

**NSLPP MEETING HELD ON 6/10/21****Attachments:**

1. Site Plan
2. Architectural Plans
3. Heritage Impact Statement
4. View Loss Analysis

ADDRESS/WARD: 26 Thomas Street, McMahons Point**APPLICATION No:** DA 172/21**PROPOSAL:** Alterations and additions to a heritage listed dwelling within a conservation area.**PLANS REF:**

Plan No.	Issue	Title	Drawn by	Received
DA0.01	3	Cover Page	Dieppe Design Pty Ltd	25.8.2021
DA0.02	1	Legends and BASIX	Dieppe Design Pty Ltd	10.6.2021
DA0.03	3	Perspectives	Dieppe Design Pty Ltd	25.8.2021
DA0.05	1	Exterior Materials and Finishes	Dieppe Design Pty Ltd	10.6.2021
DA0.06	1	Notification Plan	Dieppe Design Pty Ltd	10.6.2021
DA0.12	3	Site Plan	Dieppe Design Pty Ltd	25.8.2021
DA1.01	2	Existing Floor Plans	Dieppe Design Pty Ltd	10.6.2021
DA1.02	1	Demolition Plan	Dieppe Design Pty Ltd	25.8.2021
DA1.10	1	Lower Ground Floor	Dieppe Design Pty Ltd	10.6.2021
DA1.11	3	Ground Floor	Dieppe Design Pty Ltd	25.8.2021
DA1.13	3	Roof Plan	Dieppe Design Pty Ltd	25.8.2021
DA2.01	4	Elevations 1	Dieppe Design Pty Ltd	25.8.2021
DA2.02	4	Elevations 3	Dieppe Design Pty Ltd	25.8.2021
DA2.51	2	Section 1	Dieppe Design Pty Ltd	25.8.2021
DA3.81	1	Streetscape View Analysis	Dieppe Design Pty Ltd	25.8.2021
DA3.09	1	Gap view / Roof for Analysis	Dieppe Design Pty Ltd	25.8.2021

OWNER: Christine and Jean Alla**APPLICANT:** Dieppe Design Pty Ltd - Edward Dieppe**AUTHOR:** Hugh Shouldice, Development Assessment Officer**DATE OF REPORT:** 13 September 2021**DATE LODGED:** 17 June 2021**AMENDED:** 25 August 2021**ISSUES:** Heritage, View Loss, Solar Access**SUBMISSIONS:** Eight (8)**RECOMMENDATION:** Approval

EXECUTIVE SUMMARY

This development application seeks North Sydney Planning Panel (NSLPP) approval for alterations and additions to a heritage item within a conservation area at No. 26 Thomas Street, McMahons Point.

This application is reported to NSLPP for determination because the development applications involves partial demolition of a heritage item. The development application is therefore, required to be determined by the North Sydney Local Planning Panel in accordance with the Minister's directions.

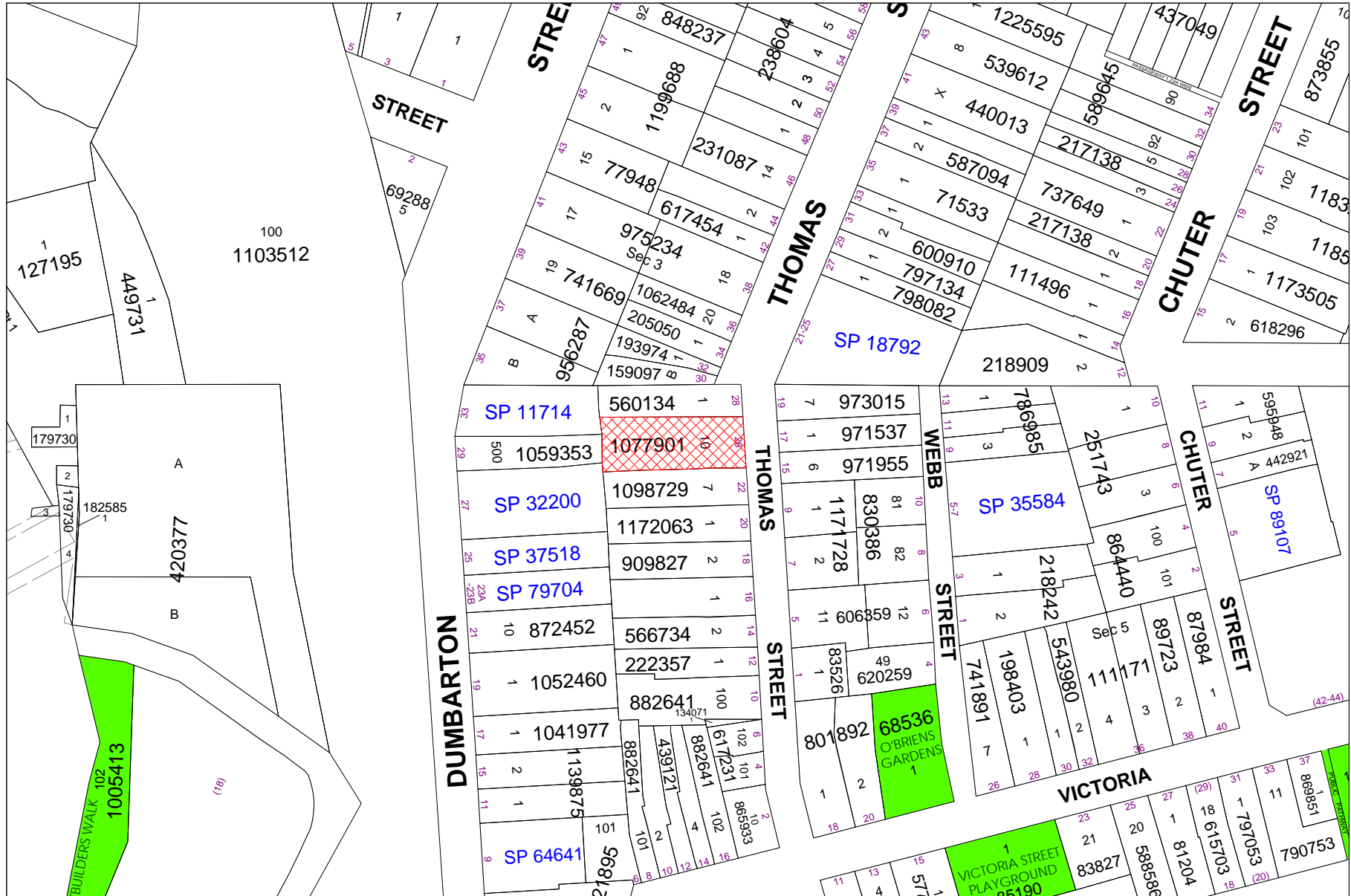
The notification of the application is in accordance with the *North Sydney Community Participation Plan 2019*. At the end of the notification period, Council received **eight (8)** submissions raising concerns about loss of residential amenity, solar access, view loss, setbacks and heritage impacts. The assessment has considered these concerns as well as the performance of the amended application against Council's planning requirements.

The application has been amended to delete the originally proposed roof terrace and to address concerns raised by Council's Conservation planner. The amended proposal is supported on the basis that the majority of the proposed works are located at the rear of the existing dwelling or within the existing side garden area of the subject site behind the primary building line.

The proposal is compliant with Council's maximum height of building requirement as well as site coverage and landscaped area controls. The proposal is consistent with the objectives and provisions specified in Section 5.10 of the NSLEP 2013 and adequately responds to the design requirements for alterations to a heritage dwelling under Section 13 - Heritage & Conservation of Council's NSDCP 2013. The proposed additions and alterations are a reasonable balance between contemporary living requirements and the preservation of the existing building form and fabric. The proposed additions, as amended would maintain a reasonably low density, form and scale commensurate with adjoining dwellings the surrounding area.

Standard and site-specific conditions have been recommended in the condition set to minimise heritage impacts. For the reasons outlined throughout the report, the application is recommended for **approval**.

LOCATION MAP



Property/Applicant ● Submitters - Properties Notified

DESCRIPTION OF PROPOSAL

The development application is an amended proposal, which comprises alterations and additions to a heritage-listed dwelling house within a conservation area. The proposed works are outlined below:

Lower Ground Floor:

- Convert the existing bathroom, laundry and subfloor area into a master bedroom with ensuite, bathroom and guest bedroom.
- An addition to the south to create:
 - Rumpus room,
 - Courtyard, Staircase to access the ground floor, Study, Laundry, Storage room.

Ground Floor:

- Reinststate timber double hung windows to bedroom 1 and the traditional corrugated bullnose roof and original detail to the front porch.
- Retain bedrooms 1, 2 ,3 and hallway.
- Reconfigure the kitchen and living room to create a bathroom, kitchen and dining room.
- An addition to the south to create:
 - Carport
 - Bedroom 4
 - Staircase to access the lower ground floor,
 - Living room,
 - Balcony with spiral stairs to roof terrace,
 - Green roof,
 - Roof terrace on southwestern corner of dwelling
 - Solar panels on northern side of roof structure

Amended Proposal – 25 August

On the 25 August 2021 the applicant submitted amended plans incorporating the following modifications to the original proposal, which are outlined below:

- Deletion of the proposal roof terrace and replacement with a flat roof and parapet.
- The proposed “breezeway” linking structure and façade recessed a further 1.5 metres from the southern front façade.
- Deletion of retaining wall on southern boundary with 22 Thomas Street, reducing size of parking platform and retaining side boundary ground levels.
- Addition of a side path on southern boundary.
- Relocation of bin store to the south.
- Reduction in size of ground floor rear balcony.

The amended plans form the basis of the following assessment.

STATUTORY CONTROLS

North Sydney LEP 2013

- Zoning – R3 Medium Density Residential
- Item of Heritage – Yes (Local Item - I0486)
- In Vicinity of Item of Heritage – Yes (28 Thomas Street, McMahons Point)
- Conservation Area – Union, Bank and Thomas Street Conservation Area
- FSBL – No

Environmental Planning & Assessment Act 1979 (as amended)

SEPP No. 55 – Contaminated Lands

SREP (Sydney Harbour Catchment) 2005

Local Development

POLICY CONTROLS

NSDCP 2013

DESCRIPTION OF LOCALITY

The subject site is formally known as Lot 10 DP 1077901, also known as 26 Thomas Street, McMahons Point. The site is located on the western side of Thomas Street, north of its intersection with Victoria Street. The subject site is rectangular in shape and 12m in width and 32m in depth. The subject site has an area of approximately 348sqm. There is a significant fall from the northern side boundary to the southern side boundary of approximately 2.66m.

The subject site is located on the western side Thomas Street. The existing building consists of a single storey weatherboard vernacular Victorian cottage with terracotta roof tiles, enclosed verandah ends and verandah roof form. There is a basement area under the building at the rear containing a laundry and bathroom. The subject site is a local heritage item I0486.

The land to the north and south is occupied by similar single storey cottages fronting the street although it is noted that these are located on narrower lots than the subject site. Land to the rear fronts Dumbarton Street at a lower level falling towards Berry's Bay. Properties to the eastern side of Thomas Street are elevated some 2m above the subject site.

Previous Development Application History:

DA127/10 was granted consent for alterations and additions including the following works:

- Reconfiguration of internal spaces
- Reinstatement of timber front window, curved verandah roof
- Demolition of post war fence, replacement picket fence
- Additions to side and lower floor area
- New deck to rear
- Adaptation of lower floor for bedrooms
- Restore weatherboarding
- New colorbond roof
- New carport to street
- Associated ancillary landscaping

The works proposed as listed above were approved under a previous LEP and DCP.

RELEVANT HISTORY

The applicant undertook a Pre DA with Council on 26 October 2020 which identified a number of concerns with regard to the site and scope of the proposal which could largely be addressed by amended plans.

