



DEVELOPMENT ASSESSMENT PANEL REPORT

Application No.	DA/2023/1010
Address	46 Johnston Street ANNANDALE
Proposal	Alterations and additions to dwelling house, new garage with studio above, tree removal.
Date of Lodgement	9 December 2023
Applicant	Ray Stevens
Owner	Roderick A Johnson
Number of Submissions	0
Cost of works	\$480,000.00
Reason for determination at Planning Panel	Heritage item
Main Issues	N/A
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Heritage Impact Statement



LOCALITY MAP

Subject Site		Objectors		
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to a house, construction of a new garage with studio above and tree removal at 46 Johnston Street Annandale.

The application was notified to surrounding properties and no submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Potential heritage impacts as a result of the proposed works;
- Tree removal.

The above matters are acceptable given the modest nature of the proposed works and condition of the impacted tree. The application is recommended for approval.

2. Proposal

The proposed development seeks consent for the following works:

- Demolition of the existing garage/storage shed at north-western corner of the site;
- Partial demolition of the existing dwelling, including removal of concrete tiles to rear roof, various internal layout changes, partial demolition of roof and wall at southern elevation;
- Removal of 1 x *Eucalyptus quadrangulata* (White Topped Box) located in the north-western corner of the rear yard, to accommodate the proposed garage structure;
- Construction of a double garage with gym area and first floor billiard room;
- New bathroom and skylight at ground floor level of main dwelling;
- New ensuite, bathroom and built in cupboard at first floor level of main dwelling; and
- Replacement roof with solar panels.

3. Site Description

The subject site is located on the western side of Johnston Street, between Reserve Street and Albion Street. The site at No. 46 Johnston Street is generally rectangular – shaped with a total area of 1111.8sqm and is legally described as Lot 8 in DP 998, Lot 7 in DP 911926 and Lot 1 in DP 973769.

The site has a frontage to Johnston Street of 21.16 metres and a secondary frontage of approximately 21.16 metres to Reserve Lane. At the southern side of the site is an easement for guttering, with a width of 0.15m.

The site supports a two storey late Victorian grand villa with extensive landscaped areas throughout the site. At the rear of the site is a double garage, accessible from Reserve Lane (see **Photographs 1 and 2** on the following page). The adjoining properties support residential dwellings, generally two storeys in height and with off-street parking to the rear.

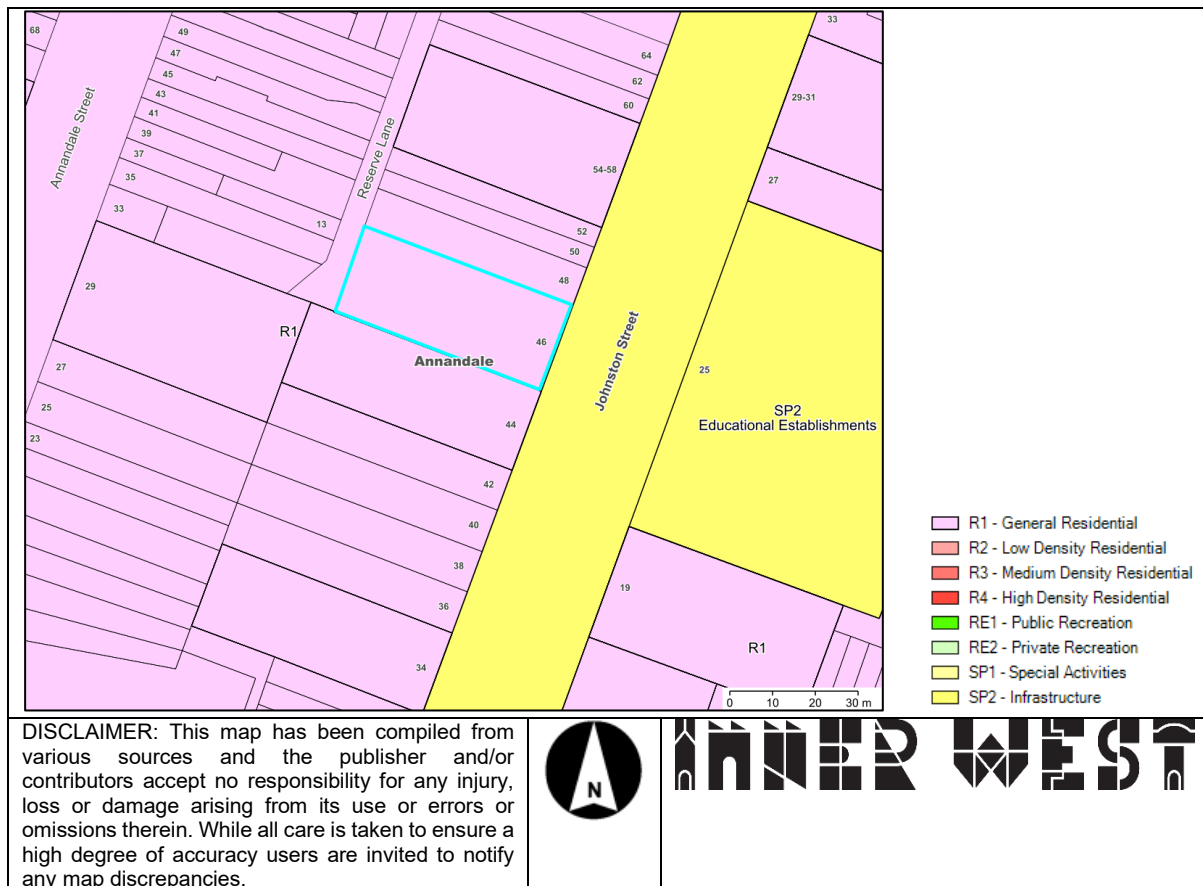


Photograph 1: The subject site as viewed from Johnston Street



Photograph 2: The subject site as viewed from Reserve Lane

The subject site is zoned R1 General Residential, pursuant to the *Inner West Local Environmental Plan 2022 (IWLEP)*. The subject site is listed as a heritage item (House “Wallscourt” including interiors). The property is also located within the Annandale Heritage Conservation Area.



4. Background

Site history

The following application outlines the relevant development history of the subject site and any

Subject Site

Application	Proposal	Decision & Date
TREE/2021/0235	Tree Approval Application (default category)	Refused 08/06/2021
BC/2011/98	Building Certificate relates to erection of timber side and rear decking and installation of one window to the second floor bathroom.	Approved 30/11/2012
T/2004/375	Removal of 1 x celtis australis sp.	Approved 16/11/2004
T/2004/170	The pruning of a Eucalyptus sp.	Approved 28/05/2004
DA/305/1995	Demolish laundry and rebuild to same plan with similar materials	Approved 28/08/1995
DA/241/1995	Subdivision; erect 2 dwellings at rear	Refused 19/10/1995

Surrounding properties – Not applicable

Application history

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

Date	Discussion / Letter / Additional Information
9/12/2023	Application lodged
9/2/2024	Request for Information sent to applicant
14/2/2024	On-site meeting with applicant and owner
21/2/2024	Applicant provided response to Request for Information letter

As indicated above, a Request for Information letter was provided to the applicant during assessment. The matters raised in the letter related to various aspects of the design to address potential heritage impacts. The applicant provided a response (comprising amended plans) on 21 February 2024. Public re-notification was not required as the changes are considered to have a reduced impact.

The amended plans are the subject of this assessment.

5. Assessment

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

A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant Environmental Planning Instruments.

State Environmental Planning Policies (SEPPs)

SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6(1) of the *Resilience and Hazards SEPP* requires the consent authority not consent to the carrying out of any development on land unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

SEPP (Sustainable Buildings) 2022

The applicant has included a BASIX Certificate as part of the lodgment of the application (lodged within 3 months of the date of the lodgment of this application) in compliance with the *EPA Regulation 2021*.

SEPP (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The *Biodiversity and Conservation SEPP* requires consideration for the protection and/or removal of vegetation and gives effect to the local tree preservation provisions of Section C1.14 Tree Management of the LDCP 2013.

The application seeks the removal of 1x *Eucalyptus quadrangulata* (White Topped Box) from within the subject site.

An assessment of the proposal against the abovementioned provisions has identified the following:

- Tree 1 – has been identified as a *Eucalyptus quadrangulata* (White Topped Box) located in the north-western corner of the rear yard. The tree was noted in declining health with sparse foliage throughout the canopy. There have been several large branch failures in the past resulting in an unbalanced and exposed canopy. A large wound has also been identified in the lower trunk with early signs of decay.
- The tree is proposed for removal as it is located within the footprint of the new garage and studio. The Urban Forest team supports removal of the tree due to its declining health and high likelihood of ongoing large branch failures occurring. Replacement planting is not required as the property is already heavily planted and there is limited space for another tree to be planted that will establish without restriction.

Overall, the proposal is considered acceptable with regard to the *Biodiversity and Conservation SEPP* and Section C1.14 Tree Management of the LDCP 2013 subject to the imposition of conditions, which have been included in the recommendation of this report.

Chapter 6 Water Catchments

Section 6.6 under Part 6.2 of the *Biodiversity and Conservation SEPP* provides matters for consideration which apply to the proposal. The subject site is located within the designated

hydrological catchment of the Sydney Harbour Catchment and is subject to the provisions contained within Chapter 6 of the above *Biodiversity Conservation SEPP*.

It is considered that the proposal remains consistent with the relevant general development controls under Part 6.2 of the *Biodiversity Conservation SEPP* and would not have an adverse effect in terms of water quality and quantity, aquatic ecology, flooding, or recreation and public access.

Inner West Local Environmental Plan 2022

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

Part 1 – Preliminary

Section	Proposed	Compliance
Section 1.2 Aims of Plan	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> • The proposal conserves and maintains the natural, built and cultural heritage of Inner West, • The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West. 	Yes

Part 2 – Permitted or prohibited development

Section	Proposed	Compliance
Section 2.3 Zone objectives and Land Use Table	<p>The application proposes alterations and additions to a dwelling house, dwelling houses are permissible with consent in the R1 General Residential zone.</p> <p>The R1 General Residential zone objectives are as follows:</p> <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community.</i> • <i>To provide for a variety of housing types and densities.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> • <i>To provide residential development that maintains the character of built and natural features in the surrounding area.</i> <p>The proposed alterations and additions will retain the existing dwelling house use of the site while amending the existing first floor layout. This will ensure that the dwelling can continue to provide for the housing needs of the community.</p> <p>Changes to the overall built form are limited and ensure the dwelling and garage structure will maintain the built and natural features in the surrounding area.</p>	Yes

Section	Proposed	Compliance
	The proposed development is consistent with the zone objectives.	
Section 2.7 Demolition requires development consent	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> • Demolition works are proposed, which are permissible with consent; and • Standard conditions are recommended to manage impacts which may arise during demolition. 	Yes, subject to conditions

Part 4 – Principal development standards

Section	Proposed		Compliance
Section 4.3C (3)(a) Landscaped Area	Minimum	20%	Yes
	Proposed	49% or 545sqm	
	Variation	N/A	
Section 4.3C (3)(b) Site Coverage	Maximum	60%	Yes
	Proposed	27% or 311sqm	
	Variation	N/A	
Section 4.4 Floor space ratio	Maximum	0.6:1 or 667sqm	Yes
	Proposed	0.41:1 or 461sqm	
	Variation	N/A	
Section 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes

Part 5 – Miscellaneous provisions

Section	Compliance	Compliance
Section 5.10 Heritage conservation	<p>The subject site is a listed heritage item, namely House “Wallscourt”, including interiors (Item No. 147). There are also a number of other heritage items in the vicinity of the subject site.</p> <p>The site is located within the Annandale Heritage Conservation Area.</p> <p>The key and relevant objectives of Section 5.10 of <i>IWLEP 2022</i> are to conserve the environmental heritage of the Inner West, including the heritage significance of conservation areas and their associated fabric, settings and views.</p> <p>The application has been amended, in response to a request for information letter. In particular, the extent of demolition at the first floor level has been reduced (ensuite and bathroom consolidated at south elevation).</p>	Yes

Section	Compliance	Compliance
	<p>Considering the reduced footprint and increased setback for the side addition, the revised design is acceptable from a heritage perspective and minimises impact upon significant fabric.</p> <p>Demolition of the existing garage/storage shed is acceptable, and the design of the proposed garage/studio structure will be acceptable having regard to development on surrounding properties fronting Reserve Lane.</p> <p>The development has been designed to respond to the significance of the conservation area and preserve contributory elements and fabric of the existing building</p> <p>Given the above the amended proposal preserves the environmental heritage of the Inner West.</p>	

Part 6 – Additional local provisions

Section	Proposed	Compliance
Section 6.1 Acid sulfate soils	The site is identified as containing Class 5 acid sulfate soils. The proposal is considered to adequately satisfy this section as the application does not propose any works that would result in any significant adverse impacts to the watertable.	Yes
Section 6.2 Earthworks	The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.	Yes
Section 6.3 Stormwater Management	The development maximises the use of permeable surfaces, and subject to standard conditions would not result in any significant runoff to adjoining properties or the environment.	Yes, subject to conditions
Section 6.8 Development in areas subject to aircraft noise	The site is located within the ANEF 20-25 contour, although given the limited scope of works which will not increase the number of people affected by aircraft noise, this Section does not apply.	N/A

B. Development Control Plans

Summary

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes – see discussion at Section 5A of this report
C1.7 Site Facilities	Yes
C1.9 Safety by Design	Yes
C1.11 Parking	Yes
C1.12 Landscaping	Yes
C1.14 Tree Management	Yes – see discussion at Section 5A of this report
C1.18 Laneways	No – see discussion
Part C: Place – Section 2 Urban Character	
C2.2.1.3 Johnston Street Distinctive Neighbourhood	Yes
C2.2.1.3(a) Johnston Street Laneways Sub Area	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No – see discussion regarding side setback
C3.3 Elevation and Materials	Yes
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Yes
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes

Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.5 Water Disposal	Yes

The following provides discussion of the relevant issues:

Laneways

Section C1.18 of the LDCP contains provisions relating to development fronting laneways and applies to the development given the proposed garage structure. As Reserve Lane is a 'medium' lane under the LDCP, Control C6 applies and states:

- C6 Where fronting a Medium Lane, (refer to Table C11 Laneway hierarchy) development shall comply with a laneway envelope that has:*
- a maximum side wall height of 3.6m;*
 - a 45 degree building envelope taken from the top of the side wall; and*
 - a maximum roof height of 6m.*

The proposed garage structure has a height of 7.66m, which exceeds the 6m maximum building height control, as well as the 3.6m side wall height provision. When viewed in the streetscape, the proposed gutter line will appear slightly higher compared to the existing stable structure at the rear of the neighbouring property at No. 48 Johnston Street. The proposed garage height will be of a comparable scale to the existing structures on the opposite side of the laneway, which include two storey dwellings with a pitched roof.

Overall, the proposed design has minimised internal floor to ceiling heights (pitching points of 2.67m and 2.29 at ground and first floor, respectively). Although an increased overall height is needed to accommodate a pitched roof form of an appropriate appearance, this ensures the appearance remains compatible within the HCA.

As per the relevant objective, the proposed garage structure respects existing and desired uses and form within Reserve Lane; will achieve an appropriate level of amenity, access, security and landscaping for occupants; and enhances the permeability of the neighbourhood by providing safe access for users of the laneway. Importantly, there are no amenity impacts arising from the design of the garage to neighbouring properties.

Considering the above, the proposed garage design is acceptable in this case.

Side Setback

Controls C7 and 8 in Section C3.2 of the LDCP 2013 relates to side setbacks, with the applicable setback varying depending on associated wall heights. The proposed first floor

addition to the main dwelling has a wall height of approximately 5.75m, whereby a side setback of 1.7m applies. The proposed addition is setback by 1.58m from the southern side boundary, resulting a minor departure from the applicable control.

In the event of a variation to the side setback control, the following matters are considered as per Control C8:

C8 Council may allow walls higher than that required by the side boundary setback controls above, to be constructed to side boundaries where:

- a. the development is consistent with relevant Building Typology Statements as outlined within Appendix B – Building Typologies of this Development Control Plan;*
- b. the pattern of development within the streetscape is not compromised;*
- c. the bulk and scale of development is minimised by reduced floor to ceiling heights;*
- d. the potential impacts on amenity of adjoining properties, in terms of sunlight and privacy and bulk and scale, are minimised; and*
- e. reasonable access is retained for necessary maintenance of adjoining properties.*

The following is noted in consideration of the above:

- The proposed first floor addition is consistent with the relevant building typology statements;
- The proposed addition will not compromise the pattern of development within the streetscape. It is noted that the addition will not be readily discernible from the public domain;
- Bulk and scale within the extension have been minimised through providing a skillion roof sloping downwards to the south and limiting internal floor to ceiling heights;
- There will be no amenity impacts to adjoining properties, as a result of the proposed first floor addition; and
- The first floor addition will not impact upon reasonable access for necessary maintenance of adjoining properties.

Accordingly, the proposed departure from the side setback control is acceptable in this case.

C. The Likely Impacts

These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will not have significant adverse environmental, social or economic impacts upon the locality.

D. The Suitability of the Site for the Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a residential surrounding and amongst similar uses to that proposed.

E. Submissions

The application was required to be notified in accordance with Council's Community Engagement Strategy between 20 December 2023 to 25 January 2024. No submissions were received.

F. 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.

This has been achieved in this instance.

6. Section 7.11 / 7.12 Contributions

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 \$4,800.00 would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023.

A condition requiring that contribution to be paid is included in the recommendation.

7. Housing and Productivity Contributions

A housing and productivity contribution is not applicable for the proposed alterations and additions.

8. Referrals

The following internal referrals were made, and their comments have been considered as part of the above assessment:

- Heritage Specialist;
- Development Engineer; and
- Urban Forest.

9. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

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

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

10. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2023/1010 for alterations and additions to a house, construction of a new garage with studio above and tree removal at 46 Johnston Street, Annandale subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

GENERAL CONDITIONS

	Condition
1.	<p>Boundary Alignment Levels</p> <p>Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.</p> <p>Reason: To allow for pedestrian and vehicular access.</p>
2.	<p>Permits</p> <p>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 <i>Local Government Act 1993</i> and/or Section 138 of the <i>Roads Act 1993</i>. Permits are required for the following activities:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>Reason: Reason: To ensure works are carried out in accordance with the relevant legislation.</p>
3.	<p>Public Domain and Vehicular Crossings</p> <p>The vehicular crossing and/or footpath works are required to be constructed by your contractor. You or your contractor must complete an application for <i>Design of Vehicle Crossing and Public Domain Works – Step 1</i> form and <i>Construction of Vehicle Crossing and Public Domain Works – Step 2</i> form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.</p>

	<p>You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council</p> <p>Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.</p> <p>Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.</p> <p>No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.</p> <p>Reason: To ensure works are carried out in accordance with the relevant legislation.</p>												
4.	<p>Consent of Adjoining property owners</p> <p>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 <i>Access To Neighbouring Lands Act 2000</i> to seek access.</p> <p>Reason: To meet the requirements of the Access to Neighbouring Lands Act 2000.</p>												
5.	<p>Tree Pruning or Removal (including root pruning/mapping)</p> <p>Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's <i>Development Fact Sheet—Arborist Reports</i>.</p> <p>Reason: To protect and retain trees.</p>												
6.	<p>Documents related to the consent</p> <p>The development must be carried out in accordance with plans and documents listed below:</p> <table><tr><th>Plan, Revision and Issue No.</th><th>Plan Name</th><th>Date Issued/Received</th><th>Prepared by</th></tr><tr><td>E/01.01</td><td>Plan - Site & Site Analysis</td><td>20/02/2024</td><td>Oikos Architects</td></tr><tr><td>D/01.02</td><td>Plan - Ground Main</td><td>06/10/2023</td><td>Oikos Architects</td></tr></table>	Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by	E/01.01	Plan - Site & Site Analysis	20/02/2024	Oikos Architects	D/01.02	Plan - Ground Main	06/10/2023	Oikos Architects
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E/01.01	Plan - Site & Site Analysis	20/02/2024	Oikos Architects										
D/01.02	Plan - Ground Main	06/10/2023	Oikos Architects										

	C/01.03	Plan - Ground/Reserve Lane	01/08/2023	Oikos Architects
	E/01.04	Plan - First Floor	20/02/2024	Oikos Architects
	E/01.05	Plan - First Floor/Reserve Lane	20/02/2024	Oikos Architects
	E/01.06	Plan - Roof	20/02/2024	Oikos Architects
	E/01.07	Plan - Roof/Reserve Lane	20/02/2024	Oikos Architects
	D/01.08	Demolition Plan - Ground	06/10/2023	Oikos Architects
	E/01.09	Demolition Plan - First	20/02/2024	Oikos Architects
	E/01.10	Demolition Plan - Roof	20/02/2024	Oikos Architects
	E/02.01	Elevation - East (Johnston St)	20/02/2024	Oikos Architects
	E/02.02	Elevation - West	20/02/2024	Oikos Architects
	E/02.03	Elevation - West/Garage (Reserve Lane)	20/02/2024	Oikos Architects
	D/02.04	Elevation - North	20/02/2024	Oikos Architects
	E/02.05	Elevation - South	20/02/2024	Oikos Architects
	C/02.06	Elevations - Reserve Lane North & South	01/08/2023	Oikos Architects
	C/02.07	Elevations - East/Garage	01/08/2023	Oikos Architects
	E/02.08	Demolition Elevations	20/02/2024	Oikos Architects
	E/03.01	Section - AA	20/02/2024	Oikos Architects
	C/03.02	Sections - AA/Reserve Lane & DD	01/08/2024	Oikos Architects
	E/03.03	Section - BB	20/02/2024	Oikos Architects
	E/03.04	Section CC (no change)	20/02/2024	Oikos Architects
	E/06.02	Finishes Schedule	20/02/2024	Oikos Architects

	E/06.03	Window Schedule	20/02/2024	Oikos Architects
	C/06.04	Exterior Door Schedule	20/02/2024	Oikos Architects
	D00 Rev A	Cover Sheet, Legend & Drawing Schedule	26/06/2023	Smart Structures Australia
	D01 Rev A	Ground Floor Stormwater Drainage Plan	30/06/2023	Smart Structures Australia
	D02 Rev A	First Floor Stormwater Drainage Plan	30/06/2023	Smart Structures Australia
	D03 Rev A	Roof Stormwater Drainage Plan	30/06/2023	Smart Structures Australia
	D05 Rev A	Pre and Post Development Catchment Plan	26/06/2023	Smart Structures Australia
	D10 Rev A	Stormwater Drainage Sections and Details Sheet	26/06/2023	Smart Structures Australia
	D20 Rev A	Erosion and Sediment Control Plan and Details	03/07/2023	Smart Structures Australia
	No Ref	Arboricultural Impact Assessment & Tree Protection Plan	29/01/2024	The Ents Tree Consultancy
	Cert No. A495919_02	BASIX Certificate	09/10/2023	Ray
As amended by the conditions of consent.				
Reason: To ensure development is carried out in accordance with the approved documents.				
7.	Works Outside the Property Boundary			
	This development consent does not authorise works outside the property boundaries on adjoining lands.			
	Reason: To ensure works are in accordance with the consent.			
8.	Bin Storage			
	All bins are to be stored within the property.			
	Reason: To ensure resource recovery is promoted and residential amenity is protected.			

9.	<p align="center">Asbestos Removal</p> <p>Hazardous and industrial waste arising from the use must be removed and / or transported in accordance with the requirements of the NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.</p> <p>Reason: To ensure compliance with the relevant environmental legislation.</p>
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BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition				
10.	<p>Security Deposit - Custom</p> <p>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.</p> <table border="1" data-bbox="448 869 746 936"> <tr> <td>Security Deposit:</td><td>\$5,992.00</td></tr> <tr> <td>Inspection Fee:</td><td>\$374.50</td></tr> </table> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure required security deposits are paid.</p>	Security Deposit:	\$5,992.00	Inspection Fee:	\$374.50
Security Deposit:	\$5,992.00				
Inspection Fee:	\$374.50				

11.	<p>Dilapidation Report – Pre-Development – Minor</p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>
12.	<p>Stormwater Drainage System – Minor Developments (OSD is not required)</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:</p> <p>1. The design must generally be in accordance with the Stormwater Drainage Concept plan on Drawing No. D01 version (1) prepared by SMART STRUCTURES AUSTRALIA and dated 28 November 2023, must be amended to comply with the following:</p> <ul style="list-style-type: none"> 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 tank(s), by gravity to the kerb and gutter of a public road; b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP; c. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm in the case of low and medium residential developments, the twenty (20) year ARI Storm in the case of high-density residential development and commercial and/or industrial developments and the fifty (50) year ARI Storm in the case of heavy industry. In all cases, the major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm; d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank(s); e. To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled; f. 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; g. Only roof water is permitted to be connected to the rainwater tank. The overflow from the rainwater tank must be connected by gravity to the kerb and gutter of a public road; h. An overland flowpath must be provided within the setback to the northern side boundary between the rear of the dwelling and the Johnston Street frontage. The rear courtyard must be graded so that bypass flows from the site drainage system are directed to the overland flowpath. i. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;

	<ul style="list-style-type: none"> j. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands; k. No nuisance or concentration of flows to other properties; l. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system; m. The design 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; n. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets; o. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site; p. 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; q. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; r. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated; s. No impact to street tree(s) <p>Reason: To ensure that the adequate provision of stormwater drainage is provided.</p>
13.	<p>Public Domain Works – Prior to Construction Certificate</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the <i>Roads Act 1993</i> incorporating the following requirements:</p> <ul style="list-style-type: none"> a. The construction of light duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site; b. Installation of a stormwater outlet to the kerb and gutter. <p>All works must be completed prior to the issue of an Occupation Certificate.</p> <p>Reason: To ensure public domain works are constructed to Council's standards</p>
14.	<p>Changes to Levels</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:</p> <ul style="list-style-type: none"> a. A 150mm step down must be provided between the finished floor level of the internal room and the finished surface level of the external area. <p>Reason: To protect buildings from overland flow.</p>

15.	<p>Parking Facilities - Domestic</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities must comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:</p> <ol style="list-style-type: none"> The internal vehicle hardstand area must be redesigned such that the level at the boundary must match the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above-issued alignment levels; The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004; A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors; Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements; The garage/carport/parking space must have minimum clear internal dimensions of 6000 mm x 5400 mm (length x width) and a door opening width of 5600 mm at the street frontage. The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004; The rear lane is narrow and therefore vehicle access is difficult. The width of the roller door /vehicle access must be determined with the use of swept paths for the B85 vehicle. Amended plans must be submitted detailing the width of the opening (dimensioned) and details of the swept path for entry and exit. A plan of the proposed access and adjacent laneway, drawn at a 1:100 scale must be submitted, demonstrating that vehicle manoeuvrability for entry and exit to the parking space complies with swept paths from AS/NZS 2890.1:2004;The rear lane is only 3m wide and therefore vehicle access is difficult. The width of the roller door /vehicle access must be determined with the use of swept paths for the B85 vehicle. Amended plans must be submitted detailing the width of the opening (dimensioned) and details of the swept path for entry and exit. A plan of the proposed access and adjacent laneway, drawn at a 1:100 scale must be submitted, demonstrating that vehicle manoeuvrability for entry and exit to the parking space complies with swept paths from AS/NZS 2890.1:2004; Where the drop adjacent to the end of the parking module(s) exceeds 600mm, structural barriers must be provided. Where the drop is between 150-600mm, wheel stops must be provided. These physical controls must be installed in accordance with the requirements of Section 2.4.5 of AS/NZS2890.1-2004. The design of structural barriers must be certified by a suitably qualified Civil Engineer with Chartered Engineer of Institution of Engineers Australia (CPEng) or Registered Professional Engineer of Professionals Australia (RPEng) qualifications;
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	<p>h. The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004; and</p> <p>i. The external form and height of the approved structures must not be altered from the approved plans.</p> <p><i>Specific issues:</i> The proposed garage is in conflict with the trees. Approval of Council's Tree Assessment Officer must be obtained for the trees to be removed.</p> <p>Reason: To ensure parking facilities are designed in accordance with the Australian Standard and council's DCP</p>
16.	<p>Tree Protection Plan</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a detailed site-specific Tree Protection Plan (TPP) prepared by a AQF5 Consultant Arborist. The TPP is to be prepared in accordance with Council's <i>Development Fact Sheet—Trees on Development Sites</i>.</p> <p>Trees 2 - 24 in the Arboricultural Impact Assessment prepared by The Ents Tree Consultancy dated 29 January 2024</p> <p>The tree protection measures contained in the TPP must be shown clearly on the Construction Certificate drawings, including the Construction Management Plan.</p> <p>The Certifying Authority must ensure the construction plans and specifications submitted fully satisfy the tree protection requirements identified in the TPP.</p> <p>A Project Arborist is to be appointed prior to any works commencing to monitor tree protection for the duration of works in accordance with the requirements identified in the TPP.</p> <p>All tree protection measures as detailed in the approved Tree Protection Plan must be installed and certified in writing as fit for purpose by the Project Arborist.</p> <p>Reason: To protect trees during construction.</p>
17.	<p>Long Service Levy</p> <p>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 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.</p> <p>Reason: To ensure the long service levy is paid.</p>
18.	<p>Structural Certificate for retained elements of the building</p> <p>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</p>

	<p>construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.</p> <p>Reason: To ensure the structural adequacy of the works.</p>
19.	<p>Sydney Water – Tap In</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</p>
20.	<p>Section 7.12 Development Contribution Payments</p> <p>In accordance with section 7.12 of the <i>Environmental Planning and Assessment Act 1979</i> and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), a monetary contribution of \$4,800.00 shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.</p> <p>At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:</p> <p>$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$</p> <p>Where:</p> <ul style="list-style-type: none"> • C_{payment} = is the contribution at time of payment • C_{consent} = is the contribution at the time of consent, as shown above • CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 136.4 for the December 2023 quarter. • CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment <p>Note: The contribution payable will not be less than the contribution specified in this condition.</p> <p>The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.</p>

	<p>It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.</p> <p>Council's Plan may be viewed at www.innerwest.nsw.gov.au or during normal business hours at any of Council's customer service centres.</p> <p>Please contact any of Council's customer service centres on 9392 5000 or council@innerwest.nsw.gov.au to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.</p> <p>Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to www.innerwest.nsw.gov.au/invoice; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).</p> <p>The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.</p> <p>Reason: To ensure payment of the required development contribution.</p>
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BEFORE BUILDING WORK COMMENCES

	Condition						
21.	<p>Project Arborist</p> <p>Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.</p> <p>Reason: To protect and retain trees.</p>						
22.	<p>Tree Protection Zone</p> <p>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 the Tree Protection Plan. The fence/s (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.</p> <table><tr><th>Tree No.</th><th>Botanical/Common Name</th><th>Radius in metres</th></tr><tr><td>2</td><td><i>Beaucarnea recurvata</i> (Ponytail Plam)</td><td>2m or approved TPP</td></tr></table>	Tree No.	Botanical/Common Name	Radius in metres	2	<i>Beaucarnea recurvata</i> (Ponytail Plam)	2m or approved TPP
Tree No.	Botanical/Common Name	Radius in metres					
2	<i>Beaucarnea recurvata</i> (Ponytail Plam)	2m or approved TPP					

	3	<i>Livistonia australis</i> (Cabbage Palm)	2m or approved TPP
	4	<i>Syzygium paniculata</i> (Lilly Pilly)	6m or approved TPP
	6	<i>Howea forsteriana</i> (Kentia Palm)	Dripline of group of palms
Reason: To protect and retain trees.			
23.	Waste Management Plan		
	Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.		
	Reason: To ensure resource recovery is promoted and local amenity is maintained.		
24.	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.		
	Reason: To ensure resource recovery is promoted and local amenity is maintained.		
25.	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.		
	Reason: To protect and retain trees.		
26.	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 the identified property (No. 48 Johnston Street) 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.		
	Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.		

