

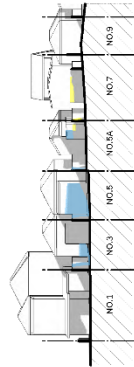


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Document Set ID: 3483287  
Version: 1, Version Date: 22/12/2020



**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
1:500  
June 21st 3pm



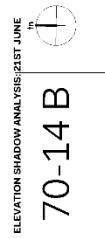
**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street Summer Hill  
1:500  
June 21st 3pm



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
1:500  
June 21st 3pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FAÇE OR ANY OTHER FAÇE OF THE BUILDING OF 15 EDWARD STREET.

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**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 156 DP-684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

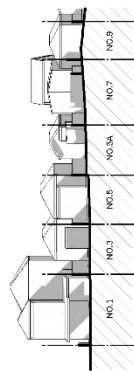
**Development Application**  
Reference: 1500  
Client: Lisa Mooney - Blue  
Lynn  
Address: 17 Edward Street,  
Summer Hill

**Note:**  
True North shown.  
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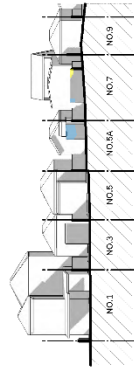
**Contact:**  
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Sydney NSW 2120  
02 9798 4472  
studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

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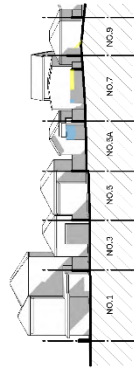
Document Set ID: 3438287  
Version: 1, Version Date: 22/12/2020



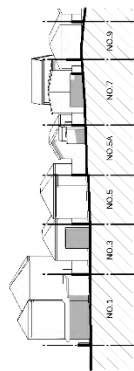
**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 9am



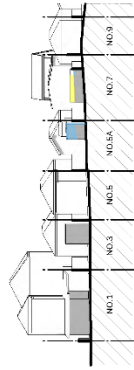
**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 9am



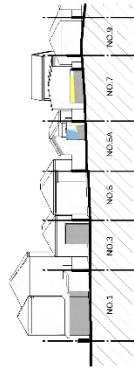
**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 9am



**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 12pm



**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 12pm



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
15.00  
September 21st 12pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FAÇE OR ANY OTHER FAÇE OF THE BUILDING OF 15 EDWARD STREET.

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**Development Application**  
Reference: 15205  
Client: Mark Mooney - Blues  
Lyon  
Address: 17 Edward Street,  
Summer Hill  
Description: Lot 156 DP 684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

**Revision Note:**  
Development Application  
Further Information  
Shadows Increased  
Shadows Decreased  
Outline of Demolished

**Date:**  
A 22/10/20  
B 10/12/20  
**ELEVATION SHADOW ANALYSIS: 21ST SEPTEMBER**  
**70-15 B**



**70-15 B**

**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

**Shadows Increased**  
**Shadows Decreased**  
**Outline of Demolished**

**Description:** Lot 156 DP 684  
**Checked:** SC  
**Scale:** 1:500 @ A3  
**Paper:** A3

**Client:** Mark Mooney - Blues  
**Lyon**  
**Address:** 17 Edward Street,  
Summer Hill

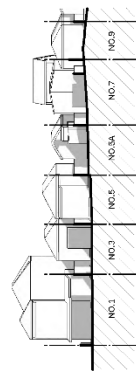
**Note:**  
True North shown.  
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Nominated Architect:  
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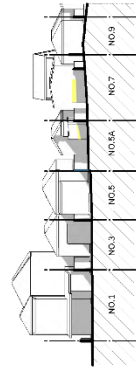
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Document Set ID: 3483287  
Version: 1, Version Date: 22/10/2020

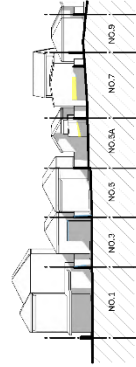




**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
1:500  
September 21st 3pm



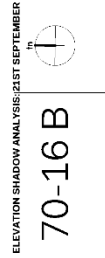
**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street Summer Hill  
1:500  
September 21st 3pm



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
1:500  
September 21st 3pm

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**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 156 DP-624  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

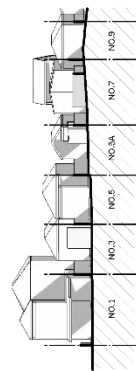
**Development Application**  
Reference: 1500  
Client: Lisa Rooney - Blue  
Lynn  
Address: 17 Edward Street,  
Summer Hill

**Note:**  
True North shown.  
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**Contact:**  
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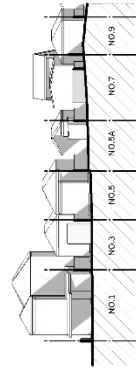
CARTER  
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Document Set ID: 3433287  
Version: 1, Version Date: 22/12/2020



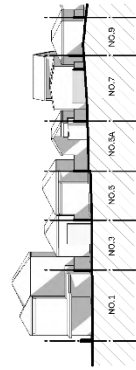
**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 9am



