

APPENDIX 1 - STATEMENT OF METHODOLOGY FOR PHOTOMONTAGES

06/04/2022

Rock Hunter Australia Pty Ltd
85 Monteith Street
Warrawee NSW 2074
Ph 0430 054 111
ABN: 41 141 899 669
www.rockhunter.com.au

Statement on Methodology - Photomontages for 107 High Street, North Sydney

The computer generated photomontages were prepared from data provided by Mayoh Architects (3D Revit FBX model of proposed design and setback envelopes) and Usher & Company (Survey, Ref:6382-DET Issue 3). Photography was obtained by Jane Maze-Riley of Urbis. All photos were pre-processed in Adobe Camera RAW to correct for geometric distortion based on lens characteristics, as 3D rendering software assumes perfect rectilinear lenses.

Each photomontage was created in Autodesk 3DS MAX 2020 and Adobe Photoshop, from supplied Revit 3D model and AutoCAD survey data, in line with the Court's policy on the use of photomontages. The camera locations (astings, Northings, and RLs) were recorded at the time of taking by the Surveyor. This information was relied upon to both locate virtual cameras for each photomontage, and position virtual camera targets to align with referenced building elements.

The camera used was a Canon EOS 6D Mark II, with an EF24-105mm f/3.5-5.6 IS STM lens, with focal length set to 50mm (nominal), corresponding to a 39.6 degree horizontal field-of-view. Refer to camera location plan (attached) for target direction for each photograph.

Signed



David Murgatroyd
B. Ind Des (UNSW)