Council's pre-DA advice confirmed that Council's conservation policies would permit a proposal that would not be readily visible from the public domain, retains as much of the heritage fabric of the existing dwelling as possible and minimizes amenity impacts to adjoining properties in the form of visual privacy, overshadowing and view loss.

Council seeks a proposal which is not readily visible from the public domain, retains as much of the heritage fabric of the existing dwelling as possible and minimizes amenity impacts to adjoining properties in the form of visual privacy, overshadowing and view loss.

Current Development Application:

Date	Application History
17 June 2021	The development application was lodged with Council.
8 July 2021	A site visit was undertaken by the assessing officer at the subject site.
16 June 2021	The owners of adjoining properties and the Union Precinct were notified of the proposed development for a 14-day period, between 25 June 2021 to the 9 July 2021. The notification resulted in four (4) submissions.
17 June 2021	A 'Stop the Clock' Letter was sent to applicant requesting a View Loss Analysis, Revised Materials/Colours Schedule, Solar Access Diagram and Demolition Plans.
12 August 2021	Council sent an amended plans letter to applicant requesting heritage design amendments, deletion of roof terrace and increase to side setbacks.
25 August 2021	The applicant submitted amended plans additional information requested in Council's letter.

REFERRALS

Building

The proposed works the subject of this application have not been assessed in accordance with compliance with the Building Code of Australia. This would need to be undertaken prior to the issue of a Construction Certificate. Should significant changes be required to achieve compliance with BCA standards, a further Section 4.55 application would be necessary.

Heritage

The application was referred to Council's Heritage Planner who has conducted an assessment of the proposed works in terms of Part 5 Clause 5.10 (Heritage Conservation) of the North Sydney LEP 2013 and Section 13 (Heritage and Conservation) of the North Sydney DCP 2013. Council's Conservation Officer has provided the following comments below:

'Number 26 Thomas Street is a scheduled heritage item (I 0486) in NLEPP 2013 and is located within the Union, Bank and Thomas Streets conservation area (CA 15). The building is a match with the neighbouring house at 28 Thomas Street, also a scheduled heritage item (I 0487). The State Heritage Inventory database describes each of these dwelling as follows

26 Thomas Street

This building is designed in the Victorian Carpenter Gothic Style. Single storey freestanding weatherboard house with a gabled unglazed terracotta tile roof and hipped roof front verandah. Gable end features decorative fretwork bargeboards, and the front façade feature a faceted bay with three double hung windows, and a cast iron frieze to the front verandah.

28 Thomas Street

Single storey freestanding weatherboard house with a gabled, corrugated iron roof and hipped, convex-curved corrugated iron roofed front verandah. Gable end to the street facade features decorative fretwork bargeboards, and the front facade features a faceted bay with three double-hung windows, and a cast iron frieze to the front verandah.

The Planning Area Character Statement relating to the site as per Part C: s 9.10 NDCP 2013 provides the following statement of significance for the Union, Bank and Thomas Streets conservation area:

- (a) as the largest area of mid to late Victorian buildings in the North Sydney area including a substantial number of individually significant buildings, groups of buildings and unique streetscapes in the local context.*
- (b) for the clarity of its subdivision history that is still clearly seen in variations of road widths between sections of streets and changes of directions of the subdivision pattern in response to the subdivision of earlier estates.*
- (c) for the way development has responded to the topography through stepped building forms and excavation in some locations.*
- (d) for its fine streetscapes with intact rows of Victorian residences, especially in Thomas, Union and Chuter Streets.*
- (e) for its relatively large number of surviving timber residences.*

2. Assessment and Recommendations

Due to current circumstances, an internal inspection and access to the rear of the site has not been possible. Some photographs of the rear of the house have been made available by the architect for the project. As such, and to date, a site inspection has only been possible from Thomas Street.

The site is located on the western side of Thomas Street. The existing building is set to the northern side of the lot and the area to the south of it is open space that has not previously been built upon (ref: North Sydney Survey Sheet 21 dated 20 October 1891 and the 1947 aerial map of the site context). The dwelling appears to have had a mid-century uplift that includes a low, post war brick fence to the street. Later in the 1980s, a building application approved a two storey rear addition extending the existing building form with the lower ground level constructed with brick and supporting a weatherboard construction, compatible with the original dwelling, above. The original metal roofing material has been replaced with unglazed terracotta tiles that has a hipped form in the rear elevation. The HIS accompanying the development application notes that the two internal fireplaces remain insitu although their corresponding chimneys have been lost. The following plans indicate the 1981 layout of the dwelling and presumably the layout of the dwelling as it is today.

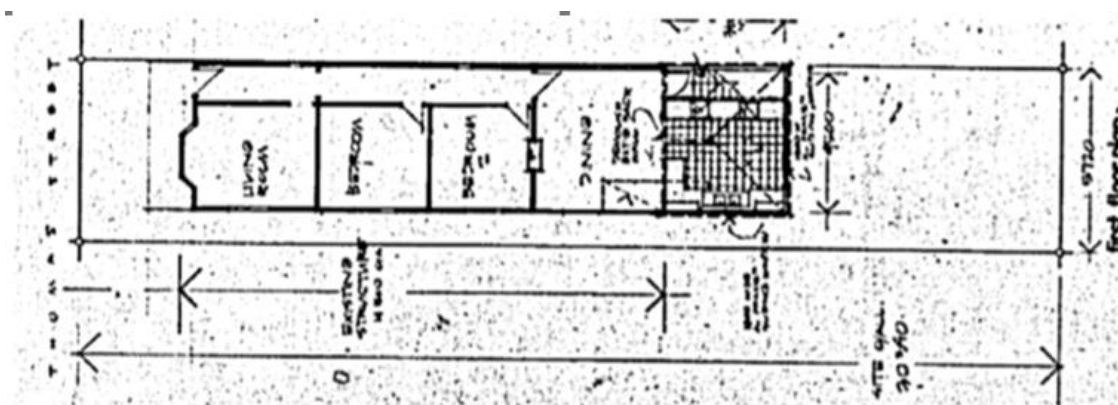


Figure 2A: Floor plan of dwelling (Circa 1981)

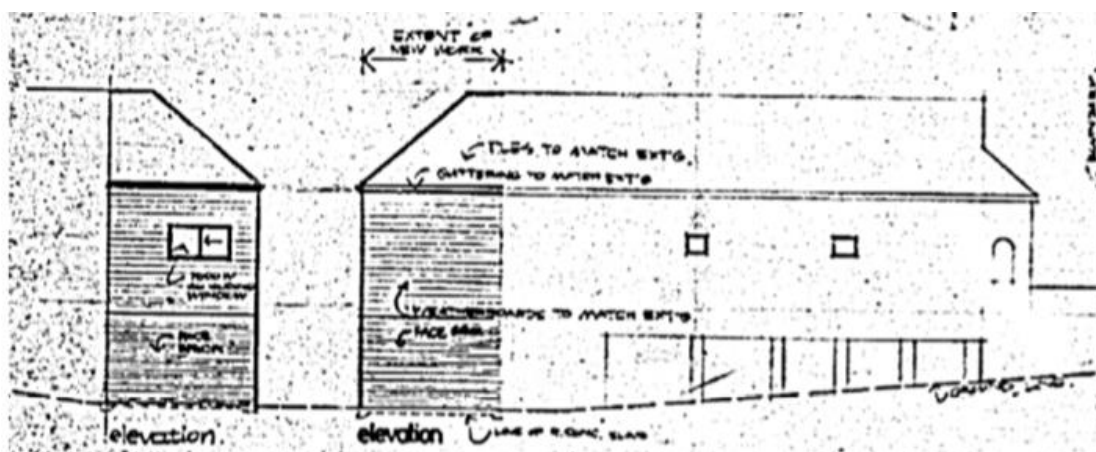


Figure 2B: Northern and southern elevations (Circa 1981)

The adjacent heritage item at 28 Thomas Street, to the north of the subject site, undertook alterations and additions (DA 334/03) that expanded the building footprint to be compatible with the 1980s extension that took place at the subject site and as evident in the following aerial view:

The rear decks are set in from the side building boundaries and the lower ground level accommodates a larger living area where there is a second bedroom, bathroom and study. The site also has an established off-street car space comprising a light-weight, simple and open carport structure that maintains transparency and retains the free-standing form of the workers cottage – this is clearly evidenced in the evening building profile as per the image above.

Its northern elevation provides an uninterrupted view of the roof profile and eaves. Additionally, the conservation works to the street elevation achieved a positive outcome for the setting of the heritage items and the streetscape generally. The evening image of 28 Thomas Street demonstrates how the gap view through the carport maintains the dominance of the heritage item within the streetscape.

The following sections of NDCP P2013 Part B s13.3 are most relevant to the subject application:

13.5 Protecting heritage significance

13.5.2 Form, massing and scale

13.5.3 Additional storeys

13.5.4 Roofs

13.5.5 Interior layouts

13.5.7 Group heritage items

13.6 Heritage conservation areas

The modest scale and traditional character of 26 and 28 Thomas Street are integral to the collective significance and character of the Union, Bank and Thomas Streets conservation area. The timber dwellings are important for what they offer to the Thomas Street streetscape. Pre-DA advice supported a contemporary and compatible form for a single storey and subservient design approach for any new work facing Thomas Street and for it to maintain a clear gap view between the two to elements to ensure:

- the new work is clearly discernible,*
- to maintain the visual dominance of the heritage item(s) within the site and streetscape context*
- to be a good fit as part of the ‘missing tooth’ analogy referenced in the HIS*
- support for a two storey rear addition in the form of a lower and upper ground levels responding to the site topography.*

The subject proposal seeks to create an additional level below the existing cottage and the proposed carport and new building behind to achieve a conversion from a two bedroom dwelling to a five bedroom dwelling with studio, study and rumpus room.

The proposed conservation works to reverse the earlier detracting modifications or to reinstate missing elements to the workers cottage are supported. Where necessary, these works should be guided by the evidence at 28 Thomas Street.

*In principle, setting the proposed carport back and the form and scale of the new gable roofed building form behind, is supported for its comparative subservient scale to Thomas Street. However, **the visible portion of the rearmost building form and upper terrace is not compatible** with the building form and setting of the two heritage items. Also, **the glazed linking structure is ineffective** with respect to maintaining a 'gap view' between the 'old' and 'new' elements. Instead, **it is recommended that the gable roof of the proposed building behind the carport be continued towards the rear**, in a manner that 'echoes' the form of the existing heritage item. Any changes to the existing heritage item to connect it with the new building addition should be set towards the rear and ideally in the proximity of the 1980s addition. Correspondingly, the location of a staircase to connect the upper and lower ground levels should be reconsidered and set as far to the rear (west) as possible by taking advantage of the sloping site topography ensure it is designed to be 'invisible' from Thomas Street. This will impact on the proposed nominated room configurations but based on the potential to excavate the whole of the site below the existing and proposed street level elements, the desired outcome ... is still possible.*

*The argument for the 'gap view' between the new building form and 22 Thomas Street in lieu of a 'gap view' between the new building form and the existing cottage does not stand for this site. The importance of the new dwelling form presenting a clear 'gap view' between it and the existing dwelling remains and in relation to which the design needs to further resolve an outcome to achieve this. The proposal irreparably **alters the interpretive qualities of the long homogenous flank form** and character of the existing dwelling **along its southern elevation** resulting in an adverse heritage outcome for the item itself through the extent of demolition to original fabric and in terms of its setting with 28 Thomas Street and within the Thomas Street streetscape.*

The extent of demolition proposed to the fabric of the existing timber cottage is not supported. The reference to the rear addition at 22 Thomas Street to the southern side of the subject site is not appropriate to inform the design of the subject application as the conditions of the subject site are different and are strongly influenced by the sites' heritage significance and its relationship with the heritage item at 28 Thomas Street with which it has shared features.