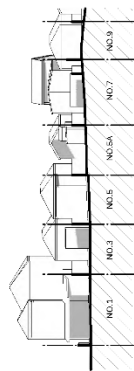
**DCP Guided Form Shadow Analysis Plan (NO CHANGE)**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 9am



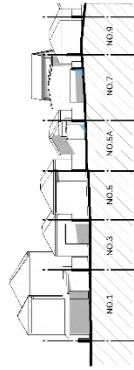
**Proposed Shadow Analysis Elevation (NO CHANGE)**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 9am



**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 12pm



**DCP Guided Form Shadow Analysis Plan**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 12pm



**Proposed Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill

1:500  
December 22nd 12pm

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**Note:**  
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**Development Application**  
Reference: 1500  
Client: Mark Mooney - Blues  
Lynn  
Address: 17 Edward Street,  
Summer Hill

Description: Lot 156 DP 684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

Shadows increased  
Shadows decreased  
Outline of Demolished

**Revision Note:**  
Development Application  
Further Information

**Date:**  
A 22/10/20  
B 10/12/20

**ELEVATION SHADOW ANALYSIS: 22ND DECEMBER**  
70-17B



70-17B

**Date:**  
A 22/10/20  
B 10/12/20

Shadows increased  
Shadows decreased  
Outline of Demolished

Description: Lot 156 DP 684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

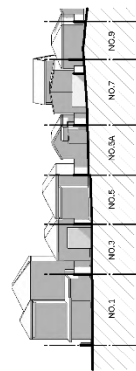
**Development Application**  
Reference: 1500  
Client: Mark Mooney - Blues  
Lynn  
Address: 17 Edward Street,  
Summer Hill

**Note:**  
True North shown.  
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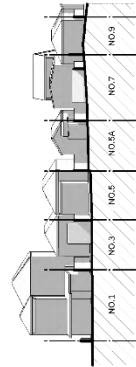
**Contact:**  
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studio@carterwilliamson.com  
Nominated Architect:  
Shaun Carter 7860

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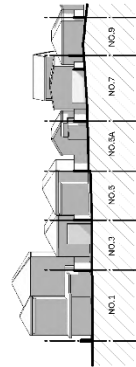
Document Set ID: 3483287  
Version: 1, Version Date: 22/12/2020



**Existing Shadow Analysis Elevation**  
1-11 Wellesley Street, Summer Hill  
1:500  
December 22nd 3pm



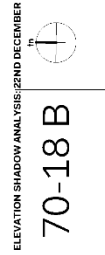
**DCP Guided Form Shadow Analysis Plan (NO CHANGE)**  
1-11 Wellesley Street Summer Hill  
1:500  
December 22nd 3pm



**Proposed Shadow Analysis Elevation (NO CHANGE)**  
1-11 Wellesley Street, Summer Hill  
1:500  
December 22nd 3pm

NOTE: THE SOUTH FAÇADE OF 15 EDWARD STREET IS, AND WILL ALWAYS BE, OVERSHADOWED BY ITSELF. THEREFORE NO SHADOW FROM THE PROPOSED AT 17 EDWARD STREET WILL EFFECT THIS FAÇE OR ANY OTHER FAÇE OF THE BUILDING OF 15 EDWARD STREET.

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**Date:**  
A 22/10/20  
B 10/12/20