VP2 - Existing Vi w



VP2 - Survey Wireframe View



VP2 - Proposed View



VP4 - Existing Vi w



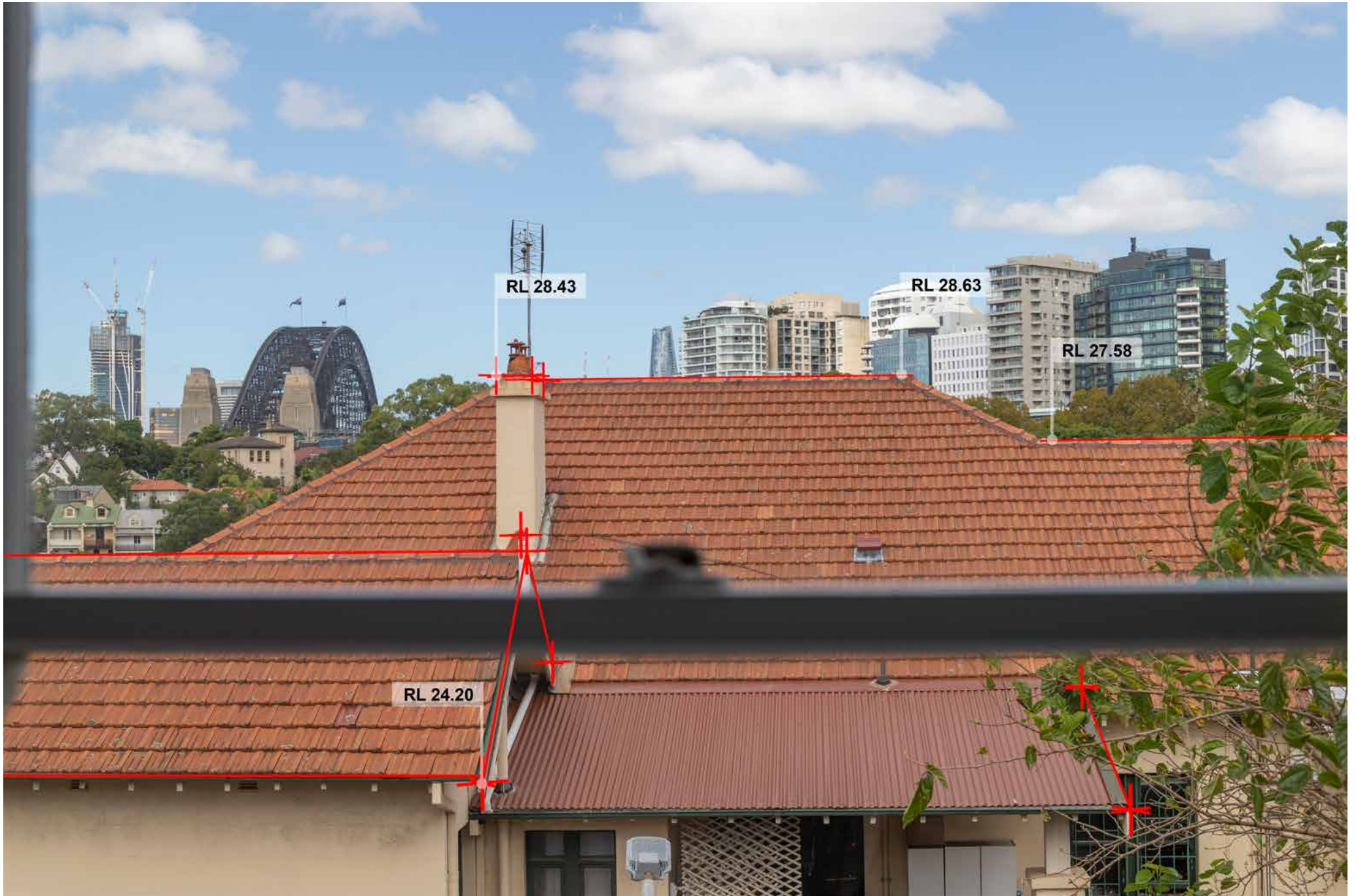
VP4 - Survey Wireframe View



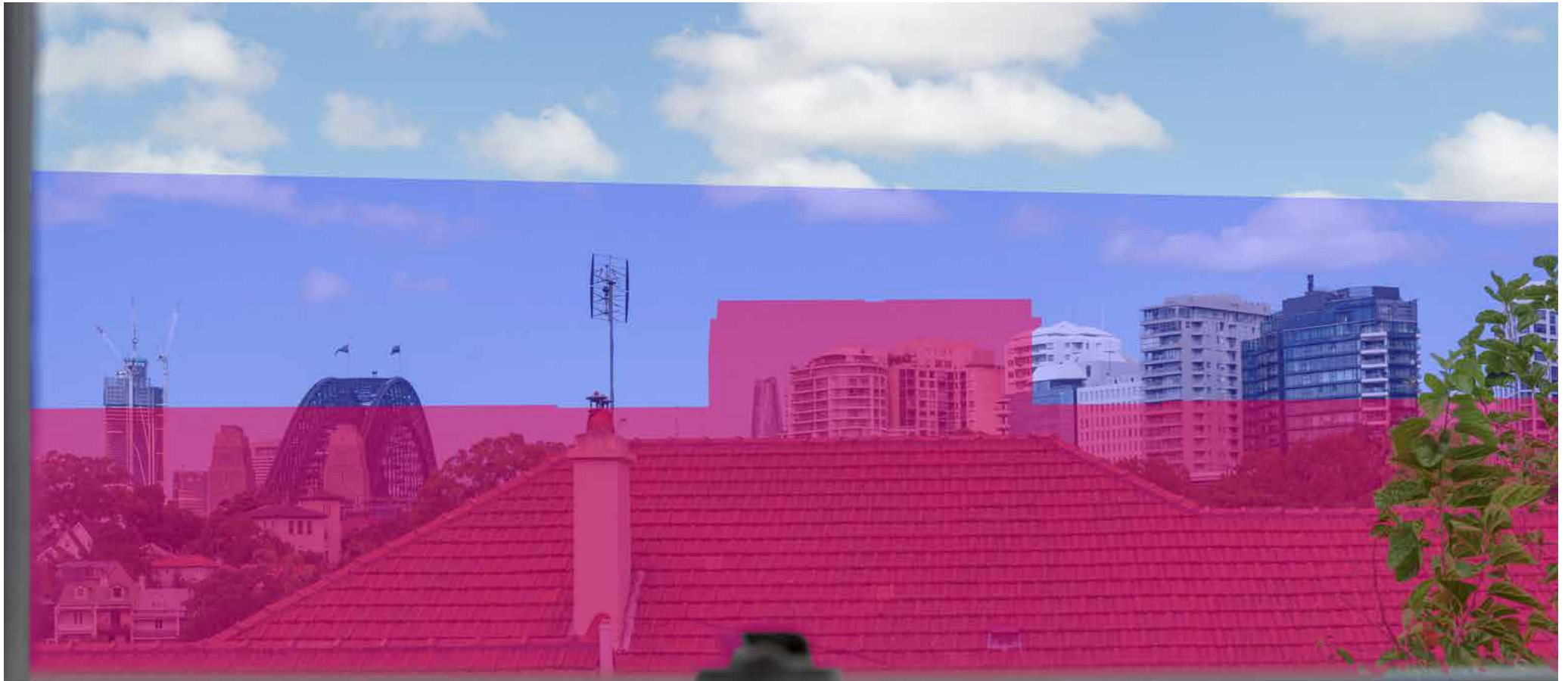
VP4 - Proposed View



VP5 - Existing View



VP5 - Survey Wireframe View



VP5 - Proposed View



VP6 - Existing Vi w



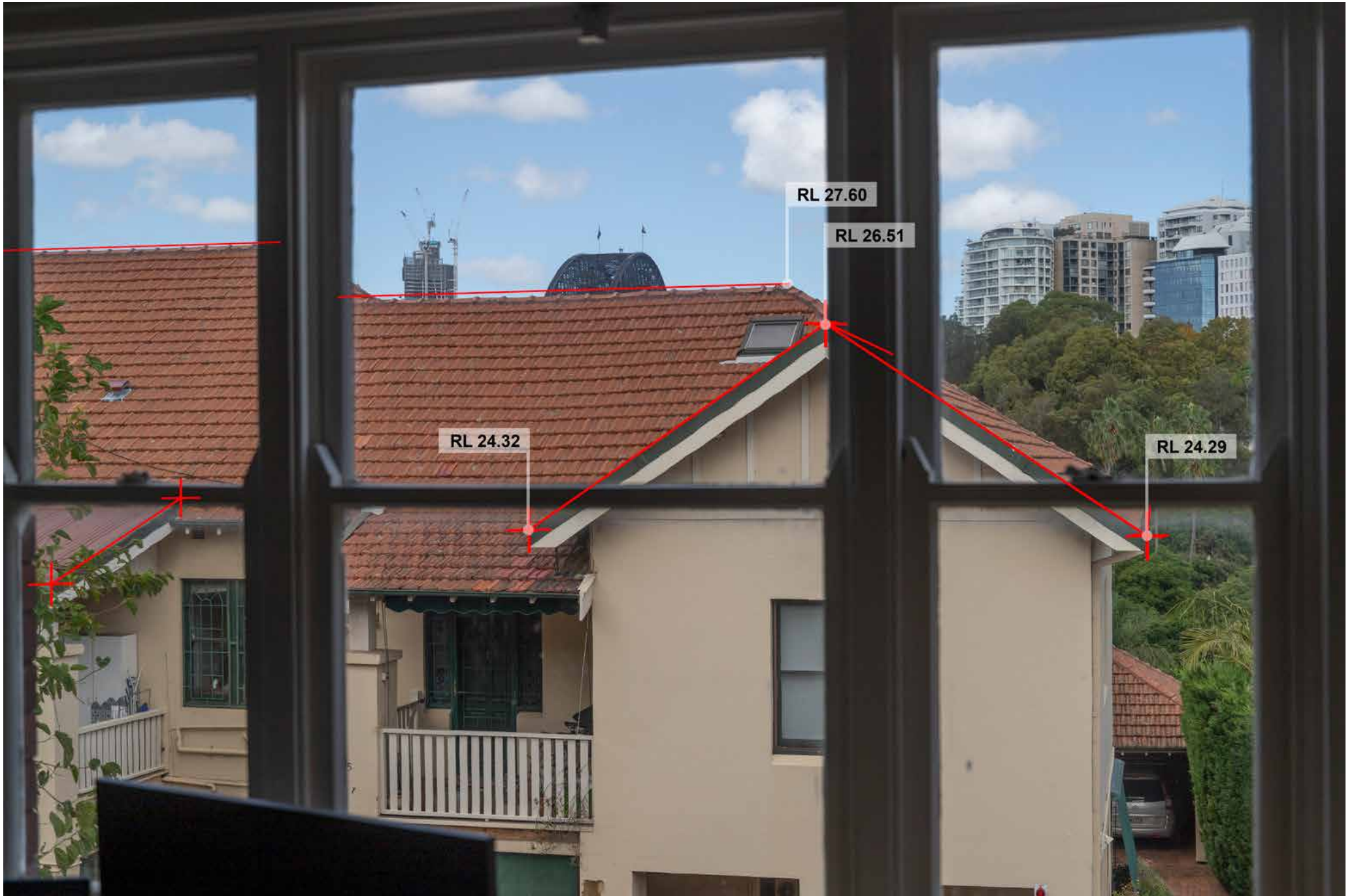
VP6 - Survey Wireframe View



VP6 - Proposed View



VP7 - Existing Vi w



VP7 - Survey Wireframe View



VP7 - Proposed View

APPENDIX 2 - SURVEY DATA

NOTES

LOT AREAS AND BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM DEPOSITED PLANS AVAILABLE AT NSW LAND REGISTRY SERVICES (NSW LRS). NO BOUNDARY SURVEY OR INVESTIGATION HAS BEEN MADE AND NO BOUNDARIES HAVE BEEN MARKED. ACCORDINGLY THE POSITION OF IMPROVEMENTS RELATIVE TO BOUNDARIES SHOWN HEREON IS DIAGNOSTIC ONLY.

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CONTOUR INTERVAL 1.0m MAJOR, 0.5m MINOR.

0.3 TRUNK DIAMETER/3m RADIUS/6m HEIGHT
27.83 RL AT BASE OF TREE
TREE SIZES ARE ESTIMATES ONLY

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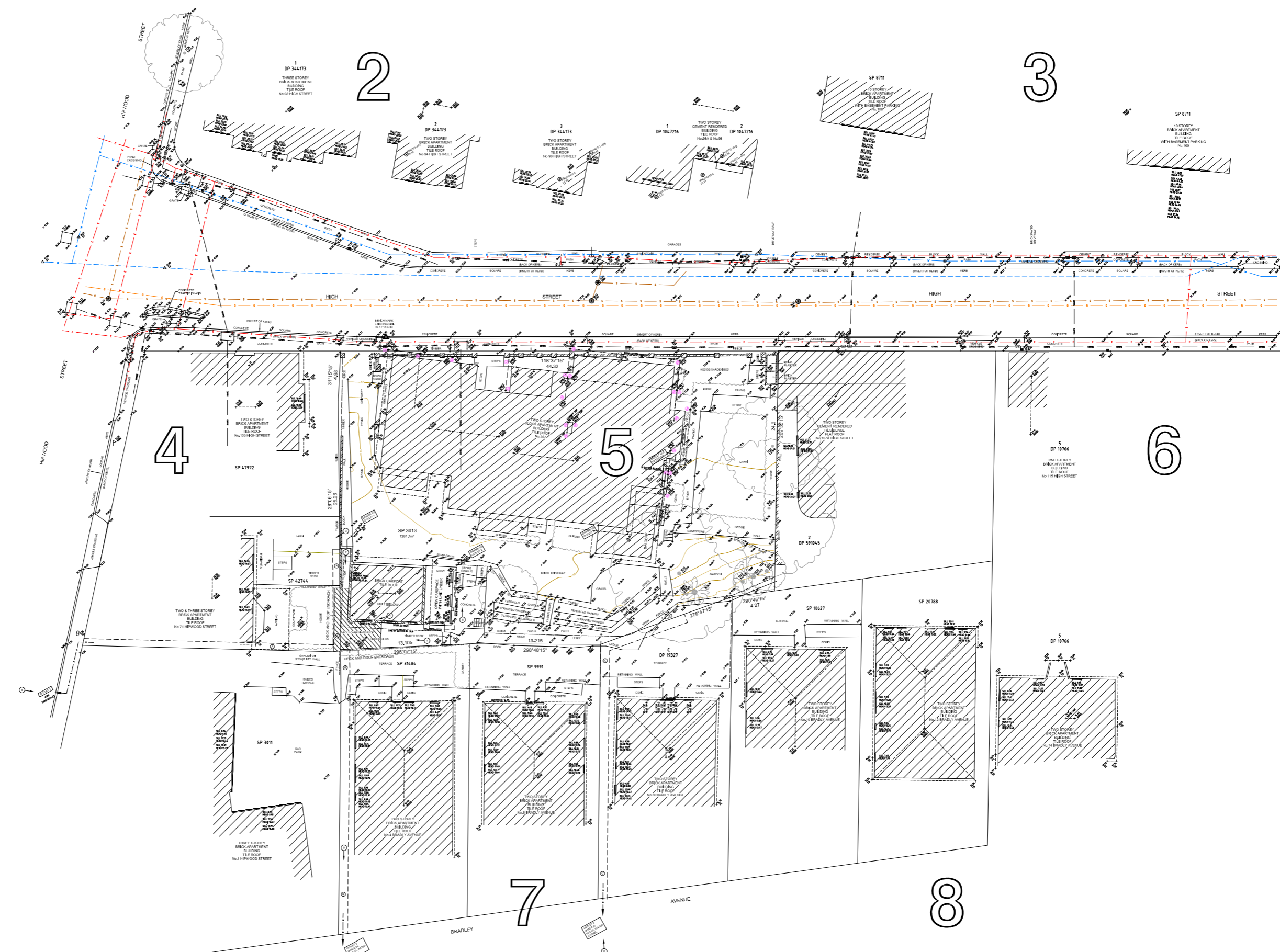
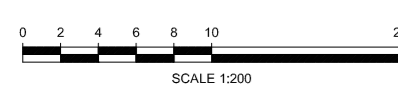
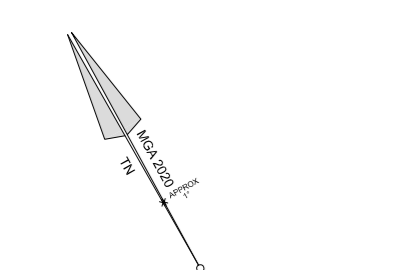


- LEGEND**
- COMMS TELECOMMUNICATIONS
 - FL FLOOR LEVEL
 - GAS GAS LID
 - HYD HYDRANT
 - LP LIGHT POLE
 - KO KERB OUTLET
 - MH MANHOLE
 - SMH SEWER MANHOLE
 - SV STOP VALVE
 - TEL TELSTRA
 - TG TOP OF GUTTER
 - TOW TOP OF WALL
 - WS WATER SERVICE

- 1 PHOTO No.
- PHOTO-VP1 DENOTES CAMERA VIEWPOINT
- 23.55 DENOTES AHD LEVEL OF VIEWPOINT
- DENOTES POINT NUMBER FOR GABLE, ORNAMENT & CHIMNEY MARKED UP ON PHOTOS

- ELECTRICITY
 - GAS
 - SEWER
 - TELECOMMUNICATION
 - WATER
 - WATER (PROPOSED MAIN - POTABLE)
- RECORD OF UNDERGROUND SERVICE
DIAL BEFORE YOU DIG
APPROX. POSITION ONLY

- (A) EASEMENT TO DRAIN WATER AND EASEMENT FOR SEWERAGE 0.7 WIDE (DP 288516)
- (B) EASEMENT TO DRAIN WATER 0.915 WIDE (D,5893)
- (C) EASEMENT TO DRAIN WATER 0.915 WIDE (D,45337)



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**SHOWING DETAIL AND LEVELS
AT No.107 HIGH STREET, NORTH SYDNEY
BEING SP 3013**