27.	<p>Construction Fencing</p> <p>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.</p> <p>Reason: To protect the built environment from construction works.</p>
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DURING BUILDING WORK

	Condition
28.	<p>Tree Protection</p> <p>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.</p> <p>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.</p> <p>Any public tree within five (5) metres of the development must be protected in accordance with Council's <i>Development Fact Sheet—Trees on Development Sites</i>.</p> <p>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.</p> <p>Trees 2 - 24 in the Arboricultural Impact Assessment prepared by The Ents Tree Consultancy dated 29 January 2024 are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) :</p> <p>Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:</p> <ol style="list-style-type: none"> Green for trees to be retained; Red for trees to be removed; Blue for trees to be pruned; and Yellow for trees to be transplanted. <p>Reason: To ensure that trees to be retained are protected.</p>

29.	<p>Inspections by Project Arborist</p> <p>The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:</p> <table border="1" data-bbox="446 454 1313 1086"> <tr> <th data-bbox="446 454 809 515">Tree No./ Botanical/ Common Name/ Location</th><th data-bbox="809 454 1042 515">Time of Inspection</th><th data-bbox="1042 454 1313 515">Key stage/ Hold point</th></tr> <tr> <td data-bbox="446 515 809 1086" rowspan="2">All trees within the property listed for retention.</td><td data-bbox="809 515 1042 642">Prior to commencement of works</td><td data-bbox="1042 515 1313 642"> <ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures. </td></tr> <tr> <td data-bbox="809 642 1042 1086">During Works</td><td data-bbox="1042 642 1313 1086"> <ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; • Supervise all tree work. </td></tr> </table> <p>Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.</p> <p>Reason: To protect and retain trees .</p>	Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point	All trees within the property listed for retention.	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures. 	During Works	<ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; • Supervise all tree work.
Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point							
All trees within the property listed for retention.	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures. 							
	During Works	<ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; • Supervise all tree work. 							
30.	<p>Canopy Pruning</p> <p>Canopy pruning of the following tree/s which is necessary to accommodate the approved building works must be undertaken by, or directly supervised by, the Project Arborist.</p> <table border="1" data-bbox="456 1305 1302 1442"> <tr> <th data-bbox="456 1305 595 1335">Tree No.</th><th data-bbox="595 1305 1121 1335">Botanical/Common Name</th><th data-bbox="1121 1305 1302 1335">Location</th></tr> <tr> <td data-bbox="456 1335 595 1442">4</td><td data-bbox="595 1335 1121 1442"><i>Syzygium paniculata</i> (Lilly Pilly)</td><td data-bbox="1121 1335 1302 1442">Rear Yard - eastern side of approved garage</td></tr> </table> <p>The person acting on this consent has approval under Council's Tree Management Controls to; prune the above tree to achieve a clearance of the structure. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 40 mm.</p> <p>Reason: To protect and retain trees.</p>	Tree No.	Botanical/Common Name	Location	4	<i>Syzygium paniculata</i> (Lilly Pilly)	Rear Yard - eastern side of approved garage		
Tree No.	Botanical/Common Name	Location							
4	<i>Syzygium paniculata</i> (Lilly Pilly)	Rear Yard - eastern side of approved garage							

31.	<p>Limited Root Pruning</p> <p>No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s must be severed or injured in the process of any works during the construction period:</p> <table><tr><th>Tree No.</th><th>Botanical/Common Name</th><th>Radius in metres</th></tr><tr><td>4</td><td><i>Syzygium paniculata</i> (Lilly Pilly)</td><td>6m</td></tr></table> <p>All excavation within the specified radius of the trunk of the following tree must be hand dug using either pneumatic or hydraulic tools only (e.g. <i>Airspade</i>® or hydro excavation to a depth of one (1) metre under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist. If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and <i>fit for purpose tool</i>. The pruning must be undertaken by a practising Arborist.</p> <p>Reason: To protect and retain trees.</p>	Tree No.	Botanical/Common Name	Radius in metres	4	<i>Syzygium paniculata</i> (Lilly Pilly)	6m
Tree No.	Botanical/Common Name	Radius in metres					
4	<i>Syzygium paniculata</i> (Lilly Pilly)	6m					
32.	<p>Arborists standards</p> <p>All tree work must be undertaken by a practising Arborist. The work must be undertaken in accordance with AS4373—<i>Pruning of amenity trees</i> and the Safe Work Australia Code of Practice—<i>Guide to Managing Risks of Tree Trimming and Removal Work</i>. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.</p> <p>Reason: To ensure compliance with legislative requirements.</p>						
33.	<p>Tree Protection Works</p> <p>All tree protection for the site must be undertaken in accordance with Council's <i>Development Fact Sheet—Trees on Development Sites</i> and AS4970—<i>Protection of trees on development sites</i>.</p> <p>Reason: To protect and retain trees.</p>						
34.	<p>Works to Trees</p> <p>Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:</p> <table><tr><th>Tree/location</th><th>Approved works</th></tr><tr><td>Tree 1 - <i>Eucalyptus quadrangulata</i> - north-western corner of rear yard.</td><td>Remove tree</td></tr></table> <p>The removal of any street tree approved by Council must include complete stump removal (to a minimum depth of 400mm) and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the tree/s removal.</p> <p>Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's <i>Development Fact Sheet—Trees on Development Sites</i>.</p>	Tree/location	Approved works	Tree 1 - <i>Eucalyptus quadrangulata</i> - north-western corner of rear yard.	Remove tree		
Tree/location	Approved works						
Tree 1 - <i>Eucalyptus quadrangulata</i> - north-western corner of rear yard.	Remove tree						

	Reason: To identify trees permitted to be pruned or removed.
35.	Advising Neighbours 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, reasonable notice must be provided to the owner of the adjoining allotment of land including particulars of the excavation. Reason: To ensure surrounding properties are adequately notified of the proposed works.
36.	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. Reason: To protect the amenity of the neighbourhood.
37.	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. Reason: To ensure works are in accordance with the consent.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
38.	Public Domain Works Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the <i>Roads Act 1993</i> including: <ul style="list-style-type: none"> a. Light duty concrete vehicle crossing(s) at the vehicular access location(s); and b. Other works subject to the <i>Roads Act 1993</i> approval. c. All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications". Reason: To ensure public domain works are constructed to Council's standards.

39.	<p>No Encroachments</p> <p>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.</p> <p>Reason: To maintain and promote vehicular and pedestrian safety.</p>
40.	<p>Protect Sandstone Kerb</p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.</p> <p>Reason: To ensure Council assets are protected.</p>
41.	<p>Light Duty Vehicle Crossing</p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that a light duty concrete vehicle crossing(s), in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" have been constructed at the vehicular access locations.</p> <p>Reason: To ensure parking facilities are designed in accordance with the Australian Standard and council's specifications.</p>
42.	<p>Parking Signoff – Minor Developments</p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.</p> <p>Reason: To ensure parking facilities are designed in accordance with the Australian Standard and council's specifications.</p>
43.	<p>Project Arborist Certification</p> <p>Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.</p> <p>Reason: To ensure the protection and ongoing health of trees to be retained.</p>

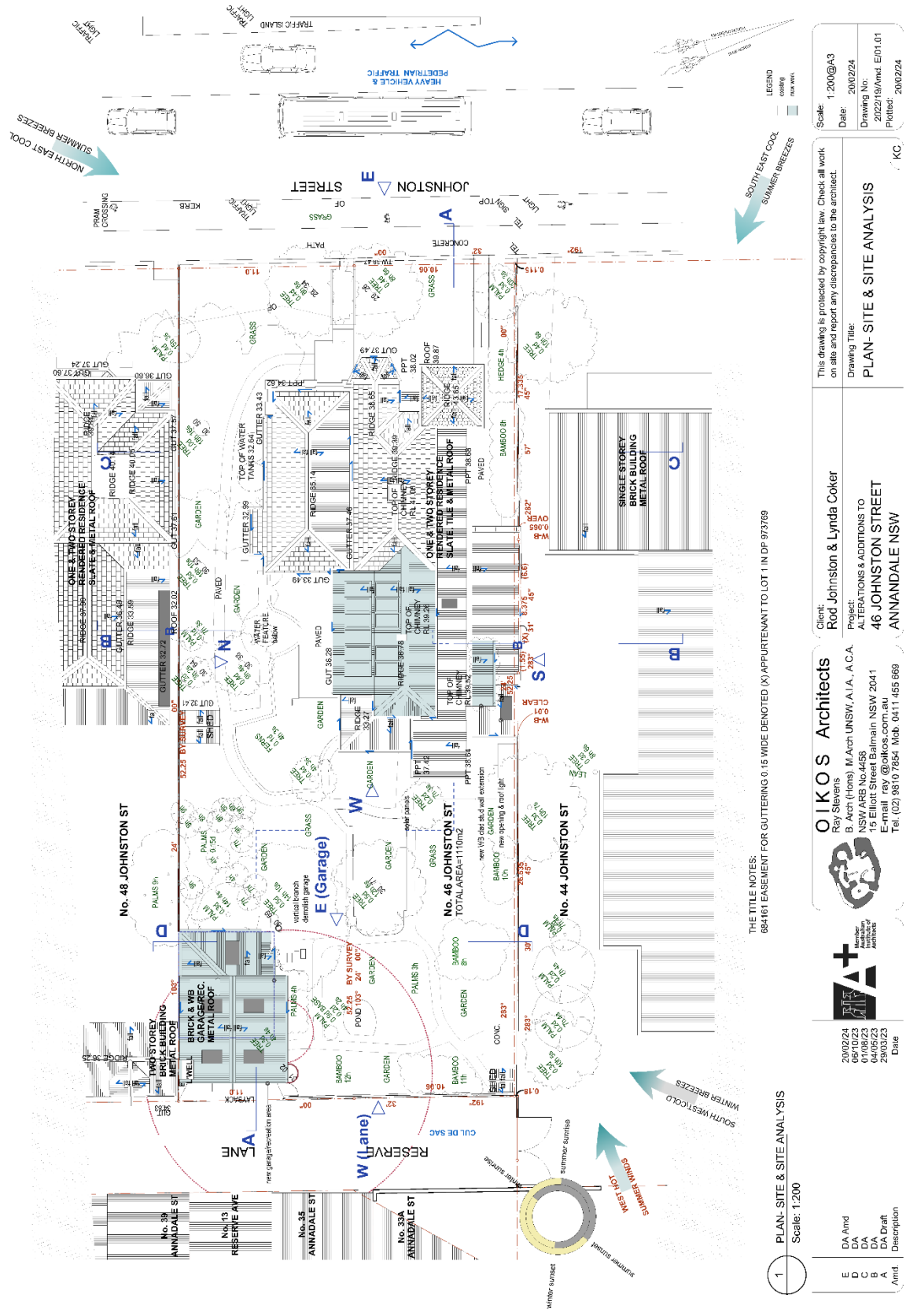
DEMOLITION WORK**BEFORE DEMOLITION WORK COMMENCES**

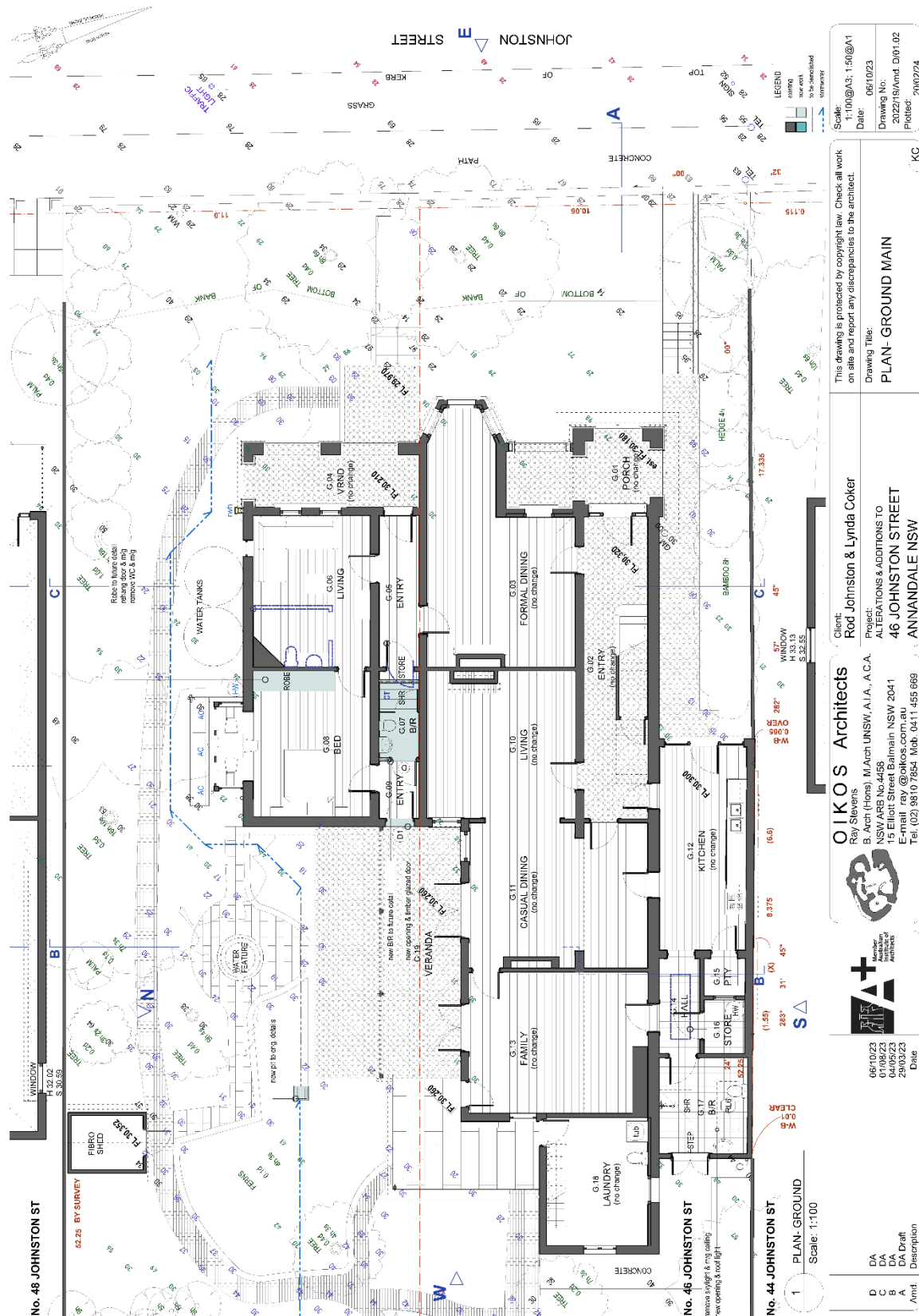
	Condition
44.	<p>Hoardings</p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council 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.</p> <p>Separate approval is required from the Council under the <i>Roads Act 1993</i> to erect a hoarding or temporary fence or awning on public property.</p>

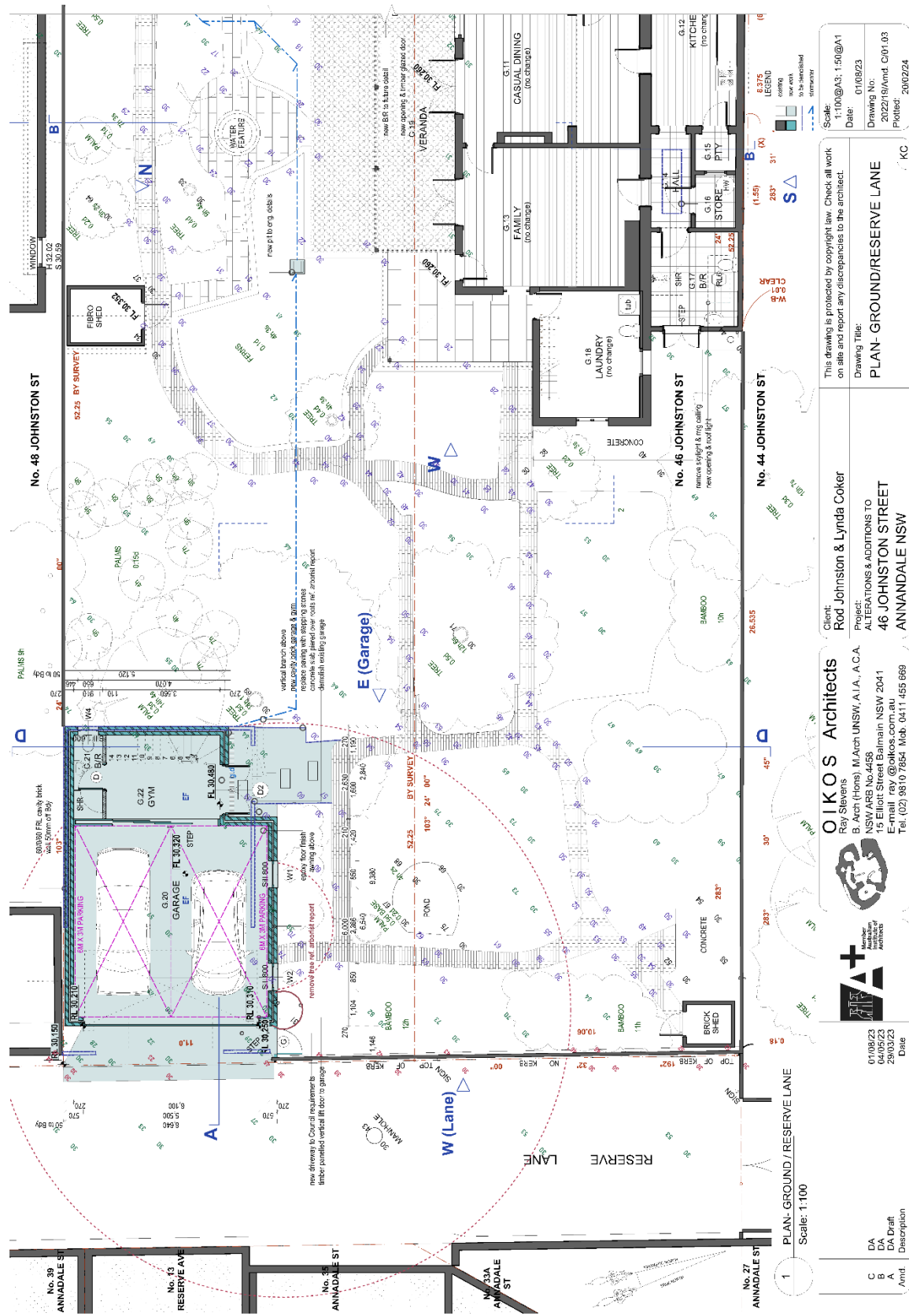
Attachment B – Plans of proposed development

Layout No:	NAME	Issued	Amnd	CHANGES	Revisions
2022/16/ 00	COVER	2002/24	DA And	CHANGE TO S.E. 10 window doors	
2022/16/ 01.01	PLAN- SITE & SITE ANALYSIS	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.02	PLAN- GROUND PLAN	06/10/23	D	Reduce extension to new E.00	
2022/16/ 01.03	PLAN- GROUND/RESERVE LANE	06/10/23	C	Reduce extension to new E.00	
2022/16/ 01.04	PLAN- FIRST FLOOR	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.05	PLAN- FIRST FLOOR/RESERVE LANE	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.06	PLAN- ROOF	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.07	PLAN- ROOF/RESERVE LANE	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.08	DEMOLITION PLAN- GROUND	2002/24	D	Reduce extension to new E.00	
2022/16/ 01.09	DEMOLITION PLAN- FIRST	2002/24	E	Reduce extension to new E.00	
2022/16/ 01.10	DEMOLITION PLAN- ROOF	2002/24	E	Reduce extension to new E.00	
2022/16/ 02.01	ELEVATION- EAST (Johnston St)	2002/24	E	Reduce extension to new E.00	
2022/16/ 02.02	ELEVATION- WEST	2002/24	E	Reduce extension to new E.00	
2022/16/ 02.03	ELEVATION- WEST/ GARAGE (Reserve Lane)	2002/24	E	Reduce extension to new E.00	
2022/16/ 02.04	ELEVATION- NORTH	2002/24	D	Reduce extension to new E.00	
2022/16/ 02.05	ELEVATION- SOUTH	2002/24	C	Reduce extension to new E.00	
2022/16/ 02.06	ELEVATIONS- RESERVE LANE NORTH & SOUTH	2002/24	C	Reduce extension to new E.00	
2022/16/ 02.07	ELEVATION- EAST / GARAGE	2002/24	C	Reduce extension to new E.00	
2022/16/ 02.08	DEMOLITION ELEVATIONS	2002/24	C	Reduce extension to new E.00	
2022/16/ 03.01	SECTION- AA	2002/24	C	Reduce extension to new E.00	
2022/16/ 03.02	SECTIONS- A&RESERVE LANE & DD	2002/24	C	Reduce extension to new E.00	
2022/16/ 03.03	SECTION- BB	2002/24	E	Reduce extension to new E.00	
2022/16/ 03.04	SECTION CC (no change)	2002/24	E	Reduce extension to new E.00	
2022/16/ 05.01	SHADOW DIAGRAM June 21 9am	2002/24	E	Reduce extension to new E.00	
2022/16/ 05.02	SHADOW DIAGRAM June 21 12noon	2002/24	E	Reduce extension to new E.00	
2022/16/ 05.03	SHADOW DIAGRAM June 21 3pm	2002/24	E	Reduce extension to new E.00	
2022/16/ 06.01	AREA SCHEDULE	2002/24	E	Reduce extension to new E.00	
2022/16/ 06.02	FINISHES SCHEDULE	2002/24	E	Reduce extension to new E.00	
2022/16/ 06.03	WINDOW SCHEDULE	2002/24	E	Reduce extension to new E.00	
2022/16/ 06.04	EXTERIOR DOOR SCHEDULE	2002/24	C	Reduce extension to new E.00	
2022/16/ 08.01	PERSPECTIVES	2002/24	C	Reduce extension to new E.00	

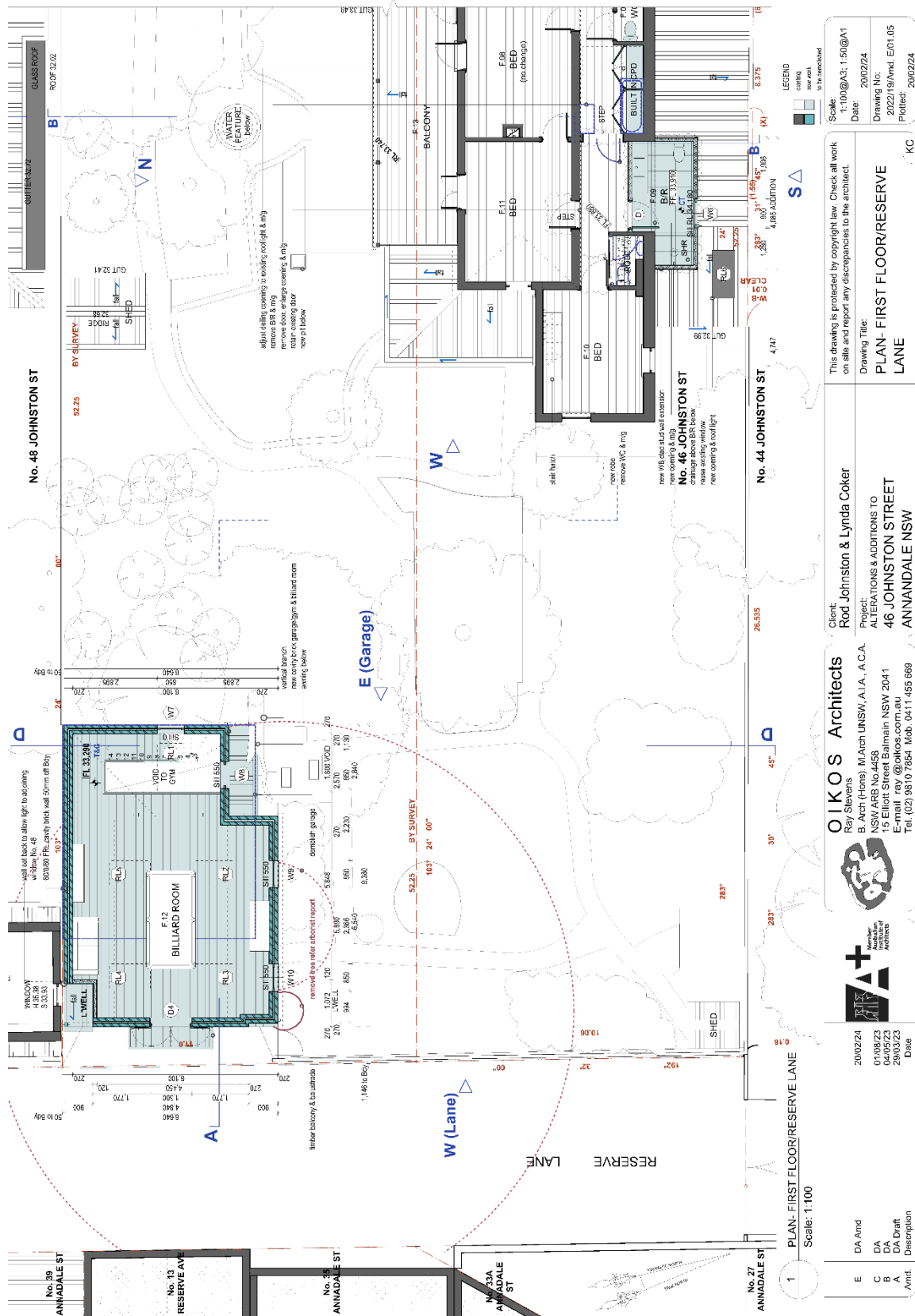
GENERAL LEGEND
site boundary
stormwater
to be demolished
existing wall
existing wall
proposed finished floor level
refer to new door number
refer to new window number
refer to new roof light number
new work
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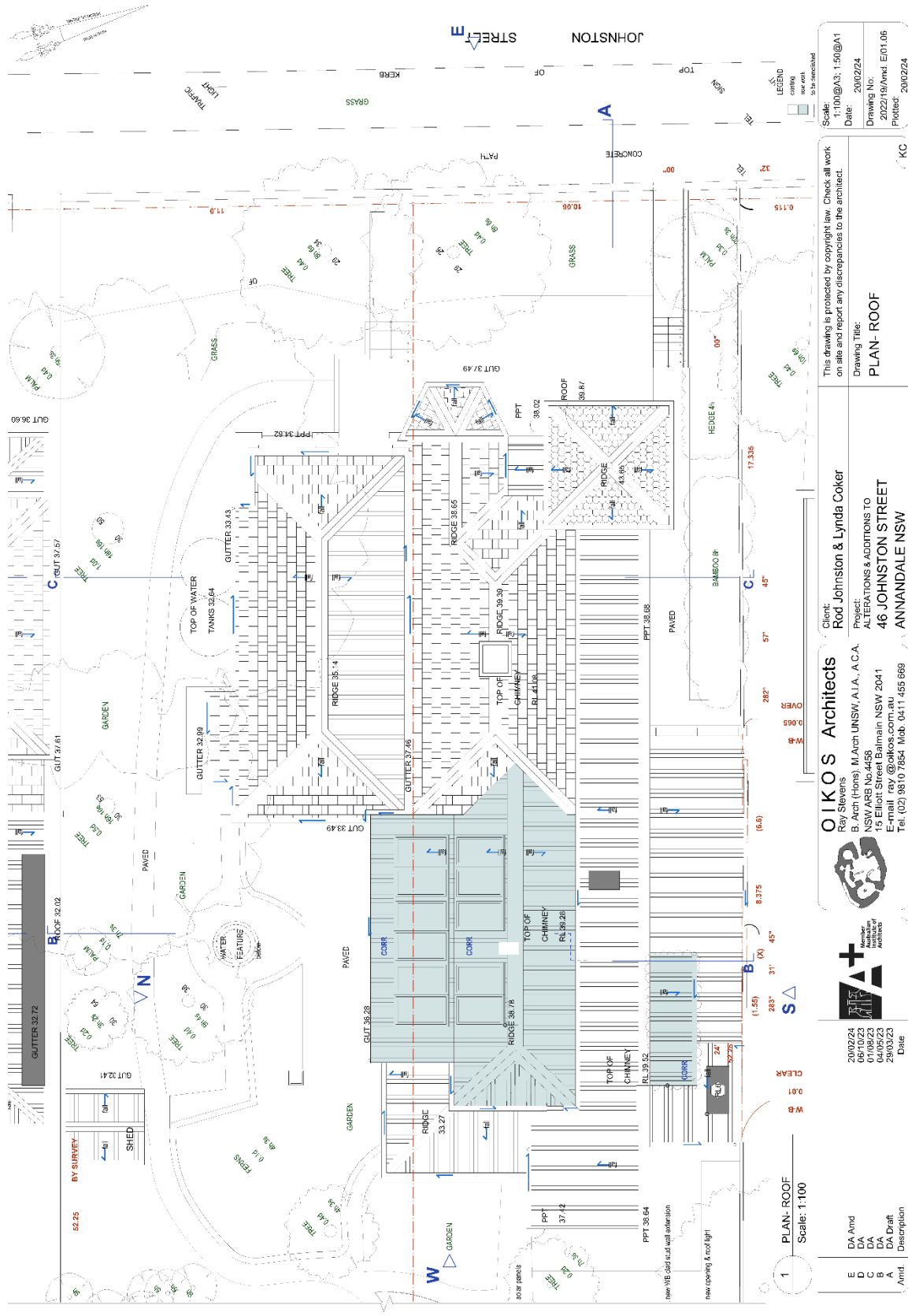