**Revision Note:**  
Development Application  
Further Information

Shadows Increased  
Shadows Decreased  
Outline of Demolished

Description: Lot 156 DP-684  
Checked: SC  
Scale: 1:500 @ A3  
Paper: A3

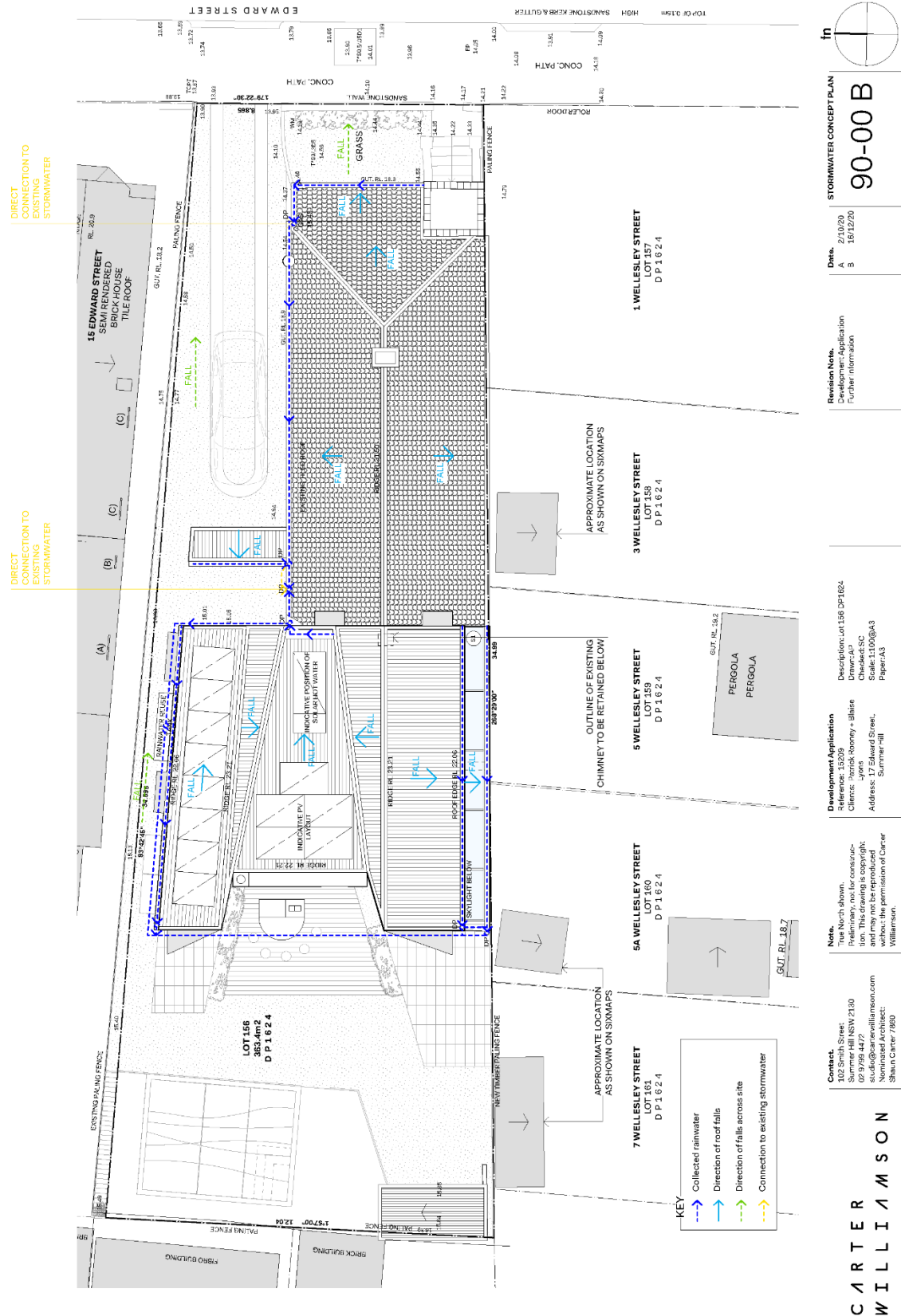
**Development Application**  
Reference: 1500  
Client: Lisa Rooney - Blue  
Lyon  
Address: 17 Edward Street,  
Summer Hill

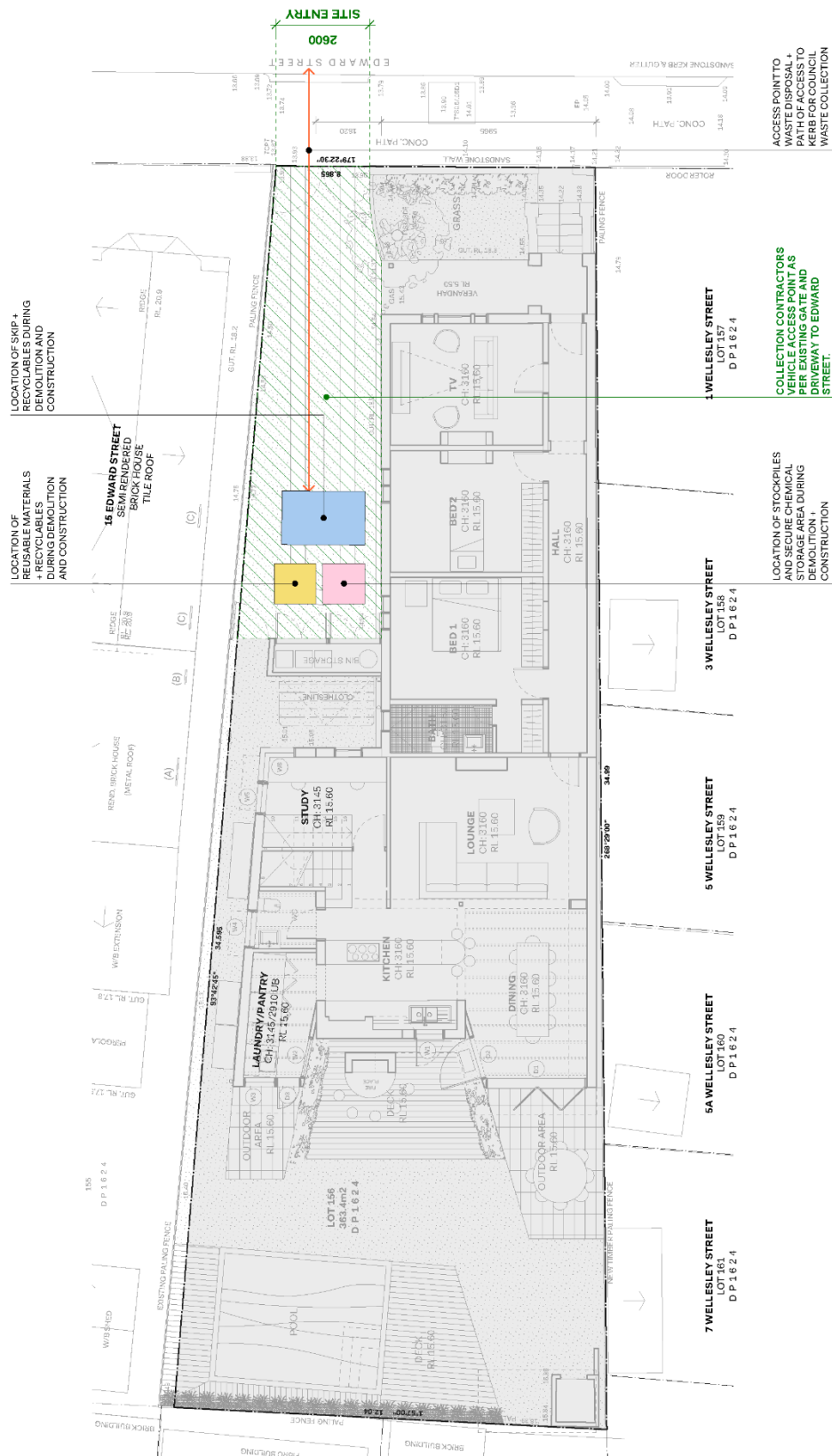
**Note:**  
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Nominated Architect:  
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Document Set ID: 3438287  
Version: 1, Version Date: 22/12/2020