The lower ground level addition to the existing dwelling is contingent on protecting not only the structural integrity of the existing dwelling but to ensure that changes to the legibility and fabric of the heritage item are kept to a minimum. The proposal requires further design revisions to ensure the protection of the heritage significance of 26 Thomas Street and its setting in relation to the adjoining heritage item at 28 Thomas Street and their collective significance in the Thomas Street streetscape and the Union, Bank and Thomas Streets conservation area. As such, the proposal is not supported in its current form.

3. Conclusion and Recommendation

With reference to the above, the proposal remains inconsistent with the provisions relating to heritage item in NLEP 213 Part B: s13.5 Heritage items and 13.6 Conservation areas and therefore does not meet objective 1(b) in Clause 5.10 in NSLEP 2013. Further revisions are recommended to ensure compliance with Council's development controls. The proposal is therefore not supported in its current form. '

In response to the above comments, the applicant submitted amended plans incorporating the following changes. On the 25 August 2021 the applicant submitted amended plans incorporating the following modifications

- Deletion of the proposal roof terrace and replacement with a flat roof and parapet.
- The proposed “breezeway” linking structure and façade recessed a further 1.5 metres from the southern front façade.
- Deletion of retaining wall on southern boundary with 22 Thomas Street, reducing size of parking platform and retaining side boundary ground levels.
- Addition of a side path on southern boundary.
- Relocation of bin store to the south.
- Reduction in size of ground floor rear balcony

Heritage Comments on Amended Plans:

The revisions do not go far enough in retaining the identity and characteristic freestanding form of the timber cottage and do not create a sufficient gap view between the existing and new works. [13.5.1/O1/P1/P5]. There is untapped opportunity within the design to improve the interplay of the new and existing elements of the development that can effectively retain the heritage significance and setting of the heritage item (including 28 Thomas Street) as well as achieve a contemporary outcome within the excavated areas of the site. [13.5.1 O2]

The linking structure is not recessive enough and detracts from the characteristic freestanding form of the original timber cottage and the expression of its simple, long, flank timber-slatted side walls that define its construction as well as create a visual link to the western horizon. These elements are important in retaining the setting of the heritage item. [13.5.1 O3]

The long timber flank along the southern side of the cottage can be retained as well as improve on the perception of a gap view that will enhance the interpretation of the freestanding form of the original cottage. [13.5.1 O6].

The extent of the proposed excavation and the new construction above, have the potential to enable change that will meet amenity and contemporary safety/technological standards without detrimentally impacting on the heritage significance of the heritage item [13.5.1 O2] and have the capacity for the changes to be reversed in terms of the existing dwelling [13.5.1 O8]. In conclusion, the proposal is not supported on heritage grounds in its current form.

Conclusion and Recommendations

With reference to the above, the proposed works at 26 Thomas Street are contrary to the provisions in NDCP 2013 Part B s13.5.1 - O1/ O2/O3/ O6/ O8/ P1/ P5 and including 13.5.2 O1/O2, 13.5.5 O1/ P2/P4/ P5/ P6/ P8. Therefore, the proposal does not meet the objectives of NLEP 2013 5.10 (a), (b) and is not supported on heritage grounds.

The amended proposal is not supported in its current form and should either be revised as per the recommendations below or conditioned to require amendments to reflect the recommendations.

With reference to the above, it is recommended that [further] revised plans be submitted to Council prior to the issue of any CC, incorporating the following:

- 1. The linking element shall be set further to the west (rear) and be substantially lower than the eaves of the existing cottage to ensure its subservient and neutral impact on the heritage item, retain long sight lines between the existing and new building structures and retain a greater proportion of the internal layout and corridor area of the cottage. The linking element shall be of a light weight, glazed construction.*
- 2. The new internal stairs to link the upper and lower levels shall be relocated to the area behind the proposed roof top garden (an open stair construction can be considered to increase light penetration to the internal spaces at the lower ground level).*
- 3. Consideration be given to reversing the position of the roof top garden and the bedroom to work with the internal circulation and to improve the setting of the heritage item by maintaining a landscaped setting emulating the existing landscaping to the south of the timber cottage.*
- 4. The rear elevation be revised to reflect a distinct separation between the existing dwelling and the contemporary new addition and reflect a lower linking structure between the 'old' and new building elements.*
- 5. The conservation schedule for the existing dwelling and its front elevation shall be submitted to Council.*

[REASON: To protect the heritage significance and setting of the subject heritage item and the adjoining heritage item at 28 Thomas Street and protect the character and significance of the streetscape and the Union, Bank and Thomas Streets conservation area]

The following standard conditions also apply:

- A3** **No Demolition of Extra Fabric**
- C8** **Colours, Finishes and materials (Heritage items)**
- C9** **External Colours, Finishes**
- E5** **Removal of Extra Fabric'**

Planning Comment:

The comments and conditions by Council's Heritage Officer are noted. Whilst it understood that Council's Heritage Officer does not support the proposal, the proposed works are considered acceptable for the following reasons. The amended proposal achieves the following:

- Deletes the proposed second floor roof terrace, which is an uncharacteristic built element within the conservation area.
- Retains a majority of the internal layout of the ground floor which holds a high level of heritage significance.

- Additional conservation works, such as fretwork, timber weather boards as well as windows and door detailing, which are being conducted to the front verandah and front façade.
- The proposal relocates the bulk of the new works towards the rear of the site and within the existing southern garden area.
- The amended proposal has set back the linking structure towards the rear of the main façade and southern “wing” and the low profile roof is placed below the existing gutter line of the southern elevation of the existing heritage listed dwelling.
- The proposed roof form of the additions together with the materials and finishes are considered to be reasonably consistent with the character of the conservation area and immediate adjoining properties.
- The proposed works would not overwhelm the existing dwelling and would enable improved views of the dwelling from Thomas Street by removal of the existing low height brick wall to the southern garden.

To improve the visibility of the dwelling from Thomas Street a condition is recommended to delete the proposed carport roof structure, as the carport projects forward of the main dwelling façade and would interrupt views of the verandah and southern dwelling wall which would otherwise be improved by the removal of the existing low brick wall.

The amended proposal is therefore considered to be acceptable on heritage conservation grounds when assessing the application on its merits. Standard and site specific conditions have been recommended in the condition set to retain and protect the existing heritage fabric of the heritage listed dwelling.

Engineering

That application was referred to Council’s Engineer, who has assessed the application and provided the following comments:

Traffic Management:

Narrow one-way street. CTMP required.

Appropriate conditions shall be imposed in this regard.

Stormwater:

Proposed discharge is to an absorption trench in the rear yard. Roofwater can discharge via gravity to the kerb & gutter in Thomas Street.

Appropriate conditions shall be imposed in this regard.

Parking and Access:

Proposed single carport. Swept paths will be required due to the narrow street. These will determine the minimum width of the layback.

Appropriate conditions shall be imposed in this regard.

Sediment and Erosion controls

Appropriate conditions shall be imposed in this regard.

Excavation and Retaining Walls

Appropriate conditions shall be imposed in this regard.

The application has been assessed and it is recommended that the following conditions to be included in the Development Consent.'

Planning Comment:

The comments and conditions provided by Council's Engineer are agreed with. The conditions recommended are included later in the condition set.

SUBMISSIONS

The issues raised in the submissions are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

The owners of adjoining properties and the Union Precinct were notified of the proposed development for a 14-day period, between 25 June 2021 and 9 July 2021, in accordance with section 3.4 of the North Sydney Community Participation Plan 2019. The notification resulted in **eight (8) submissions**, which are outlined below:

Basis of Submissions

- We are concerned with the specific relation to the front landscaping and the extent of hard stand paving in excess of 2.5 to 3m, suitable for a parking space.
- The hard stand has been raised artificially above the existing ground line and footprint alignment, which is clearly shown on the Thomas Street elevation.
- It would appear that there is no good reason why this area should result in a retaining wall of 1.2 metres (approximately) against the weatherboard side wall of 22 Thomas Street (a contributory item).
- The existing ground line should be maintained for the 900mm/1m separation between the properties at 22 and 26.
- As a general planning principle, as outlined in the DCP (P4 Private open Space – Clause 1.5.9), private open space should be directly accessible of the main living area. The proposal is well served in this regard, with the proposed balcony at the existing ground floor level and the backyard at lower ground level.
- The elevated terrace proposed, is inconsistent with any other properties in the immediate locale and would be an unfortunate precedent for this conservation precinct.
- Loss of Privacy from the roof terrace.
- Inadequate drainage.
- Additional conditions around fence and drainage.
- Our objection primarily lies in the proposed "Roof Terrace" which we believe remains "excessive and inconsistent with the surrounding conservation area
- We are also concerned with the proposed replacement of the terracotta tiles on the existing roof with corrugated metal.
- We note in the Councils requirements in the pre lodgement meeting that the design must "retain as much of the significant heritage fabric of the existing dwelling as possible".
- The proposed "corrugated metal roof" does not seem to comply with your recommendation.
- We already get significant glare during the day from the roof of 20 Thomas Street into our study/studio on our upper level.

- It looks like the proposed colour is dark blue. If you permit a metal roof, could it please be specified that the roof should be made of a dark matt coloured surface, similar to that at 22 Thomas Street.
- My only concern is about the rooftop terrace as it will have an impact on privacy in our back garden and our bedroom that looks out onto our garden.
- Excessive fill on the southern side boundary.
- The proposed carport level is excessive and should be lowered to follow the topography of Thomas Street.
- In addition to the requested amendments the following additional information is required to properly assess the proposal:
 - Sectional Detail
 - South Elevation
 - Construction Methodology Report
 - Dilapidation Report
- The proposed rooftop terrace is contrary to North Sydney Development Control Plan 2013 Part B - Residential Clause 1.3.10 - Visual Privacy - Provision P7.
- The proposal does not meet P8(d) as the development proposal provides for a large balcony off the ground floor living room.
- The rooftop terrace provides unacceptable visual and acoustic privacy impacts on the main living area of 22 Thomas Street.
- The proposal fails to meet P5 as the proposal relies on incorrect information to ascertain the rear setback line.
- The proposed side setback is contrary to North Sydney Development Control Plan 2013 Part B - Residential Clause 1.4.6 - Setbacks - Provision P2 Table B-1.5 which states the side setback is to be a minimum 1.5m. The proposal does not comply in two locations being the lower ground study and storage area, and ground floor bedroom 4
- The elevational shadow diagrams submitted fix the aspect of 22 Thomas Street and such it cannot be ascertained what the shadow impact is on a number of windows that are hidden from view in the aspect chosen
- The increase in balcony width towards the southern boundary of 26 Thomas Street reduces visual and acoustic privacy for 22 Thomas Street.
- The large south-facing hallway/stair window (W1.5) of the development proposal should be obscure glazed.
- The submitted stormwater management plan is inadequate. It does not provide surface water capture and the absorption pit is unsatisfactory to cope with the scale of the development and hard surfaces.
- The car space is wider than needed for a single car. The design appears to allow for a double car width and should be amended to limit the width to a single car (3.0m) through greater separation to 22 Thomas Street and the provision of larger, fixed and non-trafficable landscaped areas.
- Impact to 23A Dumbarton St McMahon's Point which is located within the notification map relevant to this DA application.
- Objection to the proposal concerns the roof top terrace which provides the opportunity of overlooking neighbouring properties and provides potential for subsequent noise and privacy issues.
- The plans provide for two generous balconies on two levels as well as a landscaped garden court on the rear ground level.
- [Would] see this roof top balcony proposal as clearly contrary to the planning provisions - P7 Private or communal spaces such as terraces, patio, gardens and the like are not permitted on rooftops
- Concerns are that the rooftop terrace would be unsuitable and potentially noisy, due to the close proximity of our homes and the size of the proposed terrace. (Decks, Patios and Terraces P7)

- There is a suitable garden available now, so lack of garden should not be a consideration. (Decks, Patios and Terraces P8 (d))
- The precedent would then be set for many of us on Thomas Street to request a rooftop terrace.
- The proposed roof terrace is inappropriate:
 - - it will have negative privacy and noise impacts on neighbouring properties and is out of character with the heritage and character of Thomas Street.
- Thomas Street is a small, quiet street and the cottages are very close to each other.
- Noise levels and privacy are of paramount importance to residents.
- The roof terrace will be visible from the street and will detract from the streetscape.
- The carport is larger than necessary for a single car. The proposed driveway will also seriously detract from the character of the street.