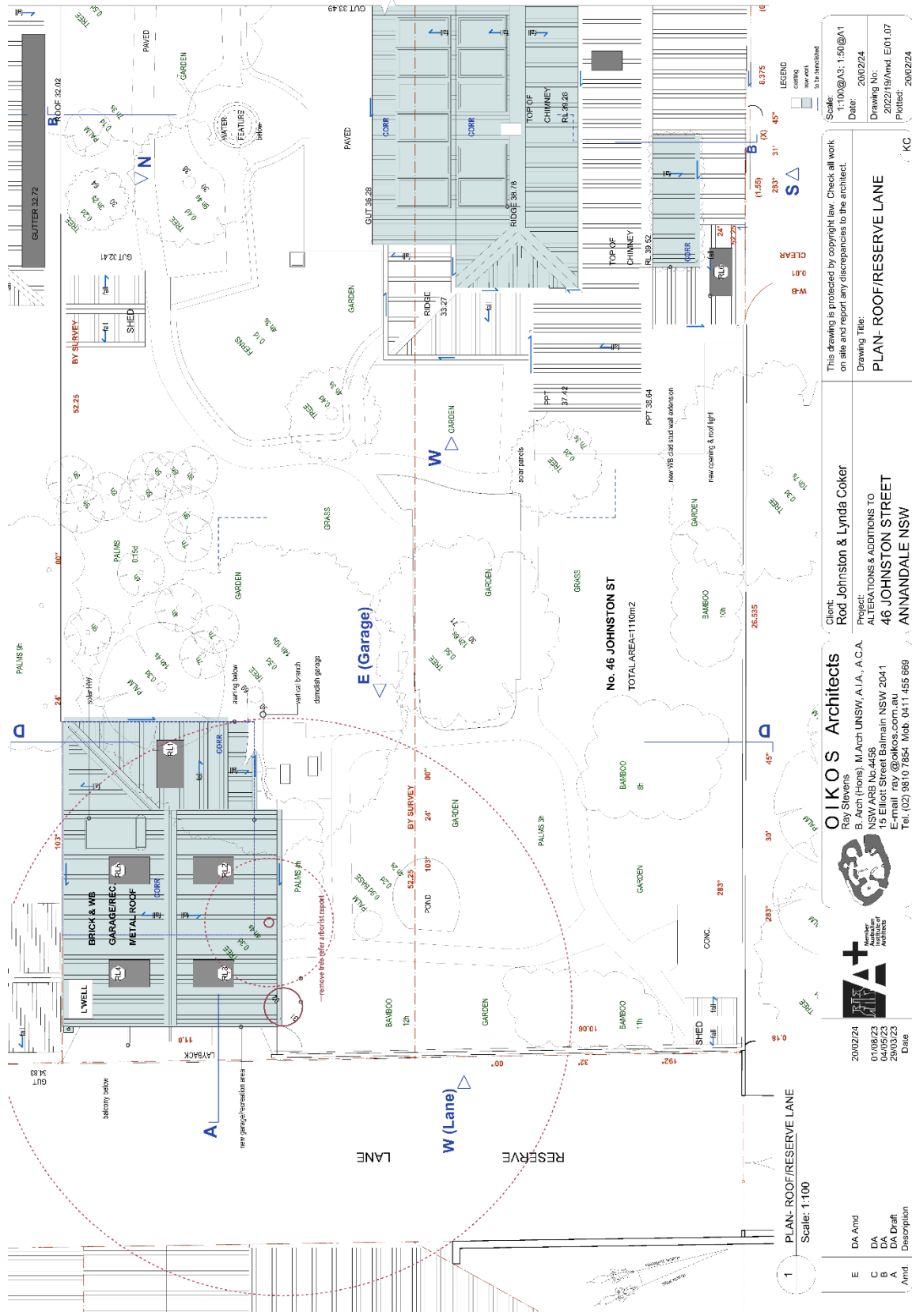


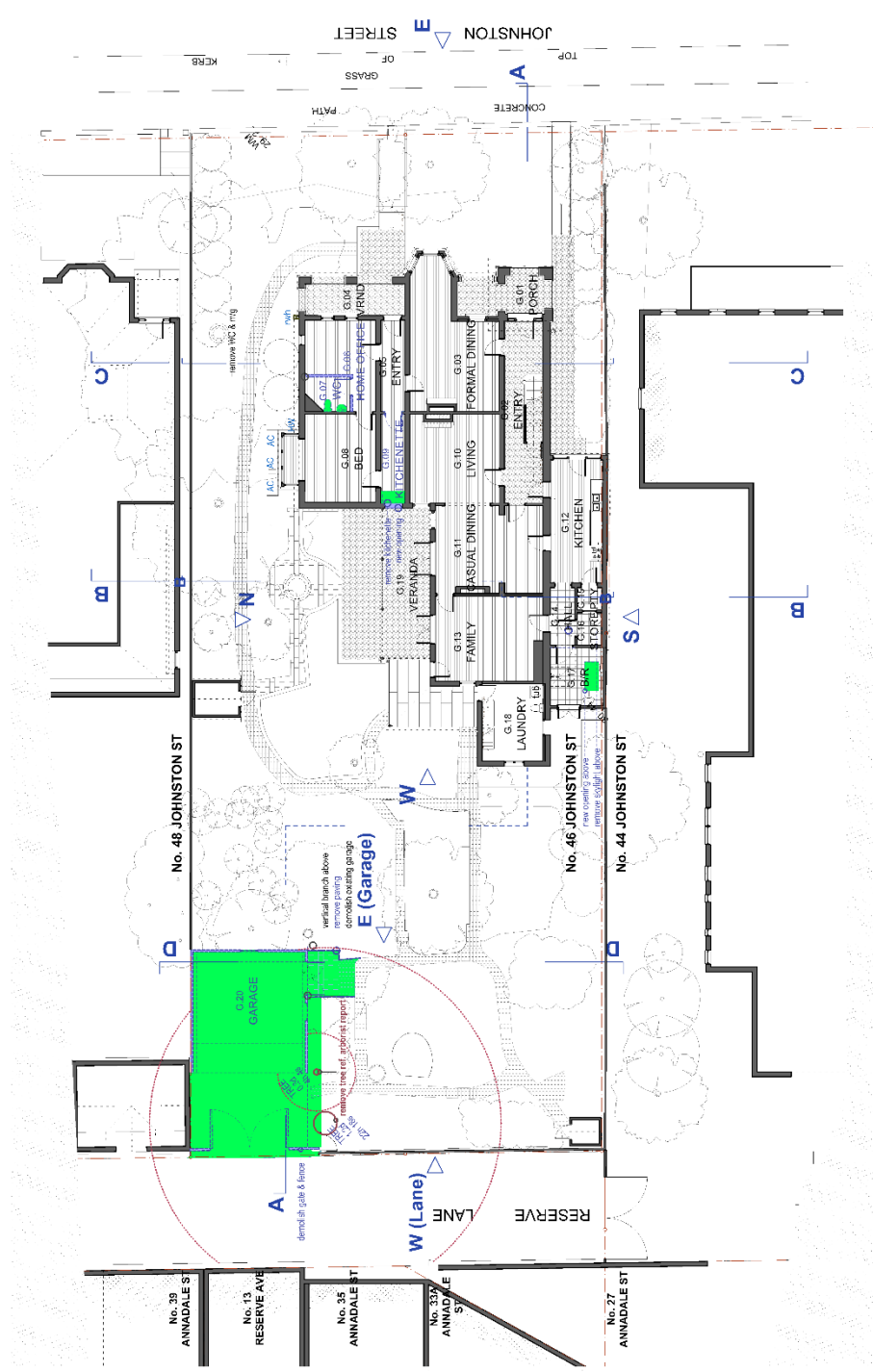












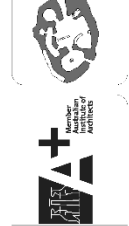
DEMOLITION LEGEND
 To be demolished
 To be retained
 To be removed

Scale: 1:200@A3
 Date: 06/10/23
 Drawing No: 2022/19/AmD-DI01.08
 Plotted: 20/02/24

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 Drawing Title: DEMOLITION PLAN- GROUND
 KC

Client: Rod Johnston & Lynda Coker
 Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW

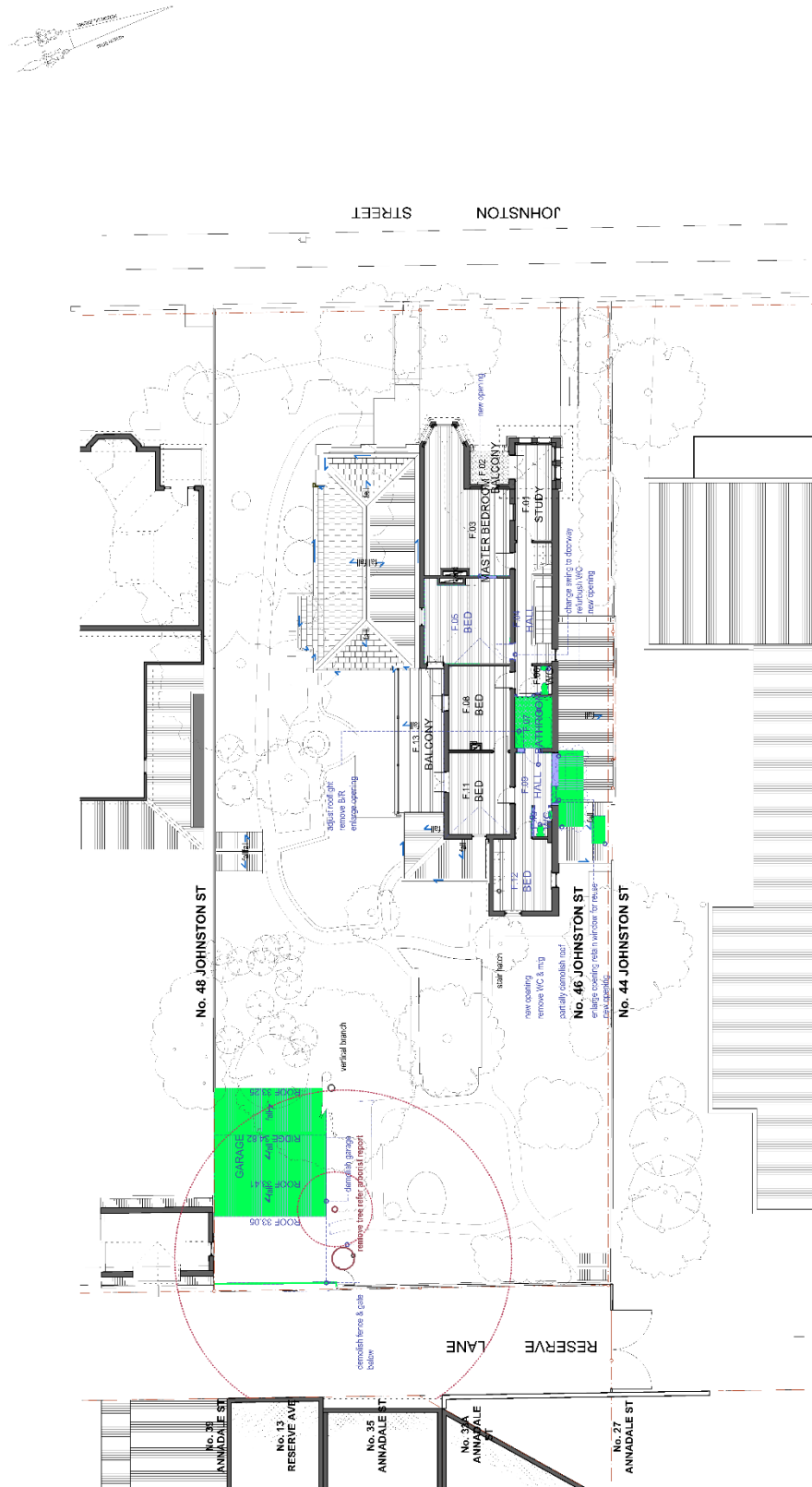
OIKOS Architects
 Ray Stevens
 B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A.
 NSW ARB No. 4438
 Email: ray@oikos.com.au
 Tel: (02) 9810 7854 Mob: 0411 455 669



Date	Description
06/10/23	DA
01/09/23	DA

1 DEMOLITION PLAN- GROUND
 Scale: 1:200

Document Set ID: 38259652
 Version: 1, Version Date: 03/04/2024



DEMOLITION LEGEND

		existing
		to be demolished
		time to be removed

Scale:	1:200@A3
Date:	20/02/24
Drawing No:	2022/19/Amd. E/01.09
Plotted:	20/02/24

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Drawing Title:
DEMOLITION PLAN- FIRST

Client: **Rod Johnston & Lynda Coker**

Project:
ALTERATIONS & ADDITIONS TO
46 JOHNSTON STREET
ANNANDALE NSW

OIKOS Architects
Ray Stevens

B. Arch (Hons). M.Arch UNSW, A.I.A., A.C.A.
NSW ARB No.4458
15 Elliott Street Balmain NSW 2041
E-mail ray @oikos.com.au
Tel. (02) 9810 7854 Mob. 0411 455 669

4

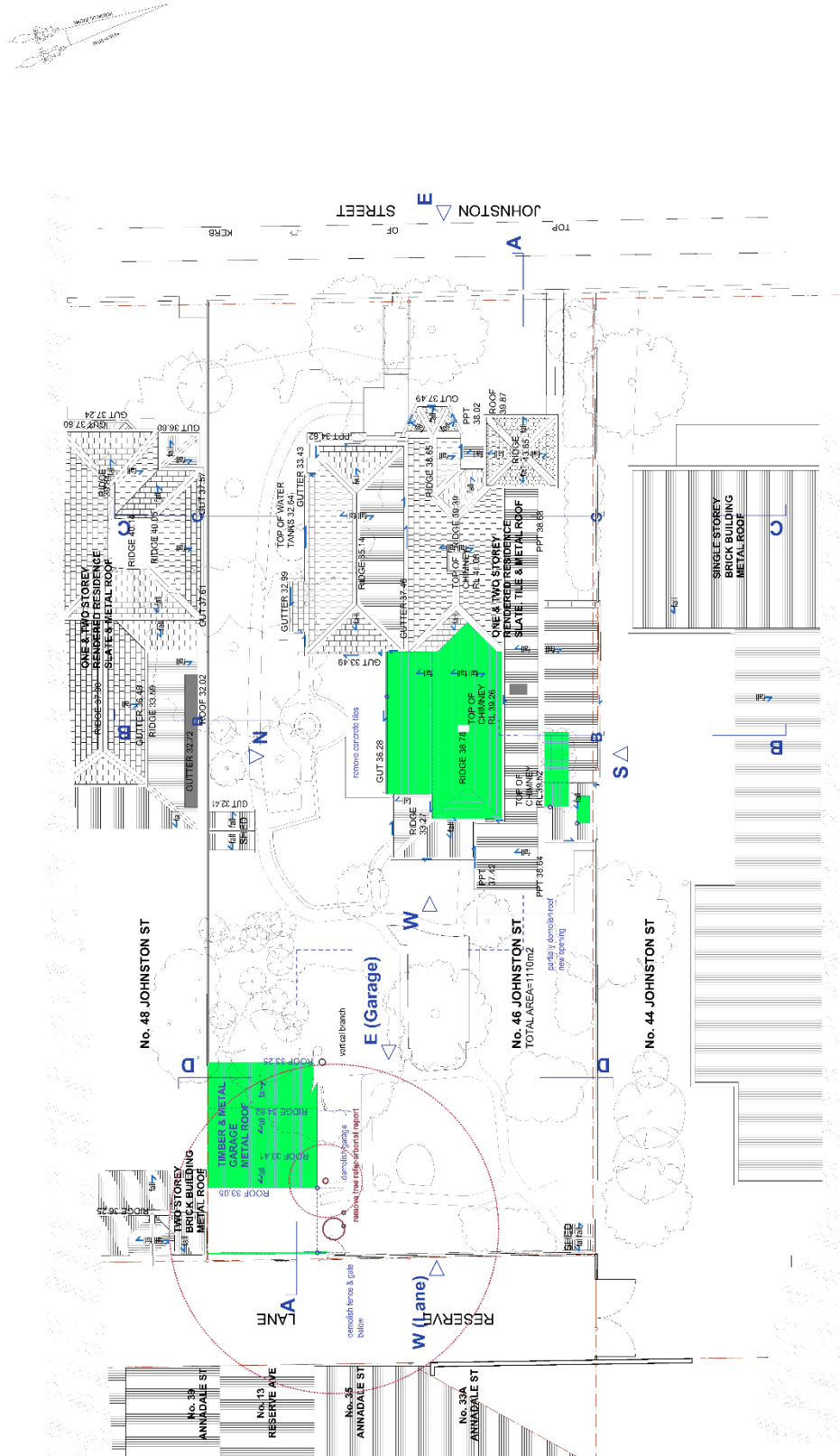


i

1 DEMOLITION PLAN-FIRST FLOOR
Scale: 1:200

Date	
20/02/24	DA Amd
06/10/23	DA
01/08/23	DA

Document Set ID: 38826652
Version: 1, Version Date: 03/04/2024



DEMOLITION LEGEND
 To be demolished
 To be retained
 Area to be removed

1 DEMOLITION PLAN- ROOF
 Scale: 1:200

DA Amd	Client: Rod Johnston & Lynda Coker	This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.
DA	Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW	Drawing Title: DEMOLITION PLAN- ROOF
DA	Ray Stevens B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A. NSW ARB No. 4438 10/05/2021 E-mail: ray@oikos.com.au Tel: (02) 9810 7854 Mob: 0411 455 669	Scale: 1:200@A3 Date: 2002/24 Drawing No: 2022/19/Amd E/01.10 Plotted: 2002/24
Amd. Description		KC

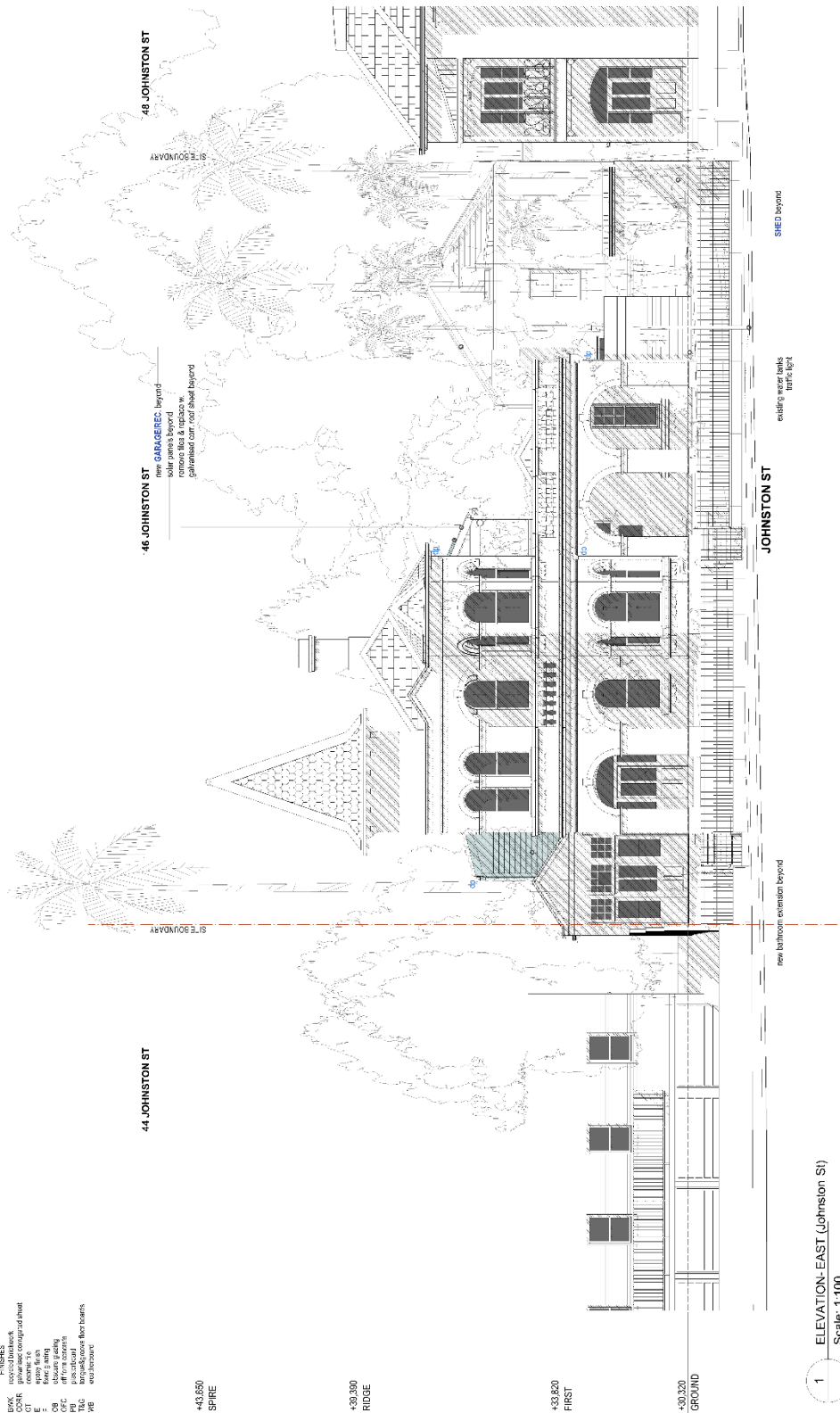
Document Set ID: 3829652
 Version: 1, Version Date: 03/04/2024

LEGEND

existing
proposed
to be demoted

FINISHES

UNK Uncoated brickwork
CT Concrete
E Existing
CB Ceramic
FBI Fibrous bitumen
T&G Terrazzo
WB Wood boardwalk