WASTE MANAGEMENT PLAN  
90-01 B

Date.	
A	2/10/20
B	16/12/20

**Revision Note.**  
Development Application  
Further Information

Reuse and recyclables  
Site storage  
Vehicle unloading area  
Council bin waste storage

Description: Lot 156 DP1624  
Drawn: A3  
Checked: SC  
Scale: 1:100@A3  
Paper: A3

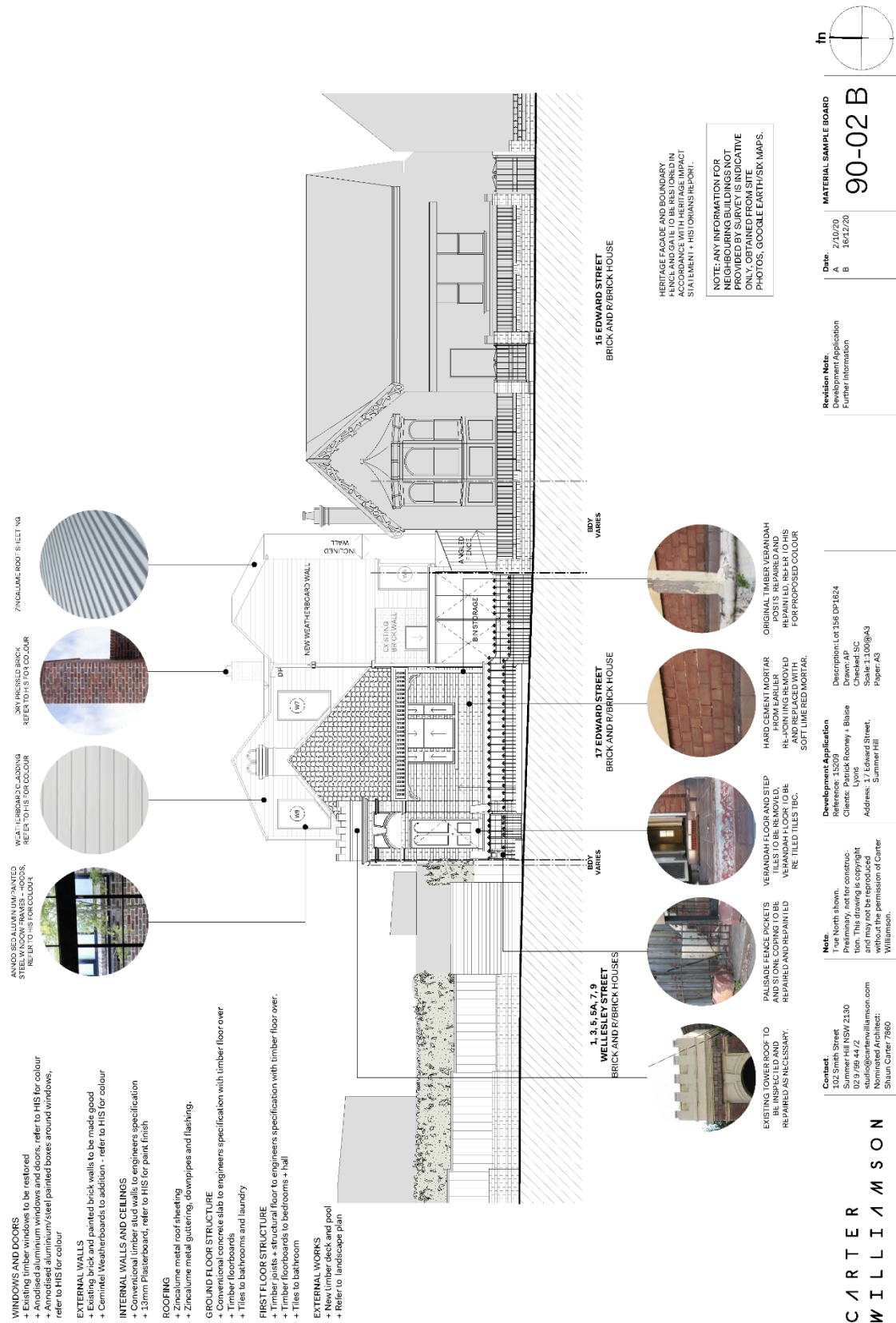
**Development Application**  
Reference: 15209  
Client: Patrick Rooney + Blair Lyons  
Address: 17 Edward Street,  
Summer Hill

**Note.**  
True North shown.  
Preliminary, not for construction. This drawing is copyright and may not be reproduced without the permission of Carter Williamson.