LGA: NORTH SYDNEY
SUBURB: NORTH SYDNEY
ORIGIN: SSM 21711
RL 17,382 AHD
CLASS LB
SCIMS 14/02/2020

REDUCTION RATIO: 1:200
DATUM: AHD
DATE OF SURVEY: 21-02-2020
SURVEYED BY: OFK
DRAWN BY: LL

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LOTUS PROPERTY
PLAN REFERENCE
6382-DET
SHEET 1 OF 8

A1
ISSUE
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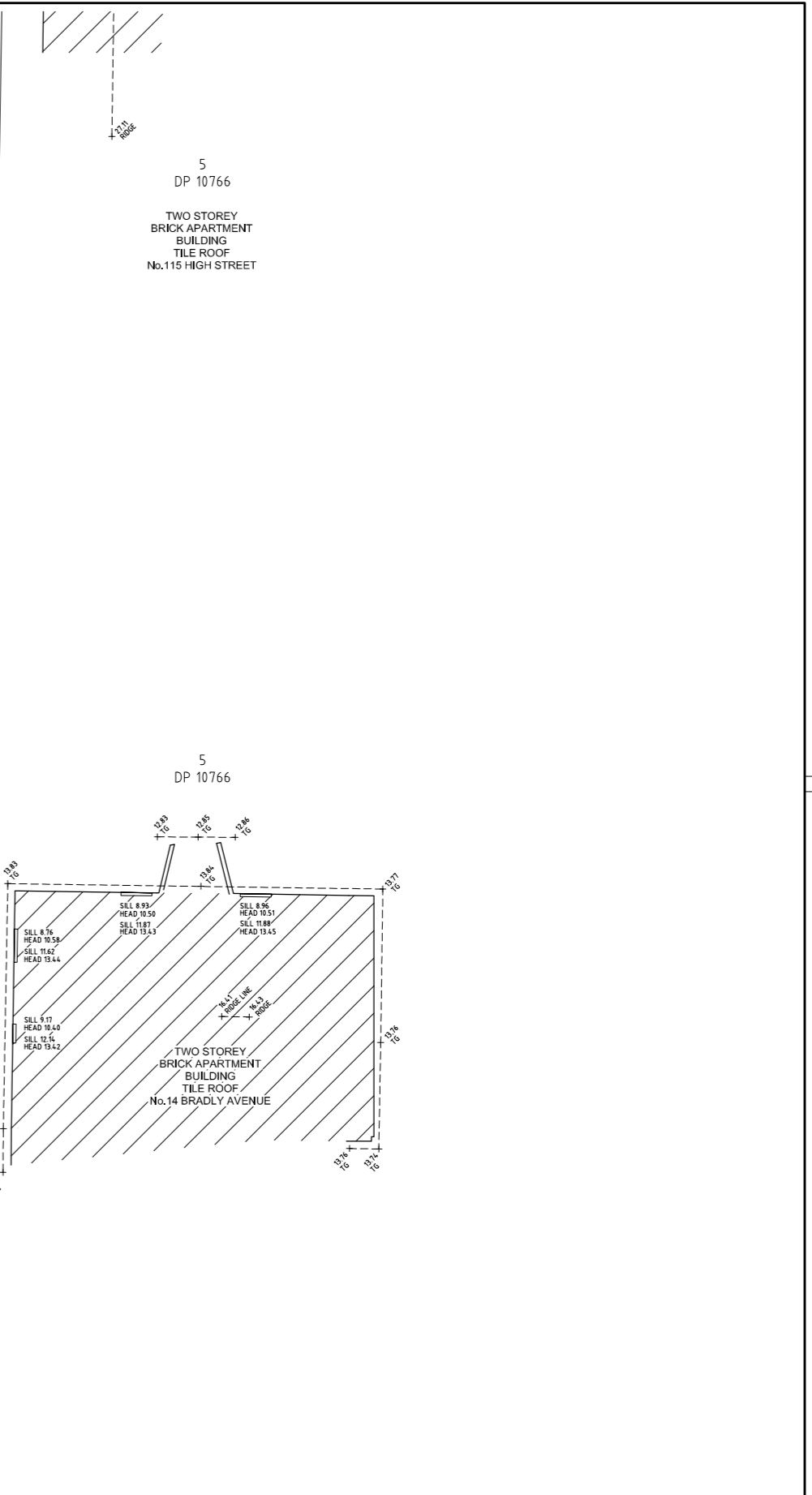
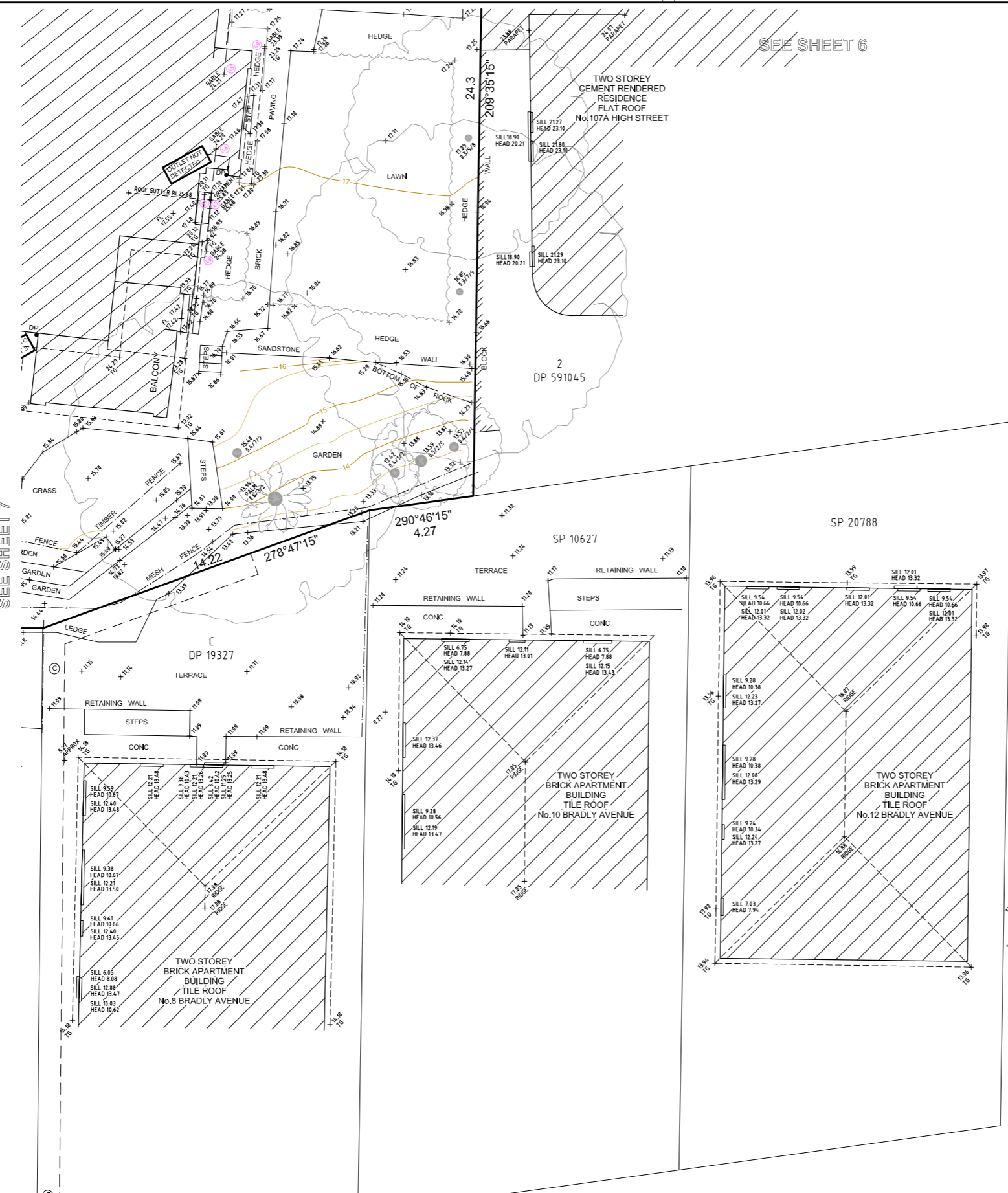
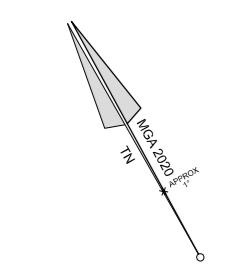
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 - HYD HYDRANT
 - LP LIGHT POLE
 - KO KERB OUTLET
 - MH MANHOLE
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 - SV STOP VALVE
 - TEL TELSTRA
 - TG TOP OF GUTTER
 - TOW TOP OF WALL
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- PHOTO No. PHOTO-VP1 DENOTES CAMERA VIEWPOINT
PHOTO-VP1 23.55 DENOTES AHD LEVEL OF VIEWPOINT
- DENOTES POINT NUMBER FOR GABLE, ORNAMENT & CHIMNEY MARKED UP ON PHOTOS

- RECORD OF UNDERGROUND SERVICE DIAL BEFORE YOU DIG APPROX. POSITION ONLY**
- E ELECTRICITY
 - G GAS
 - S SEWER
 - COMMS TELECOMMUNICATION
 - W WATER
 - WATER (PROPOSED MAIN - POTABLE)

- (A) EASEMENT TO DRAIN WATER AND EASEMENT FOR SEWERAGE 0.7 WIDE (DP 288516)
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SCIMS 14/02/2020

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SHEET 8 OF 8

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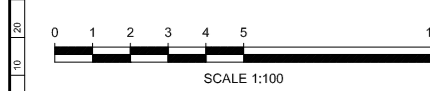
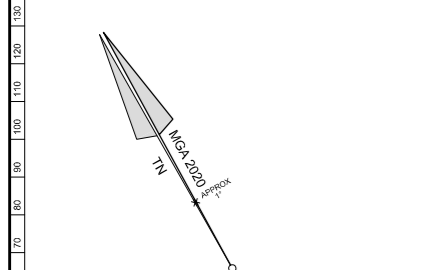


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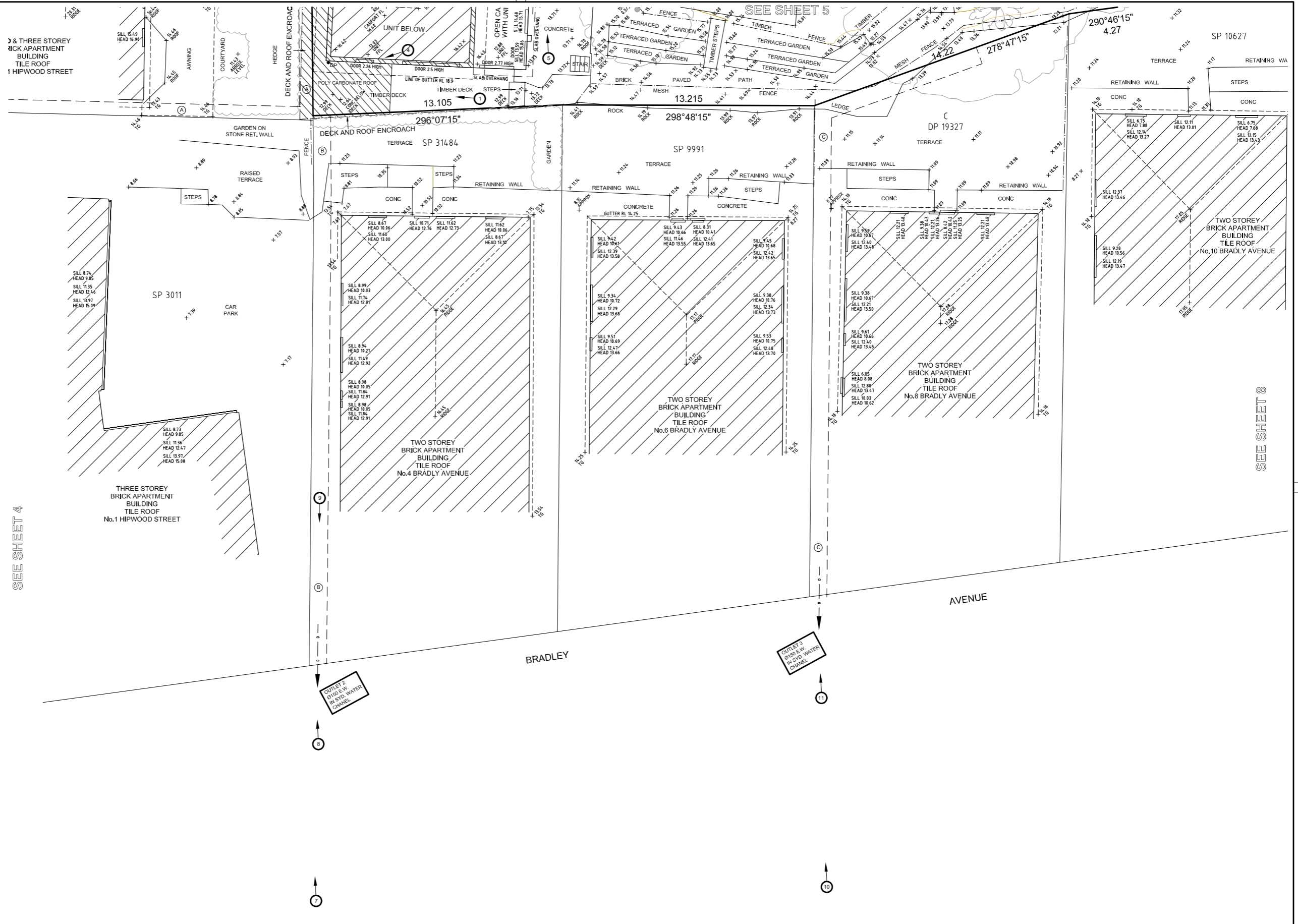
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SEE SHEET 4