1 ELEVATION-EAST (Johnston St)
Scale: 1:100

Amd.	Description
E	DA Amd
C	DA
B	DA
A	DA Draft

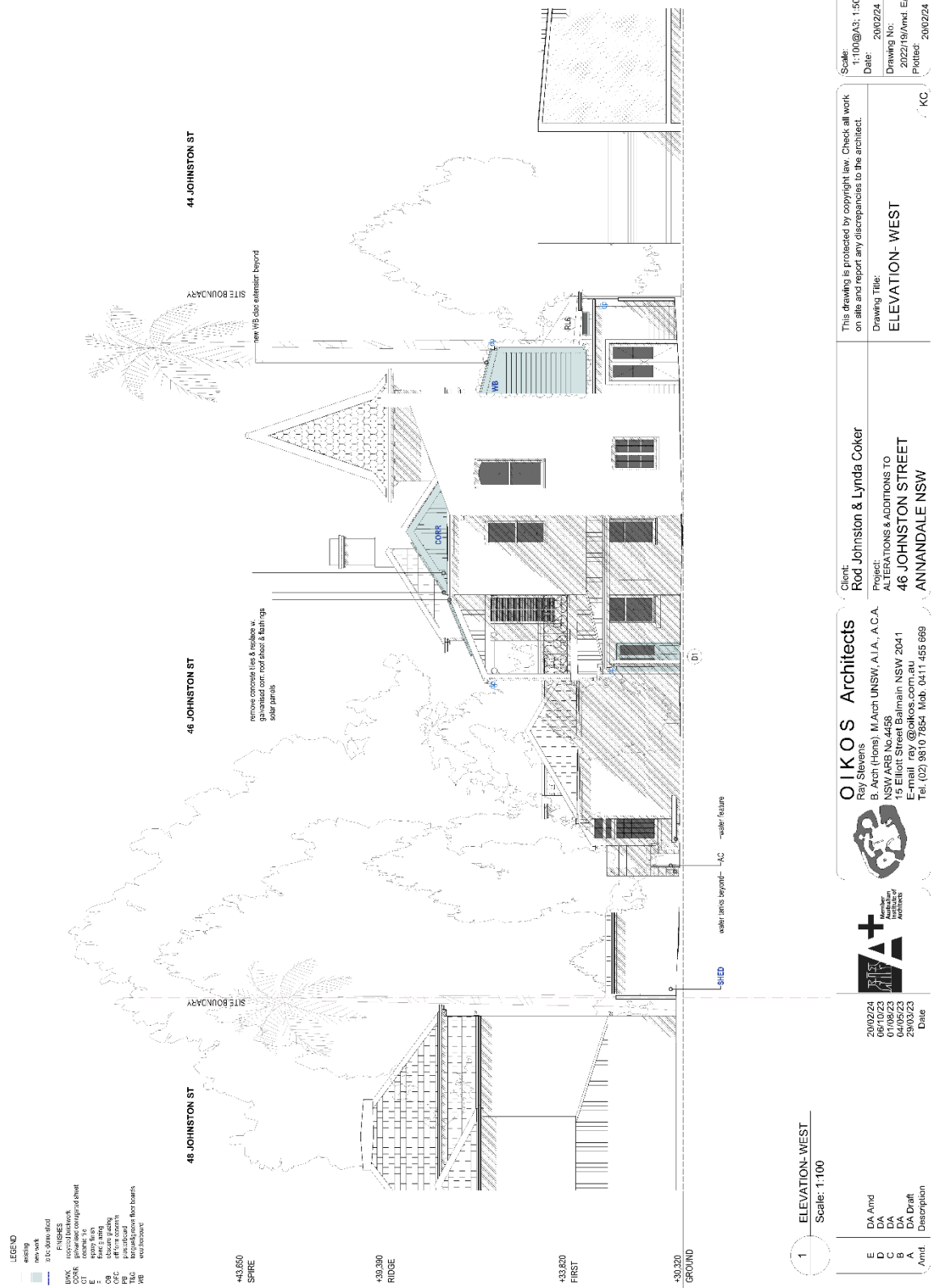
20/02/24
01/09/23
20/03/23
Date

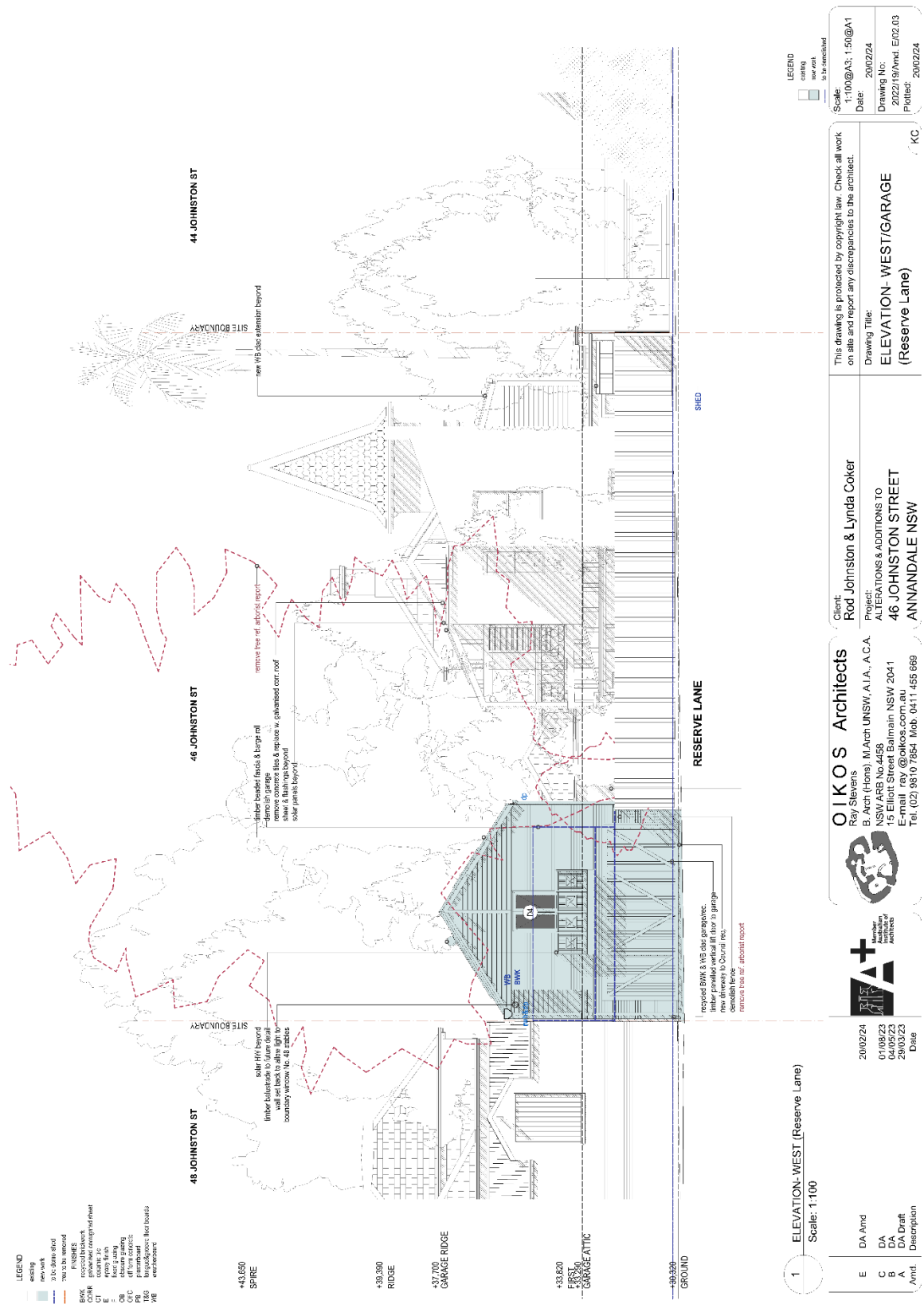


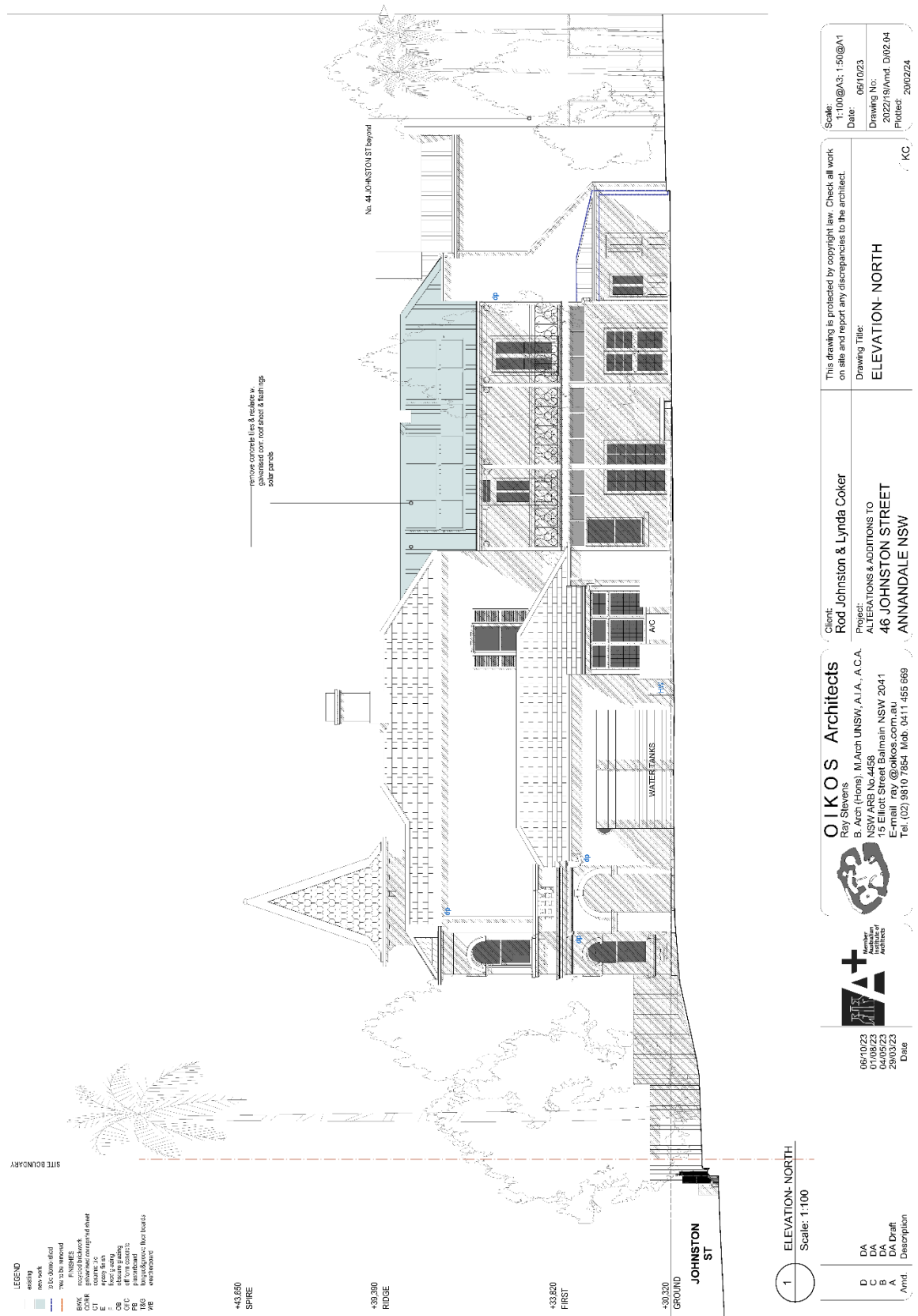
OIKOS Architects
Ray Stevens
B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A.
NSW ARB No.4438
10/01/2019
Email: ray@oikos.com.au
Tel: (02) 9810 7854 Mob: 0411 455 669

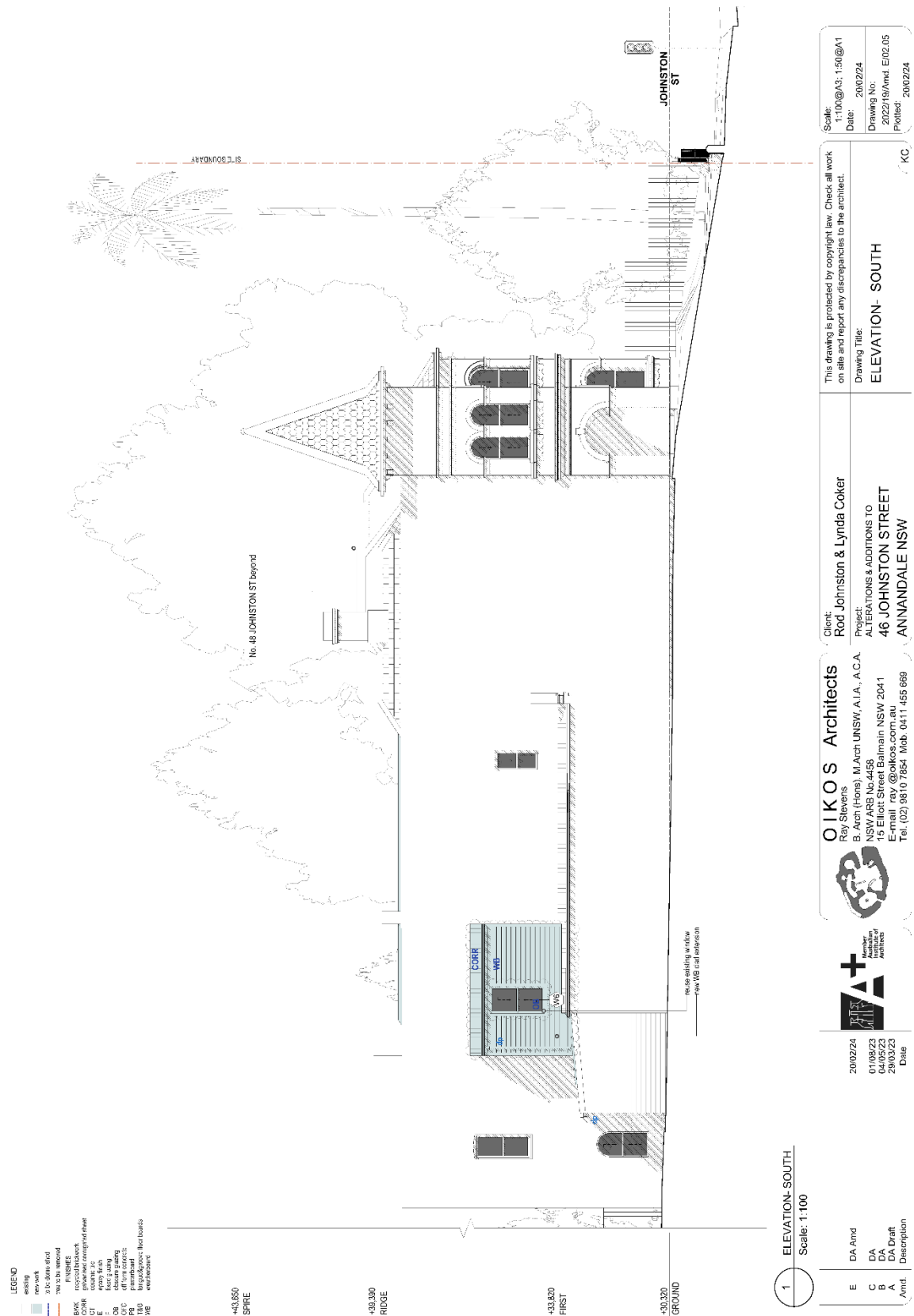
Client: Rod Johnston & Lynda Coker
Project: ALTERATIONS & ADDITIONS TO
46 JOHNSTON STREET
ANNANDALE NSW

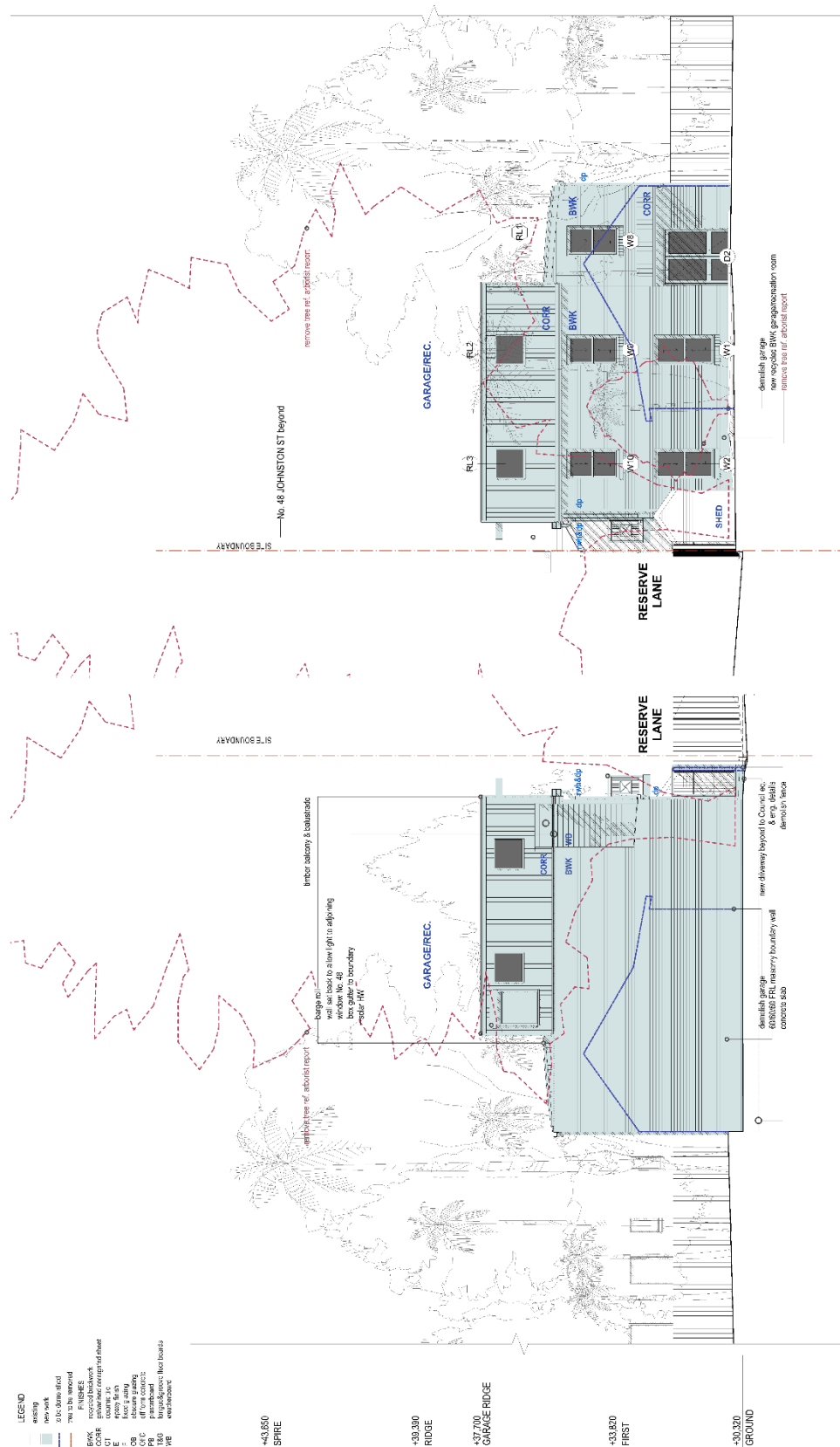
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Drawing Title: ELEVATION-EAST (Johnston St)
Drawing No: 2022/19/Amd. E/02.01
Plotted: 20/02/24
Scale: 1:100@A3; 1:50@A1
Date: 20/02/24











1 ELEVATION-RESERVE LANE NORTH
Scale: 1:100

2 ELEVATION-RESERVE LANE SOUTH
Scale: 1:100

	C	B	A	Draft	Date
					01/08/23
					04/05/23
					29/03/23

Document Set ID: 38826652
Version: 1, Version Date: 03/04/2024

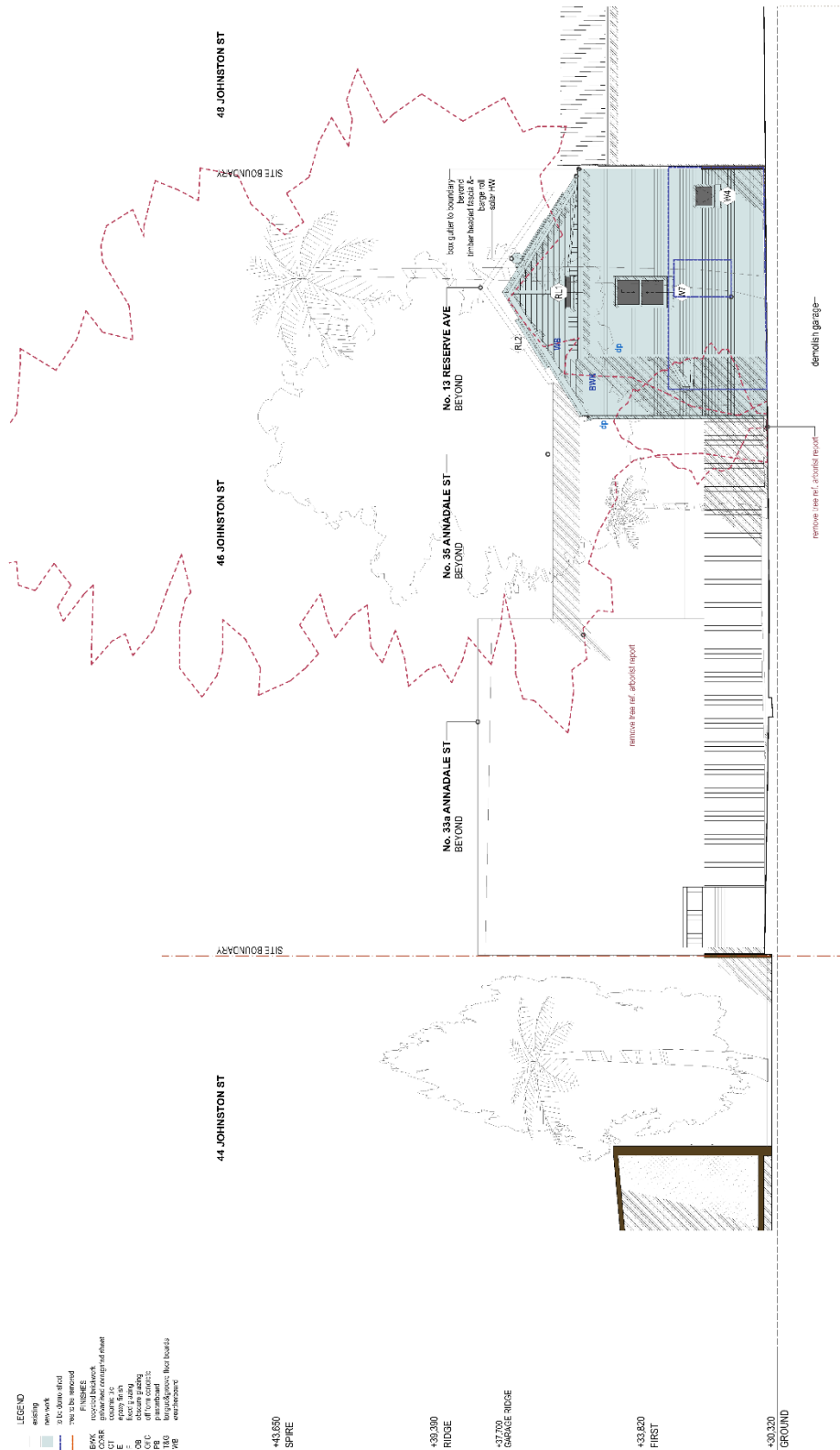
Oikos Architects
Ray Stevens
B. Arch (Hons) M Arch UNSW A.I.A., A.C.A.
NSW ARB No 44556
15 Elliott Street Balmain NSW 2041
E-mail: ray @oikos.com.au
Tel. (02) 9810 7854 Mob. 0411 455 689

Client: Rod Johnston & Lynda Coker
Project: ALTERATIONS & ADDITIONS TO
46 JOHNSTON STREET
ANNANDALE NSW

Scale: 1:100@A3; 1:50@A1
Date: 01/08/23
Drawing No: 2022/19/Amd. C/02.06
Plotted: 20/02/24

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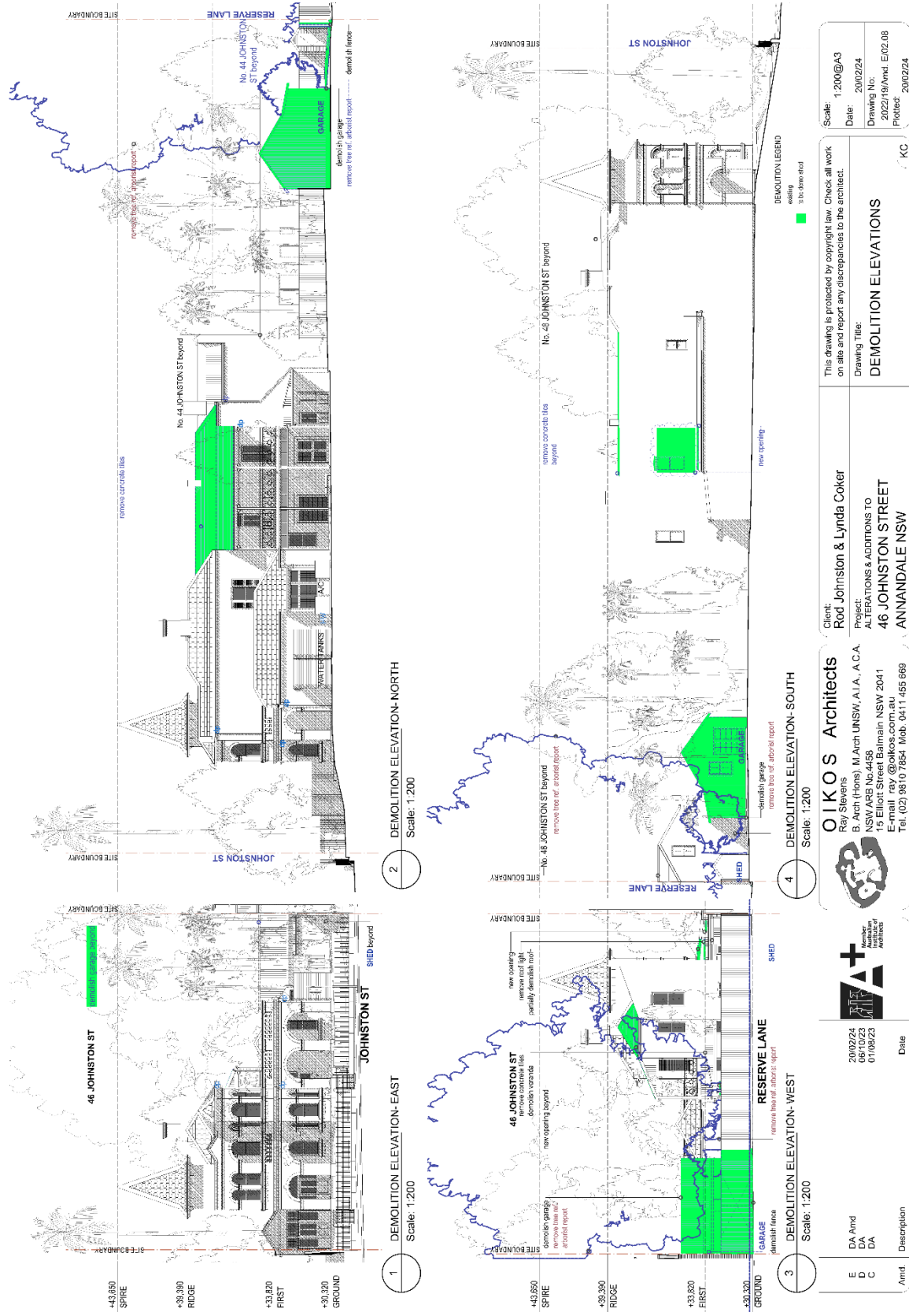
Drawing Title:
ELEVATIONS-RESERVE LANE
NORTH & SOUTH

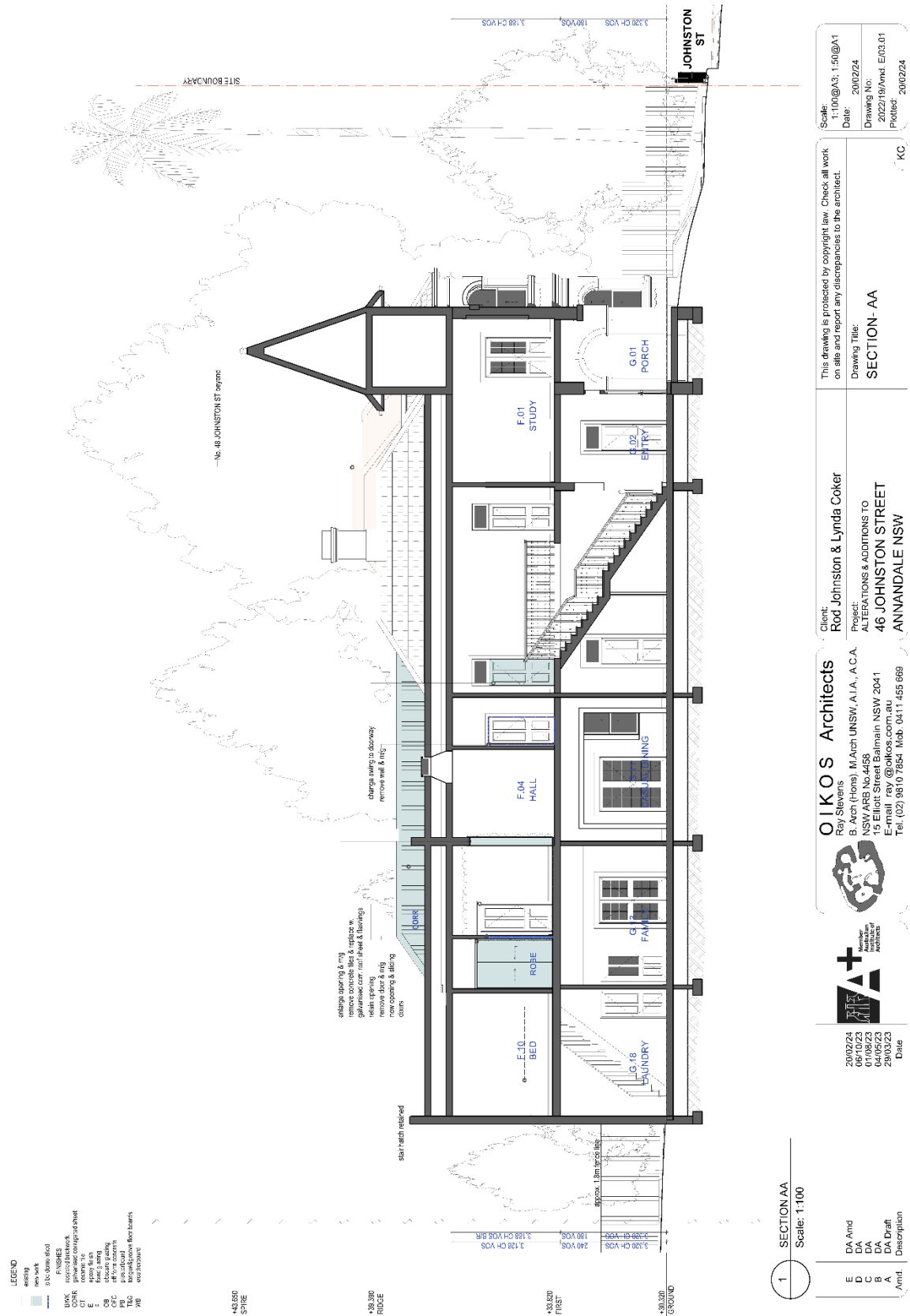


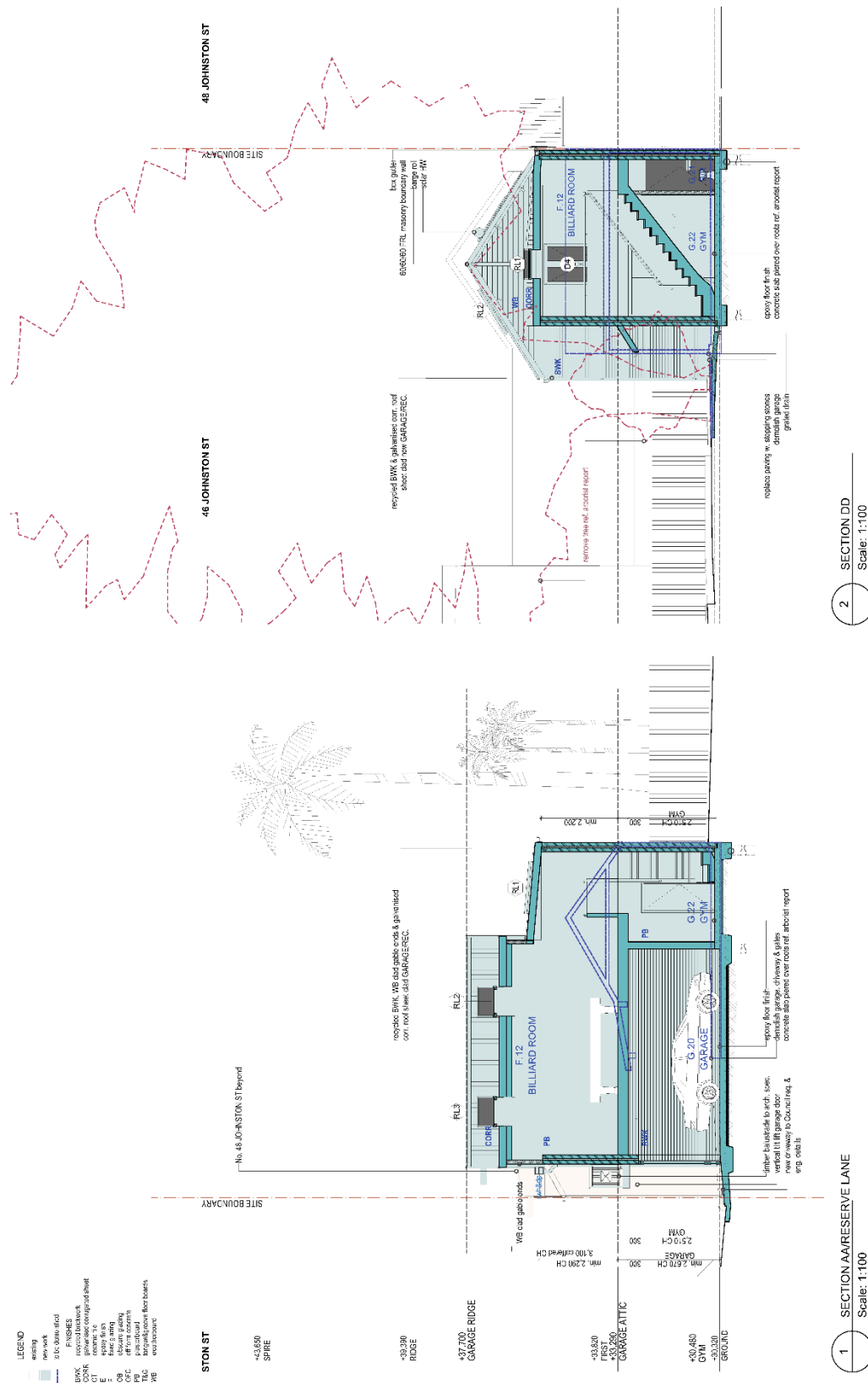
1 ELEVATION- EAST (Garage)
Scale: 1:100

<p>OIKOS Architects Ray Stevens B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A. NSW ARB No. 4493 10/05/23 Email: ray@oikos.com.au Tel: (02) 9810 7854 Mob: 0411 455 669</p>		<p>Client: Rod Johnston & Lynda Coker Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNADALE NSW</p>		<p>This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.</p>	
<p>01/09/23 01/09/23 29/03/23 Date</p>		<p>Scale: 1:100@A3; 1:50@A1 Date: 01/09/23 Drawing No: 2022/19/Amd. C02.07 Plotted: 29/03/24</p>		<p>Drawing Title: ELEVATION- EAST / GARAGE / KC</p>	