Notification – Amended Plans

The amended application was not required to be re-notified to adjoining properties given the amended proposal addressed the concerns outlined in the submissions above by reducing the amount of bulk and scale to better sit behind the roof of the primary dwelling of the heritage listed item. As such there would be no greater detrimental environmental impact on adjoining properties. The decision to not renotify the amended design as it is consistent with Section 3.4.1(d) of the North Sydney Community Participation Plan 2019.

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, are assessed under the following headings:

The application has been assessed against the relevant numeric controls in NSLEP 2013 and DCP 2013 as indicated in the following compliance tables. More detailed comments with regard to the major issues are provided later in this report.

SREP – (Sydney Harbour Catchment) 2005

Having regard to the SREP (Sydney Harbour Catchment) 2005 and the Sydney Harbour Foreshores and Waterways Area DCP 2005, the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore given the site's location in (INSERT LOCATION). As such, the development is acceptable having regard to the provisions contained within SREP 2005 and the Sydney Harbour Foreshores and Waterways DCP 2005.

SEPP 55 – Remediation of Land & Draft

The provisions of SEPP 55 require Council to consider the likelihood that the site has previously been contaminated and to address the methods necessary to remediate the site. The subject site has only previously been used for residential purposes and as such is unlikely to contain any contamination; therefore, the requirements of SEPP 55 and the Draft SEPP have been satisfactorily addressed.

SEPP – (Vegetation in Non-Urban Areas) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) works together with the Biodiversity Conservation Act 2016 and the Local Land Services Amendment Act 2016 to create a framework for the regulation of clearing of native vegetation in NSW.

The SEPP will ensure the biodiversity offset scheme (established under the Land Management and Biodiversity reforms) will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that does not require development consent. The proposal meets the objectives of the SEPP because there would be no clearance of native vegetation, or any material impacts on bushland (if any) in the vicinity of the subject site.

Draft SEPP Environment 2017

This draft SEPP proposes to integrate the provisions of seven (7) SEPPs/SREPs including SREP (Sydney Harbour Catchment) 2005. The majority of the current provisions of SREP (Sydney Harbour Catchment) 2005 would be transferred to the draft SEPP with necessary updates and some amendments. The proposal would not offend the relevant provisions of the draft SEPP due to the nature of the proposed development as a dwelling not highly visible from the harbour and negligible impacts on the scenic quality and the ecology of Sydney Harbour and its foreshores.

SEPP (Building Sustainability Index: BASIX) 2004

A valid BASIX certificate was submitted as part of the development application documentation.

NORTH SYDNEY LEP 2013

Permissibility within the zone:

The site is zoned **R3 Medium Density Residential** under the provisions of the North Sydney Local Environmental Plan 2013 (NSLEP 2013). Development for the purposes of alterations and additions to a dwelling house is permissible with the consent of Council. Demolition is permissible with consent pursuant to clause 2.7 of the LEP.

Zone Objectives:

The objectives of the R3 Medium Density Residential zone are stated below:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To encourage the development of sites for medium density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.*
- *To provide for a suitable visual transition between high density residential areas and lower density residential areas.*
- *To ensure that a high level of residential amenity is achieved and maintained.'*

The proposed works are reasonably consistent with the objectives for the R3 Medium Density Zone and considered to be satisfactory in this regard.

Principal Development Standards – Compliance Tables

The application has been assessed against the relevant numeric controls in NSLEP 2013 and DCP 2013 as indicated in the following compliance tables. More detailed comments with regard to the major issues are provided later in this report.

Principal Development Standards – North Sydney Local Environmental Plan 2013				
Site Area – 343.2m²	Existing	Proposed (New Works)	Control	Complies
Clause 4.3 – Heights of Building	8.15m	8.15m	8.5m	Yes

Clause 4.3 – Height

The maximum permissible building height for the subject site is 8.5m pursuant to Clause 4.3(2) in NSLEP 2013. The proposed building height is 8.15m, which is compliant with the 8.5m building height control. Therefore, the proposed works do not result in a breach to the LEP maximum building height standard. The proposal is therefore supported in this regard.

Clause 5.10 – Heritage Conservation

The proposal has been assessed against the requirements of Clause 5.10 of NSLEP 2013 and is considered to be satisfactory with regard to any impact to the heritage significance of the site and surrounding heritage items and the surrounding conservation area, which have been discussed earlier the report.

Clause 6.10 – Earthworks

The proposal has been assessed against the requirements of Clause 6.10 of NSLEP 2013 and is considered to be acceptable given there are no earthworks proposed as part of the application.

The proposal has also been assessed against the relevant provisions within the ADG as follows:

DCP 2013 Compliance Table

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	<i>Complies</i>	<i>Comments</i>
1.2 Social Amenity		
Population Mix	Yes	The proposal would not change the population mix and the level of residential accommodation available within the locality and would not affect the supply of affordable housing and housing for seniors or people with disabilities.
Maintaining Residential Accommodation		
Affordable Housing		
1.3 Environmental Criteria		
Topography <i>O3 To minimise the adverse effects of excavation on the amenity of neighbouring properties.</i> <i>P5 Excavation should not occur within 1m of any property boundary. Where excavation is required within 500mm of a property boundary, Council must not grant development consent unless it is satisfied that the proposed excavation will not result in adversely impacting upon the structural integrity of adjoining properties.</i>	Yes (via condition)	<p>The proposal impacts the existing landform which is characterised by a low garden area below the Thomas Street frontage. Thomas Street being elevated above the natural fall of land.</p> <p>The proposed works seek to excavate 2.6m at its highest point from the lower ground level to ground floor (existing).</p> <p>Provision 1 of Section 1.3.1 of the NSDCP 2013 requires that excavation should be not greater than 500mm from the ground floor (finished). The proposal does not comply with Provision 1. The non-compliance is considered to be acceptable given that Council's Engineer has assessed the proposal and is generally in support of the proposal subject to condition. The proposed excavation is also mostly located within the centre of the subject site and is considered to maintain the natural topography of the subject site from the front boundary to the rear boundary. The proposed non-compliance is therefore considered to be reasonable in this regard.</p> <p>Provision 4 of Section 1.3.1 of the NSDCP 2013 requires excavation not to occur 1m of any property boundary. The proposal seeks to excavate 870mm from the north and southern side boundary. Conditions have been recommended ensuring the structural integrity of adjoining properties (primarily being No. 22 and 28 Thomas Street).</p> <p>Subject to the imposition and satisfaction of such conditions recommended by Council's Engineer Council is satisfied that the proposed excavation is considered to be reasonable.</p>
Views	Yes	<p>The proposal has been considered against the view sharing requirements contained within NSDCP 2013 and is not considered likely to result in have an adverse effect on existing views from adjoining or nearby properties. A detailed view loss analysis has been submitted with the application and a review of site conditions conducted by Council Officers including a review of location opposite the site in Thomas Street.</p> <p>The primary view impact arises from slot views across the existing site from the front verandahs of properties located opposite on the high side of Thomas Street. The existing slot views are indicated in the google street view images below which show the progression of landscaping over time.</p>



Figure 3A: Google Street View (Nov 2018) detailing slot views across the subject site.



Figure 3A: Google Street View (March 2021) detailing slot views across the subject site.

<p>Views (cont)</p>	<p>Yes</p>	<p>The amended design complies with all applicable planning controls for height, site coverage and achieves an acceptable level of view sharing. The proposed additions will sit mostly behind the primary dwelling façade and roof form and is sufficiently set back from Thomas Street</p> <p>The proposal does not seek to increase the existing compliant building height. Properties on the high side (eastern) of Thomas Street retain district level views out towards the west, including Berry’s Bay.</p> <p>The proposed linking roof structure and additions are subservient in scale and form to the main dwelling and would improve the existing condition of the heritage items when viewed from Thomas Street.</p> <p>A condition has been recommended in the condition set to include planting within the side setback to mitigate privacy impacts between adjoining properties. An additional condition will be included to ensure the height of the planting does not interrupt views down towards Berry’s Bay.</p> <p>Overall, the proposal is considered to be compliant with the provisions and objectives outlined in Section 1.3.6 of the NSDCP 2013.</p>
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<p>Solar Access</p>	<p>Yes</p>	<p>The amended proposal will result in some overshadowing to the adjoining property at No. 22 Thomas Street during the winter solstice. As demonstrated on the shadow diagrams provided, the main living spaces of the adjoining property will still maintain three (3) hours of solar access during the winter solstice between the hours of 9.00am and 3.00pm. The proposal is therefore compliant with Provision 1.</p> <p>The proposal is reasonably compliant with the side, front and rear setbacks specified in Section 1.4.6 of the NSDCP 2013. The proposal is also compliant with the building height control specified in the NSLEP 2013.</p> <p>The proposal will not increase the adverse impact of overshadowing to any of the internal living spaces or to the private open space of adjoining properties.</p> <p>Therefore, shadows falling from the proposal will be largely commensurate with the shadows cast by the existing building on site. Adjoining properties as well as the subject site will retain three hours of solar access during the winter solstice. The proposal is therefore consistent with the objectives and provisions outlined in Section 1.3.7 of the NSDCP 2013.</p>
<p>Acoustic Privacy</p> <p><i>Objective 1 – To ensure all residents are provided with a reasonable level of acoustic privacy</i></p>	<p>Yes</p>	<p>Subject to compliance with standard conditions of consent relating to the operation of domestic air conditioning units, the proposal is considered to be consistent with the objectives and the provisions outlined in NSDCP 2013.</p>
<p>Visual Privacy</p>	<p>Yes (via condition)</p>	<p>The proposed works provide current and future residents a reasonable level of visual privacy given the size of the windows to primary living spaces are oriented away from adjoining residences and there are sufficient setback areas to provide effective landscaping and separation between dwellings</p> <p>The proposed elevated rear deck incorporates fixed privacy screens which will minimise the level of overlooking to existing adjoining decks to the north and south. The use of the proposed first floor addition does not generate significant privacy concerns to adjoining properties.</p> <p>The proposed works are consistent with the objectives of the control and for this reason, the proposal is considered to be satisfactory.</p>
<p>1.4 Quality built form</p>		
<p>Context</p>	<p>Yes</p>	<p>The proposal does accurately respond to the context of the subject site. The amended proposal uses materials that are generally in keeping with the heritage item as well as the conservation area. The proposal also maintains a similar building envelope in comparison to adjoining properties when viewed from Thomas Street. The proposal meets the majority of numerical controls specified in the NSLEP and NSDCP, whilst also respecting the built form character of the surrounding area.</p>
<p>Subdivision Pattern</p>	<p>Yes</p>	<p>The proposed works will not result in a change to the existing subdivision pattern of Thomas Street.</p>
<p>Streetscape</p>	<p>Yes</p>	<p>The proposal has no impact on footpaths, kerb, guttering and/or street trees and will therefore have no impact on the streetscape.</p>
<p>Siting</p>	<p>Yes</p>	<p>The subject site is appropriately sited. The proposed infilling of the open space to the south of the existing dwelling is setback behind the primary building line and also below existing eave line of the heritage listed item. The proposed addition does not dominate the streetscape and remains subservient to the existing dwelling. The proposal is considered to be acceptable in this regard.</p>