SEE SHEET 8

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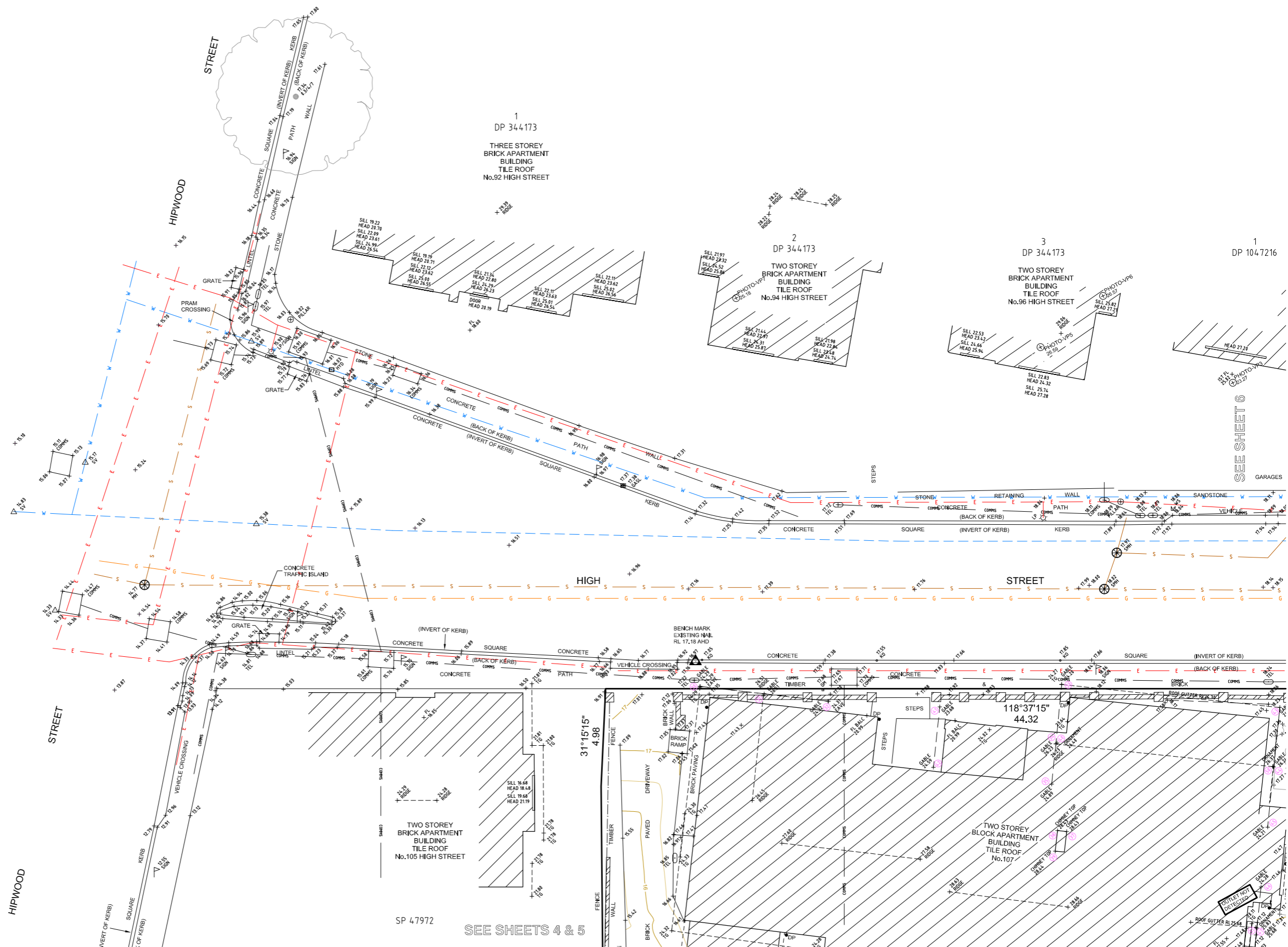
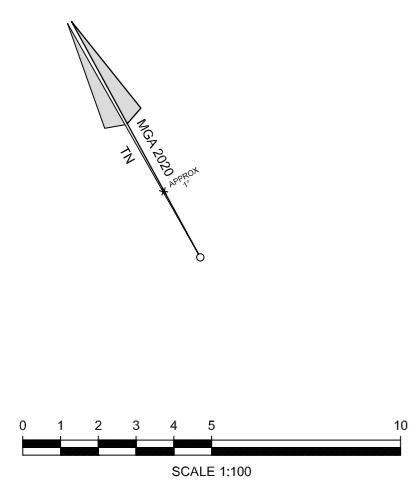
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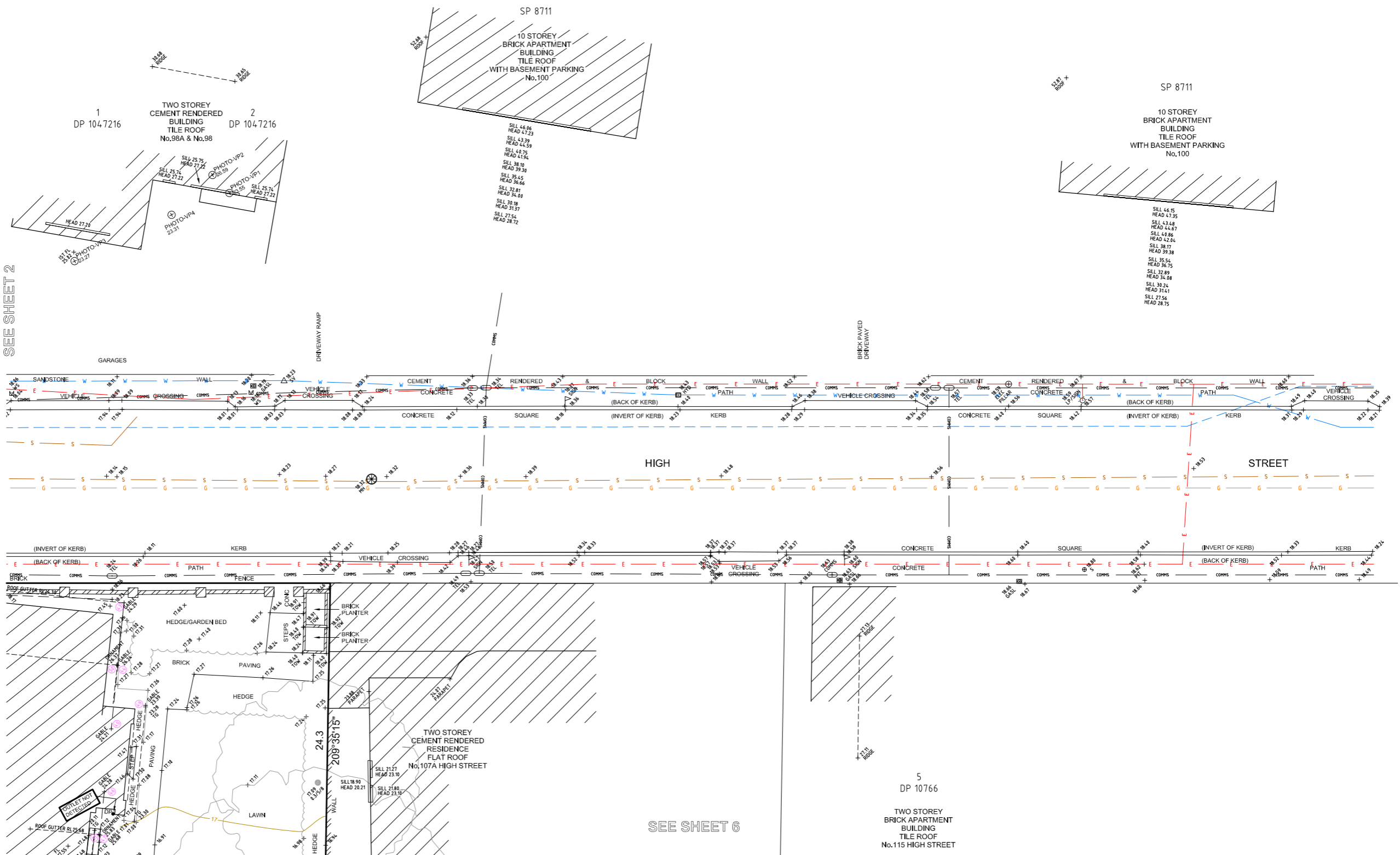
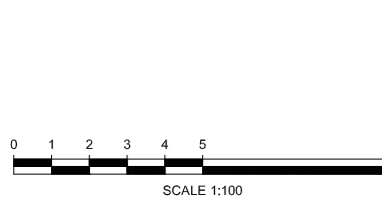
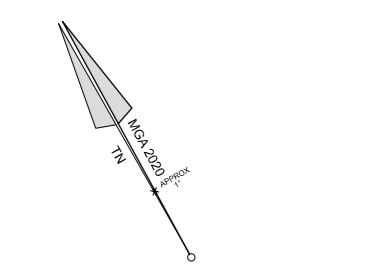
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2	12-06-2021	ADDITIONAL ADJOINING DETAIL ADDED
3	30-03-2022	PHOTO VIEWPOINTS ADDED

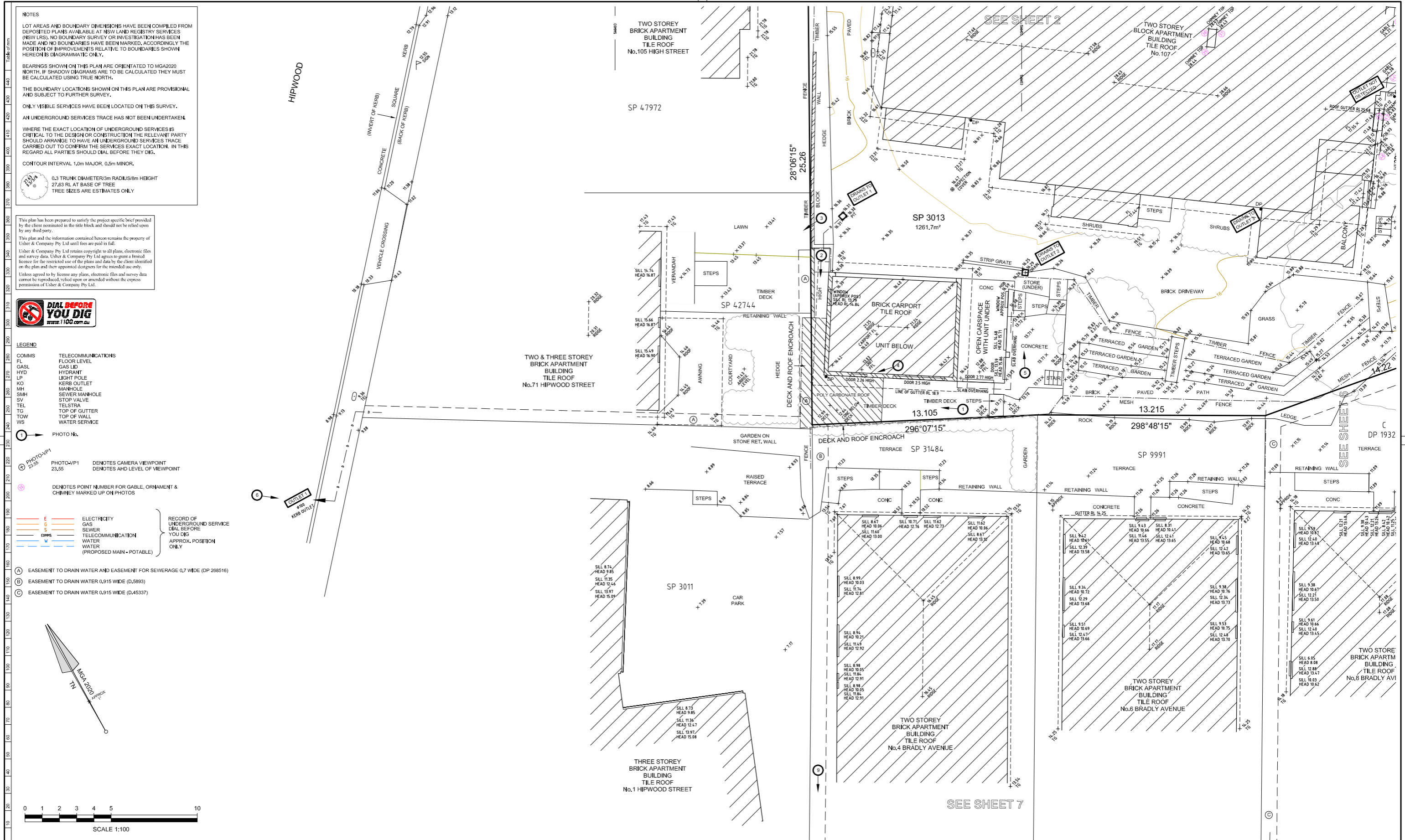
PLANE:
SHOWING DETAIL AND LEVELS
AT No.107 HIGH STREET, NORTH SYDNEY
BEING SP 3013

LGA: NORTH SYDNEY
SUBURB: NORTH SYDNEY
ORIGIN: SSM 21711
RL 17.382 AHD
CLASS LB
SCIMS 14/02/2020

REDUCTION RATIO: 1:100
DATUM: AHD
DATE OF SURVEY: 21-02-2020
SURVEYED BY: OFK
DRAWN BY: LL

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SHEET 3 OF 8

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USHER & COMPANY
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NOTES

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ONLY VISIBLE SERVICES HAVE BEEN LOCATED ON THIS SURVEY.

AN UNDERGROUND SERVICES TRACE HAS NOT BEEN UNDERTAKEN.