Document Set ID: 3829652
Version: 1, Version Date: 03/04/2024







Scale: 1:100@A3; 1:50@A1
Date: 01/08/23
Drawing No: 2022/19/Amd. C/03.02
Plotted: 20/02/24

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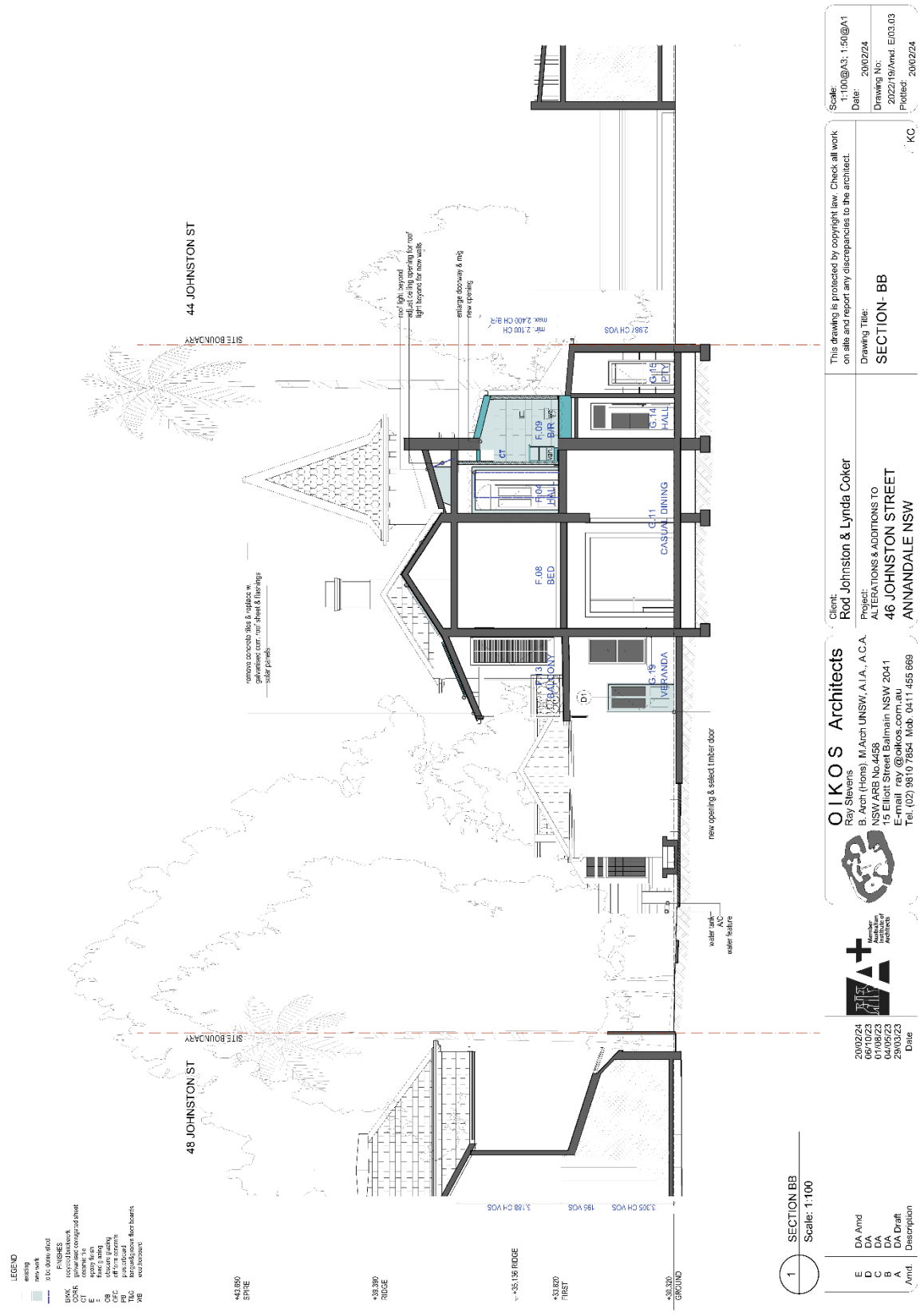
Client: **Rod Johnston & Lynda Coker**
Project: **ALTERATIONS & ADDITIONS TO
46 JOHNSTON STREET
ANNANDALE NSW**

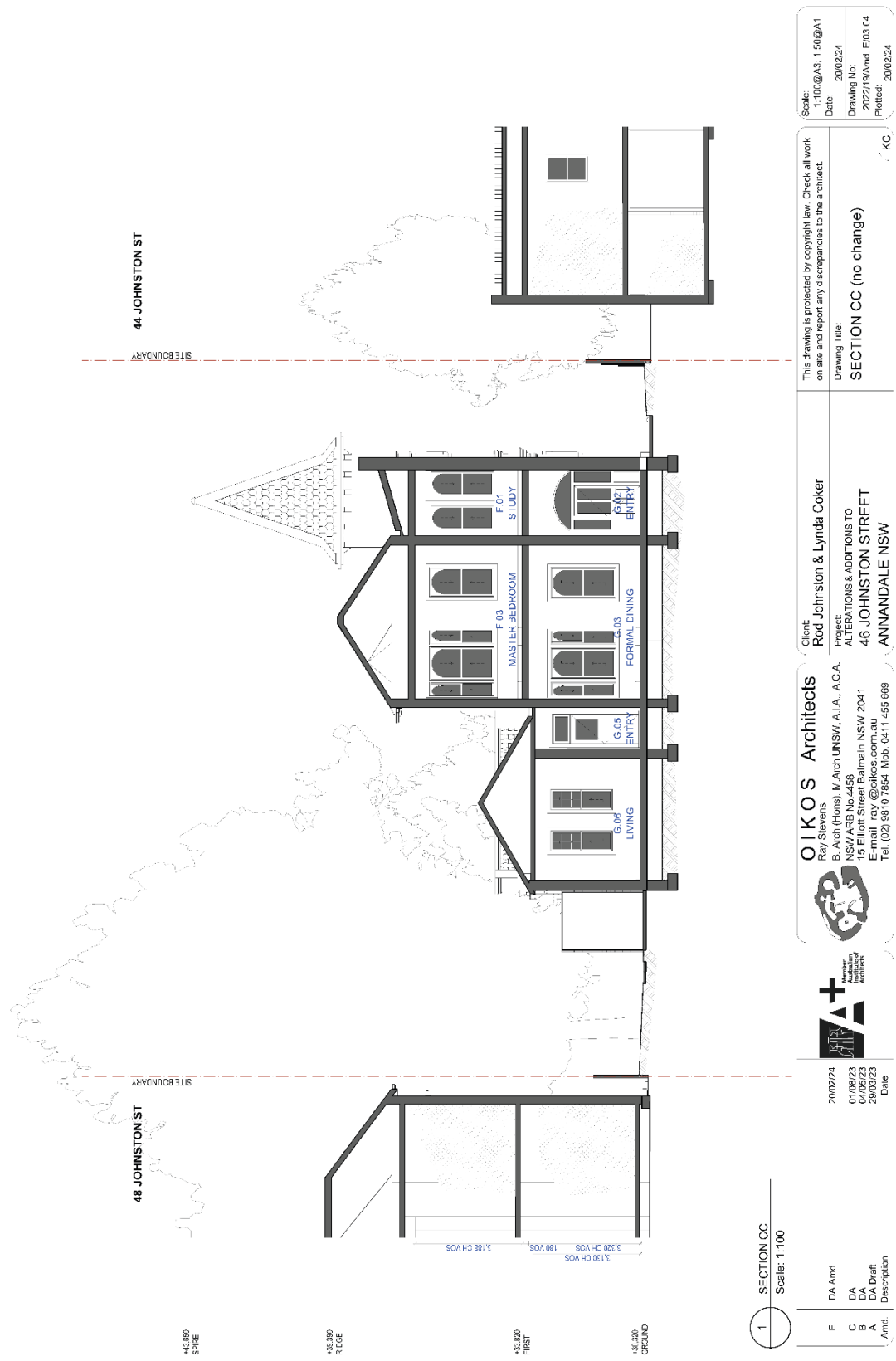
OIKOS Architects
Ray Stevens
B. Arch (Hons) M.Arch NSW, A.I.A., A.C.A.
NSW ARB No.4458
15 Elliott Street Balmain NSW 2041
E-mail ray@oikos.com.au
Tel. (02) 9810 7854 Mob. 0411 455 669

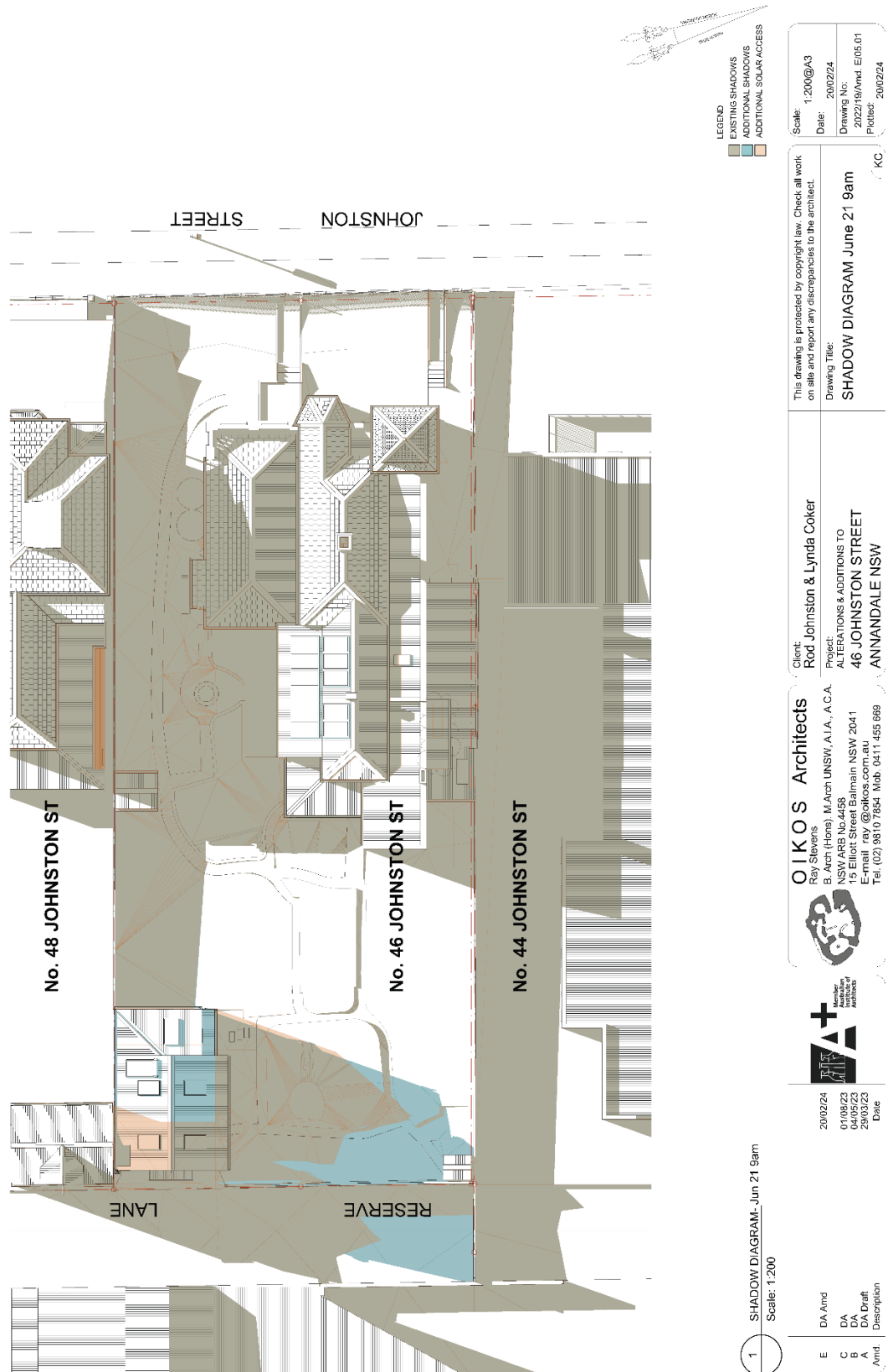
1/08/23
4/05/23
9/03/23
Date

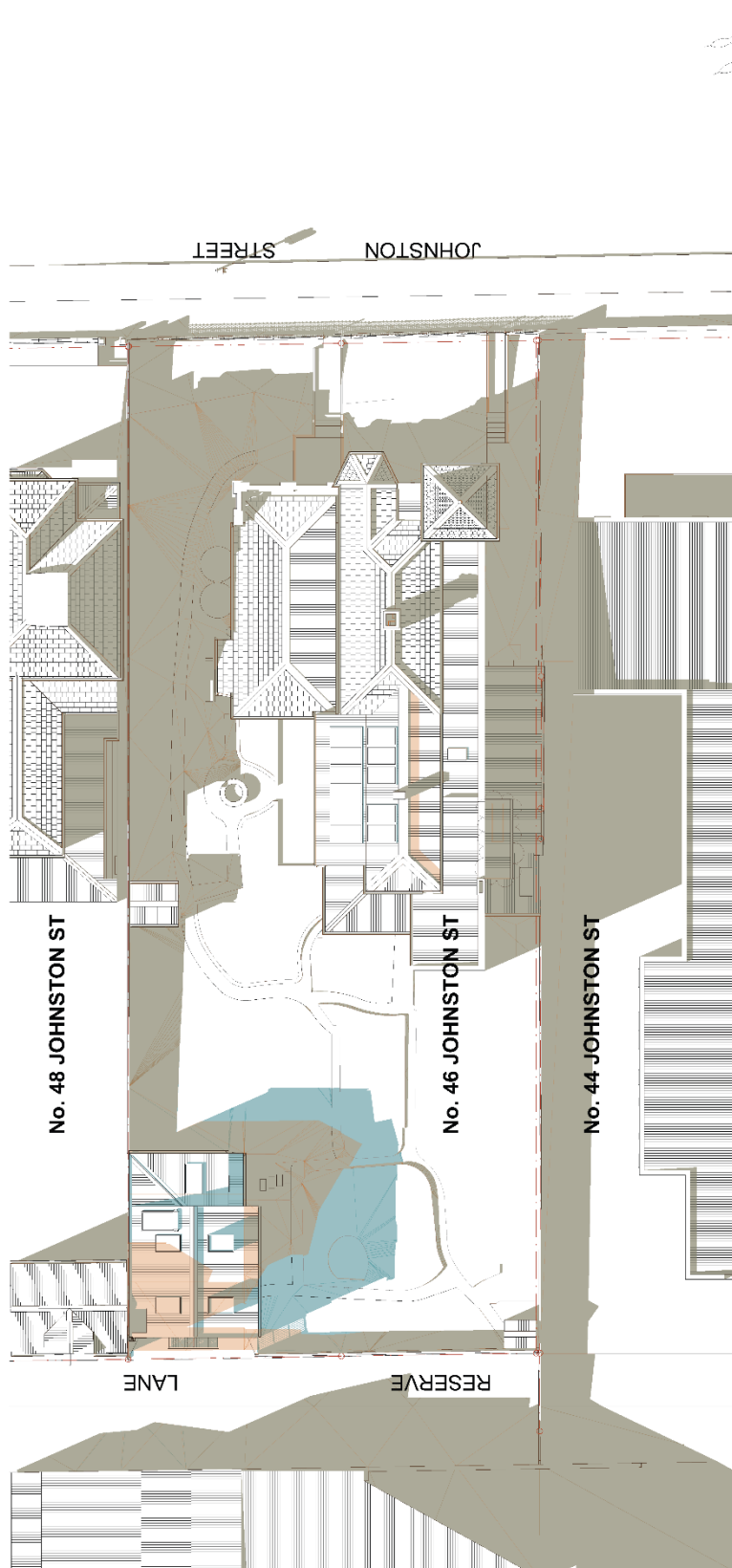
And.	DA	DA	DA	DA Draft	Description
C					
B					
A					
And.					

Document Set ID: 38826652
Version: 1, Version Date: 03/04/2024







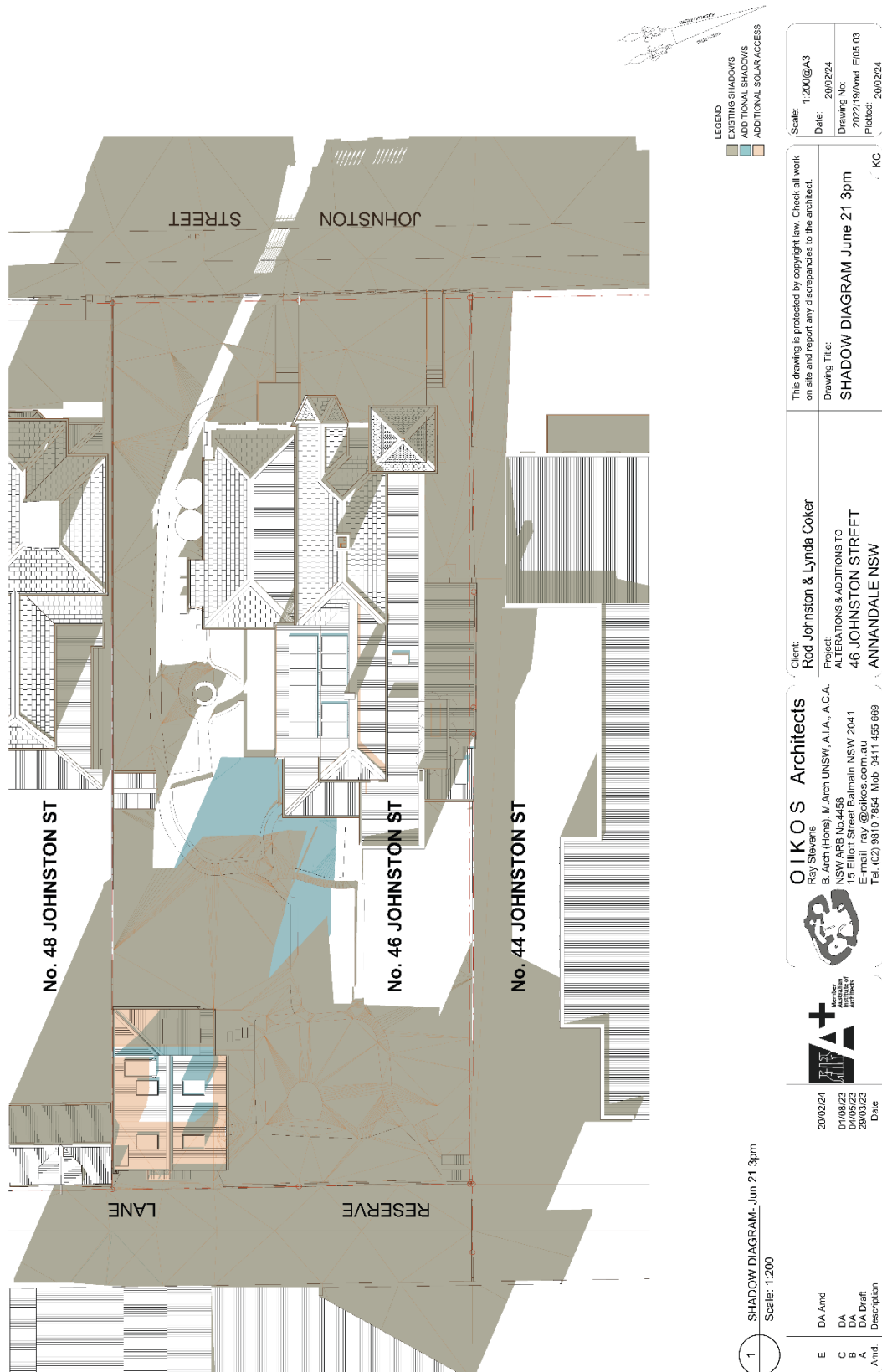


LEGEND
 EXISTING SHADOWS
 ADDITIONAL SHADOWS
 ADDITIONAL SOLAR ACCESS

1 SHADOW DIAGRAM - Jun 21 12 noon
 Scale: 1:200

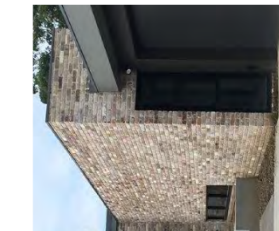
E	DA And	20/02/24	   <p>OIKOS Architects Ray Stevens B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A. NSW ARB No.4438 15 Elliott Street Balmain NSW 2041 E-mail ray @oikos.com.au Tel. (02) 9810 7854 Mob. 0411 455 669</p>	Client: Rod Johnston & Lynda Coker Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW	This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.	Drawing Title: SHADOW DIAGRAM June 21 12noon	Scale: 1:200@A3 Date: 20/02/24 Drawing No: 2022/19/And E/05.02 Plotted: 20/02/24
C	DA						
B	DA						
A	DA Draft						
And.	Description						

Document Set ID: 3829652
 Version: 1, Version Date: 03/04/2024





COLOUR PALETTE
per existing



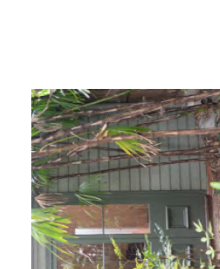
iii RECYCLED BRICKWORK



ii SALVAGED ROOFING, GUTTERS and DOWNPIPES



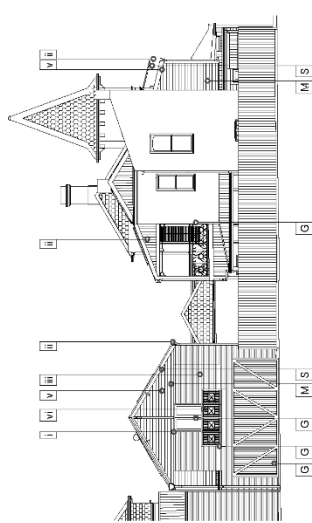
i TIMBER DOUBLE HUNG WINDOW and TIMBER DOORS



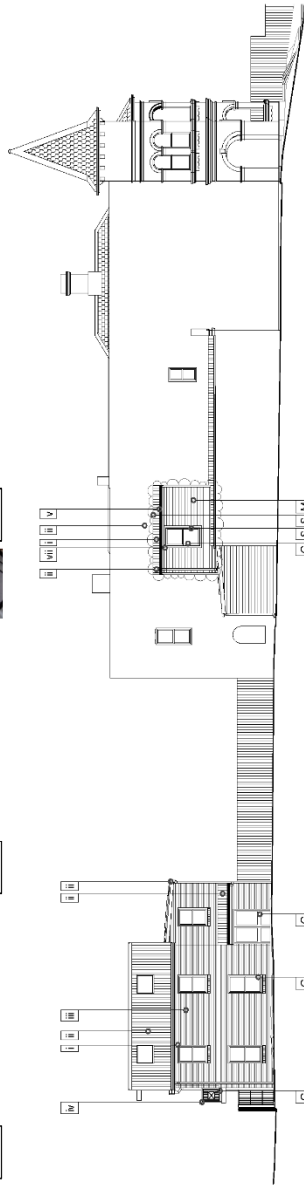
VII REUSE EXISTING WINDOW

VI TIMBER BALUSTRADE TO FUTURE DETAIL

V WEATHERBOARD PER EXISTING



2 ELEVATION- WEST FINISHES
Scale: 1:200



1 ELEVATION- SOUTH FINISHES
Scale: 1:200

Scale:	1:100@A3; 1:50@A1
Date:	20/02/24
Drawing No:	2022/19/Ann. E/06.02
Plotted:	20/02/24

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Drawing Title:	FINISHES SCHEDULE







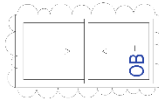

Client:	Rod Johnston & Lynda Coker
Project:	ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW



OIKOS Architects
Ray Stevens
B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A.
NSW ARB No.4458
10/05/2021
Email ray@oikos.com.au
Tel. (02) 9810 7854 Mob. 0411 455 669

20/02/24 08/10/23 01/08/23 04/05/23 29/03/23	Date
--	------

Amd.	Description
E	DA Amd
D	DA
C	DA
A	DA Draft

ID	Sill height	W x H Size	Area m2	To Room	Elevation	Orientation	Notes	ID	Sill height	W x H Size	Area m2	To Room	Elevation	Orientation	Notes
W1	800	850x1,700	1.45	G.20 GARAGE		South	Timber double hung window	W8	550	850x1,450	1.23	F.12 BILLIARD ROOM		South	Timber double hung window
W2	800	850x1,700	1.45	G.20 GARAGE		South	Timber double hung window	W9	550	850x1,450	1.23	F.12 BILLIARD ROOM		South	Timber double hung window
W4	1,800	650x600	0.39	G.21 BATHROOM		East	Timber top hung obscure glazed window	W10	550	850x1,450	1.23	F.12 BILLIARD ROOM		South	Timber double hung window
W6	34,180	900x1,750	1.58	F.09 BATHROOM		South	Timber double hung obscure glazed window-reuse existing, verify dimensions on site								
W7	0	850x1,450	1.23	F.12 BILLIARD ROOM		East	Timber double hung window								

OB

F

Note: All timber windows obscure glazing fixed sash

Scale: 1:50@A3

Date: 20/02/24

Drawing No: 2022/19/Amd E/06.03

Plotted: 20/02/24

Client: Rod Johnston & Lynda Coker

Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW

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Drawing Title: WINDOW SCHEDULE

DA Amd

C DA

B DA

A DA Draft

Amd Description

20/02/24

01/08/23

04/05/23

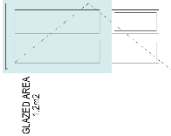
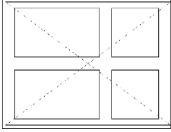
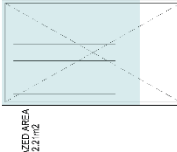
29/03/23



Date

Note: All timber windows obscure glazing faced east.