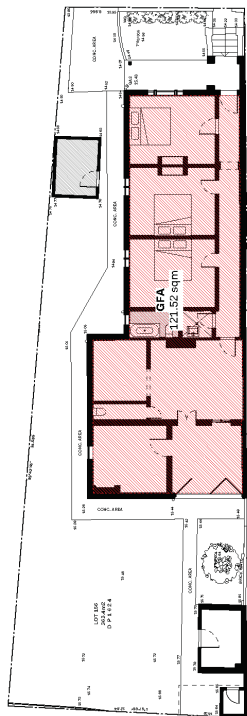
**Contact:**  
102 Smith Street  
Summer Hill NSW 2130  
02 9799 4472  
studiodo@carriewilliamson.com  
Nominated Architect:  
Shaun Carter 7880

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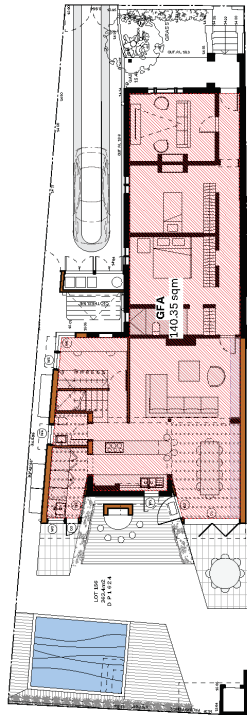
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Version: 1, Version Date: 22/12/2020



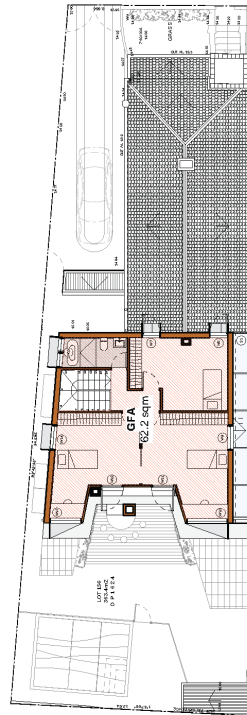




Existing Ground Floor Area Calculations  
1:200



Proposed Ground Floor Area Calculations  
1:200



Proposed First Floor Area Calculations  
1:200

TOTAL SITE AREA	363.4sqm	Existing	%	Proposed	%
Gross Floor Area (GFA)					
Ground Floor		121.52sqm		140.35sqm	
First Floor				62.2sqm	
<b>Total GFA</b>		<b>121.52sqm</b>		<b>202.55sqm</b>	
Floor Space Ratio		0.334:1		0.557:1	
Site Coverage		16.6sqm	45.1%	173.9sqm	47.8%
Soft Landscaped Area		142sqm	39%	106sqm	29%

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**Development Application**  
Reference: 15205  
Client: Black Money - Blinn  
Lynn  
Address: 17 Edward Street,  
Summer Hill

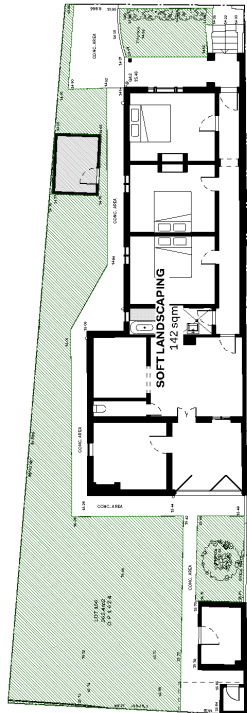
Description: Lot 156 DP1824  
Checked: SSC  
Scale: 1:200/A3  
Paper: A3

**Revision Note:**  
Development Application  
Further information

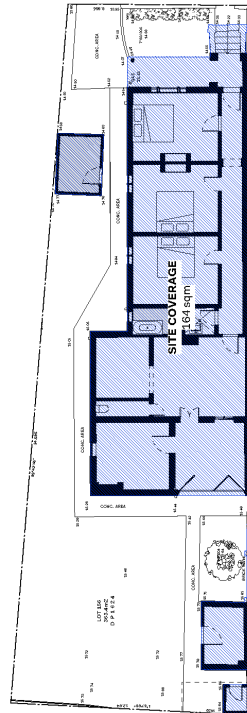
**Date:**  
A 27/10/20  
B 10/12/20

**AREA CALCULATIONS - GFA**  
**90-03 B**





Existing Ground Floor Landscape Calculations  
1:200



Existing Ground Floor Site Coverage  
1:200

TOTAL SITE AREA	383.4sqm	Existing	%	Proposed	%
<b>Gross Floor Area (GFA)</b>					
Ground Floor	121.52sqm			140.35sqm	
First Floor				62.2sqm	
<b>Total GFA</b>	<b>121.52sqm</b>			<b>202.55sqm</b>	
<b>Floor Space Ratio</b>	<b>0.334:1</b>			<b>0.557:1</b>	
<b>Site Coverage</b>	<b>164sqm</b>		<b>45.1%</b>	<b>173.9sqm</b>	<b>47.8%</b>
<b>Soft Landscaped Area</b>	<b>142sqm</b>		<b>39%</b>	<b>106sqm</b>	<b>29%</b>