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CONTOUR INTERVAL 1.0m MAJOR, 0.5m MINOR.

0.3 TRUNK DIAMETER/3m RADIUS/6m HEIGHT
27.83 RL AT BASE OF TREE
TREE SIZES ARE ESTIMATES ONLY

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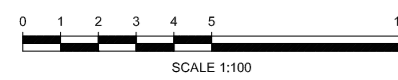
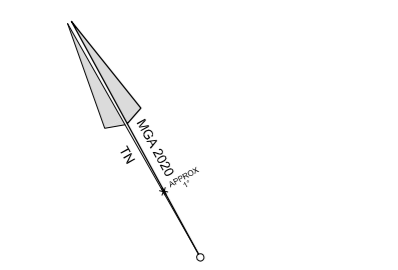
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- LEGEND**
- COMMS
 - FL FLOOR LEVEL
 - GAS LID
 - HYD HYDRANT
 - LP LIGHT POLE
 - KO KERB OUTLET
 - MH MANHOLE
 - SMH SEWER MANHOLE
 - SV STOP VALVE
 - TEL TELSTRA
 - TG TOP OF GUTTER
 - TOW TOP OF WALL
 - WS WATER SERVICE
- PHOTO No.
- PHOTO-VP1 DENOTES CAMERA VIEWPOINT
- PHOTO-VP1 DENOTES AHD LEVEL OF VIEWPOINT
- DENOTES POINT NUMBER FOR GABLE, ORNAMENT & CHIMNEY MARKED UP ON PHOTOS

- RECORD OF UNDERGROUND SERVICE YOU DIG
- E ELECTRICITY
 - G GAS
 - S SEWER
 - COMMS TELECOMMUNICATION
 - W WATER
 - WATER (PROPOSED MAIN - POTABLE)
- APPROX. POSITION ONLY

- (A) EASEMENT TO DRAIN WATER AND EASEMENT FOR SEWERAGE 0.7 WIDE (DP 288516)
- (B) EASEMENT TO DRAIN WATER 0.915 WIDE (D,5893)
- (C) EASEMENT TO DRAIN WATER 0.915 WIDE (D,45337)



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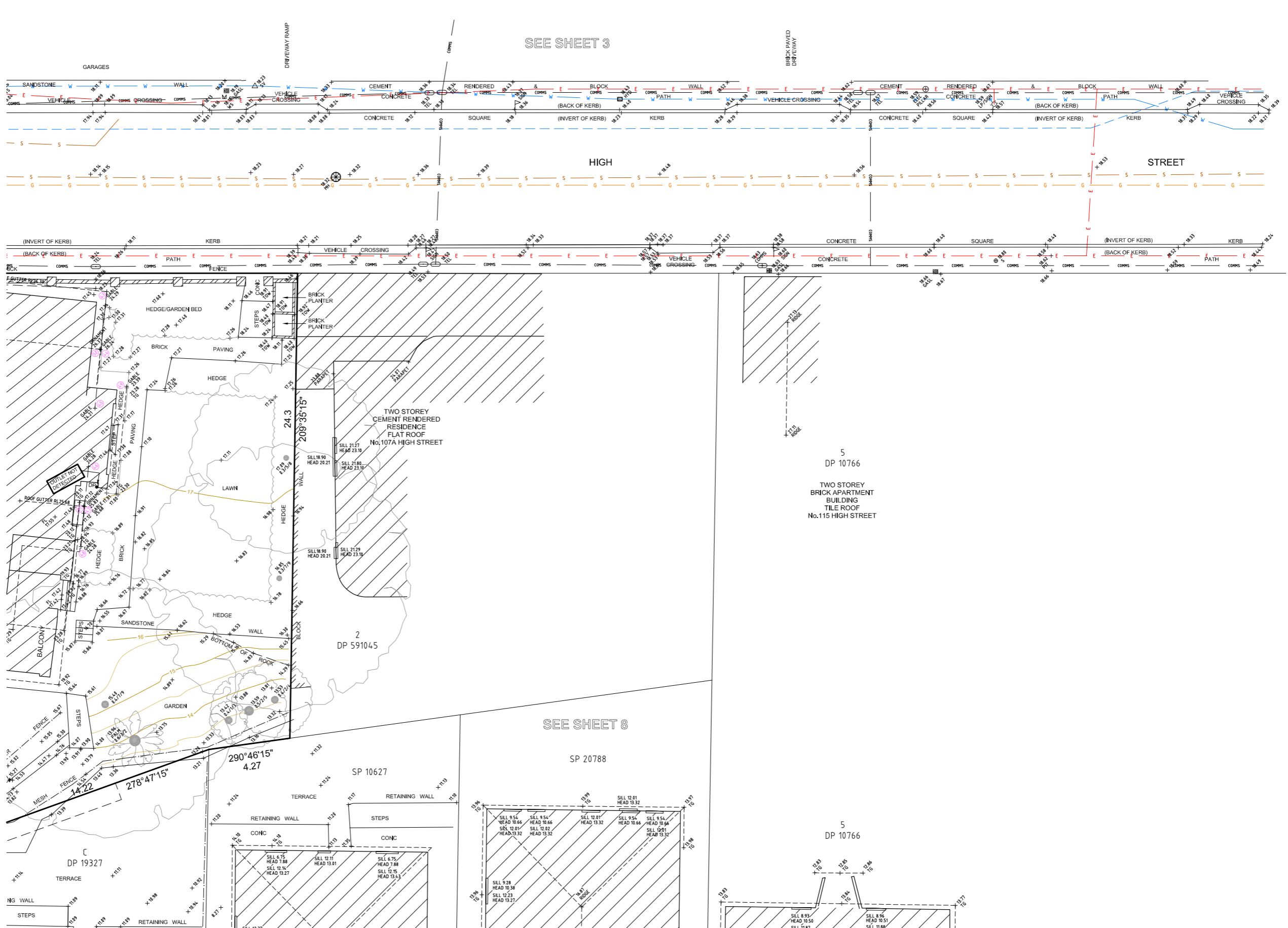
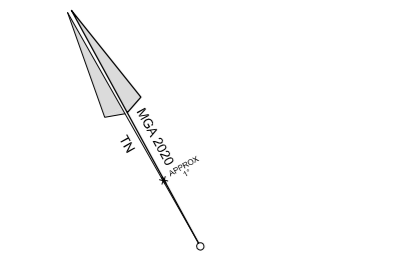
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3

USHER & COMPANY

Surveying & Land Development Consultants

Lotus Property Group
Level 11-309 George St,
Sydney NSW 2000

Date: 28 March 2022
Ref: 6382
Page 1 of 1

Attn: Darcy Yu

RE: 107 HIGH STREET, NORTH SYDNEY

Further to your instruction we have determined the coordinates of photo view points for photo modelling in relation to the abovementioned proposed development.

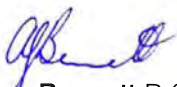
Results as summarised as follows:

SCHEDULE OF PHOTO VIEWPOINT COORDINATES					
COORDINATE SOURCE: MGA2020 ZONE 56					
HEIGHT DATUM : AHD71					
NAME	E	N	Elev	Code	NOTES
VP1	334856.613	6253792.242	23.554	PHOTO-VP1	No.98 Gnd Flr LIVING ROOM
VP2	334856.315	6253793.395	26.585	PHOTO-VP2	No.98 1st Flr MASTER BED
VP3	334848.465	6253792.935	23.274	PHOTO-VP3	No.98a GARDEN
VP4	334853.655	6253792.656	23.310	PHOTO-VP4	No.98 GARDEN PATIO
VP5	334840.732	6253799.223	26.586	PHOTO-VP5	No.96 1st Flr MASTER BED
VP6	334844.780	6253799.984	26.574	PHOTO-VP6	No.96 1st Flr LOUNGE
VP7	334828.316	6253808.843	25.181	PHOTO-VP7	No.94 1st Flr OFFICE/LOUNGE

Positions of photo viewpoints are also shown separately in our survey plan 6382-det 3 together with additional existing structure information as requested.

Yours faithfully

Usher & Company Pty Limited



Anthony Bennett B.Surv UNSW MIS (NSW)
Surveyor Registered under the Surveying and Spatial Information Act, 2002

SYDNEY • BURLEIGH HEADS • ORANGE

PH +61 2 9411 8166 FAX +61 2 9411 8177

EMAIL admin@usherandcompany.com.au • WEB www.usherandcompany.com.au

OFFICE Suite 23, 1-3 Havilah Street, CHATSWOOD NSW 2067 POSTAL PO Box 1199, CHATSWOOD NSW 2057

Usher & Company Pty Limited ABN 70 128 414 602

APPENDIX 3 - LETTER OF REQUEST



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

8th February 2022

Dear Resident,

LETTER OF REQUEST TO ACCESS YOUR DWELLING

The owners of 107 High Street, North Sydney are preparing a Development Application to construct a new residential flat building on the site. A Pre-DA assessment letter prepared on behalf of the North Sydney Council identified potential view loss as an issue to be considered. Council have requested that the applicant undertake a views analysis study to better understand the likely visual effects of the proposed development on neighbouring views.

Urbis have been engaged to undertake this work and to prepare a view sharing report including accurate and certifiable photomontages. This information will be submitted to North Sydney Council to inform their assessment of impacts on neighbouring views. Views from your residence have been identified as being potentially affected and as such it would be beneficial for us to inspect views from your dwelling so that further information can be provided to the Council to inform their assessment.

Urbis have substantial experience in undertaking this kind of analysis, based on widely referenced planning principles and 'best-practice' in New South Wales. As part of our analysis, 'photomontages' will be prepared. A photomontage is an objective visual aid which includes a simple 3D model of the proposed development in a photograph from your dwelling. In this way a photomontage can assist you and Council staff to understand the potential extent of visual change that may occur in some views towards the site.

It is advantageous for Council's assessment to allow Urbis to inspect views from your dwelling and to prepare a photomontage for analysis. To ensure accuracy, an independent surveyor will accompany Urbis within your dwelling at the time of photography, to record the camera location.

PERMISSION

Allowing us to enter your dwelling, inspect and document the views available is entirely optional and at your discretion.

A surveyor, photographer and Urbis staff member will need to be present in your dwelling to undertake this work. We are happy to inspect views from any room or location within your dwelling as directed by you or your representative. The process takes approximately 20-30 minutes, depending on the number of view locations in your premises that you would like photographed and the surveying requirements.

COVID-19 PROTOCOLS

We understand that you may be reluctant to let people into your home at this time. Urbis staff will follow all advice and guidelines issued by the Australian Government and World Health Organisation (WHO).

In line with social distancing measures, our team members must report that they have no symptoms of Coronavirus, have had no contact with confirmed cases, and are not in a risk group for the virus.

Request for access – February 2022



before undertaking this work. All Urbis staff are fully vaccinated including booster. Each resident will need to confirm the same information before Urbis staff enter your dwelling.

Figure 1 Subject Site



TO BOOK AN APPOINTMENT

To book an appointment, please **phone XXXX** to speak with Darcy Yu. If we are unavailable please leave a clear message with your contact details, preferred date and time (see below). We will endeavour to accommodate your preferences and will contact you prior to the inspection. **Please contact us before COB Wednesday 16th February 2022**

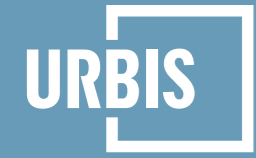
Thursday 17th February 10.00am - 12pm or

Monday 21st February 10am -12pm.