<p>Setbacks</p> <p><i>Side Setbacks</i></p> <p>900mm (1st storey (up to 4m)) 1.5m (2nd storey (up to 7m))</p> <p>Rear Setback</p> <p><i>P5: Rear setbacks to match adjoining</i></p> <p>Front Setback</p> <p><i>Matching the building line of adjoining properties</i></p>	<p>Yes (via condition)</p> <p>Yes</p> <p>Yes</p>	<p>The proposal complies with the numerical requirements specified in Section 1.4.6 of the NSDCP 2013. The performance of the proposal against the setback controls are outlined below:</p> <p>Side Setbacks</p> <p>North Side Boundary</p> <p>Proposed Lower Ground Floor – 1.2m south side Proposed Ground Floor – 1.2m south side</p> <p>Southern Side Boundary</p> <p>Proposed Lower Ground Floor – 870mm Proposed Ground Floor – 870mm</p> <p>The proposal is compliant with the numerical side boundary setbacks.</p> <p>Rear Setback Existing - 8.4m Proposed - 5.86m</p> <p>The proposed rear setback is reasonably consistent with the rear boundary line of the adjoining properties and is therefore considered to be acceptable in this regard.</p> <p>Front Setback</p> <p>The proposed front setback measured from the front façade to the front boundary is consistent with the building line of adjoining properties and is therefore considered to be acceptable in this regard.</p> <p>The amended proposal provides adequate separation between buildings and is reasonable in terms of bulk and scale. The amended proposal does impact solar access to adjoining properties, however for reasons explained earlier in this report, the impact is acceptable. The proposal is reasonably consistent with the objectives listed in Section 1.4.6 of the NSDCP 2013.</p>
<p>Form Massing Scale</p>	<p>Yes</p>	<p>The amended proposal is acceptable in terms of bulk, scale and massing. The amended proposal is appropriate given the site context given the size of the lot upon which it sits. The proposal is consistent with the objectives and provisions outlined in Section 1.4.7 of the NSDCP 2013.</p>
<p>Built Form Character</p> <p><i>O1 To ensure that the design of new buildings reflects and reinforces, or is complementary to, the existing character of the locality.</i></p>	<p>Yes</p>	<p>The proposed internal works to the heritage item are not detrimental the heritage fabric of the existing dwelling as discussed previously in this report by Council’s Heritage Officer.</p> <p>The proposed works within the front setback do not detract from the conservation area or from the heritage item. For more detailed comments please refer to the comments provided by Council’s Heritage Officer earlier in the report.</p> <p>The proposed works are therefore reasonably consistent with the objectives and the provision listed in Section 1.4.8 of the NSDCP 2013 and are considered acceptable in this regard.</p>
<p>Materials</p> <p><i>Objective 1 – To ensure new buildings reflect and reinforce the existing and desired character of a locality.</i></p> <p><i>Provision 3 – Avoid the extensive use of reflective glass, reflective metal and plastics on the exterior of buildings.</i></p>	<p>Yes (Via condition)</p>	<p>The proposed materials used for the proposed works are reasonably consistent with the objectives and provisions outlined in Section 1.4.12 of the NSDCP 2013.</p> <p>The proposed materials are non-reflective and distinguish between the existing heritage fabric and new works. The proposed new roof materials are consistent with the historical materials used for this form of dwelling.</p> <p>The proposal is reasonable subject to standard conditions, which have been outlined in the comments provided by Council’s Heritage Officer.</p>

1.5 Quality Urban Environment		
High Quality Residential Accommodation	Yes	The proposal seeks to maintain a high level of quality residential accommodation for the occupants.
Safety and Security	Yes	The proposal seeks to maintain security and personal safety on the subject site. The proposal is reasonably consistent with the objectives and is acceptable in this regard.
Car Parking and Vehicle Access <i>P10 Garages, carports or other like parking structures must not be located between the primary street frontage and the primary street façade of the building.</i>	Yes (via condition)	<p>The proposal seeks to provide a carport structure for single car space between the primary building façade and the front boundary.</p> <p>As outlined in Section 1.5.4 of the NSDCP 2013, parking structures are not supported in this instance. Given heritage significance of the heritage item and the fact that the subject site is located within a conservation area, a condition has been recommended to delete the proposed carport structure within the front setback (see condition set).</p> <p>Council notes there are a number of properties along Thomas Street which have open car spaces within the front setback, given the narrow street and relatively small lots. Therefore, an uncovered covered car space within the front setback is reasonable in this regard.</p>
Site Coverage	Yes	<p>The amended proposal results in the following performance against the site coverage controls:</p> <p>Site Area: 343.44sqm Existing Site Coverage:101.5sqm Max Site Coverage (50%): 171.72sqm Proposed Site Coverage: 157.82sqm</p> <p>The proposal complies with the numerical controls outlined in the NSDCP 2013.</p>

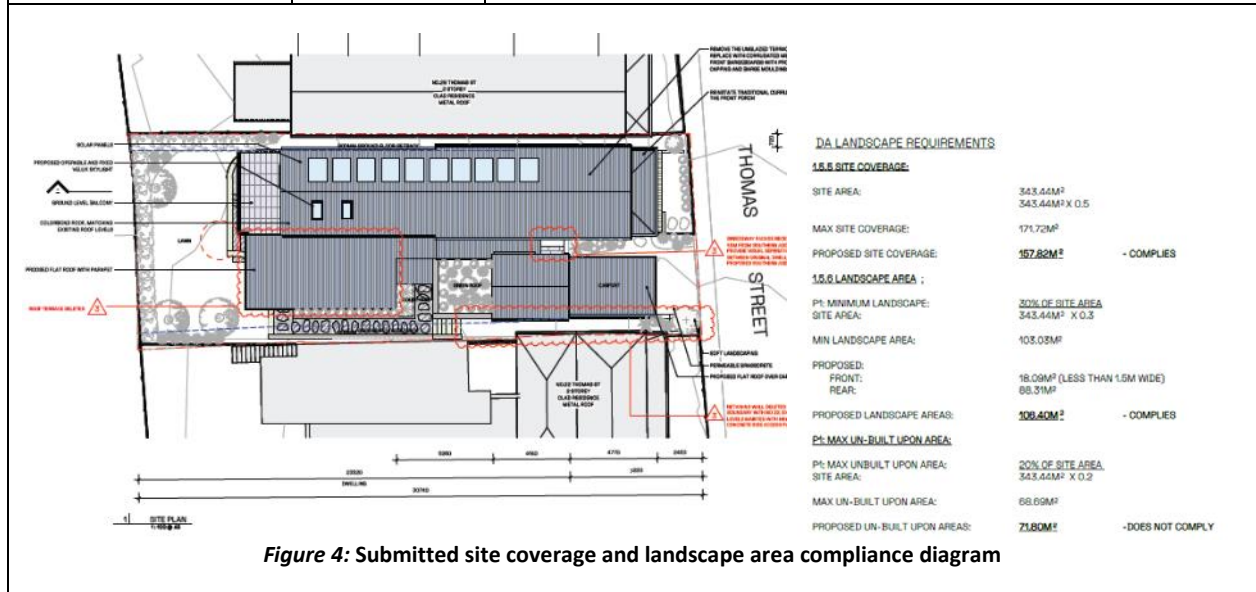


Figure 4: Submitted site coverage and landscape area compliance diagram

<p>O5 Encourage reinstatement of missing details and the removal of past unsympathetic changes,</p> <p>O6 Allow changes to the rear of heritage items where the new work does not impact heritage significance</p> <p>P1 Retain features (including landscape features) that contribute to the significance of the item.</p> <p>P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.</p> <p>P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.</p> <p>P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.</p> <p>P5 Locate change away from original areas of the heritage item that are intact.</p>		<p>proposed works. Additional conservation works have also been included to front façade of the heritage item. When viewed from Thomas Street, the proposed new works does not significantly detract from the heritage item with regards to its scale and form. The proposal is consistent with Provision 3.</p> <p>The existing internal layout of the ground floor has been retained in most part. The retention of the majority of the internal layout of the ground floor is considered to be consistent with Provision 4.</p> <p>A majority of the changes are located on the lower ground floor. As discussed by Council's Heritage Officer, the lower ground floor does not hold heritage significance which would be retained in this instance (please refer to Internal Referrals section of the report). The amended proposal is therefore considered to be generally consistent with Provision 5.</p> <p>Subject to compliance with the recommended conditions, the amended proposal will achieve the objectives for development involving heritage items.</p>
<p>13.5.2 Form, massing, scale</p> <p>O1 To allow alterations and additions to heritage items, where the new work does not impact on the heritage significance of the heritage item.</p> <p>O2 To maintain and promote the original built form of the heritage item as viewed from the public domain</p> <p>P1 Locate alterations and additions away from principal elevations and primary forms, and behind and below the main ridge line.</p> <p>P2 Ensure that alterations and additions are smaller in scale, height and massing than the existing building.</p> <p>Figure B-13.3: Additions should be smaller in scale and length than the existing building.</p> <p><u>Integrity of building form</u></p> <p>P4 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned</p> <p>P5 Additions should be submissive in scale in comparison to the original building form (i.e. additions should generally be smaller in footprint than the original building form).</p>	<p>Yes</p>	<p>The amended proposal is reasonably in keeping with the scale of the heritage item., which does not result in excessive bulk and massing that would detract from the significant of heritage fabric of the heritage listed item.</p> <p>The use of contemporary materials separates the roof from the original fabric of the dwelling and thus maintains the integrity of the heritage dwelling.</p>
<p>13.5.3 Additional storeys</p> <p>Additional storeys are not appropriate where the building is part of an intact group.</p> <p>O1 To minimise the visual dominance of any new work from public places.</p> <p>P1 Additional storeys must be confined to within the existing roof space or below the gutter line of the main roof. Whole floor additions will not be supported...</p> <p>P2 The consent authority may consider permitting additional levels at the rear of a building, but only where those levels are located below and behind the main ridge line.</p>	<p>Yes</p>	<p>The proposal seeks a new addition located partially behind and to the southern side garden areas of the existing dwelling. The proposed two storey form does not sit above the single roof form of the existing dwelling, and an effective and low-pitched roof structure is maintained as a linking structure between the existing dwelling and the new works.</p> <p>The amended proposal achieves the objective that additions do not visually dominate the primary dwelling that is heritage listed.</p> <p>The proposal does not have a detrimental impact on the fabric of the heritage item given it is mostly located below and behind the primary dwellings roof form.</p>