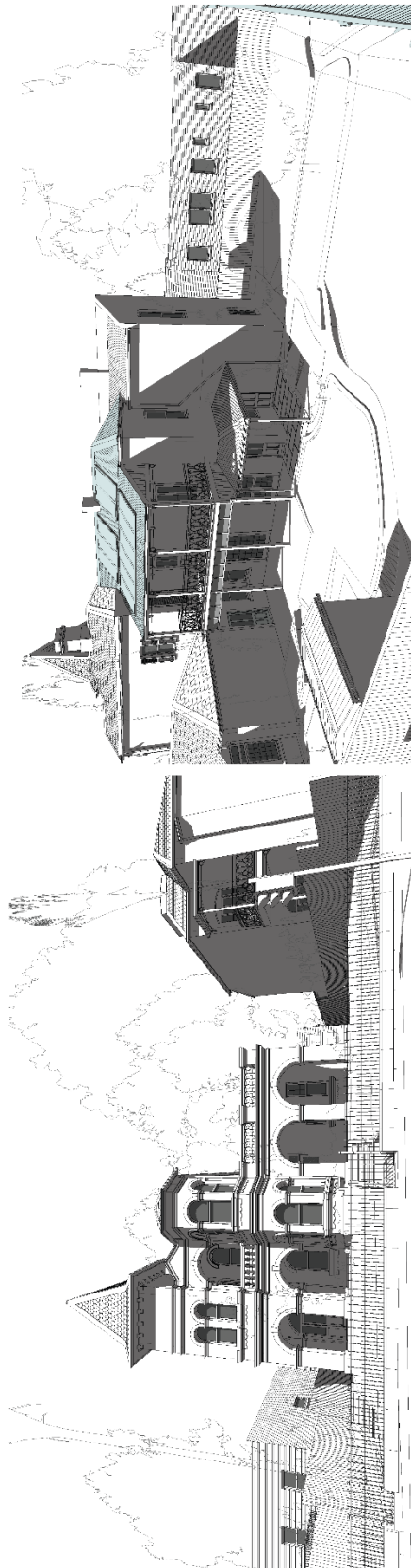
E	DA Amd	20/02/24	Client: Rod Johnston & Lynda Coker	This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.	Scale: 1:50@A3	Note: All timber windows obscure glazing faced east.
C	DA	01/09/23	Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW	Drawing Title: WINDOW SCHEDULE	Date: 20/02/24	
B	DA	01/09/23			Drawing No: 2022/19/Amd. E/06.03	
A	DA Draft	29/03/23			Plotted: 20/02/24	
Amd.	Description	Date				

Document Set ID: 3825952
Version: 1, Version Date: 03/04/2024

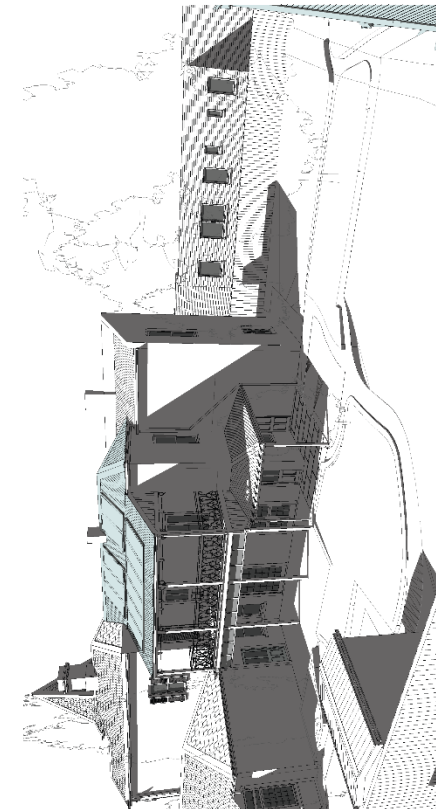
Door ID	Leat WxH	Opening WxH	Area m2	To room	Opening Side Elevation	Orientation	Notes
D1	820x2,040	900x2,080	1.87	G.09 ENTRY		West	Timber glazed door to arch. spec...
D2	1,520x2,040	1,600x2,080	3.33	G.22 GYM		South	Timber glazed door to arch. spec...
D4	1,220x2,190	1,300x2,200	2.86	F.12 BILLIARD ROOM		West	Timber glazed door to arch. spec...

C B A /and Description	DA DA DA Draft Date	01/09/23 01/09/23 29/03/23 Date	 	OIKOS Architects Ray Stevens B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A. NSW ARB No.4459 46 Johnston Street Eastliff, NSW 1585 Email: ray@oikos.com.au Tel: (02) 9810 7854 Mob: 0411 455 669	Client: Rod Johnston & Lynda Coker Project: ALTERATIONS & ADDITIONS TO 46 JOHNSTON STREET ANNANDALE NSW	This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.	Scale: 1:50@A3
							Date: 01/09/23 Drawing No: 2022/19/And. C06.04 Plotted: 29/03/24

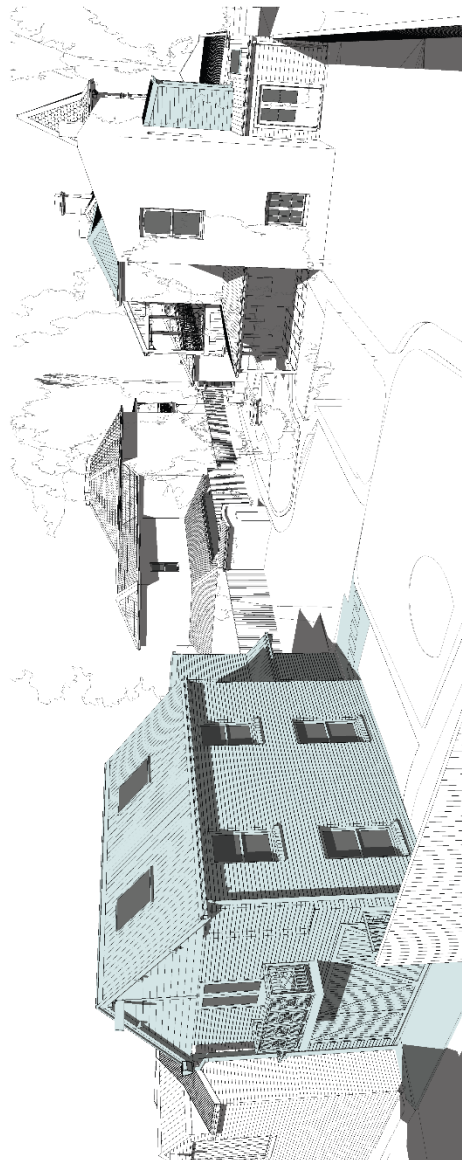
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Version: 1, Version Date: 03/04/2024



1 JOHNSTON ST PERSPECTIVE
Not to Scale



3 GARDEN PERSPECTIVE
Not to Scale



2 RESERVE LANE PERSPECTIVE
Not to Scale

LEGEND
existing
new
not shown

Scale:
1:100@A3; 1:50@A1
Date:
Work in Progress
Drawing No:
2022/19/Amend /08.01
Plotted:
23/02/24

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Client:
Rod Johnston & Lynda Coker
Project:
ALTERATIONS & ADDITIONS TO
46 JOHNSTON STREET
ANNANDALE NSW

OIKOS Architects
Ray Stevens
B. Arch (Hons), M.Arch UNSW, A.I.A., A.C.A.
NSW ARB No.4438
15/05/21
Email: ray@oikos.com.au
Tel: (02) 9810 7854 Mob: 0411 455 669



01/09/23
DA
23/03/23
Date

Document Set ID: 38259652
Version: 1, Version Date: 03/04/2024

Attachment C –Heritage Impact Statement



OIKOS architects

Ray Stevens B. Arch. (Hons), M. Arch., Ph.D. UNSW, A.J.A., A.C.A.
15 Elliott St. Balmain NSW 2041
NSW Architects Board Reg. No. 4458
Tel (02) 9810 7854 Mob. 0411 455 669
e-mail ray@oikos.com.au
www.oikos.com.au



Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to a Victorian Mansion at No. 46 Johnston Street Annandale

19th July 2023
Project No. 2022/19
For Rod Johnston & Lynda Coker

(Version 1.2)



oikos - (An. Greek) meaning domestic house or house hold also *oikonomia* meaning domestic management and **economy** (*oikos* house + *nomia* to manage), see also **ecology**



Document Set ID: 38826650
Version: 1, Version Date: 03/04/2024

Table of Contents

1.0 Introduction	2
1.1 Purpose of this Report	2
1.2 Author identification	2
1.3 Methodology of SOHI	2
1.4 Planning Instruments	2
1.5 Documentary Evidence	2
1.6 Acknowledgments	3
1.7 Report limitations	3
2.0 Background	3
3.0 Proposal	3
4.0 Site & Adjoining Building Description	4
5.0 History of No. 46 Johnston Street Annandale	5
5.1 The history of the site	5
5.2 Owners and occupants.	15
5.3 Historical Development	23
6.0 Physical & other documented evidence	23
6.1 Physical description of the house.	23
6.3 Previous Council approvals	24
7.0 Discussion on Available Material	26
7.1 The single house on two lots	26
7.2 The annex for the doctors surgery	26
7.3 The southern annex	26
7.4 The southern annex	27
7.5 Changes to the doctor's surgery	27
7.6 Similarity with No. 35 Johnstone Street	27
8.0 Statement of Heritage Significance	28
8.1 Discussion of Significance	28
9.0 Heritage Impact Statement	29
1.2 Discussion of impact of proposal	29
9.3 Table of assessment issues	30
10.0 Assessment	33
10.1 Leichhardt LEP 2022	33
10.2 DCP 2013	36
APPENDIX A: General images of the place & context.	40
APPENDIX B: Leichhardt Council Inventory Listing.	45

1.0 Introduction

1.1 Purpose of this Report

This combined Statement of Environmental Effects (SEE) and Heritage Impact Statement (HIS) is made to Inner West Council in support of a Development Application for alterations and additions to be carried out to a Grand Victorian Villa at No. 46 Johnston Street Annandale. The place is a scheduled item of heritage under the Inner West Council LEP 2022. This combined HIS & SEE is prepared on behalf of the new owners of the property, Dr Rod Johnston and Lynda Coker.

1.2 Author identification

This report has been prepared by Dr Ray Stevens B.Arch, (Hons.), M.Arch, PhD, AIA, ICOMOS, of Oikos Architects on behalf of the owner of the residence Dr Rod Johnston and Lynda Coker. Oikos Architects was established in 1996 and is on the NSW Heritage Office list of heritage consultants.

1.3 Methodology of SOHI

The general principles established by the NSW Heritage Office in the NSW Heritage Manual have been adopted in the preparation of the SOHI component of this submission including:-

- *The Burra Charter*,
- *Assessing Heritage Significance* (2001),
- *Statement of Heritage Impact* (2001).

1.4 Planning Instruments

A requirement for lodgement of a Development Application under the LEP 2022 is that a Heritage Impact Statement be included. Part 5.10 (5) states that;

(5) *Heritage assessment*

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

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

1.5 Documentary Evidence

The following sources have been used in the preparation of this SEE and HIS:-

General references;

- Max Solling and Peter Reynolds, *Leichhardt: On the Margins of the City* (St Leonards: Allen & Unwin, 1997).
- Richard Apperly, Robert Irving & Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture*. (Sydney: Angus & Robertson, 1994).
- Inventory Listings for 46 Johnston Street Annandale, Department of Planning & Environment: Heritage NSW.
- Graham Brooks & Associates Pty Ltd, *Heritage Impact Statement for 42 Johnston Street Annandale*, 2011.
- Joan Lawrance & Catherine Warne, *Pictorial History: Balmain to Glebe* (Alexandria, Kingsclear Books, 2009).

- Clive Lucas, Stapleton & Partners, Pty Ltd, Heritage Impact Statement for 46 Johnston Street, Annandale, N.S.W.-Proposed Laundry Rebuilding, 1995.
- *Annandale on the Web*, community base web site at: <https://ramin.com.au/annandale/story3-1.shtml>.

Newspapers & Blogs;

- Various, refer to specific listings.

Planning Documents;

- Inner West council Local Environmental Plan 2022.
- Leichhardt Development Control Plan 2013.
- NSW Heritage Office: *Statement of Heritage Impact*.
- NSW Heritage Manual: *Assessing Heritage Significance Guidelines*.

1.6 Acknowledgments

The following individuals and organisations are gratefully acknowledged for their assistance in preparation of this document.

- Inner West Council records unit.
- State Library of NSW.

1.7 Report limitations

This report is limited to the investigation of the European history of the site from inspection of the existing building, available documentation and its interpretation. Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric of the premises. No Archaeological assessment of the subject site has been carried out and is outside of the scope of this report.

2.0 Background

The premises at No. 46 Johnston Street have been relatively maintained over the years notwithstanding some rather bizarre configurations of various rooms and bathrooms. The gardens have been well established and maintained. The rear garage however has deteriorated to the point it needs major work or replacement. The new owners Dr Rod Johnston and Lynda Coker have recently purchased the place and intend to make it their family home by making what is considered relatively minor changes and additions to suit their particular family and working from home requirements.

3.0 Proposal

The proposed new works include:

Ground floor

- 3.1 Alterations to the side residential annex known as 45A Johnstone Street including relocation of the bathroom to allow reinstate of the front room to its original proportions.
- 3.2 Demolition of old garage and construction of new garage, gym and loft billiard room come studio.

1st floor

- 3.3 Conversion of Bedroom 2 (F.05) into a dressing room and ensuite bathroom.
- 3.4 Reconfiguration of bathroom (F.07), hallway (F.09) and toilet (F.10).
- 3.5 Extending to the side for a new bathroom and ensuite bathroom as a 'pod addition'.

External

- 3.6 Replace concrete tiles to rear roof with galvanised corrugated roofing and installation of solar panels.

4.0 Site & Adjoining Building Description

The subject site is known as No. 46 and 46A Johnston Street Annandale and has been historically known as both Narellan originally and then later, *Wallscourt*. The title comprises three lots, Lot 7 of DP 911926 and Lot 8 of DP 998 being the main parcel but there is a very narrow lot 1 of DP 973769 approximately 120 mm wide. The site is midway between Albion Street and Reserve Street on the western side of Johnston Street and opposite Annandale Public School. The site is a regularly shaped lot with a frontage width across the two lots of 21.2 m onto Johnston Street having a depth of 18.29 m. The area of the site is 1110 m². The site is orientated East/West.

There is a modest change in level of about 900 mm falling from the rear toward Johnston Street. The premises are built to the boundary on the southern side and about 4.2m from the northern boundary. The house is set back about 7.2 m from the front boundary. The site has rear access to Reserve Avenue which terminates in line with the southern boundary. There is a timber and metal garage in poor condition in the northwestern corner of the site that allows car access from the lane. There are multiple trees on the site and extensive gardens.



Image 2
Location plan for
No.46 Johnston
Street Annandale
shown in yellow and
edged in red
(Courtesy of Six
Maps).

Image 3
Aerial view of No.
46 Johnston
Street Annandale
indicated with a
red arrow
(Courtesy of Six
Maps).



Image 4
A closer view of
No. 46 Johnston
Street Annandale
indicated with a
red arrow
(Courtesy of Six
Maps)



To the south of the subject property is a block of two storey units built around 1970 with ground floor garages at No. 44 Johnston Street. To the north is a two storey grand Victorian freestanding house. The site extends the same depth as the subject property and had a rear stables building. Opposite the site across the broad expanse of Johnston Street is Annandale Public School. At the rear of the site across Reserve Lane is a two storey converted industrial building and to the south of that a row of modern townhouses.

5.0 History of No. 46 Johnston Street Annandale

5.1 The history of the site

According to the Inner West Council LEP 2022 the place is a scheduled item of Heritage Inventory. However under the Listing for *Wallscourt* for 46 Johnston Street Annandale, the item is listed as No. 143.¹ Notwithstanding The Leichhardt Heritage Review Stage 2 details:

¹ Inventory Listing No. 143 included in Appendix B.

George Johnston, a marine officer of the First Fleet, received a grant of 290 acres on the northern side of Parramatta Road in 1799, an area now known as Annandale, named after Johnston's home town in Dumfriesshire, Scotland where he was born in 1764. Annandale House, designed in the Georgian style, was occupied by the Johnston family from 1800, and despite development closing in on all sides, their Annandale estate remained intact until 1876.

The first subdivision of 1876 reveals a grid of streets and allotments covering the land bounded by Parramatta Road, Johnston, Collins and Nelson Streets. Robert Johnston transferred this portion to his son, George Horatio, in June 1876 who sold off 75 lots to John Young, who then purchased the remainder of the estate for 121,000 pounds in October 1877. Young then sold the land to the Sydney Freehold Land and Building Investment Co Ltd, which he formed in 1878 to subdivide and sell the 280 acre estate. Building contractor and entrepreneur John Young, the company's chairman for the rest of its life, and its second largest shareholder, left an indelible impression on Annandale's development.

Other directors of the company were politicians Samuel Gray and Robert Wisdom, developers John North and A W Gillies, soap and candle manufacturer W A Hutchinson and Henry Hudson. Architect and surveyor Ferdinand Reuss junior won a prize of 150 pounds offered by the company for the best design for the subdivisional layout for Annandale and designed many of the houses. Reuss widened Johnston Street, a major design feature which followed the spine of the ridge from 66ft to 100ft and the topography of the estate encouraged the symmetrical street grid pattern.

Annandale Street, 80 feet wide, almost rivalled Johnston Street, but its opposite number, Trafalgar Street, retained the 66ft width determined by the 1876 plan. On the western side, Young Street matched the 66ft wide Nelson Street, which for topographical reasons terminated at Booth Street. The four cross-streets, Collins, Booth, Piper and Rose Streets were also 66ft wide. The centrepiece of the plan was an open space at the junction of Johnston and Piper Streets, which became Hinsby Reserve. The plan also featured two other large reserves and six smaller ones. The company's original policy of 'no back lanes' was an enlightened planning policy: access for night soil collection was to be by side passage from the front street. Terrace housing was therefore not part of their plans, indicating that they were aiming for a middle class market. Even the lesser streets were 50ft wide, still above the standard widths of other suburban streets.

The majority of the building lots were generous, directed again to a middle class market: 66ft frontages with depths of about 90ft, ideal for freestanding houses. Most of the allotments sold up to 1881 were in Johnston and Annandale Streets. Allotments on the slopes above the creeks were largely ignored. Though extension of the tram track along Parramatta Road reached the junction of Annandale's main artery in 1883, the track was not built along Johnston Street. Land sales were sluggish and in 1882 the company was forced to revise its original policy on lot sizes. Though Johnston and Annandale Streets remained typical of the kind of middle class suburb the company originally envisaged, elsewhere a proliferation of small lots were created by resubdivisions. The company began with land on the creek slopes near Parramatta Road, re-subdividing sections 26 and 30 (creating Mayes Street), 34 (Ferris Street) and 37 on the western side, and eastern sections 28 and 33. The smaller lots did attract working class buyers, largely missing before 1882.

Between 1884 and 1886 more sections were resubdivided, increasing the number of sales up to 1889. Section 25, creating Alfred Street, and 35 were resubdivided, and sections 9–11 and 16–19 were halved to create sections 50 and 56 (along the banks of Whites Creek). The company undertook further resubdivisions in 1887 and 1888 involving sections 13, 21, 22, 24, 29, 39 and 40. As land sales reached their peak Annandale ratepayers began petitioning to secede from Leichhardt Council and incorporate the new Borough of Annandale which occurred in 1894. Between 1894 and 1930 Annandale Council was filled with self-employed local businessmen, timber merchants, builders and contractors, printers, grocers, butchers and a long serving carrier. They provided social leadership in their community. Many of the builders of the suburb's physical fabric possessed local addresses. The number of Annandale's builders and contractors rose from one in 1884 to fourteen in 1886 to seventeen in 1889. Apart from John Young, a partnership

comprising John Wise, Herbert Bartrop and John Rawson was especially active in 1881/2, making twenty-five separate purchases. Other prominent local builders of Annandale's houses were Robert Shannon, William Nicholls, William Baker, Albert Packer, Owen Ridge, George McDonald, George Bates, Hans Christensen, Cornelius Gorton, William Wells and Phillip Newland. The Sydney Freehold Land and Building Investment Co Ltd, after thirty eight years of having a controlling interest in Annandale, went into liquidation in 1916. The remaining unsold lots which were, in the main, located at the suburb's northern end, were bought by the Intercolonial Investment Land and Building Co Ltd. Annandale's last major land sales began in 1909 when Young's Kentville Estate was subdivided into ninety allotments.

By 1893, of Annandale's 1,189 residences, 906 were constructed of brick and 250 of weatherboard. The whole process of building up the streets of Annandale stretched over a long time. At the 1901 census there were 1,729 houses increasing to 2,363 by 1911 and reaching 2,825 in 1921. Annandale had 3,265 residences at the 1947 census. The bubonic plague first appeared in The Rocks in 1901, and led to quarantine areas in Glebe and other inner areas. It affected attitudes to inner city/suburban housing, so that by 1910 those who could afford to were moving out, particularly to the railway suburbs. Inner suburban areas such as Annandale began to be seen as slums. It was at this time, and particularly after World War I, that industry began to appear in peripheral areas, along Johnstons and Whites creeks and in the swampy head of Rozelle Bay (later to be reclaimed). John Young, with architectural and engineering experience in England including as superintendent for Crystal Palace, purchased the North Annandale land, established the Sydney Freehold Land & Building Investment Co to lay out the subdivision and finance the residential building. The subdivision in the 1870s was premature, forcing the company to resubdivide many of the large 'villa' allotments along Annandale Street and Trafalgar Street for smaller scale housing attracting working class residents. Johnston Street for the most part still exhibits the single villa ideals envisaged by the company for the three main streets.²



Image 4

A three panel watercolour painting by Samuel Elyard of Captain Johnston's Estate, Annandale, c.1877.³

The early sales plans did not take into account service for night soil of the lots and assumed front access for that service (Image 5). The later upgraded *Plan of the Municipality of North Annandale*, for The Property of the Sydney Freehold Land Building & Investment Co. Ltd of 1893(?) is shown below as Image 6 with detail of the lot of the subject site contained in Section 36 in Image 7. At this time various service lanes had been introduced, smaller lots had been created and the original lot numbers had to be changed. The plan was prepared by Higginbotham & Robinson, the well known publishers and lithographers in late nineteenth century Sydney. The lots were offered as Torrens titled lots.

² Godden Mackay Logan, Heritage Consultants; Leichhardt Heritage Review:-Stage 2, January 2004

³ Courtesy of the State Library of NSW. Preservation File Identifier, FL3259946/FL3259951. <https://collection.slnsw.gov.au/record/16A1vBqn/v72B33GpAwppp>.



Image 5

Early sales plan for North Annandale c. 1890(?).⁴ The subject site is indicated with a red arrow as Lot 14.

⁴ Courtesy of the National Library of Australia. Bib ID 391520. <https://nla.gov.au/nla.obj-230069616/view>.

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023

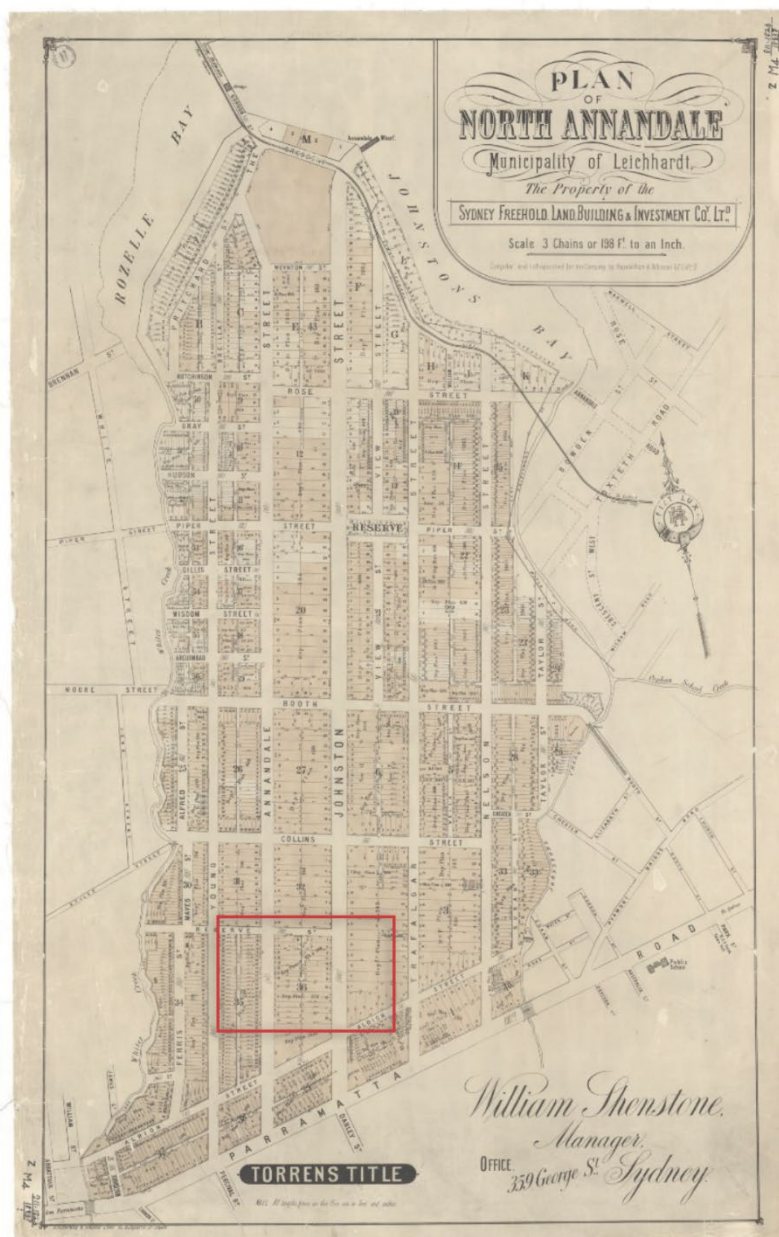


Image 6

Plan of the Municipality of North Annandale, for The Property of the Sydney Freehold Land Building & Investment Co. Ltd of 1893(?).⁵

⁵ Courtesy of the State Library of NSW, SLNSW_FL16620269.jpg.

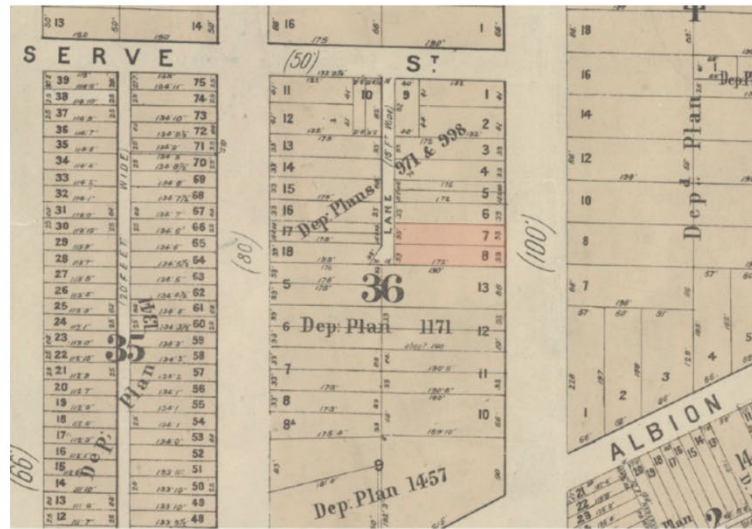


Image 7

Detail of part plan above. The subject site is located as Lots 7 & 8 of Section 36 outlined and filled in red.

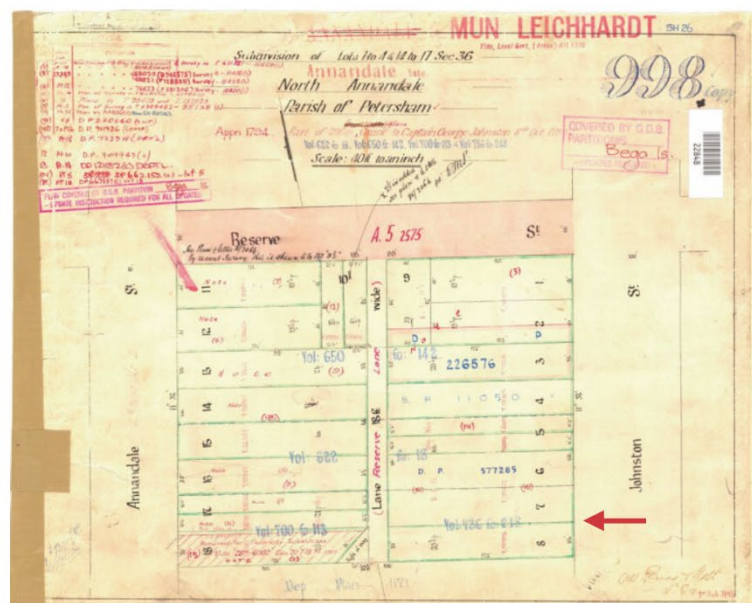


Image 8

Subdivision plan for lots 1-4 & 14-17 of Section 36. The subject site is lots 7 & 8 of Section 36 indicated with a red arrow.⁶

⁶ LRS, DP 998.