Kind regards,

Jane Maze-Riley
Associate Director National Design

Request for access – 107 High Street 2022



11 April 2022

107 HIGH STREET, NORTH SYDNEY (SP3013)

DEVELOPMENT APPLICATION HERITAGE REVIEW DA 281/21 –
AMENDED PLANS

FOR NORTH SYDNEY COUNCIL

INTRODUCTION

Kemp and Johnson Heritage Consultants were engaged in November 2021 by North Sydney Council to undertake an independent heritage review of DA 281/21 – Demolition of existing 2-storey residential flat building and construction of a new 4-storey residential flat building, parking, landscaping and associated works, including removal of particular trees, at 107 High Street, North Sydney. Amended plans have now been received in relation to DA281/21 and are the subject of review in this report on behalf of North Sydney Council

Documents viewed in relation to the DA submission include the following:

- Amended plans and elevations prepared by Mayoh Architects dated 23 December 2021
- Letter re Heritage response to amended scheme prepared by Urbis dated 11 March 2022
- Letter re amended plans by Gyde Consulting dated 16 March 2022
- Photomontages prepared by Mayoh Architects dated 18 February 2022
- Landscape plans prepared by Conzept Landscape Architects dated 10 March 2022

DESCRIPTION & HISTORY OF SITE & CONTEXT

The site is located on the south-western side of High Street, not far south-east of the intersection with Hipwood Street.

The existing 2-storey building on the site contains six flats, and as shown from the figures below, has been extended since 1943, however the roof form which existed in 1943 remains. The building has a mixed Inter-war period/Federation period appearance.

The HIS describes the building as follows:

107 High Street, North Sydney, comprises a 'tapestry' building which was originally constructed as a single storey single occupancy residence in the late 19th century (named the Ulleswater residence) but which underwent significant changes in the early decades of the 20th century to accommodate residential flats. It is no longer legible as an example of 19th century development.

The history in the original Urbis HIS establishes that the original house 'Llanarmon' on the site was built 1867-1871, and described in 1871 as a single storey sandstone house with doric columns to the front verandah, built as a residence for William Williams. William Williams (1833-1915) was born in colonial

Bangladesh and migrated to Sydney, and married Annie Fitz Doyle, daughter of a landholder and grazier, in Colo, NSW in 1856. William Williams, an accountant, managed a Steam Navigation Company and by 1858 was Secretary to the Clarence and Richmond Rivers Steam Navigation Company, and had moved to Pyrmont by 1857 and Blues Point by 1862, and to Careening Cove by 1865, building a house in Careening Cove after the land purchase there in 1867.¹

The house name changed in 1880 to Ulleswater. By 1909 the building was let as individual rooms and by 1912 was described as flats. In 1922 the building was substantially altered as residential flats. In 1967 a Strata Plan was lodged for the site. In the 1990s and more recently various DAs for the building have included further alterations to the flats.



Figure 1: Map showing location of the subject site (outlined in red, shaded yellow). Source: NSW Land Registry Six Maps

¹ Information from <https://cyrusjohnrichardwilliams.weebly.com/william-williams---part-2--1865-1870.htm>



Figure 2: Recent satellite view of the subject site (outlined in red, shaded yellow). Source: NSW Land Registry Six Maps



Figure 3: 1943 aerial photo of the subject site (outlined in red, shaded yellow). Source: NSW Land Registry Six Maps

The context of the site is:

- adjacent to the north-west No. 105 High Street (corner Hipwood Street) is a part 2-storey/part 3 storey painted brick building with a hipped terracotta tiled roof containing 4 flats, with 2 garages facing Hipwood Street; and No. 3-5 Hipwood Street, a 2-storey painted brick building with a hipped terracotta tiled roof containing 4 flats.
- adjacent to the south-east is 107A High Street, which is a 2-storey single dwelling, rendered brick painted white with a flat roof. This building has a garage facing High Street, and is partially built to the street alignment with a garden behind a high rendered brick wall at the south-east end of the site.

To the rear of the site is a group of 2-storey brick Inter-war period Residential flat buildings in Bradley Avenue, fronting Milson Park.

The sites on the opposite side of High Street include:

- 92 High Street (corner Hipwood Street), a 2 to 3-storey Inter-war Art Deco style residential flat building containing five units. The brick building with hipped terracotta tiled roof with central parapet is built on a sandstone base, with a substantial sandstone retaining wall on the High Street boundary with modern powder-coated aluminium fencing above.
- 94 High Street – a brick inter-war period 2-storey residential flat building with a terracotta tiled roof containing two units. The site features a substantial sandstone retaining wall on the High Street boundary and sandstone access steps from High Street (shared with No. 96 High St)
- 96 High Street - a brick inter-war period 2-storey residential flat building with a terracotta tiled roof containing two units. The site features a substantial sandstone retaining wall on the High Street boundary and sandstone access steps from High Street (shared with No. 94 High St). The wall has modern metal fencing above.
- 98A & 98 High Street, a 2-storey rendered brick recent building, with 98A being a semi-detached single dwelling, and No. 98 containing two units. This building features a recent sandstone retaining wall with metal fencing above to High Street punctuated by garages and pedestrian entries at the street level.
- 100-106 High Street, a mid-20th century pair of brick-clad residential flat buildings, with the closest to the site being 9 storeys with a setback additional two levels. The streetscape on this site is dominated by a painted concrete breezeblock walls around the carparking entry for the units. The complex contains 85 units.

The context of the site is therefore predominantly 2 storey Inter-war period brick residential flat buildings.

HERITAGE STATUS & SIGNIFICANCE OF THE SITE

The subject site is not a listed heritage item however is located within the CA10 Careening Cove Heritage Conservation Area listed in Schedule 5 of North Sydney LEP 2013, which is of local heritage significance. Figures below show the location of the site within the Heritage Conservation Area.

The Statement of Significance for the Careening Cove Heritage Conservation Area (from the North Sydney DCP 2013) is:

The Careening Cove Conservation Area is significant:

- (a) *as a largely consistent early 20th century residential area with an unusual and irregular pattern of street layout and irregular subdivision pattern that give the area a particular character.*
- (b) *as retaining much of the urban detail and fabric seen in gardens, fencing, street formations, use of sandstone for retaining and building bases, sandstone kerbing and natural rock faces.*
- (c) *for the amphitheatre like form around the reclaimed Milson Park and the head of the bay*
- (d) *for the remaining waterfront industrial and recycled industrial development that gives the area much of its character.*



Figure 4: Extract Heritage Map 002, North Sydney LEP 2013, with the subject site at 107 High Street indicated with arrow.



Figure 5: Extract Heritage Map 002A, North Sydney LEP 2013, with the subject site at 107 High Street indicated with arrow.

Heritage planning controls relating to the site are contained in Section 5.10 of the North Sydney LEP 2013 and of the North Sydney DCP 20.

THE PROPOSAL

The proposed works are: demolition of the existing 2-storey residential flat building on the site and construction of a new 4-storey residential flat building, parking, landscaping and associated works, including removal of particular trees.

The new building consists of two basements levels and four levels of residential units including ground floor level and Levels 1-3. Level 3 is a penthouse with increased setbacks. The roof includes a lift overrun, skylight and solar panels. The roof form to the penthouse level has been altered in the amended plans to a setback curved roof form facing High Street.

The North-east elevation to High Street still presents as a 3-storey building with the basement 1 partially visible above the street level. The south-west elevation facing towards Milson Park now presents as a 3-storey building with extensive glazing. The side south-east and north-west elevations still present as 4 storeys.

The footprint of the proposed new building on the site has been reduced and is now similar to that of the existing building. The reduced footprint has allowed for the retention of two trees previously proposed to be removed. In addition, external materials for the proposed new building have been revised in a manner which is more sympathetic to the Heritage Conservation Area.

The proposed building remains greater in height across a larger area at the Penthouse level 3 than the existing building on the site (though only the lift overrun extends above the peak of the roof of the existing building).

HERITAGE ASSESSMENT OF THE PROPOSAL

Landscaping

Comments on the original DA by Council's Landscape Development Officer were that the most mature and significant trees are along the SE edge of the site and include T1 *Leptospermum petersonii* (6x5m) (shown for retention), T2 *Jacaranda mimosifolia* (9x8m) & T3 *Banksia integrifolia* (6x8m) which were originally shown for removal in the original DA plans. The Council's LDO had then recommended reduction in excavation in this area and retention of trees T2 and T3, in line with pre-DA recommendations. The amended plans have reduced the footprint of the proposed new building and the Council's Landscape Development Officer has made the following comment with regard to the revised plans:

The amended proposal is considered to be an improvement on original, as it allows for T1 & T2 to be retained. -T1 & T2 shall be retained and protected in accordance with AS4970, sensitive construction techniques including hand excavation, pier & beam construction, and flexible location of piers and beams shall be used within the TPZ of any protected tree, and existing levels shall be maintained. No roots greater than 40mm shall be cut. No canopy pruning shall be permitted. A project arborist shall be appointed to supervise all works within the TPZ of any protected tree, and shall provide written confirmation of these trees' health, vigour, and likely longevity, upon completion of works. - All previous recommendations contained within LDO's earlier comments shall apply.

These comments are supported, and any DA approval should incorporate conditions of consent based on the Council's Landscape Development Officer's recommendations.

Demolition

With heritage conditions of consent as outlined in the Recommendation below, the concept of demolition of the existing building was considered acceptable with particular conditions of consent, both in relation to the original DA and in relation to the revised DA plans, as the existing building is considered to be an 1867-1871 single storey sandstone house which has been subsumed by later development, mostly in the early to mid 20th century, and is of potential archaeological/archival interest only. However, demolition of the existing building is only supportable if replacement development achieves a built outcome which is compatible with the Careening Cove Heritage Conservation Area.

Streetscape and design issues

While the revised plans have reduced the footprint of the proposed new building and allowed for retention of two of the significant trees previously proposed to be removed, and have increased setbacks at the penthouse level, the revised plans still propose a 4-storey building which is out of scale and incorporates a curved roof form to the penthouse level facing High Street, which is not considered

sympathetic to the predominantly inter-war period context of 2-3 storey Inter-war period residential flat buildings.

The focus of the new building design in relation to appearance within the heritage conservation area including from the street and from the public domain, is to ensure a consistent character in relation to materials, bulk, scale and setbacks similar to buildings which are characteristic of the conservation area. While the revised DA plans are an improvement in various aspects as outlined above, the penthouse Level 3 and its roof form remain unsympathetic to the Heritage Conservation Area, and it is recommended that plans be further revised to remove the penthouse Level 3 from the proposal.

LEP Heritage Controls

The proposal is not considered sympathetic to the CA10 Careening Cove Heritage Conservation Area context, and therefore is not considered to comply with objectives 5.10 (1) (a) and (b) of the North Sydney LEP 2013 due to the height, bulk and roof form of the Level 3 penthouse.

DCP Heritage Objectives & Controls

The table below assesses the proposal against the relevant heritage objectives and provisions of the North Sydney DCP 2013 Part B - Development Controls - Section 13 – Heritage and Conservation

Table 1: Assessment of the proposal against the relevant heritage objectives and provisions of Section 13 of the North Sydney DCP 2013

Objective or Provision	Comments
13.6 Heritage Conservation Areas	
13.6.1 General Objectives	
O1 Ensure that new development is designed to retain and complement the character and significance of the conservation area	<p>Aspects of the proposed new building's design are not compatible with the "largely consistent early 20th century residential area" character of the Careening Cove HCA, in particular the context of 2-3 storey Inter-war period residential flat buildings. This objective is not considered to be satisfied.</p> <p>The 4-storey height of the proposed building remains out of scale with the predominantly inter-war period context of 2-3 storey Inter-war period residential flat buildings.</p> <p>The curved roof form of the Level 3 penthouse facing High Street does not reflect the largely hipped roof forms of inter-war flat buildings within the immediate context.</p>
O2 Ensure that contributory items are retained and where practical improved, with a focus to locate new work to the rear or away from publicly visible elevations of building.	The building at 107 High Street is not identified as a contributory item within the HCA. The building is also not identified as an uncharacteristic item.