<p>13.5.4 Roofs</p> <p><i>P1 Retain hierarchy of roof forms, with dominant forms maintained on the primary facades.</i></p> <p><i>P2 Retain original roofing materials, such as slate or terracotta tiles.</i></p> <p><i>P3 Retain chimneys and other decorative roof elements.</i></p>	<p>Yes</p>	<p>The proposed roof addition would utilise contemporary materials, which will complement the existing main roof forms of the dwelling. Council's Heritage Officer has confirmed that the metal roof material, which would reflect the original material choice, is to be reinstated. The works will be clearly distinguished as new works, which abut the original building. The existing chimney is to be retained as part of the proposed works.</p>
<p>13.5.5 Interior layouts</p> <p><i>O1 To ensure that significant interior elements are retained and preserved.</i></p> <p><i>P2 Minimise change to the original or significant internal room configuration/layout (as appropriate)...</i></p> <p><i>P3 Avoid locating kitchens or bathrooms within primary rooms of significance.</i></p> <p><i>P5 Retain significant internal original features including joinery, door sets, fire places, flooring, cornices and ceilings.</i></p> <p><i>P6 Locate alterations away from rooms that have intact or significant features.</i></p> <p><i>P8 Provide for reversibility of internal changes (where appropriate and reasonable).</i></p>	<p>Yes</p>	<p>The proposed works seek to adjust the interior layout of the heritage item. The changes to interior layout of the heritage item include removal of sections of the southern facing wall and the complete demolition of the lower ground floor. The changes to the interior layout of the heritage item are considered to minimal and do not adversely impact the significant heritage fabric. Council's Heritage Officer has provided comments earlier in the report discussing the impacts to the interior layout are acceptable. The proposal is consistent with the provisions outlined in Section 13.5.5 of the NSDCP 2013.</p>
<p>13.5.7 Group heritage items</p> <p><i>P1 Retain significant features that are common to the group.</i></p> <p><i>P2 Locate new work away from the significant elements of the group.</i></p>	<p>Yes</p>	<p>The subject site is not located within a group of heritage items.</p>
<p>B13.6 Heritage conservation area</p>		
<p>13.6.2 Form, massing and scale</p> <p><i>P1 Development should reflect the bulk, mass, scale, orientation, curtilage and setbacks of surrounding heritage and contributory items.</i></p> <p><i>P2 Development should recognise and complement the predominant architectural scale and form of the area.</i></p> <p><i>P3 Do not obstruct existing views in the public domain, including slot views over and between buildings as these provide connection and contribute to the context of the area's location.</i></p> <p><i>P7 Respond to characteristic building alignments by not building forward of the established or characteristic front setback.</i></p> <p><i>P8 Repeat any consistent pattern of side and rear setbacks...</i></p> <p><i>P9 New work may adopt a contemporary character...</i></p>	<p>Yes</p>	<p>The proposed changes to the roof form do not obstruct existing views in the public domain, slot views over and between buildings. The amended proposal retains slot views along the northern and side southern boundaries down towards Berry's Bay.</p> <p>The proposal compliments the predominant architectural form of the dwelling whilst incorporating contemporary built materials.</p>
<p>13.6.3 Roofs</p> <p><i>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).</i></p>	<p>Yes</p>	<p>The proposal seeks to extend the existing roof towards the rear of the subject site. The proposed rear and site addition roof form and materials seek to distinguish between the new works and the significant built elements of the heritage listed for item. For this reason, the proposed side and rear addition is acceptable.</p>
<p>13.6.4 Additional storeys and levels</p> <p><i>O1 To ensure that the streetscape and context of the heritage conservation area are respected.</i></p>	<p>Yes</p>	<p>The proposed works include an additional level at the rear of the subject site behind the existing dwelling. The amended proposal retains the front façade and sets the side and rear addition further towards the rear. The proposal is consistent with the objectives and the provisions.</p>

<p>P1 Additional storeys or upper level additions are not supported in heritage conservation areas.</p> <p>P2 Despite P1, the consent authority may permit an additional storey or upper level addition, but only if the applicant can demonstrate:</p> <p>(a) that the resultant building will exhibit a similar scale to that in the vicinity of the site,</p> <p>(b) that the design respects the heritage characteristics of the area, and</p> <p>(c) that the additional storey does not alter the form or scale of any heritage or contributory items.</p> <p>Note: Modest cottages need to retain a small form and height.</p> <p>P3 Typically, additions should be set back behind the main roof lines and should be located substantially within the existing roof.</p>		
<p>13.6.5 Internal layouts</p> <p>P1 Consideration is given to the internal layouts of buildings.</p> <p>P2 Where interior layouts are determined to be significant, they should be retained.</p>	<p>Yes</p>	<p>The proposed works include minor alterations to the internal layout of the heritage item. The ground floor will be altered to include an internal stairwell that leads up to the proposed lower ground level.</p>
<p>B13.8 Demolition</p>		
<p>Demolition of heritage items</p> <p>P1 Heritage items must not be demolished...</p> <p>P2 An applicant must satisfactorily demonstrate:</p> <p>(a) why it is not reasonable to conserve the heritage item considering:</p> <p>(i) Its heritage significance;</p> <p>(ii) Its structural condition;</p> <p>(iii) pest inspection reports; and</p> <p>(iv) public safety.</p> <p>Note: A report from a qualified quantity surveyor is required where the costs of retention are part of the justification for the proposed demolition.</p> <p>(b) that alternative options to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</p>	<p>Yes</p>	<p>The property is identified as a heritage item in Schedule 5 of the NSDCP 2013. The property is also located within the Union/Bank/Thomas Street Conservation Area (CA 15).</p> <p>The amended proposal provides a modest scaled linking structure between the existing dwelling the proposed additions to the south that enables a majority of the principal roof form of the cottage to be retained and replaced with complementary materials consistent with the character of the dwelling.</p> <p>This linking structure is centrally located on the site and more below the existing gutter line of the existing dwelling. The amended plans ensure that the proposed additions would provide reasonable visual separation between the existing original dwelling and the new additions.</p> <p>The amended proposal retains the primary form of the cottage and significant fabric within the front rooms of the cottage. The amended proposal retains the existing flooring and ceilings in the front rooms, existing fireplace, will replace the front verandah timbers and verandah detailing.</p> <p>The extent of demolition is focused on the latter additions specifically the rear kitchen and living areas of the dwelling which formed the 1981 Building Approval. The extent of demolition is considered acceptable noting that the removal of fabric that is not considered to be of high heritage significance and/or involves replacement with suitable replacement material.</p> <p>The extent of demolition work is considered to strike a reasonable balance between contemporary living requirements and the reflection of the existing building form and fabric.</p> <p>A condition is recommended to enhance the interpretation of the existing and original floor layout, which together with standard and other site specific conditions will ensure the works will enhance the significant aspects of the heritage fabric that existing within the existing residential dwelling.</p>
<p>B13.9 Controls for specific building elements</p>		
<p>13.9.1 Skylights, solar panels and satellite dishes</p>	<p>Yes</p>	<p>The proposed skylights do not impact on the heritage significance of the heritage listed item.</p>
<p>13.9.2 Dormer windows 13.9.3 Verandahs and balconies 13.9.6 Fences</p>	<p>Yes</p>	<p>The proposed balcony located the rear of the subject site does not detract from the significance of the heritage listed item. The proposed balcony is reasonable in size and provides outdoor amenity for the occupants. The proposal is considered acceptable in this regard.</p>

<p>13.9.4 Materials, colours and finishes</p> <p><i>P8 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).</i></p>	<p>Yes</p>	<p>Conditions are included in the condition set to ensure the materials, colours and finishes are consistent and compliment the heritage item.</p>
<p>B13.10 Guidelines for Residential Building Types</p>		
<p>13.10.2 Single storey attached dwellings</p> <p><i>Figure B-13.40: Pavilion extension retains integrity of the main building.</i></p> <p><i>Figure B-13.42: New work is subservient to the main building in terms of height, bulk and scale.</i></p>	<p>Yes</p>	<p>The proposed works are contemporary in its form, however, does not detract from the overall heritage fabric of the dwelling. The proposal still maintains a hierarchy of roof forms and does not detract from the historical significance of the dwelling. The proposal is to reasonably subservient to the main building in terms of height, bulk and scale.</p>

Part C – Section 9 – Lavender Bay Planning Area

Section 9.10 – Union, Bank and Thomas Street Conservation Area

The subject site is a heritage item within the Union, Bank and Thomas Street Conservation Area. The character statement relating to the conservation area in Part C: Section 9.10 identifies the following, which is relevant to the subject proposal:

Form, Massing and Scale

P5 Rear additions behind and below the ridge line, submissive in scale

Uncharacteristic Built Elements

Carports and garages to front of lot

The proposal in its current form is considered the new works to relatively submissive when viewed from the street and does not dominate the existing heritage listed dwelling that exists on the subject site. A condition has been included later in the report deleting the proposed carport within the front setback as it is an uncharacteristic built element with the conservation area (see condition set).

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The subject application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is subject to payment of contributions towards the provision of local infrastructure.

Under Council’s Infrastructure Contributions Plan implemented on 1 March 2021 the proposed development would be subject to a contribution pursuant to section 7.12 of the Act. The contribution is based on the cost of works which was nominated as \$1,343,188. The total contribution payable is \$13,432 and is required to be paid prior to the issue of the any Construction Certificate.

The contributions payable have been calculated in accordance with Council’s Contributions Plan as follows:

Conditions requiring the payment of contributions at the appropriate time are included in the attached conditions.

Contribution amounts payable

Applicable contribution type		
s7.12 contribution details	Development cost:	\$1,343,188
<i>(payment amount subject to indexing at time of payment)</i>	Contribution:	\$13,432

Conditions requiring the payment of contributions at the appropriate time are included in the attached conditions.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL

CONSIDERED

1. Statutory Controls	Yes
2. Policy Controls	Yes
3. Design in relation to existing building and natural environment	Yes
4. Landscaping/Open Space Provision	Yes
5. Traffic generation and Carparking provision	Yes
6. Loading and Servicing Facilities	Yes
7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8. Site Management Issues	Yes
9. All relevant 4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

SUBMITTERS CONCERNS

Eight (8) submissions were raised about the development application at the subject site during the notification period. The submissions submitted during the notification period have been addressed below:

Issue: Visual Privacy concerns relating to proposed roof terrace.

Response: The applicant has deleted the roof terrace at the request of Council as shown on the architectural plans due to visual privacy concerns.

Issue: Acoustic Privacy concerns.

Response: The applicant has deleted the roof terrace at the request of Council as shown on the architectural plans due to visual privacy concerns. Furthermore, the rear balcony is reasonable in size and would not promote unreasonable acoustic impacts that would be unacceptable for the area.

Issue: The development is out of character for the area.

Response: Council's Heritage Officer has assessed the proposal and provided comments earlier in the report. Conditions have also been recommended in the condition set to mitigate impacts to the heritage item.

Issue: The proposal results in adverse heritage impacts.

Response: Council's Heritage Officer has assessed the proposal and provided comments earlier in the report. The amended proposal is considered to have reasonably addressed the concerns raised by Council's Conservation planner. Conditions have also been recommended in the condition set to mitigate impacts to the heritage item.

Issue: The proposal will result in adverse excavation impacts.

Response: Council's Engineer has assessed the proposed works and provided comments, which are outlined earlier in the report. Conditions have also been included in the condition set to appropriately manage the proposed excavation as outlined in the architectural plans. This includes an increased setback for the proposed retaining wall from the site's southern boundary.

Issue: The proposal will result in adverse stormwater impacts to adjoining properties.

Response: Council's Engineer has assessed the proposed works and provided comments, which are outlined earlier in the report. Conditions have also been included in the condition set to appropriately manage the proposed excavation as outlined in the architectural plans.

Issue: The proposal will result in setback non-compliances.

Response: The proposal result in minor non-compliances with the side setback controls. The non-compliances do not result in excessive amenity impacts to adjoining properties.

Issue: The proposal will result in site coverage non-compliances.

Response: The proposal is compliant with Council's landscaping and site coverage numerical requirements outlined in Section 1.5.5 and 1.5.6 of the NSDCP 2013.

Issue: The proposal will result solar access impacts.

Response: The proposal has been assessed the solar access controls in the NSDCP 2013. As discussed in the DCP table, the adjoining properties retain three (3) hours of solar access to the primary living spaces thus complying with the relevant provisions. Furthermore, the proposed building envelope is reasonably compliant thus there are no non-compliant elements causing overshadowing to adjoining properties that would be considered unreasonable.

CONCLUSION

The development application has been assessed against the North Sydney Local Environmental Plan 2013 and the North Sydney Development Control Plan 2013. As previously detailed in the DCP compliance table there will be no significant amenity impacts on the adjoining properties (subject to conditions).