[illegible]

⁷ LRS, Vol. 361, Fol. 148.

Construction of large Victorian mansions and villas progresses in an ad hoc way along Johnston Street. No.46 Johnston Street was built in 1892, by Q. McGill, builders on one of the two lots which formed the site.⁸ By this time the lot had been subdivided and the rear lane was introduced (Image 10, 11 & 12).



Image 10

Johnston Street Annandale c. 1880.⁹ The photograph is taken at the corner with Albion Street. The first few lots are vacant. The first house is likely on the site of 34 Johnston Street now demolished to allow a four storey block of units (1.). The next lot along is a vacant lot, on which will be constructed a grand Victorian villa at 36 Johnston Street (2.). Next is a pair of terrace houses with flanking towers at 38 and 40 Johnston Street. A timber single storey cottage is shown on the site of 42/44 Johnston Street (4). We find that on the site of 46 Johnston Street it is yet to be constructed (5).



Image 11

Johnston Street Annandale today
from about the same angle.

⁸ Statement of Environmental Heritage Impact provided by Clive Lucas, Stapleton & Partners Pty Ltd, prepared by John Outram, 14th June 1995, in regard to a development application DA 241/95.

⁹ Courtesy of the State Library of NSW. <https://collection.slnsw.gov.au/record/nX6ONA6Y/z08vyVXZzFXgB>.

Image 12

View looking south along Johnston Street, c.1888.

The North Annandale Hotel in its original form with street verandahs is on the corner of Booth Street. The post office on the opposite corner is not yet built.¹⁰



Image 13

A similar view but closer to the Booth Street corner. The Hunter Baillie Memorial Presbyterian Church on the corner of Collins Street and the Post Office at this time have been constructed. c. 1890(?).¹¹



The development of Inner City suburbs including Annandale was documented as part of the Sydney Water Metropolitan Series (SWMS) of drawings, of development prior to the provision of the sewer system. A house is shown on the subject site and is included in on the Leichhardt Sheet 15 of 1893 (Image 14 & 15))

¹⁰ Courtesy of the State Library of NSW, http://library.sydneylivingmuseums.com.au/images_linked/36372/JohnstonStreet_2.jpg.

¹¹ Unattributed photograph on cover of Annandale 2036 Facebook page, <https://www.facebook.com/groups/annandale2036>.

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023

Image 14
Sydney Water Metropolitan
Series of drawings Sheet 16,
dated, 1895.

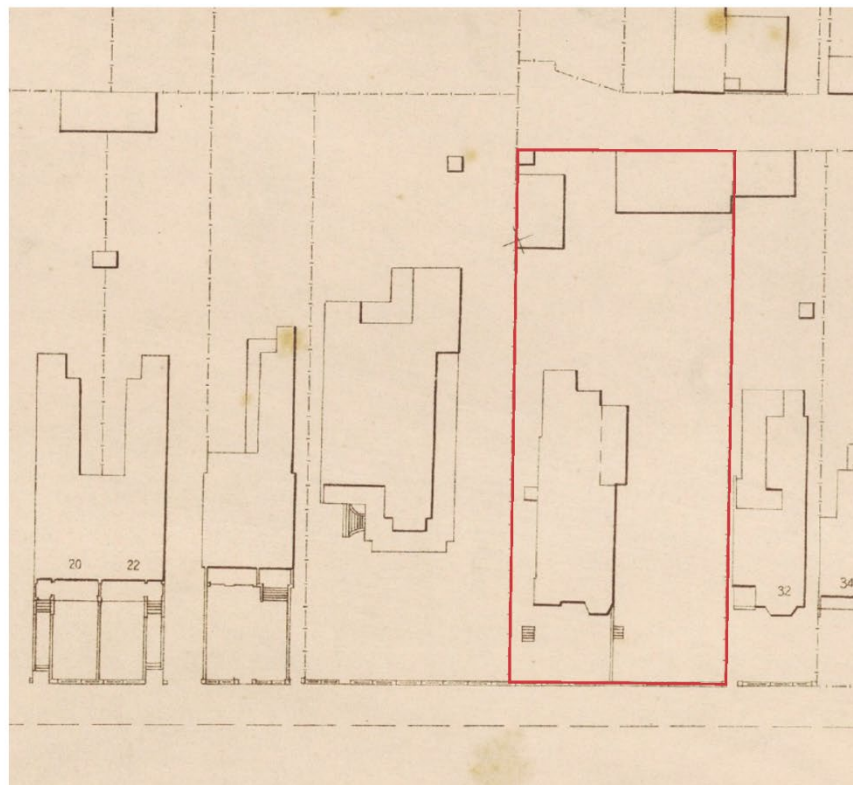


Image 15
Enlargement of the Sydney Water Metropolitan Series of drawings Map 16, 1895. No 46 Johnston Street is outlined in red.

The Sydney Water sewer diagram plans often show a wealth of information particularly when they have not been updated. The sewer diagram for No. 46 Johnston Street is a good case in point. The original house is shown as it would have been around 1892. The future additions to extend the house at the north and south are not shown at this time. There are two structures and a water closet (WC) on the rear boundary facing Reserve Lane.

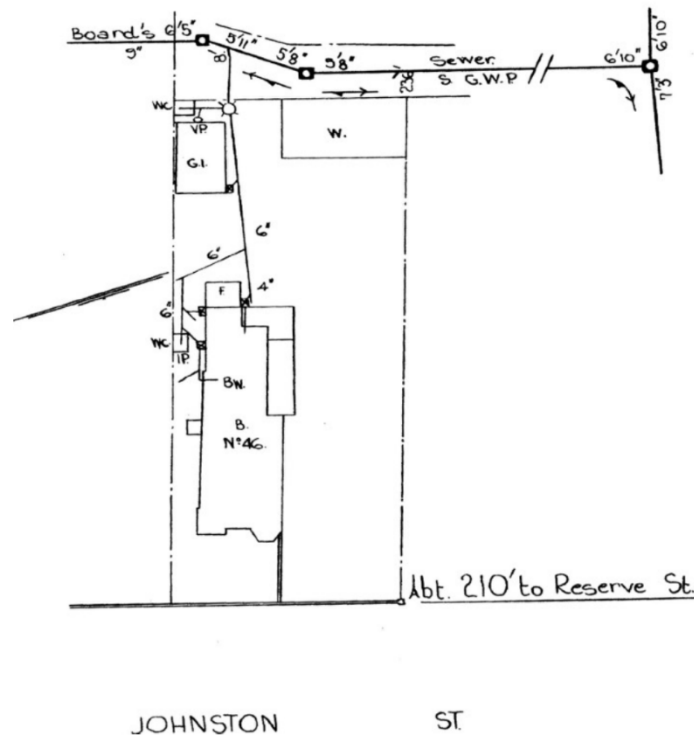


Image 16

Part plan of the Sydney Water sewer diagram that shows the original footprint of the villa that is consistent with the Sydney Water Metropolitan Series of drawings above.

5.2 Owners and occupants.

The Sands Directories (SD) provide a wealth of information on the residents of Sydney largely on a street by street basis. While being an important resource, they do present difficulties in interpretation of information, particularly in the earlier additions. Apart from typographical errors, early colonial Sydney did not have street numbers. In Annandale, numbered houses appeared relatively early. However, many street numbering arrangements have changed over the years with lots being subdivided, making it difficult to track occupants. The following table has been compiled from the Sands Directories for No. 46 Johnston Street in its earliest phase. If a year is not listed it remains the same as the previous year above.

Listings within the Sands Directories for 46 Johnston Street Annandale¹²

Year	SD Street # or House Name	Resident/occupants	Trade/ profession	Notes
1893	unnumbered 'Narellan'	Quinton McGill	Contractor	Annanadale listed under Leichhardt
1896	unnumbered	Quinton McGill	Contractor	Numbers are sporadic with many houses unnumbered from Albion Street
1897	unnumbered	Quinton McGill	Contractor	Determined as the 12th house from Albion Street
1899	28	Michael Moran		Number corresponds to 10th house from Reserve St.
1904	28	Michael Moran		Number corresponds to 10th house from Reserve St.
1909	46	Michael Moran		Numbers revised with houses south of Albion St included.
1911	46	Michael Moran		Numbers revised with houses south of Albion St included.
1913	46	Michael Moran		
1914	46	Herbert Field		
1914	46	James Wilson		
1915	46	Herbert Field		
1918	46	Frederick John Andrews		
1919	46	Frederick John Andrews		
1920	44	F. W. Blake Greaves		
1920	46	F. G. Nicholls		
1922	46	F. W. Blake Greaves	Physician & surgeon	
1923	46	F. W. Blake Greaves	Physician & surgeon	
1924	46	Stanley Lehaister		
1925	46	F. W. Blake Greaves		
1930	46	F. W. Blake Greaves	Physician & surgeon	
1931	(40)	N. I. Letter	Physician & surgeon	An error as No. 40 is located between 44-48.
1932	(40)	N. I. Letter	Physician & surgeon	An error as No. 40 is located between 44-48.

¹² The Sands Directories were published from around 1865 but are not available on line. Also their listing is not entirely reliable and is more problematic in researching than actual titles searches in the years prior to 1880.

Due to the numerous changes to street numbering it is hard to be conclusive but by 1920 a Dr. F. W. Blake Greaves appears at No. 44 Johnston St but is likely an error as by 1922 onward Dr. Blake Greaves is consistently listed at No. 46.

Quinton McGill

Mr Quintin McGill is the likely owner and builder of the villa and the earliest indication is the place was called 'Narellan'. Quinton McGill married Margaret Ellen Buckle in 1883 in Sydney, New South Wales, Australia. They had one son during their marriage also called Quintin McGill and at least one daughter, Katie. It appears McGill suffered some major financial problems around 1897/98 after completing the house that resulted in the house and the entire contents having to be sold. The description of the house is as a 'Gentleman's Mansion' complete with 'Grand Baronial Dining Room'. The associated art china and furniture was not what one would expect from a Scottish builder. The house eventually sold at auction by Messrs. W. Pritchard and Son for £1,400 in December 1897.¹³

It is curious the mansion and effects was under instruction from Mr Frank (Francis) Buckle Esq.. Buckle joined the merchant navy at age 14 and went to sea. He arrived in Australia in 1851, serving on board the ship *Gratitude*. He left the merchant navy to go off to the goldfields at Forest Creek, Ovens and Bendigo. In Sydney Buckle became a timber merchant, lighter-man (barge operator) and steamboat proprietor. From 1870, he was living at Dunskey House in Union Street. He had extensive shipping interests in Pyrmont and Balmain. Buckle was elected unopposed as Alderman for Denison Ward in 1884 and 1888, serving from 1 December 1884 to 6 December 1900.¹⁴ His daughter Margaret Ellen Buckle married McGill.

What led to Quintin's father-in-law taking such action is far from clear but it seems Quintin around that time 'did a runner' or something more nefarious happened, resulting in a notice in the New South Wales Police Gazette and Weekly Record of Crime Wed 19 Oct 1898.

*Missing since the 4th instant from his home Gipps-street, Pyrmont, and last seen at Newcastle on the 6th instant, Quinton McGill, about 44 years of age, fair hair, sandy moustache, fresh complexion, medium build, 5 feet 7 or 8 inches high; dressed in brown suit and brown soft hat; a builder and contractor. Information to Alderman Buckle, Pyrmont.*¹⁵

**TO-MORROW,
TUESDAY, 18th FEBRUARY,
at 11 a.m.**

IMPORTANT AUCTIONEER'S ANNOUNCEMENT
to
LADIES and GENTLEMEN
Furnishing in Good Taste,
ART CHINA CONNOISSEURS,
and the General Public.

GREAT UNRESERVED SALE
by Public Auction
at the
COMMODIOUS AUCTION ROOMS
Messrs. **WALTER BRADLEY and CO.,**
204 GEORGE-STREET,
between G.P.O. and Hunter-street,
of the
COMPLETE HOUSEHOLD FURNISHINGS
of a Gentleman's Mansion.

Under positive instructions to sell from
FRANK BUCKLE, Esq., Jun.

Removed from
**NARELLAN, JOHNSTON-STREET,
ANNANDALE,**
the residence of
QUINTIN MCGILL, Esq.,
Builder and Contractor.

The Auctioneers can confidently recommend the Furnish-
ing Public to inspect these
VERY VALUABLE APPOINTMENTS,
the
WHOLE of the WORKMANSHIP and FINISH
being of the very best, particularly in the
GRAND BARONIAL DINING-ROOM
and **BEDROOM FURNITURE.**

The
CHOICE ASSORTMENT of TABLE PLATE
principally manufactured by
MARTIN HALL, DIXON and SONS, ELKINGTON,
and other first-class Sheffield Makers.

The
DRAWING-ROOM and LIBRARY FURNITURE
will also be found of exceptional quality,
and the
VARIED ASSORTMENT of DECORATIVE ART CHINA
for the embellishment of the Boudoir and Drawing-
room embraces some very Choice Examples of Doulton
Ware, Royal Worcester Dresden, and Continental
Gems.

A
FEW OF THE MOST IMPORTANT LOTS
and a
LARGE QUANTITY of EFFECTS,
too numerous to particularise,
including
**SEVERAL FIRST-CLASS PIANOS,
SEWING MACHINES, and MUSICAL BOX.**

WALTER BRADLEY and CO.
beg to inform Ladies and Gentlemen about to fur-
nish, and others, that they have been favoured with in-
structions from **FRANK BUCKLE, Esq., Jun.,** to con-
duct the sale of the above Valuable Household Effects
and Works of Art at their
**COMMODIOUS AUCTION ROOMS,
204 GEORGE-STREET,
TO-MORROW, TUESDAY, 18th FEBRUARY,
at 11 a.m.**

**ON VIEW THIS MORNING,
and on MORNING of SAT.**

INSPECTION INVITED.

DESCRIPTIVE CATALOGUES can be obtained at the
Auction Rooms, and will be posted on application.

¹³ *Evening News* Fri 17 Dec 1897, p.7 AUCTION SALE.

¹⁴ City of Sydney archives. <https://www.sydneymayors.com.au/alderman/francis-buckle/?highlight=Frank+Buckle>.

¹⁵ New South Wales Police Gazette and Weekly Record of Crime [Issue No.42], Wed 19 Oct 1898, p.363, Missing Friends.

Dr. Frederick Wallscourt Blake Greaves

It appears that Dr Blake Greaves (sometimes Blake-Greaves) ran his medical practice from the subject property possibly as early as 1920 but certainly from 1922. Blake Greaves graduated from the Sydney University in 1914. His wife was Hildred nee Randell from Newcastle.¹⁶ It is during this time the place changed its name to 'Wallscourt' after Frederick Wallscourt Blake Greaves. Blake Greaves is recorded as living in a house at No. 44 Johnston Street in a creditor's petition Tue 2 Mar. 1920.¹⁷ The earliest date recorded for the place being referred to as 'Wallscourt' is in 1923:

*A most successful children's fete was held at the residence of Mrs. F. W. Blake-Greaves, Wallscourt, Johnston-street, Annandale, recently in aid of the funds of the Royal Alexandra Hospital for Children.*¹⁸

It is likely Dr Blake Greaves extended the house at the northern side to accommodate his doctor's surgery. The front room would have been the reception and the rear room the actual surgery. No evidence however has come to light to as to when this was done. The Sydney Water sewer diagram would generally capture such changes but it appears it was not updated. No Council approval would have been needed at the time. The additions to the side of *Wallscourt* are well designed and executed in than overall style of the original. There are however Federation flourishes like the side ocular window and the bay window in the surgery. The side surgery additions can be seen in the 1943 aerial survey of Sydney and, less clearly, the southern additions (Image17).



Image 17

Part of the 1943 aerial survey of Sydney. No. 46 Johnstone Street is indicated with a red arrow.¹⁹

¹⁶ *Punch*, Thu 2 Sep. 1915, p.39, Family Notices.

¹⁷ *SMH*, Tue 2 Mar. 1920, p.5, IN BANKRUPTCY.

¹⁸ *SMH*, Fri 19 Oct 1923 p.5, NEAR AND FAR.

¹⁹ Courtesy of Six Maps.

Dr N. I. Letters placed an advertisement 17 Aug 1928 that he 'has Commenced Practice at 29 Johnston-st. Annandale in conjunction with Dr. F. W. Blake Greaves of 46 Johnston Street.'²⁰ A further advertisement 19 Mar 1930 advised that Dr. Letters had taken over the practice and he was 'removed to 46 Johnston St'.²¹ What is curious however it that Hildred Blake Greaves is reported as dying 'at her residence 46 Johnston Street Annandale 22nd March 1936 indicating that Dr. Letters was practising out of the side northern annex while Hildred remained in the house.

To make things more complicated a Mr Charles Stanislaus Letters is noted in May 1932: 'to be admitted as a Solicitor of the Supreme Court of New South Wales—now and for the past two years residing at Number 46 Johnston Street Annandale and during such period serving as a clerk Messieurs Biddulph and Salenger, Solicitors.'²² This could be the time the southern addition was added but no records can be found to validate the proposition. No early photographs at the time Dr. Blake Greaves operated his surgery. A photograph dated 1970 shows a doctors lantern sign still in place (Image 18).

Ulli and Georgina Beier

According to a recent obituary:

'Georgina Beier (1938-2021), was called the 'founding mother' of contemporary art in Papua New Guinea, died in Sydney last Sunday aged 82. Her husband, Ulli Beier (1922–2011), was a German editor, writer and scholar who pioneered the development of literature in Nigeria and Papua New Guinea.

Born in London, Georgina enrolled in the Kingston Art School aged 16, however dropped out after 15 months, later saying she felt the academic atmosphere could impede her development as an artist.

In 1959 she migrated to Zaria in northern Nigeria where she met Ulli, becoming his second wife. In 1963, they moved to Osogbo, a city in south-west Nigeria, a place she loved and to which she returned many times during her life.....

Georgina's diversity as an artist and a commitment to mentoring others led her to create the studio space where painter and sculptor, Mathias Kauage OBE, artist Timothy Akis and more than 20 others artists began their careers.

Amongst other projects she established the silk screen textile printing industry in PNG, formed the nucleus of the National Art School, introduced painting to psychiatric patients at Laloki Hospital and with Timothy Akis established the National Art Prize

Wherever she went, Georgina maintained her own prolific output of sculptures, textiles, lithographs, furniture design, murals and mosaics, contributed to the development of local artists, and illustrations publications produced or edited by Ulli.

She held more than 30 single-show exhibitions around the world and participated in 28 group exhibitions including at the Tate Modern Gallery in London and the Museum of Modern Art in Australia.

Georgina and Ulli donated their papers to the National Library of Australia in 2008. The previous owners of the house were Ulli and Georgina Beier.²³

²⁰ SMH, Fri 17 Aug 1928 Page 10, Advertising

²¹ SMH, Wed. 29 July 1931.

²² The Sun, Mon 23 May 1932, 2p.10, Advertising.

²³ By Keith Jackson & Friends. <https://www.pngattitude.com/2021/07/georgina-beier-art-pioneer-dies-at-84.html>



Image 18
Photograph of *Wallscourt*
c. 1970.²⁴

In 1995 a development application was lodged for two townhouses to be built onto the rear Reserve Lane as a 'mews development' and included a very basic Heritage Impact Statement by Clive Lucas, Stapleton & Partners Pty Ltd, prepared by John Oultram. The document prepared for Ulli and Georgina Beier included a measured drawing of the ground floor of the house for DA241/95 (Image 19). In the the Development Application file various photographs were included.



Image 19
Sheet 2 of
photograph included
the file for in
DA241/95.

²⁴ Courtesy of Annandale Association. <https://innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?SETVL=&BFN=186544>

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023



Image 20
Sheet 1 of photographs included in the file for DA241/95.

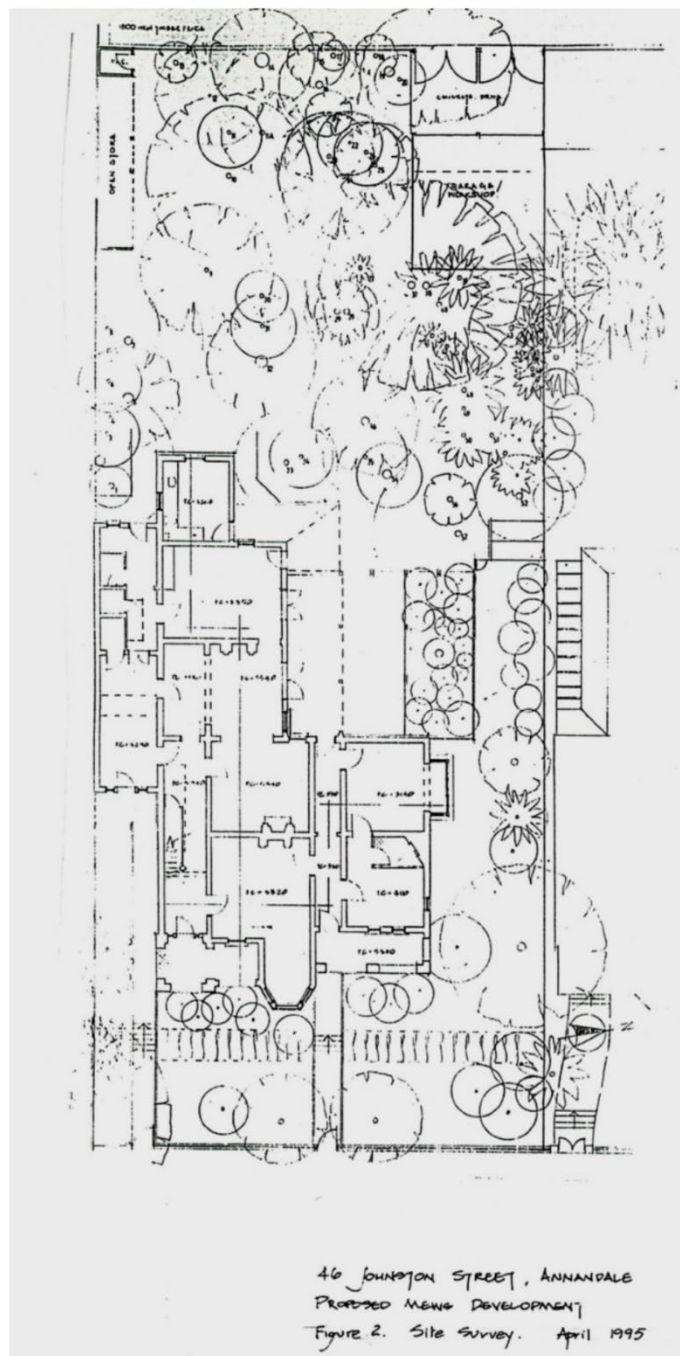
OIKOS Architects

(Version 1.2)

page 21

Document Set ID: 38826650
Version: 1, Version Date: 03/04/2024

Image 19
Copy of the measured
drawing of 46 Johnston
Street by
Clive Lucas, Stapleton &
Partners Pty Ltd, prepared
by John Oultram as part of
DA241/95.²⁵



²⁵ By Courtesy of the Inner West Council records unit.

5.3 Historical Development

Key dates

- 1806: Crown grant of Annandale Estate to Major Johnston who commanded the military forces of the convict settlement.
- 1871: Municipal District of Leichhardt constituted under Municipalities Act of 1867 by gazette notice of 14th December, 1871.
- 1870's: North Annandale Estate purchased by John Young and W. Pritchard. 1879 Estate sold to Sydney Freehold, Land, Building and Investment Company and subdivided.
- 1870's/: Johnston Street was developed as a grand parade and up to the 1890's large 1880's Victorian mansions were built along its southern end.
- 1892: 46 Johnston Street, known as *Narellan* (later *Wallscourt*) was built by Q. McGill, builder in the Italianate style on one of the two lots which formed the site.
- 1894: Municipality of Annandale was established.
- A surgery to the north of the house was added by Dr Greaves who was resident in the house from 1920 at likely this time.
- An annex was added to the southern side of the house with its own formal entry.

6.0 Physical & other documented evidence

6.1 Physical description of the house.²⁶

Wallscourt at No. 46 Johnston Street Annandale is a large brick and stucco, two storey asymmetric Victorian mansion built in the Italianate style set on a raised platform of land overlooking Johnston Street. There is a large square spired tower to the front left elevation clad with fish tail slates and lead hip flashings. Around the eaves of the spire are corbel blocks. To the right side of the main elevation there is a projecting bay with hipped roof. In the centre is a recessed balcony. The entry porch has a double arched bay loggia with tessellated tiled entry. The entry door has lead-light panels with side lights and detailed curved fanlight and head. At the front the windows are arched with label mouldings and string courses. To the right is a single storey addition built in a similar style to the main house with a double arched loggia. The parapet has bottle balusters to match those of the 1st floor balcony. The front windows are timber double-hung type with semi-circular heads. On the southern side there is an addition that has its own detailed entry with side lights and detailed lead-light work. The door unit looks like it has been recycled from a much more formal entry.

At the rear of the house there is a broad two storey verandah with decorative lacework, and iron railings. There is a single storey return to the rear verandah roof giving protection for the external laundry. The rear wing has a side skillion roof with high parapet on the southern side. The roof appears to be a mixture of slate at the front and concrete tiles and corrugated sheet at the rear.

Internally the house has detailed joinery largely intact throughout the house and an excellent detailed timber stair case. There are four remaining fireplaces. The doctors surgery annex to the north has different detailing and has a Federation style rather than purely Victorian. The southern annex is somewhat more eclectic in style partly due to the retained arch openings.

²⁶ Refer also to the images in Appendix B and included measured drawings.

As the original house was built on only one of the two subdivision lots, the garden is large in area. It is heavily planted with many mature trees and shrubs, both native and exotic species. There is a large number of palms which give a distinctive character, particularly to the front. The garden contains several outbuildings including a large, corrugated metal garage. In the southwester corner of the site there is a rendered brick lavatory.

6.3 Previous Council approvals

Building Application 9451

A Building Application was lodged in 1 Sept. 1969 for the then owner Dr Munro S. Alexander. The plans involved separation of the upper floor and lower floor into two flats. It also included a rear stair access for the upper floor leading to the rear yard. The rather bizarre bathroom layout that is seen today derives from this time and is more logic with the kitchen being located where it is

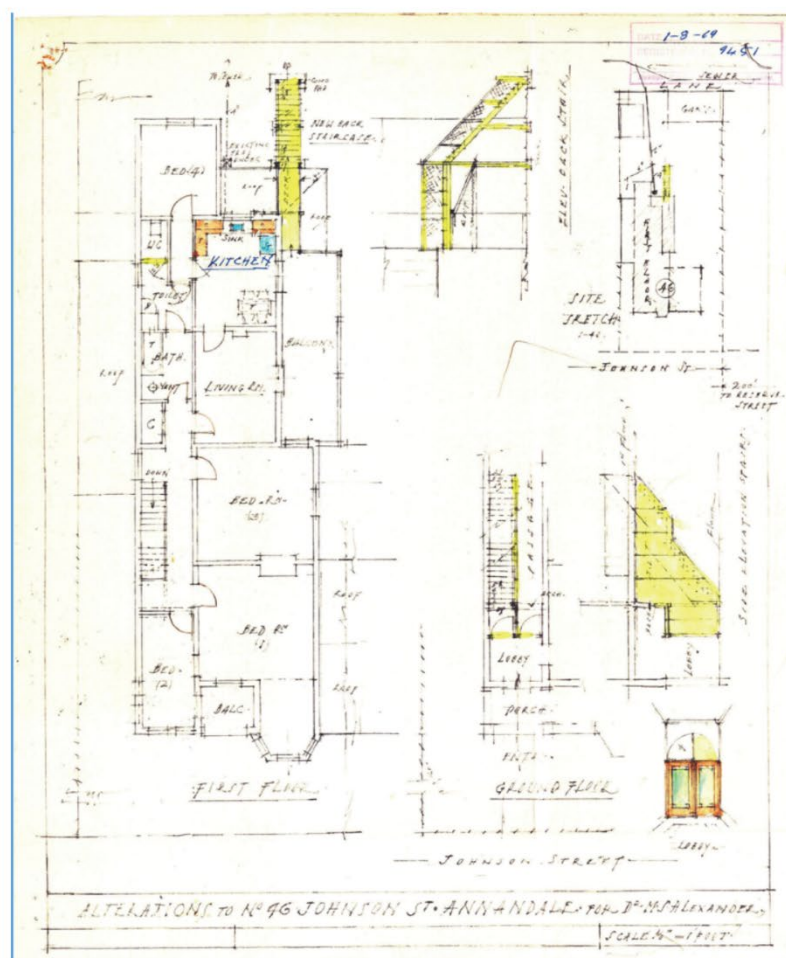


Image 20

Plans accompanying Building Application: 9451.