Objective or Provision	Comments
O3 Enable neutral items to be improved such that they contribute to the character of the heritage conservation area through the removal of unsympathetic and inappropriate elements, and reinstating missing details where appropriate.	The building at 107 High Street is considered neutral, however compliance with this objective is not considered appropriate or achievable, as the substantial alteration and extension of the original 1867-1871 building over time has eliminated the possibility of recovering the original building.
13.6.2 Form, massing and scale	
O1 To ensure new development has a compatible and complementary building form and scale to that which characterises the conservation area.	The proposal does not satisfy this objective as the scale and bulk and Level 3 roof form of the proposed new building is not considered complementary to the immediate context in the Careening Cove HCA. The proposed new building needs to be reduced in height and adopt a more traditional roof form, in order to demonstrate a building form which is complementary to the character of the heritage conservation area.
O2 To maintain and enhance streetscape character as identified within the Area Character Statements.	While some aspects of the proposed design comply with this objective, other aspects such as the overall height and bulk and Level 3 roof form, do not comply with this objective (see previous comments on Streetscape and design issues).
P1 Development should reflect the bulk, mass, scale, orientation, curtilage and setbacks of surrounding heritage and contributory items.	Nos. 4-14 Bradley Avenue to the rear are contributory buildings within the HCA – these are a row of brick 2-storey Inter-war period residential flat buildings. The proposed new building is not compatible or complementary to the building form and scale of these contributory buildings as the height and bulk of the proposed building at the Level 3 penthouse level is considered excessive within this context.
P2 Development should recognise and complement the predominant architectural scale and form of the area.	The proposal does not comply as the proposed new building does not complement the predominant 2-3 storey Inter-war residential flat building context of the site.
P9 New work may adopt a contemporary character, provided the development is not likely to have a detrimental impact on the characteristic built form of the area, particularly in terms of bulk, scale, height, form or materials.	The proposal is considered to have a detrimental impact on the characteristic built form of the area in terms of the proposed new building's bulk, scale, and height.
13.6.3 Roofs	
O1 To maintain the characteristic roof profiles and roofing materials within a heritage conservation area.	The curved roof form proposed to face High Street does not comply. A more traditional roof form to the proposed new building which would be characteristic of this area of the Careening Cove Heritage Conservation Area and consistent with inter-war residential flat buildings within the immediate context of the site, is recommended.

Objective or Provision	Comments
<p>P1 Roof form, pitch and materials are to be compatible with heritage and contributory items in the conservation area, as identified in the relevant character area statement (refer to Part C of the DCP).</p>	<p>The closest contributory buildings to the site are the row of Inter-war residential flat buildings in Bradly Avenue, immediately to the south of the site. However, though not formally defined as contributory in the DCP, there are other Inter-war residential flat buildings within the immediate context of the site in High Street which are also considered characteristic of the heritage conservation area. The character statement for the Careening Cove Heritage Conservation area refers to “largely consistent early 20th century residential area” character. In relation to this context and the character statement for the HCA, the curved roof form proposed to the Penthouse Level 3 is not compatible and does not comply with this control.</p>
13.6.6 Infill development in conservation areas	
<p>O1 To ensure that new development is consistent in terms of materials, bulk, scale, character and setback with significant buildings in the heritage conservation area.</p>	<p>The proposal is inconsistent with the characteristic built form of the area in terms of the proposed new building’s scale.</p>
<p>P1 Infill developments in heritage conservation areas need to positively respond to the setting and special character of the area, as outlined in the relevant character area statement (refer to Part C of the DCP).</p>	<p>The proposal does not successfully respond to the characteristic built form of the immediate context of 2-3 storey Inter-war residential flat buildings. The curved roof form and overall height particularly as seen from High Street, do not comply with this control.</p>
13.8 Demolition	
<p>O1 To ensure that heritage items and buildings which positively contribute to the significance and character of a heritage conservation area retained.</p>	<p>The existing building does not positively contribute to the significance and character of the heritage conservation area, as the original 1860s building has been subsumed within later development; therefore, demolition of the building complies with this objective, noting that demolition should be undertaken carefully in accordance with the recommended conditions of consent in the Recommendation below.</p>
<p>P5 Neutral items should not be demolished and demolition will generally not be supported by Council.</p> <p>P6 Despite P5 above, Council may consider the demolition of a neutral item, but only where the applicant can demonstrate:</p> <p>(a) the existing building is not capable of adaptation or modification in a way that will reasonably meet contemporary amenity and living standards while also improving the appearance and contribution of the building to the area’s character.</p> <p>(b) that any replacement building improves the contribution of the site to the area’s character</p>	<p>It is considered that the proposal:</p> <p>Complies with P6 (a) and (d) as it has been adequately demonstrated that the existing building is not capable of alteration to recover the original 1867-1871 single storey sandstone house, and that the remaining bulk of the building is a layering of 20th century alterations and additions.</p> <p>With regard to P6 (b), the replacement building does not improve the contribution of the site to the area’s character as the bulk and scale, and curved roof form to the Penthouse Level 3 will detract from the character of the heritage conservation area.</p> <p>The replacement building should have an improved conservation outcome for the heritage conservation area. The presentation of the proposed building in the revised plans is also not consistent with the characteristic roof forms within the heritage conservation area.</p>

Objective or Provision	Comments
<p>in terms of form, setbacks, bulk, scale, materials and style.</p> <p>(c) that sustainability outcomes of the proposed replacement development reasonably justify the change.</p> <p>(d) that all reasonable alternatives to demolition have been considered.</p>	
13.9.3 Verandahs and balconies	
<p>O1 To ensure that verandahs and balconies do not detrimentally impact upon the significance of heritage items and heritage conservation areas.</p>	<p>The balconies proposed are to the rear and south-eastern side, not the street elevation. The balconies are not considered to adversely impact on the significance of the heritage conservation area.</p>
<p>P5 The design, proportions and detailing of new balconies is to relate to the style, detail and period of the building, and any characteristic elements of the conservation area identified in the relevant character area statement (refer to Part C of the DCP).</p>	<p>The steel balustrading to the proposed balconies is considered appropriate to the heritage conservation area context.</p>
<p>P6 Glass balustrades are not appropriate on pre-1970's buildings or where visible from the public domain.</p>	<p>The balconies are proposed to have steel balustrades, which complies.</p>
13.9.4 Materials, colour and finishes	
<p>O1 To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas.</p>	<p>The external materials have been revised to be sympathetic to the Heritage Conservation Area context. The use of a sandstone base and sandstone retaining walls to High Street, and the use of a red-brown brick to all elevations is appropriate.</p>
<p>P4 Select materials and finishes to reflect their characteristic usage, such as stone at the building base.</p>	<p>The proposal complies.</p>
<p>P5 Details of proposed colour scheme are to be provided with the development application.</p>	<p>The proposal complies.</p>
<p>P6 Ensure materials, finishes and colours are compatible with the characteristic built elements of the heritage conservation area as described in the relevant Area Character Statement (refer to Part C of the DCP).</p>	<p>Section 8.3.6 Characteristic built elements of the Careening Cove Conservation Area Character Statement in Section 8.3 of the NSDCP 2013 states that characteristic materials for the area are:</p> <p><i>P9 Walls: Face and rendered brick on sandstone foundations – in this immediate vicinity face brick on sandstone foundations.</i></p>

Objective or Provision	Comments
	<i>P10 Roofs: Slate, terracotta tile and corrugated metal sheeting at rear; flat roofs to residential flat buildings.</i> The proposed zinc roof does not comply with these characteristic roof materials.
13.9.6 Fences	
O1 To ensure that fences are consistent with the characteristic elements of the heritage item or heritage conservation area.	The proposed front fence is not characteristic of the heritage conservation area (see comments below).
P2 Front fences are to be of a design that is appropriate to the style and period of the building, or characteristic fences of the conservation area.	The proposed front fence with sandstone base with steel fencing above is not characteristic – a low sandstone front fence would be more appropriate
P3 Maintain continuous fence lines and heights on streets and laneways.	Topography in High Street varies, so this control is not particularly achievable in this context. The aim should be to adhere to the low or 900mm height under P4 and the characteristic front fence materials in the HCA.
P4 The height of a new fence with a heritage conservation area is to be consistent with that identified within the relevant Area Character Statement (refer to Part C of the DCP).	P13 of the Careening Cove Area Character Statement (Section 8.3 of the NSDCP 2013) states that low to 900mm height front fences are characteristic of the area, and that sandstone walls and picket fences are characteristic. The proposed front fence with sandstone base with steel fencing above is not characteristic – a low sandstone front fence would be more appropriate.

CONCLUSION

The concept of the demolition of the existing building on the site at 107 High Street, North Sydney, has been considered acceptable in previous heritage comments on the original DA proposal, given the extent of alteration throughout the 20th century of the original circa 1867-1871 single sandstone storey house, which has been subsumed by later development. Given the age and history of the original house, conditions of consent are recommended below for any future consent, with regard to archival photographic recording of the existing building prior to demolition, archaeological investigation/recording during the demolition process, and interpretation of the history of the site.

However, demolition of the existing building should not be allowed unless a replacement development achieves a positive built outcome within the Careening Cove Heritage Conservation Area.

In relation to the revised plans for the proposed new building on the site, the 4-storey proposed building is still considered out of scale, has an uncharacteristic roof form to the Penthouse Level 3 and is also bulky in relation to its immediate context of 2-3 storey inter-war period residential flat buildings. It is therefore recommended that the proposed design be modified to:

- either remove the 4th level of the proposed building (the proposed Penthouse Level 3) or introduce more substantial setbacks at the 4th level to reduce the height/visual height of the building; and
- alter the roof form of the Penthouse Level 3 (if the level is not removed entirely) to eliminate the curved roof form currently proposed facing High Street; and
- Modify the front fence design to comply with comments on the front fence above and the DCP requirements.

Recommended Heritage conditions of consent for any future consent involving demolition of the existing building on the site

Standard Condition D1 – Photographic recording

Prior to any works commencing a photographic survey recording, in accordance with the NSW Heritage Office Guidelines "Photographic recording of Heritage Items using file or digital capture", is to be prepared to the satisfaction of Council's Historian and Conservation Planner. Two (2) copies of the photographic survey must be provided to Council.

(Reason: To provide a historical record of heritage significant fabric on site for archival purposes)

Modified Standard Condition D5 – Archaeological investigation

An archaeological survey must be conducted of the site prior to the commencement of any demolition, earthworks or excavation on site. The survey, which should concentrate on identifying remnants of the original circa 1867 house and its garden elements, and a report of the findings, must be submitted to the Certifying Authority for approval prior to the issue of any construction certificate and prior to the commencement of any works on the site.

The survey and report must be undertaken by an appropriately qualified Archaeologist and must identify the likelihood of remains of the original circa 1867 house and/or artefacts, whether European or Aboriginal, being present on site. A copy of the survey and report must be provided to Council if it is not the Certifying Authority.

If the report identifies that such items are likely to be on site, then demolition, earthworks and excavation must be undertaken under the direct supervision of an appropriately qualified archaeologist. A permit under the provisions of the Heritage Act 1977 or the National Parks and Wildlife Act 1974 may also be required to be obtained. If Archaeological supervision is undertaken, a final report outlining the archaeological findings is to be provided to Council and the Certifying Authority (if Council is not the Certifying Authority).

Heritage Interpretation

(a) A heritage interpretation installation, such as a historical marker and interpretative panels, explaining the history of the site, is to be designed and installed to the satisfaction of Council's Historian and Conservation Planner prior to the issue of an occupation certificate. The design detail of the device is to be submitted to and approved by Council's Historian and Heritage Conservation Planner prior to

manufacturing and installation. Liaison with Council's Historian and Conservation Planner at an early design stage of the heritage interpretation is recommended.

(b) The location of the heritage interpretation installation shall be on or near the front boundary in High Street, to ensure visibility from pedestrians in High Street.

Note that conditions of consent recommended by Council's Landscape Development Officer should also be imposed on any future consent.

A handwritten signature in black ink, appearing to read 'Chery Kemp', with a long horizontal flourish extending to the right.