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**Development Application**  
Reference: 15205  
Client: Black Money - Blinn  
Lynn  
Address: 17 Edward Street,  
Summer Hill

Description: Lot 156 DP 1824  
Checked: SC  
Scale: 1:200/A3  
Paper: A3

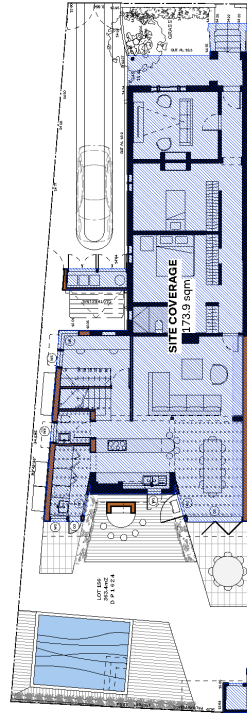
**Revision Note:**  
Development Application  
Further information

**Date:**  
A 27/10/20  
B 10/12/20

**AREA CALCULATIONS - SITE AREA + LANDSCAPE**  
**90-04 B**



Proposed Ground Floor Landscape Calculations  
1:200



Proposed Ground Floor Site Coverage  
1:200





NOTE: MATERIALS FINISHES SHOWN HERE INDICATIVE ONLY, PLEASE REFER TO MATERIAL SAMPLE BOARD PROPOSED + HERITAGE FACADE BOUNDARY FENCE AND GATE TO BE REPRODUCED TO MATCH WITH HERITAGE FACADE BOUNDARY FENCE WITH HERITAGE IMPACT STATEMENT + HISTORICIANS REPORT.

PHOTOMONTAGE  
90-05 B

Revision Note:  
Development Application  
Further Information

Description: Lot 156 DP 6824  
Checked: NTS  
Scale: NTS  
Paper: A3

Development Application  
Reference: 15009  
Client: K. Mooney - Blue  
Lyon  
Address: 17 Edward Street,  
Summer Hill

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Document Set ID: 3433287  
Version: 1, Version Date: 22/12/2020



<b>Contact:</b> 202 Smith Street Crows Nest NSW 2150 02 998 4472 studio@carterwilliamson.com Nominated Architect: Shawn Carter 7860	<b>Note:</b> True North shown. No liability for copyright infringement is accepted and may not be reproduced without the permission of Carter Williamson.	<b>Development Application</b> Reference: 15036 Charles St, Kogin, Blaise Lynn Address: 17 Edward Street, Summer Hill	<b>Description:</b> Lot: 156 DP 1624 Checked: SCG Scale: N1S Paper: A3	<b>Revision Note:</b> Development Application Partial Information	<b>Date:</b> A 27/10/20 B 10/12/20	<b>PHOTOMONTAGE</b> 90-06 B
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Document Set ID: 34382287  
Version: 1, Version Date: 22/12/2020

## Attachment C- Clause 4.6 Exception to Development Standards

17 Edward Street Summer Hill

### REQUEST TO VARY DEVELOPMENT STANDARD PURSUANT TO CLAUSE 4.6 OF ASHFIELD LOCAL ENVIRONMENTAL PLAN 2013

#### TO ACCOMPANY A DEVELOPMENT APPLICATION TO INNER WEST COUNCIL FOR ALTERATIONS AND ADDITIONS TO DWELLING

**Property:** 17 Edward Street, Summer Hill.

**Proposal:** Alterations and additions to dwelling.

**Zoning:** R2 Low Density Residential.

**Development standard to which the request to vary the standard is taken:** Clause 4.4 of the Ashfield LEP 2013 (LEP 2013) prescribes a maximum floor space ratio of 0.5:1 applying to the site.

**The Aim of the request:** To allow an FSR of 0.557:1 to the site.

Clause 4.6 of LEP 2012 allows the applicant to provide a request to vary the non-compliance with a development standard.

#### **How is strict compliance with the development standard unreasonable or unnecessary in this particular case?**

The NSW Land and Environment Court in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, considered how this question may be answered and referred to the earlier Court decision in *Wehbe v Pittwater Council* [2007] NSW LEC 827. Under *Wehbe*, the most common way of demonstrating that compliance is unreasonable or unnecessary, was whether the proposal met the objectives of the standard regardless of the non-compliance. Under *Four2Five*, whilst this can still be considered under this heading, it is also necessary to consider it under Clause 4.6 (3)(a).

The five part test described in *Wehbe* are therefore appropriately considered in this context.

#### *(1) The objectives of this clause are as follows:*

- (a) to establish standards for development density and intensity of land use,
- (b) to provide consistency in the bulk and scale of new development with existing development,
- (c) to minimise adverse environmental impacts on heritage conservation areas and heritage items,
- (d) to protect the use or enjoyment of adjoining properties and the public domain,
- (e) to maintain an appropriate visual relationship between new development and the existing character of areas that are not undergoing, and are not likely to undergo, a substantial transformation.