The majority of the proposed works are located at the rear of the subject site. The proposed works do not result in major non-compliances with Council's site coverage and landscaped area requirements. The proposal is reasonably consistent with the objectives and provisions specified in Section 5.10 of the NSLEP 2013. The works maintain a reasonably low density, form and scale commensurate with the surrounding area.

The development application has considered community views and is considered to adequately addresses the concerns raised in the submission(s).

The proposal increases the existing building footprint of the subject site, which is compliant with Council's site coverage controls. The amended design complies with all applicable planning controls solar access, view sharing principles, setbacks and heritage impacts. The proposed additions will sit mostly behind the primary dwelling façade and roof form and is sufficiently set back from Thomas Street to enable new views of the western façade of the dwelling. The proposed linking roof structure and additions are subservient in scale and form to the main dwelling and would improve the existing condition of the heritage items when viewed from Thomas Street.

Standard and site-specific conditions have been recommended in the condition set to minimise heritage impacts. For the reasons outlined throughout the report, Council recommends that the Panel grant consent for the development application.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel, grant consent to Development Application No. **172/21** for alterations and additions to a heritage listed dwelling house within a conservation area, on land described as No. 26 Thomas Street, McMahons Point as shown on the plans and the following site specific conditions and the attached standard conditions.

Delete Carport

- C1. The proposed carport within the front setback is to be deleted from the proposal as it is uncharacteristic element within the conservation area. The proposed carport structure is also considered to maintain views and sightlines from public domain.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To maintain views and remove uncharacteristic built elements within the conservation area)

Heritage Amendments - Schedule of Conservation Works and Interpretation Plan

- C2. The following amendments to the proposal are to be undertaken:
- A detailed schedule of conservation works to be carried out is to be prepared by a heritage consultant reflecting the approved design must be submitted and approved by Council.
 - An interpretation plan must be prepared in consultation with a heritage consultant which reflects the areas of significance to be removed by the proposed works. The interpretation plan should have regard for the location of the existing fireplaces, original room layouts and the alignment of the existing southern wall of the dwelling. The interpretation plan should include consideration of floor markings or other such interpretive devices to reflect the original layout of the heritage item. The interpretation plan must be submitted to Council for approval to the satisfaction of the Manager of Development Services prior to the issue of the Construction Certificate.

- The details of the conservation works to the windows and doors of the front façade are to be must be submitted to Council's Heritage Officer for approval prior to issue of the Construction Certificate.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the heritage significance and setting of the subject heritage item and the adjoining heritage item at 28 Thomas Street and protect the character and significance of the streetscape and the Union, Bank and Thomas Streets conservation area)

Southern Side Setback

- C3. The proposed retaining wall along the southern side boundary is to be setback a minimum of 900mm to allow for a small walkway down towards the rear of the subject site.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition

(Reason: To appropriately manage potential impacts arising from excavation)

HUGH SHOULDICE
ASSESSMENT OFFICER

DAVID HOY
TEAM LEADER

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
26 THOMAS STREET, MCMAHONS POINT
DEVELOPMENT APPLICATION NO. 172/21

A. Conditions that Identify Approved Plans

Development in Accordance with Plans/documentation

- A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

Plan No.	Issue	Title	Drawn by	Received
DA0.01	3	Cover Page	Dieppe Design Pty Ltd	25.8.2021
DA0.02	1	Legends and BASIX	Dieppe Design Pty Ltd	10.6.2021
DA0.03	3	Perspectives	Dieppe Design Pty Ltd	25.8.2021
DA0.05	1	Exterior Materials and Finishes	Dieppe Design Pty Ltd	10.6.2021
DA0.06	1	Notification Plan	Dieppe Design Pty Ltd	10.6.2021
DA0.12	3	Site Plan	Dieppe Design Pty Ltd	25.8.2021
DA1.01	2	Existing Floor Plans	Dieppe Design Pty Ltd	10.6.2021
DA1.02	1	Demolition Plan	Dieppe Design Pty Ltd	25.8.2021
DA1.10	1	Lower Ground Floor	Dieppe Design Pty Ltd	10.6.2021
DA1.11	3	Ground Floor	Dieppe Design Pty Ltd	25.8.2021
DA1.13	3	Roof Plan	Dieppe Design Pty Ltd	25.8.2021
DA2.01	4	Elevations 1	Dieppe Design Pty Ltd	25.8.2021
DA2.02	4	Elevations 3	Dieppe Design Pty Ltd	25.8.2021
DA2.51	2	Section 1	Dieppe Design Pty Ltd	25.8.2021
DA3.81	1	Streetscape View Analysis	Dieppe Design Pty Ltd	25.8.2021
DA3.09	1	Gap view / Roof for Analysis	Dieppe Design Pty Ltd	25.8.2021

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

Plans on Site

- A2. A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

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All documents kept on site in accordance with this condition must be provided to any officer of the Council or the certifying authority upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

No Demolition of Extra Fabric

A3. Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans.

(Reason: To ensure compliance with the approved development)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated).***Delete Carport**

C1. The proposed carport within the front setback is to be deleted from the proposal as it is uncharacteristic element within the conservation area. The proposed carport structure is also considered to maintain views and sightlines from public domain.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To maintain views and remove uncharacteristic built elements within the conservation area.)

Heritage Amendments - Schedule of Conservation Works and Interpretation Plan

C2. The following amendments to the proposal are to be undertaken:

- A detailed schedule of conservation works to be carried out is to be prepared by a heritage consultant reflecting the approved design must be submitted and approved by Council.

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DEVELOPMENT APPLICATION NO. 172/21**

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- An interpretation plan must be prepared in consultation with a heritage consultant which reflects the areas of significance to be removed by the proposed works. The interpretation plan should have regard for the location of the existing fireplaces, original room layouts and the alignment of the existing southern wall of the dwelling. The interpretation plan should include consideration of floor markings or other such interpretive devices to reflect the original layout of the heritage item. The interpretation plan must be submitted to Council for approval to the satisfaction of the Manager of Development Services prior to the issue of the Construction Certificate.
- The details of the conservation works to the windows and doors of the front façade are to be must be submitted to Council's Heritage Officer for approval prior to issue of the Construction Certificate.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the heritage significance and setting of the subject heritage item and the adjoining heritage item at 28 Thomas Street and protect the character and significance of the streetscape and the Union, Bank and Thomas Streets conservation area).

Southern Side Setback

- C3. The proposed retaining wall along the southern side boundary is to be setback a minimum of 900mm to allow for a small walkway down towards the rear of the subject site.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition

(Reason: To appropriately manage potential impacts arising from excavation)

Dilapidation Report Damage to Public Infrastructure

- C4. A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant which details the pre-developed condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. A copy of the dilapidation survey and report is to be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

The developer may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

The developer shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development, and no occupation of the development shall occur until damage caused as a result of the carrying out of the development is rectified.

A copy of the dilapidation survey and report must be lodged with North Sydney Council by the Certifying Authority with submission of the Construction Certificate documentation.

(Reason: To record the condition of public infrastructure prior to the commencement of construction)

Structural Adequacy of Existing Building

- C5. A report prepared by an appropriately qualified and 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 shall be submitted to the Certifying Authority for approval prior to issue of any Construction Certificate. The certified report must also include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology in the certified report must be complied with at all times.

(Reason: To ensure the structural integrity of the building is maintained)

Sediment Control

- C6. Where construction or excavation activity requires the disturbance of the soil surface or existing vegetation, erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the "Blue Book" or a suitable and effective alternative method.

A Sediment Control Plan must be prepared and submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate and prior to any works commencing. The Sediment Control Plan must be consistent with the Blue Book and disclose:

- a) All details of drainage to protect and drain the site during the construction processes;
- b) All sediment control devices, barriers and the like;
- c) Sedimentation tanks, ponds or the like;
- d) Covering materials and methods; and
- e) A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained.
- f) Methods for the temporary and controlled disposal of stormwater during construction.

All works must be undertaken in accordance with the approved Sediment Control plan.

The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Waste Management Plan

- C7. A Waste Management Plan is to be submitted for approval by the Certifying Authority prior to the issue of any Construction Certificate. The plan must include, but not be limited to:
- a) The estimated volume of waste and method of disposal for the construction and operation phases of the development;

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- b) The design of the on-site waste storage and recycling area; and
- c) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

Colours, Finishes and Materials (Heritage Items)

- C8. A traditional palette of finishes, materials and colour schemes must be selected for the new building works appropriate to the architectural style of the original building and submitted to the Certifying Authority for approval prior to the issue of any

Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To ensure that exterior colours, finishes and materials are sympathetic to the significance of the heritage item.)

Colours, Finishes & Materials (Conservation Areas)

- C9. The finishes, materials and exterior colours shall be complementary to the architectural style of the original building and sympathetic to the character of the Conservation Area. A schedule of finishes, materials and external colours shall be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To ensure that the completed colours, finishes and materials are complementary to the Conservation Area.)

Work Zone

- C10. If a Work Zone is proposed, an application must be made to the North Sydney Local Traffic Committee to install the 'Work Zone'. A Work Zone permit is required to be issued by the Council prior to the issue of any Construction Certificate.

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Work Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Works Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Works Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the North Sydney Local Traffic Committee and submit a copy of this to the Certifying Authority to enable issue of the Construction Certificate.

Where approval of the 'Work Zone' is given by the Committee, the requirements of the Committee, including installation of the necessary 'Work Zone' signage and payment of any fees, must occur prior to commencement of any works on the site. Further, at the expiration of the Work Zone approval, the developer is required to remove the Work Zone signs and reinstate any previous signs, all at the developer's cost. The requirements imposed by the Committee on the Work Zone permit (or permits) must be complied with at all times.

(Reason: Amenity and convenience during construction)

Stormwater Disposal

- C11. Stormwater runoff generated by the approved development must be conveyed by gravity to the existing site stormwater drainage disposal system. A licensed tradesman shall install plumbing components to achieve this requirement in accordance with the BCA and current plumbing standards and guidelines. Plans and specifications which comply with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure appropriate provision for disposal and stormwater management arising from the development)

Bond for Damage and Completion of Infrastructure Works – Stormwater, Kerb and Gutter, Footpaths, Vehicular Crossing and Road Pavement

- C12. Prior to the issue of any Construction Certificate, security deposit or bank guarantee must be provided to Council to the sum of \$2,000.00 to be held by Council for the payment of cost for any/all of the following:
- a) making good any damage caused to any property of the Council as a consequence of the doing of anything to which this consent relates,

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- b) completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and [environmental controls](#)) required in connection with this consent
- c) remedying any defects in any such public work that arise within 6 months after the work is completed.

The security required by this condition and in the schedule contained later in these conditions must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

The security will be refundable following the expiration of 6 months from the issue of any final Occupation Certificate or completion of public work required to be completed (whichever is the latest) but only upon inspection and release by Council's Engineers.

Council shall have full authority to make use of the bond for such restoration works as deemed necessary by Council in circumstances including the following: -

- where the damage constitutes a hazard in which case Council may make use of the security immediately;
- the applicant has not repaired or commenced repairing damage within 48 hours of the issue by Council in writing of instructions to undertake such repairs or works;
- works in the public road associated with the development are to an unacceptable quality; and
- the Certifying Authority must ensure that security is provided to North Sydney Council prior to issue of any Construction Certificate.

(Reason: To ensure appropriate security for works on public land and an appropriate quality for new public infrastructure)

Section 7.12 Development Contributions

- C13. A monetary contribution pursuant to the provisions of Section 7.12 of the Environmental Planning and Assessment Act 1979 is to be paid to Council, in accordance with the North Sydney Council's Contribution Plan, to provide for local infrastructure improvements.

Based on the cost of development at the date of determination, the total contribution payable to Council is \$13,432.