Chery Kemp, Principal Partner,
Kemp and Johnson Heritage Consultants

N O R T H S Y D N E Y C O U N C I L



DESIGN EXCELLENCE PANEL MEETING

DA No: 281/21

PAN: 141055

ADDRESS: 107 High Street, North Sydney

PROPOSAL: Demolition of existing building and construction of four level residential flat building with basement parking

DATE 12/10/2021

ATTENDANCE

Chair Anita Morandini

Panel Members Professor Peter Webber, Kylie Legge, Dave Tordoff

Council staff Stephen Beattie, Lara Huckstepp

Applicant Peter Mayoh, Jonathan Bryant, Rob Frew, Mark Scofield, Damien Kelly

PANEL REPORT

The development application seeks to demolish a neutral item located within the Careening Cove Conservation Area. However, the Panel notes the positive contribution the existing building provides within the Conservation Area.

Inadequate justification has been presented to the Panel in relation to the complete demolition of the building. The Panel considers that options for the adaptive reuse of the building should be further investigated. Options should be presented demonstrating alternative outcomes to demolition. Feasibility studies should address adaption, modification, additions, structural strategies and functional planning for retention of the existing building.

The Panel provides the following qualified comments in relation to the proposed replacement building. Comments are not to be taken as, nor inferred, as the Panel's support or endorsement of the demolition of the building.

Principle 1: Context and local characterCurrent & future contextLocal character

- The site is zoned R4 High Density Residential and contains an existing residential apartment building that was formerly a house.
- The intent of the DCP built form controls in the R4 zone is to provide 3 storeys plus roof form, within a 12m building height control.
- The bulk and scale of the proposal is inconsistent with the surrounding mixed dwelling types, characterised by fine grain, brick and sandstone, 2 storey plus



predominately pitched tiled/terracotta roof forms interspersed with highly articulated brick apartment buildings.

- The topography falls from the front of the site to the rear (5m north to south). The existing ground level is significantly elevated above the residential apartment buildings to the south, zoned R3 Medium Density Residential.
- The 4 storey southern facade, ziggurat form, horizontal expression and upbroken roof line are overbearing in scale, relative to the southern residential apartment buildings.
- The proposed monolithic building form dominates the ridgeline and creates a continuous wall of development.
- The height and bulk facing directly to the street as well as the choice of the white brick does not appear to be consistent or complementary to the conservation area.
- The flat roof with mansard roof form limited to the street facade does not appear to be a common or characteristic feature within the locality. The Conservation Area is characterised by pitched tiled roofs contributing to a fine grain setting. The proposed development lacks a fine grain, articulated roofscape to sensitively respond to this context.
- The expanse of flat roof with exposed roof plant is inconsistent with the character of the area, impacting on views of neighbouring buildings looking towards Milson Park.
- Whilst the replacement building may not be significantly different in terms of its overall footprint, it lacks the fine grain three-dimensional massing of the existing building. The perceived scale of the existing building is mitigated by a stepped plan form, deep verandahs and undulating roof line. The proposal does not exhibit these or other ameliorating characteristics.

Heritage

- The existing neutral item is consistent with the bulk, scale, form and materiality of characteristic buildings in the conservation area.
- The proposed development presents contrasting material and stylistic treatment to north and south elevations aiming to respond to differing adjacent contexts. This binary treatment results in an unresolved built form and horizontal expression uncharacteristic of the conservation area.

Principle 2: Built form, scale and public domain/ urban design response

Height, bulk and scale

- While generally within the DCP height requirements the proposal presents as a large single building with limited articulation, particularly in regard to modulation of its massing, compared to the character of the existing building and surrounding area.
- The mansard roof design, with shallow pitch, larger dormer windows and prominent lift overrun does not serve to diminish the bulk of the building, which presents as 3 storeys or more to the street compared to the 2 storeys plus roof that makes up the local character of the area.
- The building presents as a full 4 storeys to the rear, at the interface with the R3 zoning, constituted of 2 storey plus roof form apartment buildings.



Side and rear setbacks

- A minimum setback of 6m should be maintained to eastern and western boundaries, to address privacy, provide landscape opportunities and mitigate scale impacts between neighbouring sites. The non-compliances where the building impinges on these setbacks are not supported.
- Significantly elevated above the southern neighbours the proposed development should maintain a minimum 9m setback to mitigate scale and overlooking on southern neighbours.

Excavation and existing ground levels

- Ground level is excavated 0.5m to 1.5m below street level, which results in a 1m to 2m wide “gutter” between the face of the development and the street with ground floor apartments impacted by overlooking and poor amenity.
- Planting to the 1.5m wide planter bed at the street frontage is impacted by retaining walls. Fire sprinkler and hydrant booster assemblies further impact the amenity of ground level apartments and street address.
- Significant re-terracing of the existing ground levels proposed to the rear of the site results in a series of shear retaining walls and loss of existing landscaping.
- The proposed levels should align more closely with the existing topography.

Principle 3: Density

Density

- The proposed development dominates the ridge as a singular mass. The cumulative impact of lack of communal open space, removal of mature trees, excavation, exposed carpark ramp, deficient setbacks and overlooking of neighbours to the south indicate an overdevelopment of the site.

Site coverage, deep soil and landscape area

- The proposed development should at least provide compliance with site coverage control where a maximum of 45% is permitted. Opportunities for mature planting should be maximized to contribute to the landscape character of the conservation area and assist in mitigating the scale of the development.

Principle 4: Sustainability, building performance and adaptability

Energy efficiency initiatives

- The demolition of the existing structure has not been adequately justified. The retention and adaptive reuse of the existing building should be considered, to prevent the loss of embodied energy resulting from complete demolition.

Passive environmental design

- The ratio of glazing should be reduced particularly to the south to increase thermal performance. This would also assist with providing an improved relationship with the character of windows and masonry walls, more in keeping with the conservation area.



Water management

- Grey water collection should be considered for landscape irrigation.

Principle 5: Landscape Integration

Existing Trees

- A significant jacaranda tree near the eastern boundary and 6 of 11 trees are proposed to be removed.
- Existing trees should be retained to provide valued screening and privacy to manage overlooking of residential apartments to south and east. No valid justification has been provided for their removal.

Maintenance

- Planter box maintenance is questioned as it appears to be only accessible from individual apartments.

Principle 6: Building configuration, planning and amenity

Apartment size and layout

- See comment below addressing a need for thorough apartment planning, to improve solar access, private open space and passive surveillance.

Pedestrian access and entries

- The entry and lobby are of poor amenity. Constrained within only a 2.5m setback, the entry gate, stairs, lift and fire stairs all converge onto this space creating an unwelcoming entry. Letter boxes are unaccounted for and the provision of such will further add to the congestion of this space. The entry and lobby should be reconfigured and consideration given to repositioning the lift within the building interior to create a generous common foyer providing both level access and an address to the street.
- All common foyer and circulation areas should be provided with natural light and ventilation. The proposed ground level lobby is largely contained with limited access to natural light via the stair void.

Common circulation

- The fire stair is open to the lobby and any application should demonstrate how this complies with BCA requirements.

Communal open spaces

- Communal open space should be provided at ground level in association with mature trees to meet ADG standards.

Private open space and balconies

- Whilst locating primary balconies to the south will capture the view, the apartments are generous and warrant a second balcony off a second living space where apartments will struggle to achieve solar access. Solar access is required to both private open space and living areas.

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DESIGN EXCELLENCE PANEL MEETING

- North-south through apartments should be considered. Apartments could be replanned with a through arrangement. Living space and passive surveillance to the street should be considered. North facing balconies connected to living areas could improve access to northern sunlight and aid street surveillance.
- Primary private open space is orientated to take advantage of southern views, however this causes overlooking of neighbours to the south. Landscape edging to the setback and overlooking from terraces should be provided in concert with a minimum 9m setback to the southern boundary, as noted earlier.

Ceiling heights

- Floor to floor heights of 3.1m should be provided as per SEPP 65.

Subterranean spaces and excavation

- Bedrooms to G.01 and G.03 appear to be subterranean. Excavation should be minimized and levels adjusted to work more closely with the existing topography to improve amenity.

Vehicle access and parking

- The level of parking proposed complies with DCP controls, however consideration could be given to reducing car parking given the accessible location of the site.
- Concern is raised as to floor to ceiling heights within the basement levels being 3.85m. Consideration could be given to reducing this height and the overall extent of excavation. The floor levels within the basement should be reviewed.
- Consideration should be given to either relocating the driveway directly beneath the building or providing further capping of the ramp. Option testing should be undertaken to determine the most appropriate location for the driveway entry, with the objective of increasing landscaping and contributing to the green setting of the conservation area. Additional greening of the site as viewed from the street should be prioritised.
- Car parking ramp acoustic and light spill impacts on neighbouring apartments and subject site should be addressed.

Waste management

- Garbage chutes should be provided.
- Waste storage in the basement appears to be inadequate.
- A street-level bin holding area has not been provided. Details should be included to ensure any structure proposed for temporary storage of garbage bins does not detract from the streetscape or the appearance of the building.

Solar and daylight access

- It is estimated that 30% of apartments do not receive direct sunlight to their primary living areas on 21 June. The ADG sets a 15% maximum requirement. Design amendments should be undertaken to achieve minimum compliance of 70%. Through-apartment living spaces should be considered with north and south facing balconies to achieve compliance.



Shadow impacts

- Further information regarding overshadowing impacts should be provided. There appears to be overshadowing on numerous properties located to the south of the site.

Privacy impacts

- Rear balconies potentially create overlooking to adjoining properties and this issue needs to be further addressed.

View impacts

- View issues need to be carefully considered and a more detailed view loss study is required. Any view loss resulting from non-complying elements would be unlikely to be supported.
- The uncharacteristic flat roofscape with plant and solar collectors impacts on the views of surrounding properties. The conservation area is characterised by roofscapes of pitched and tiled roofs and trees, falling to the Harbor. The roofscape is a 5th elevation which should contribute to this setting. A fine-grain pitched roof and greening strategy could be considered.

Utilities

- All air conditioning units should be contained within the building footprint and discretely concealed. The proposed exposed AC units located in the garden are unlikely to be supported.
- Any required substation, booster value and utilities should be discretely located and integrated into the building's design and should not detract from the streetscape presentation.

Principle 7: Safety

Entry and security

- The building entry should be reconfigured to provide more direct connectivity and passive surveillance to the street. Refer to pedestrian access and entry discussion.

Principle 8: Housing diversity and social interaction

Apartment Mix

- The development provides only 3 bedroom apartments, the DCP requires two types. A reconfiguration addressing issues outlined in this advice could provide a greater mix of apartments.

Principle 9: Architectural expression and materiality

Material palette

- There are two distinct facade styles with different material palettes proposed on the north and south facades. The contrasting treatments aims to address the differing street and rear site context, however the approach results in an unresolved architectural expression. A consistent facade approach should be adopted.



- The materials could be simplified to create a more refined palette that reflects the local character in colour, material selection and detailing.
- A darker, red masonry detailing would be more contextual and in keeping with the locality.

Composition and scale

- Finer grain massing composition and architectural articulation should be explored to mitigate scale and bulk and relate to the fine grain neighbouring context.
- The roofscape should also be composed to reinforce a fine grain expression, be recessive when viewed from the public domain and not result in a horizontal monolithic form.

Recommendations to Achieve Design Excellence

The Panel does not support the proposed development in its current form. The applicant needs to address why the existing building is not usable and what alternative outcomes to demolition were considered. Further, any redevelopment must be an improvement and enhance the character of the conservation zone.

An amended proposal should be prepared, satisfactorily addressing the identified issues, as discussed in this report.

Development Services Manager's Note

The outcome of this review by the Design Excellence Panel is not determinative and is but one of many inputs into the assessment process. Applicants are urged to have high regard to the panels input and respond accordingly.