The works are considered to be consistent with the objectives for this clause noted above because;

17 Edward Street Summer Hill

- The degree of non-compliance is minor, being only 0.057:1 or 21m<sup>2</sup>. This degree of non-compliance on a site area of 363.65m<sup>2</sup> is a reasonable request.
- The level of amenity provided by the resultant form on the site will be significantly improved when compared to the existing aged dwelling.
- The proposal complies with building height and setback requirements. To reduce the floor space would not result in any benefit to the appearance of the site or to any neighbour's amenity.
- The works will result in a built form very comparable with other building forms in this street. The proposed bulk will sit well in the streetscape. The additional bulk is set well away from the street and will not visually dominate the existing traditional form.
- The proposal complies with areas of open space and site coverage areas. In association with compliance with other built form related controls, the proposal does not appear as an overdevelopment of the site.
- The amenity to neighbours will not be unreasonably affected. Reasonable outlook and solar access is maintained to adjoining sites.
- The proposed building bulk is entirely appropriate within the context of the site.

In light of the above, this request provides that the non-compliant FSR satisfies the objectives in question.

2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

Not applicable. The underlying objective or purpose of the standard is relevant to the development and is achieved.

3. The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

The exception request does not rely on this reason.

4. The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;

The exception request does not rely on this reason.

5. The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.

The zoning of the land is appropriate for the site. The exception request does not rely on this reason.

In addition to demonstrating that the principles of Wehbe are satisfied, strict compliance with the standard is considered to be unreasonable and unnecessary in the circumstances of this case for the following additional reasons.

17 Edward Street Summer Hill

In the case of *Moskovich v Waverley Council*, the Land and Environment Court accepted that compliance with the standard (FSR in that case) was unreasonable and unnecessary because the design achieved the objectives of the standard and the respective zone, in a way that addressed the particular circumstances of the site, and resulted in a better streetscape and internal and external amenity outcome than a complying development. For the subject application, the proposed development which seeks to also vary the FSR standard, achieves a better response to the objectives of the subject R2 – Low Density Residential Zone in that it provides a higher level of amenity for occupants by allowing the addition the minor degree of non-compliant floor space and because the street appearance of the dwelling is maintained and enhanced (through conservation works).

On the basis of the above, compliance with the standard is considered to be unnecessary and would be unreasonable.

**Sufficient environmental planning grounds to justify the contravention**

This request provides that there is sufficient environmental planning ground to justify the contravention. Such grounds include:

It has been demonstrated that the proposal and its FSR breach remains consistent with the objectives of the subject R2 Low Density Residential Zone as well as Clause 4.4 and 4.6 of the Ashfield LEP 2012, despite the numerical non-compliance.

The proposal would not compromise the character or nature of the area sought by the local environmental planning framework.

The non-compliant FSR does not result in any unreasonable visual or amenity impacts.

The non-compliant FSR does not result in any unreasonable overshadowing impacts.

The FSR non-compliance assists with providing improved amenity for residents.

**Is the variation in the public interest?**

Clause 4.6(4)(a)(ii) states that development consent must not be granted for development that contravenes a development standard unless the proposed development will be in the public interest. The proposal is considered to be in the public interest because it is consistent with the objectives of the particular standard, and the objectives for development within the zone in which the development is proposed to be carried out. The objectives of the standard have been addressed above and are demonstrated to be satisfied. The works are consistent with the requirements for the Low Density Residential Zone because of significant improvements to the amenity of the dwelling that will arise following the works, with a substantially improved design and the wider improvement to the amenity of the housing stock on the site.

17 Edward Street Summer Hill

**Is the variation well founded?**

This Clause 4.6 variation request is well founded as it demonstrates, as required by Clause 4.6 of the Ashfield LEP 2012, that:

Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this development;

There are sufficient environmental planning grounds to justify the requested contravention;

The development achieves and is consistent with the objectives of the development standard and the objectives of the R2 Low Density Residential Zone;

The proposed development is in the public interest and there is no public benefit in maintaining the standard; and

The contravention does not raise any matter of State or Regional Significance.

The variation is therefore considered well founded.

## Attachment D – Statement of Heritage Significance

24/12/2020

House, Newtonville | Heritage NSW

# House, Newtonville

## Item details

**Name of item:**

House, Newtonville

**Type of item:**

Built

**Group/Collection:**

Residential buildings (private)

**Category:**

House

**Primary address:**

17 Edward Street, Summer Hill, NSW 2130

**Local govt. area:**

Inner West

**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
17 Edward Street	Summer Hill	Inner West			Primary Address

## Statement of significance:

A small late Victorian house of interesting design, eclectically combining Classical and Queen Anne motifs and thereby enlivening the streetscape. It is a worthy individual component of the Quarantine Ground conservation area, typically tiny and traditional, yet sprightly.