Building Application: 95/502

An application was lodged in 1995 for rebuilding the side laundry by Clive Lucas Stapleton & Partners. It was a relatively small project but the plans did include accurate measured drawings for the rest of the house documenting for the first time the interior of the house (Image 20).

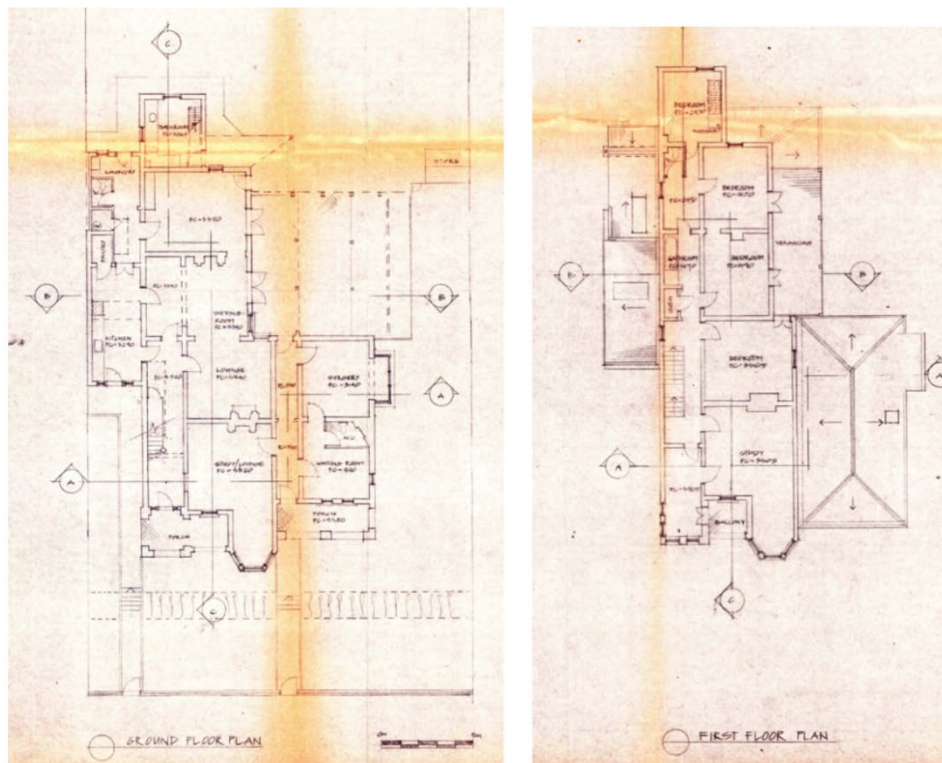


Image 21
Plans accompanying Building Application: 95/502.

Building Application: 97/527

An application was lodged in 1997 for rebuilding the side laundry to a different design by a drafting agency with somewhat poorer detailing and design.

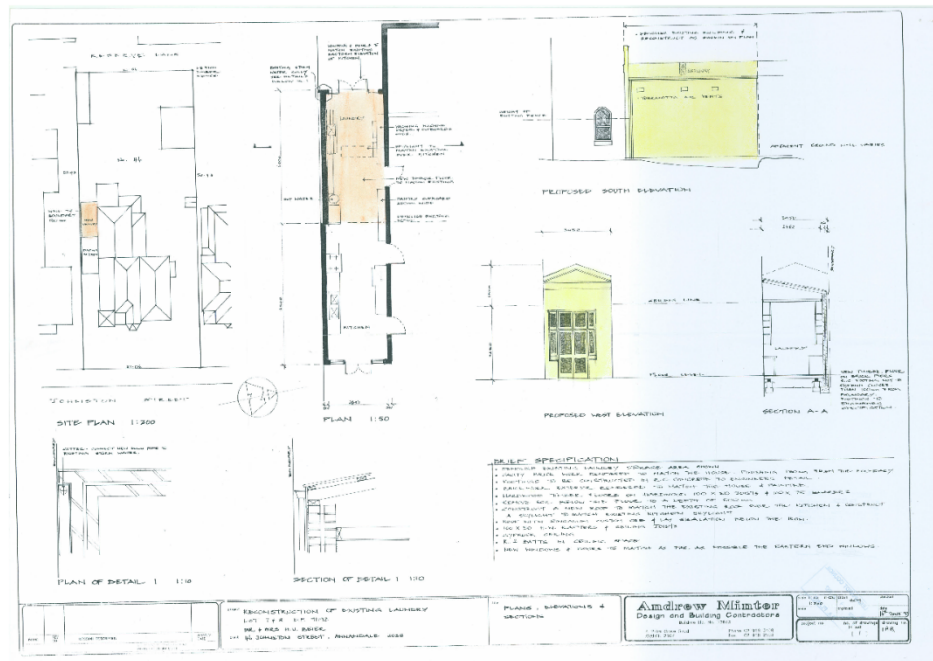


Image 20
Plans accompanying Building Application: 97/527.

7.0 Discussion on Available Material

7.1 The single house on two lots

Quinton McGill owned both lots 7 & 8 and it is likely he built the original house on the southern lot 8 to keep options open for further development. It appears at this time he had his builder's workshop at the rear of the northern lot 7. This begs the question why if he was in dire financial strife, he did not sell the vacant lot even if it needed the boundary adjusted to retain the side verandah.

7.2 The annex for the doctors surgery

It is most likely that Dr. Blake Greaves constructed the annex surgery sometime after 1920. This continued to be used by various doctors afterwards including Dr N. I. Letters and then Dr Munro S. Alexander.

7.3 The southern annex

It is not clear when the southern annex was constructed. Due to its detailing it is likely it was after the surgery and may have related to the time that Charles Stanislaus Letters was using the place as a solicitor's office.

7.4 The southern annex

The Sydney Metropolitan Series of Drawings (SMSD) prepared by the NSW Department of Lands for Balmain and Rozelle, prior to the sewer system being developed, provide a comprehensive and very accurate snapshot of development at the time. The original plan of the house without its two side annexes are not shown. There is a side porch on the southern side which would have been the servants entry and covered entry leading to the outside toilet.

7.5 Changes to the doctor's surgery

It is likely that the small bathroom was added to the front reception by Ulli and Georgina Beier as it is built across the fireplace and around the same time the hallway of the annex that allowed access to the rear was also closed off to allow a self contained unit to be created.

7.6 Similarity with No. 35 Johnstone Street

There is a strong similarity between No. 46 Johnston Street with No. 35, 39 and 41 Johnston Street with similar spired towers and asymmetric design. Further research may reveal if Quinton McGill had involvement with these houses or they had a common architect.



Image 21 (Left)

Front elevation of No. 46 Johnston Street Annandale.



Image 22 (Right)

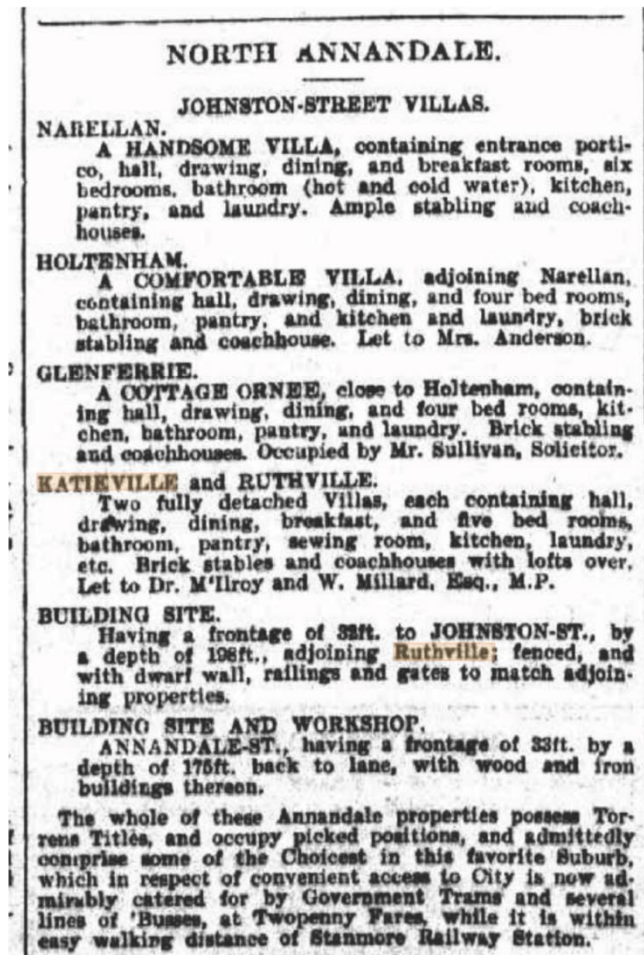
Front elevation of No. 35 Johnston Street Annandale. No. 39 and 41 are similar.

Significantly, an advertisement of 16 Dec 1897 lists *Narellan*, *Ruthville* (No. 39 Johnston Street) and *Katieville* (No. 41 Johnston Street) as well as other related properties for sale on the one ticket. It is possible McGill called the houses after his daughters.²⁷ This would suggest some complex relationship beyond the 'fire sale' of *Narellan* was afoot not to mention the disappearance

²⁷ 'The engagement is announced of Katie, only daughter of Mrs Q. McGill of Mosman, and grand-daughter of the late Francis Buckle, Sunday times Sun. 9 Aug. 1914, p.6 HOME AND SOCIETY.'

of Quinton McGill. The 'building site and workshop' with 33ft by depth of 178ft back to lane is the size of the adjoining lot to *Narellan* listed in the advertisement. While not related to this HIS there is fertile material for further research.

Image 23
Advertisement for the sale of other
properties that may be related to
Quinton McGills *Narellan*, including
the site of his workshop.



8.0 Statement of Heritage Significance

8.1 Discussion of Significance

The inventory listing for *Wallscourt*, No. 46 Johnston St Annandale states that;

No. 46 Johnston Street has local historic and aesthetic significance as a good example of a late Victorian Free Classical grand villa constructed during the late 1880s to early 1900s. The distinct corner tower, arched verandah, balustrade, decorative cornices, pilasters and pediment on the front façade, are significant and make a positive contribution to the Johnston Street streetscape and local area.

Criteria a)

Historical Associated Significance

The allotment is associated with the Johnston family and John Young, who was responsible for the subdivision and creation of Johnston Street.

Criteria b)

Historical Significance

Criteria c)

Aesthetic/Technical Significance

No. 46 retains its original form and character, particularly the front façade details which include a decorative corner tower, arched verandah and balcony, pilasters, cornices, pediment and leadlight front door.

The stone base and cast iron front palisade fence contributes to the streetscape

Criteria g)

Representative

No. 46 is a fairly intact representative example of the late Victorian grand style buildings in Johnston Streets.

Integrity/Intactness

High.

9.0 Heritage Impact Statement

1.2 Discussion of impact of proposal

The following discussions of the impact of the proposed changes to No. 46 Johnston Street Annandale are based upon the table of NSW Department of Planning & Environment - *Guidelines for preparing a statement of heritage impact (2023)* (Table 2). The works proposed include:

Ground floor

- 3.1 Alterations to the side residential annex known as 45A Johnstone Street including relocation of the bathroom to allow reinstatement of the front room to its original proportions.
- 3.2 Demolition of the old garage and construction of a new garage, gym and loft billiard room cum studio.

1st floor

- 3.3 Conversion of Bedroom 2 (F.05) into a dressing room and ensuite bathroom.
- 3.4 Reconfiguration of bathroom (F.07), hallway (F.09) and toilet (F.10).
- 3.5 Extending to the side for a new bathroom and ensuite bathroom as a 'pod addition'.

9.3 Table of assessment issues

#	Issue	Discussion
1.0	Minor partial Demolition (including internal elements)	
1.1	Is the demolition essential for the heritage item to function?	<p>In regard to demolition;</p> <p>Item 3.1: The side additions for a surgery to the north of the house was added by Dr Blake Greaves who purchased the house in 1920. The changes are minor and make the accommodation more practical for a guest suite in association with the house and importantly return the front room to its original layout.</p> <p>Item 3.2: The garage is in a dilapidated condition and restoration is impractical. Also, the garage is not an original feature of the site and appears to have been built around the 1930's and is of minor heritage significance.</p> <p>Item 3.3 There is no ensuite for the main bedroom which is a compromise by contemporary standards. The room configurations stay the same but a bedroom will be fitted out for a dressing room and bathroom with minimal invasive work to the existing fabric of the house. The alternative would be to locate the ensuite in the adjoining front room but this would compromise that important space.</p> <p>Item 3.4: The changes to room configurations involve work to areas that have already been changed and are of a minor nature.</p> <p>Item 3.5: The creation of two bathrooms for the rear bedrooms is a requirement. Extending further to the rear was a possible option but that would make changes to the rear elevation of the house visible from the rear garden. The preferred option is to extend sideways in a location that is not seen from within the site and hidden from the apartments next door at No. 44 Johnston Street due to the dense tree cover.</p> <p>Item 3.6: The roof to the rear wing of the house and the side verandah has been replaced with concrete tiles. The tiles are at the end of their expected life cycle and also have no sarking. Replacement with galvanised metal sheeting is an appropriate change to the fabric in this regard.</p>
1.2	If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?	The garage cannot be repaired. Other areas require change not repair.
1.3	Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?	No features of the original premises will be removed.

1.4	Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact	All work proposed is sympathetic to the ongoing use of the place as a significant residence and will not diminish the significance of the residence..
1.5	Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused	Materials like bricks, doors, skirtings and architraves will be reused internally.
2	Minor alterations & additions	
2.1	Do the proposed works comply with Article 22 of <i>The Burra Charter</i> , specifically <i>Practice note article 22 — new work</i> (Australia ICOMOS 2013b)?	Yes the work generally complies to that approach.
2.2	Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	The new rear garage will be readily identifiable as a new addition compatible with the stables next door and other developments in the mews-like lane. The side additions for the "pod bathrooms" are not easily seen but if they are from No. 44 then they will be easily interpreted as a compatible addition.
2.3	Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?	No, there will be minimal impact on the garden setting or design or views.
2.4	How have the impact of the alterations/additions on the heritage item been minimised?	The changes to the rear upper floor rooms are largely a reversal of previous changes to make the house into two flats. All the changes are minimal in an overall sense to retain a relationship of a grand villa in its garden setting.
2.4	Are the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	No there are no known significant archaeological deposits.
3.0	Physical changes to fabric of significance	
3.1	Has the fabric that will be impacted by the proposed works been assessed and graded according to its significance?	Yes and it is consistent with the inventory listing for managing future works and changes.

3.2	Has specialist advice from a heritage professional, architect, archaeologist or engineer been sought?	Yes and it is included in the design proposal. .
4.0	Re-Roofing & re-cladding	
4.1	Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?	Yes and is included in the design proposal.
4.2	Will previous significant material be reinstated? If not, will the proposed material match the original material in detail and materiality?	No significant material will be reinstated. The proposed materials are consistent and will be compatible with the existing residence.
4.3	Will re-cladding affect conservation of the heritage item?	No re-cladding is proposed.
4.4	Are roof details consistent with the heritage significance of the heritage item (guttering and downpipes, cladding profiles, fixings, etc.)?	Yes the re-roofing on the house and extension to the verandah are consistent.
4.5	Has the advice of a skilled tradesperson (e.g. roof slater) been considered?	No, not at this stage but a traditional roofer will be engaged. .
5.0	New services (e.g. air conditioning, plumbing)	
5.1	Are any of the existing services of significance? In what way are they affected by the proposed works?	No, there are no significant services to be considered in the areas of work proposed.
5.2	How has the impact of the new services on the heritage significance of the item been minimised?	There are no original services to be removed. Service pipe work and wiring will be located in the new stud walls or from below the floor and the original walls will not need to be chased. Lighting will be installed in already modified ceiling spaces.
5.3	Are any known or potential archaeological deposits affected by the proposed new services?	No, there are no known or potential archaeological deposits affected.
5.3	Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?	None of the services to be replaced are original or of any heritage significance. If old gas light pipes are found they will be retained.

6.0	Tree removal or replacement	
6.1	Does the tree proposed to be removed contribute to the heritage significance of the heritage item?	No, the tree is nearly dead and is not a feature of the original house and was planted about 45 years ago in the location of a demolished workshop.
6.2	Why is the tree being removed?	The tree is nearly dead and poses a danger. It is also required to be removed to allow for the new garage
6.3	Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?	Yes and the arborists report recommends removal.
6.4	Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?	The methodology is very well understood and the tree has no contribution to the significance of the place.
6.5	Is the tree being replaced? Where will it be replaced and with what species? Why?	It is not intended to be replaced as there are already a significant number of trees on the site.

10.0 Assessment

In order to comply with Section 79C of the Environmental Planning and Assessment Act 1979, the following matters related to this development application are addressed.

The Provisions of any LEP, DCP or Proscribed Matter
Considerations under the new draft LEP and DCP are discussed as follows:-

10.1 Leichhardt LEP 2022

The following relevant provisions under LEP 2022 are discussed below.

Part 2 Land use zones

The site is within a Residential R1 zone. The proposal as a residence is a permissible form of development within the residential zone R1.

4.3A (3)(a) Landscaped area

The site area is 1,110.0 m²
Proposed landscaped area 536.94 m²

% landscaped area 48.4%

The landscaped area complies to the standard of 20%.

(3)(b) Site cover

Proposed site cover area 315.64 m²

% site cover 28.4%

The site cover is well below the standard of 60%.

4.4 Floor space ratio

Proposed gross floor area

Total 315.64 m²

Proposed FSR 28.4:1

The proposal is well below the standard set in the LEP of a maximum of 0.6:1 for sites over 450 m².

Part 5 Miscellaneous provisions

5.9 Preservation of trees and vegetation

One tree needs to be removed for the proposed garage. The tree is in poor health. An arborists report is included addressing this tree and the trees within the vicinity of the work.

5.10 Heritage conservation

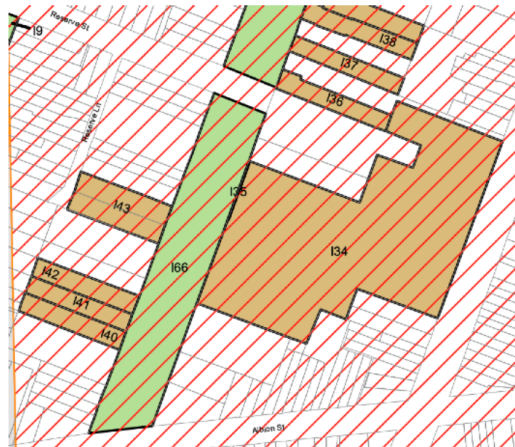
The site is within the C2.2.1.3 *Johnston Street Distinctive Neighbourhood*. In regard to the objectives clause 5.10(1) states:-

- (a) to conserve the environmental heritage of Leichhardt,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The application meets these objectives by;

- minimising changes largely to the rear and the rear side of the heritage item,
- improving the heritage significance of the place by returning the room layout at the first floor rear closer to their original configuration and
- general restoration work to the side verandah roof and repairing other areas of the roof.

Image 28
Part plan of Annandale
Conservation Area for the
Johnstone Street precinct
showing scheduled items in
the vicinity.



In regard to the heritage significance of the various items in the vicinity, the impact is stated as follows in the following table;

Inv. No.	Description	Discussion
134	Statement of significance: Annandale Public School is of local historic, aesthetic and social significance as the first public school in Annandale, constructed following the major Victorian subdivision from 1886. The expansion of the site and construction of additional buildings represents and reflects the growth and development of the local area. The original and 1896 buildings are good and highly intact representative examples of educational buildings constructed in the late 19th century that despite some alterations and additions retain their fundamental form and character. With the associated palisade fences, mature trees and plantings on the site they make a positive contribution to the Johnston and Trafalgar Streets streetscapes.	The changes and additions will not be seen from the scheduled item and there will be no impact on the heritage significance.
135	Statement of significance: The Annandale House Gates are of high local historical significance as part of the Johnston family estate and early development of the local area. Despite relocation, the gates remain as rare evidence of the early settlement and development of the area and contribution made by the Johnston family.	The changes and additions will not be seen from the scheduled item and there will be no impact on the heritage significance.
166	Statement of significance: Johnston Street streetscape has local historic and aesthetic significance as it was created by Architect and Surveyor Ferdinand Reuss who won the competition organised by the Company for the best design and subdivision layout for Annandale. The 100ft wide boulevard along the main ridge, Johnston Street, was intended to be the finest street in the Colony. The brushbox trees are a uniform group of plants that provide shade and beautify the street. The planter boxes and other vegetation enhance the streetscape.	The changes and additions will not be seen from the scheduled item and there will be no impact on the heritage significance.

10.2 DCP 2013

The following relevant issues of the DCP 2013 are discussed below.

Part C Place

C1.3

- C1 The proposal is consistent with the Building Topologies.
- C5 The materials and fenestrations of alterations and additions shall be compatible with the existing building.
- C8 The side addition is well back from Johnston Street and will not be seen. It is further argued that the additional bathrooms for such a grand house need to be included in some manner. The side "pod addition" is consistent with other award winning examples of how bathrooms can be added to heritage items such as houses in Lower Fort Street Sydney, examples in which an addition is added at the rear even though highly visible, to meet contemporary requirements.



Two "pod additions" to State Heritage listed terrace houses at Lower Fort Street visible for Pottinger Street and Parbury Lane to solve the same issue of adding needed bathrooms to items of heritage.

C1.4 Conservation areas & heritage items

The impact on the significance is addressed in the HIS above.

- C1 The proposal is consistent with the Building Topologies.
- C2 A fabric analysis has been undertaken.
- C5 The proposed roof to the addition is consistent in form and materiality..

C1.11 Parking

- C2 The proposed dual garage replaces the existing double garage and the controls are generally met.

C2.18 Laneways

While the rear lane is called Reserve Lane there are several houses that face directly onto the lane particularly toward the southern end near the rear of No. 46 Johnston Street making it more a mews than a lane. Under section C2.18 of the

DCP the lane is defined as a medium lane which limits side wall heights to 3.6m and an overall height of 6.0m. The proposed garage has a side wall height of 5.0m and an overall height of 7.2m.

It is argued that the proposed garage is acceptable in the circumstances on the basis that:

- a) the height is lower than the house opposite and consistent with many other buildings in the lane,
- b) No. 46 Johnston Street is actually two lots and could be developed as two dwellings and each dwelling could have a double width garage with a studio above that complied, but the volume would be much greater than that which is proposed in this application,
- c) the site being 1,100 sqm, it would be possible to develop the rear of the site for a new dwelling or dwellings in which case the building wall height could be 6.0m onto the lane,
- d) there is no impact in terms of overshadowing or view loss resulting from the garage and studio,
- e) the DCP assumes standard width lots not land parcels that are double lots or lots twice the width of adjoining lots or more,
- f) in terms of FSR the total gross floor area is less than 50% of what could be allowed which indicates the site is still well below its development potential and the proposed bulk is similarly 50% of that potential when considered over the full site area and
- g) the character of the lane will be enhanced by the proposal being more as a residential mews than a service lane.



C2.2 Suburb Profiles

The site lies within the *C2.2.1.3 Johnston Street Distinctive Neighbourhood*. The character of the area and of the items is not impacted in that;

- there is minimal change to the 'front' form of the premises and
- the additions and garage are located to the rear.

C3.1 Residential general provisions

- C1 The provisions for protection of the amenity and cultural significance are met.
- C2 The additions are located toward the 'rear' of the house and are not seen from the street.

C3.2 Site layout and building design

In regard to the controls of C3.2 it is stated that:-

- C1 The site has the capacity for the additions as the proposal is located in a high density area of Annandale.
- C2 The local character is maintained.
- C7 The side setback to the "bathroom pod" addition is 1.5 m from the Southern boundary. While it projects into the side setback envelope plan projected at 60 degrees by 400m, it is argued that from the side of the units at No. 44 Johnston Street, there is little or no impact as it is hidden by trees and in any event is 1.5m lower than the existing parapet of the house and hence does not contribute to additional bulk or shadows.

In regard to the side setback of the studio and garage it adjoins a similar old stables in height and hence does not have any negative impacts on the amenity of No. 48 Johnston Street. The upper floor of the proposed garage is stepped back to maintain light and ventilation to the side loft gable window of the stables.

C3.3 Elevation & materials

In regard to the controls of C3.3 it is stated that:-

- C4 The objectives are generally met.
- C11 The materials are compatible with those prevailing in the streetscape and the period of construction of the dwelling.

C3.7 Environmental performance

The controls are generally met and the design is subject to a BASIX Certificate.

C3.9 Solar access

Shadow diagrams in plan have been included for hourly intervals for midwinter from 3:00am-3:00pm showing the extent of solar access and overshadowing. The shadows fall onto the rear lane at 9:00am and there is no unreasonable impact on adjoining properties.

C3.10 Views

There are no views that will be unreasonably affected.

C3.11 Visual privacy

There will be no issues with visual privacy arising from the proposal for the "pod bathrooms" as the windows shall be obscure glass. The Juliet balcony off the upper floor of the studio above the garage looks out onto the lane which provides access to the houses opposite and hence should be considered "a street" and hence privacy is not required and in fact the balcony provides a method of passive surveillance to the street.

E1.1.1 Water management statement

In regard to the water management statement;

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023

- a) water conservation measures: No additional measures are proposed
- b) stormwater management: All stormwater from roof areas is collected by gutters and connected to the kerb or gutter.
- c) stormwater management: A new stormwater line will improve and control drainage.
- d) other waste water measures: No other measures are proposed.
- e) OSD: No onsite detention is required as there is no increase in impervious surfaces exceeding 40 sqm.
- f) flood risk management: The site is not in a flood affected zone.

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023

APPENDIX A: General images of the place & context.

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023



Image A1
No.46 Johnston Street from the front.



Image A2
The house from the rear garden.



Image A3
A view looking from the Reserve Lane at the current garage proposed for demolition.

OIKOS Architects

(Version 1.2)

page 41

Document Set ID: 38826650
Version: 1, Version Date: 03/04/2024

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023



Image A4

View looking southeast along Reserve Lane. The current garage is setback into the site. The tree near the bins is to be removed for the new garage which is located closer to the rear boundary.



Image A5

View looking northeast toward the stables at the rear of No. 48 Johnston Street.



Image A6

View looking northeast along Reserve Lane showing the varied buildings along the street and being similar in scale to that which is proposed.

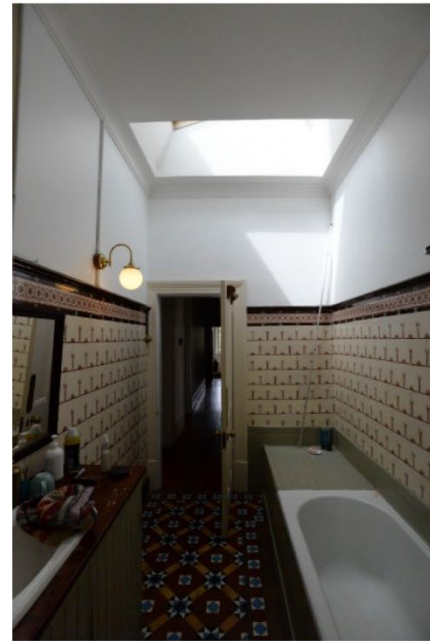


Image A7 (above left)

View looking along Reserve Lane showing the varied buildings along the street and being similar in scale to that which is proposed. The tree which is in very poor health and proposed for removal is also shown

Image A8 (above right)

View of the bathroom that has been installed in the hallway as part of the conversion to two flats and proposed to be removed. The rear bedroom has its access through the bathroom.

Image A9 (left)

View looking toward the door into the rear bedroom 6 (F.12) from the hallway after coming through the bathroom. A small toilet has been added into the hallway and is not original.

Statement of Environmental Effects & Heritage Impact Statement for Alterations & Additions to *Narellan*
No. 46 Johnston Street Annandale

29th July 2023



Image A10

View looking toward the ocular window in the side annex that was the surgery. The wall to the left is a small toilet and will be removed to return the room and its fireplace back to its original configuration.

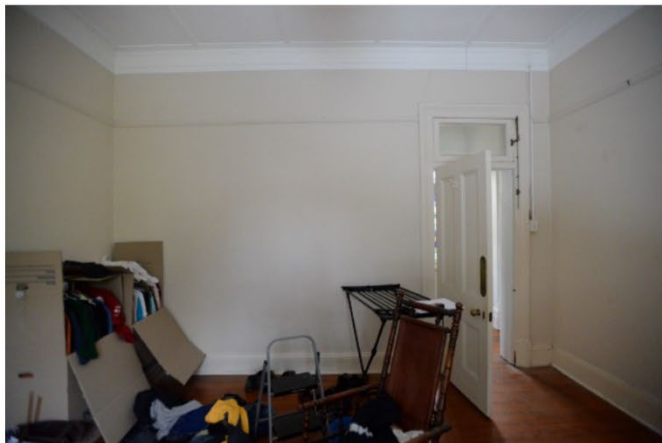


Image A11

View of bedroom 2 (F.05) looking south toward the door from the hallway. The door frame and opening shall be retained but the door reversed to allow a linen cupboard. The bedroom will be changed to an ensuite bathroom and dressing room, but in a way that is reversible.



Image A12

View looking west along the side verandah on the upper floor.