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

## Description

**Physical description:**

The architectural style of this cottage is a Federation-period interpretation of Victorian Italianate: in this case an eclectic combination of free Classical and Queen Anne elements. It is a single-fronted, single-storeyed brick house with a hipped roof of unglazed terra cotta tiles. The entrance, to one side of the facade, is emphasised by a squat parapetted tower motif complete with Classical stucco round arch and medieval-like crenellations, supported by brick piers. The verandah alongside has a roof that extends down from the front slope of the main roof, an end post of turned timber, fretsawn brackets and a frieze of turned balusters. The facade is tuckpointed brown brick in Flemish bond, penetrated by a verandah window composed of three lights divided by unusually narrow brick mullions, crowned by brick arch-work, with a rendered sill and double-hung sashes. The verandah floor is above ground level and is approached by brick steps. The brick chimney has a moulded brick cornice and semi-cylindrical capping. There is a tiny garden, a side driveway and a modern metal palisade fence.

**Modifications and dates:**<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1020215>

1/3



24/12/2020

House, Newtonville | Heritage NSW

The verandah floor is not original. The fence and gates are modern simulated palisading.

**Further information:**

(1) Ashfield Heritage Study 1993, vol 1, pp 170 et seq; the extent of the Quarantine Ground is shown on the Higinbotham & Robinson map of Ashfield, 1883. (2) H E C Robinson map of Ashfield, east ward, undated but about 1912. Interestingly, this map designates the area and some of its immediate surrounds as Residential District No 9. (3) Rate Books, east ward: 1896 and 1897, No 229; 1903. No 232; 1905, No 386; Valuer-General's records, east ward, 1908, No 966; 1920, No 353; 1922, No 272; 1928, No 284; 1943, No 325; in Ashfield Council Archives; Sands Directories.

done

**Current use:**

House, Newtonville, 17 Edward Street, Summer Hill

## History

**Historical notes:**

This property was part of the original Sheep Quarantine Ground, now referred to as the Quarantine Ground conservation area. It was included in a grant made to Joseph Foveaux in 1794, which was later incorporated into Robert Campbell's Canterbury Park Estate. Sophia Campbell leased this part of the area to the NSW government as a quarantine station in the early 1880s. In 1885 the area was subdivided into 183 allotments each of 20 feet frontage. The dwellings eventually erected were constrained by such small sites, resulting in an urban development that has an unusual character in Ashfield. (1) Because of the irregular geometry of this particular part of the subdivision, this site is slightly larger, though the frontage is still narrow. (2) The site was vacant in 1896, but the first evidence of the house appeared in 1897, when it was owned and occupied by William Roland. Roland owned it until it was bought from Mrs Mary Roland by Mrs Jessie Dugdale, who occupied the house until 1913. By 1920 it had been sold to George Thomas Holland, carriage builder, of Prospect Road, who let it to tenants. In that year the valuation of the property was £130 unimproved and £625 improved. In 1922 the property was acquired by Misses Julia and Annie Patterson for £810. They owned it until at least 1943, but it was tenanted by others except for 1927, when Julia Patterson was occupant. (3)

## Listings

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

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Ashfield Heritage Study Review	2001	3 05 01	Bob Irving		Yes

## References, internet links & images

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1020215>

2/3



24/12/2020

House, Newtonville | Heritage NSW

None

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

## Data source

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24/12/2020

Quarantine Ground Conservation Area | Heritage NSW

# Quarantine Ground Conservation Area

## Item details

**Name of item:**

Quarantine Ground Conservation Area

**Type of item:**

Conservation Area

**Group/Collection:**

Urban Area

**Category:**

Subdivision - designed

**Primary address:**

1-43 Carrington Street, Summer Hill, NSW 2130

**Local govt. area:**

Inner West

## Boundary:

Shown by red hatching and labelled C51

**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
1-43 Carrington Street	Summer Hill	Inner West			Primary Address
1-17 Edward Street (Odd Numbers Only)	Summer Hill	Inner West			Alternate Address
2-52 (Even numbers only) Nowranie Street	Summer Hill	Inner West			Alternate Address
34-102 Smith Street	Summer Hill	Inner West			Alternate Address
2-23 Spencer Street	Summer Hill	Inner West			Alternate Address
1-49 Wellesley Street (Odd Numbers Only)	Summer Hill	Inner West			Alternate Address

## Statement of significance:

The Quarantine Ground, Summer Hill, Heritage Conservation Area is of local heritage significance.

The area is of historical significance as an area used for sheep quarantine purposes and initially subdivided for housing in 1885, and as area where the Victorian period subdivision pattern was later altered to accommodate the emerging trend for larger allotments and development of detached housing the Federation and Inter-war periods.

The area is of aesthetic significance for its mix of Victorian, Federation and Inter-war period housing reflecting its history of subdivision and re-subdivision from 1885 into the inter-war period. The pre-1943 street tree plantings in Spencer and Carrington Streets enhance the aesthetic significance of the area.

**Date significance updated:** 01 Dec 17

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated*

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1020412>

1/2

24/12/2020

Quarantine Ground Conservation Area | Heritage NSW

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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Ashfield Local Environmental Plan 2013	C51	23 Dec13		
Heritage study					

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Inner West Council	2016	Comprehensive DCP (2016) - Heritage Conservation Area Character Statements	<a href="#">View full image</a>

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## Data source

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