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Indexation

The monetary contribution required under this consent will be indexed between the date of the grant of the consent and the date on which the contribution is paid the time of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Timing of payment

The contribution must be paid to Council prior to issue of any Construction Certificate for any work approved by this consent.

A copy of the North Sydney Contribution Plan can be viewed at North Sydney Council's Customer Service Centre, 200 Miller Street, North Sydney or downloaded via Council's website at www.northsydney.nsw.gov.au

(Reason: To provide for local infrastructure identified in the North Sydney Council Local Contributions Plan 2020)

Security Deposit/ Guarantee Schedule

C14. All fees and security deposits/ guarantees in accordance with the schedule below must be provided to Council prior to the issue of any Construction Certificate:

Security deposit/ guarantee	Amount (\$)
Infrastructure Damage Bond	\$2,000.00
TOTAL BONDS	\$2,000.00

Note: The following fees applicable

Fees	
Section 7.12 Contributions	\$13,432.00
TOTAL FEES	\$13,432.00

The security required by the above schedule must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

(Reason: Compliance with the development consent)

D. Prior to the Commencement of any Works (and continuing where indicated)**Public Liability Insurance – Works on Public Land**

- D1. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent. The Policy is to note, and provide protection/full indemnification for North Sydney Council, as an interested party. A copy of the Policy must be submitted to Council prior to commencement of any works. The Policy must be valid for the entire period that the works are being undertaken.

(Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.)

(Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land)

Commencement of Works Notice

- D2. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

E. During Demolition and Building Work**Parking Restrictions**

- E1. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E2. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council.. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

Temporary Disposal of Stormwater Runoff

- E3. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Certifying Authority.

(Reason: Stormwater control during construction)

Structures Clear of Drainage Easements

- E4. It is the full responsibility of the Developer and their contractors to: -
- a) Ascertain the exact location of the Council drainage infrastructure traversing the site in the vicinity of the works;
 - b) Take full measures to protect the in-ground Council drainage system; and
 - c) Ensure dedicated overland flow paths are satisfactorily maintained through the site.

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Drainage pipes can be damaged through applying excessive loading (such as construction plant, material storage and the like). All proposed structures and construction activities are to be located clear of Council drainage pipes, drainage easements, watercourses and trunk overland flow paths on the site. Trunk or dedicated overland flow paths must not be impeded or diverted by fill or structures unless otherwise approved.

In the event of a Council drainage pipeline being uncovered during construction, all work is to cease and the Certifying Authority and Council (if it is not the Certifying Authority) must be contacted immediately for advice. Any damage caused to a Council drainage system must be immediately repaired in full as directed, and at no cost to Council.

(Reason: Protection of Public Drainage Assets)

Removal of Extra Fabric

E5. Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the works in the area of the damaged portion are to cease and written notification of the damage is to be given to Council forthwith. No work is to resume until the written approval of Council to do so is obtained. Failure to comply with the provisions of this condition may result in the Council taking further action including legal proceedings if necessary.

(Reason: To ensure compliance with the terms of this development consent)

Dust Emission and Air Quality

E6. The following must be complied with at all times:

- (a) Materials must not be burnt on the site.
- (b) Vehicles entering and leaving the site with soil or fill material must be covered.
- (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.
- (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

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Noise and Vibration

- E7. The works must be undertaken in accordance with the "Interim Construction Noise Guideline" published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Developer's Cost of Work on Council Property

- E8. The developer must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Special Permits

- E9. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours notice is required for any permit: -

1) **On-street mobile plant**

Eg. cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

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2) Hoardings

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3) Storage of building materials and building waste containers (skips) on Council's property

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) Kerbside restrictions, construction zones

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Noxious Plants

E10. All lantana, privet, rubber trees, asthma weed, and other declared noxious plants on the site, must be eradicated before the commencement of landscape works.

(Reason: To ensure that plants identified as weed species are not allowed to proliferate or interfere with a quality landscaping outcome)

Construction Hours

E11. Construction activities and works approved under this consent must be carried out only within the hours stipulated in the following table:

**26 THOMAS STREET, MCMAHONS POINT
DEVELOPMENT APPLICATION NO. 172/21**

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Standard Construction Hours		
Location	Day	Hours
All other zones	Monday – Friday	7.00am – 5.00pm
	Saturday	8.00am – 1.00pm
	Sunday Public holiday	No work permitted

Construction activities for development approved under this consent must be carried out in accordance with the standard construction hours above and any Construction Noise Management Plan required under this consent.

In the event of breach to the approved hours of construction Council take may take enforcement action under Part 9 of the EP & A Act 1979 and in accordance with Council's adopted Compliance & Enforcement Policy.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Installation and Maintenance of Sediment Control

- E12. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and erosion control plan submitted and approved with the Construction Certificate.

Erosion and sediment measures must be maintained in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004), commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Sediment and Erosion Control Signage

- E13. A durable sign must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

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Health and Safety

- E14. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site, and provide a contact telephone number for enquiries.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Community Information

- E15. Reasonable measures must be undertaken at all times to keep nearby residents informed about the proposed work, such as by way of signs, leaflets, public meetings and telephone contact numbers, to ensure that adjoining residents are aware of the likely duration of the construction works on the site

(Reason: To ensure that residents are kept informed of activities that may affect their amenity)

Prohibition on Use of Pavements

- E16. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Plant & Equipment Kept Within Site

- E17. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

**26 THOMAS STREET, MCMAHONS POINT
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Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Waste Disposal

E18. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environmental Protection Authority.

(Reason: To ensure the lawful disposal of construction and demolition waste)

F. *Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation*

National Construction Code

F1. All building work must be carried out in accordance with the provisions of the National Construction Code.

(Reason: Prescribed - Statutory)

Home Building Act

F2. 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) for which the *Home Building Act* 1989 requires there to be a contract of insurance under Part 6 of that Act must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given North Sydney Council written notice of the contract of insurance being issued and of the following:

a) in the case of work for which a principal contractor is required to be appointed:

- i) the name and licence number of the principal contractor, and
- ii) the name of the insurer by which the work is insured under Part 6 of that Act, or

(b) in the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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- 2) If arrangements for doing residential building work are changed while the work is in progress such that the information submitted to Council in accordance with this conditions is out of date, work must cease and no further work may be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

(Reason: Prescribed - Statutory)

Appointment of a Principal Certifying Authority (PCA)

- F3. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifying Authority for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Construction Certificate

- F4. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Occupation Certificate

- F5. A person must not commence occupation or use of the whole or any part of a new building (new building includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifying Authority appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory)

**26 THOMAS STREET, MCMAHONS POINT
DEVELOPMENT APPLICATION NO. 172/21**

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Commencement of Works

- F6. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Excavation/Demolition

- F7. 1) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- 2) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- 3) Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures.

(Reason: To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage)

Protection of Public Places

- F8. 1) A hoarding and site fencing must be erected between the work site and adjoining public place.
- 2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- 3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- 4) Any such hoarding, fence or awning is to be removed when the work has been completed.
- 5) No access across public reserves or parks is permitted.

**26 THOMAS STREET, MCMAHONS POINT
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Note: Prior to the erection of any temporary fence or hoarding over property owned or managed by Council, written approval must be obtained. Any application needs to be accompanied by plans indicating the type of hoarding and its layout. Fees are assessed and will form part of any approval given. These fees must be paid prior to the approval being given. Approval for hoardings will generally only be given in association with approved building works, maintenance or to ensure protection of the public. An application form for a Hoarding Permit can be downloaded from Council's website.

(Reason: To ensure public safety and the proper management of public land)

G. *Prior to the Issue of an Occupation Certificate***Infrastructure Repair and Completion of Works**

G1. Prior to the issue of any Occupation Certificate any and all works relating to the development:

- a. in the road reserve must be fully completed; and
- b. to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired;

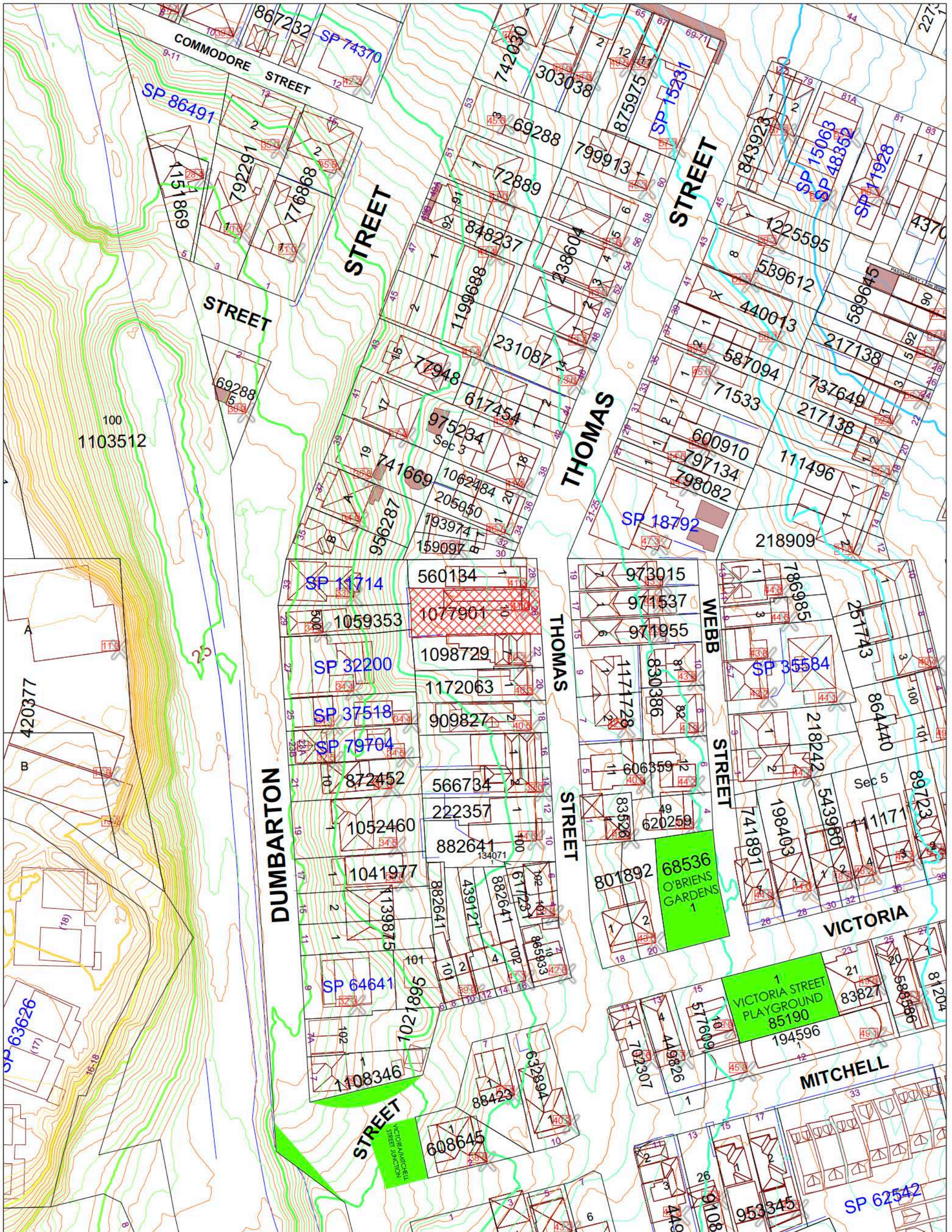
to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of Public assets)

Damage to Adjoining Properties

G2. All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.

(Reason: To ensure adjoining owner's property rights are protected)



North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.

26 THOMAS STREET MCMAHONS PT, NSW 2060 LOT 10 DP 1077901 ARCHITECTURAL DRAWINGS FOR ALTERATIONS AND ADDITIONS

DRAWING LIST

DWG #	REV	DRAWING TITLE
A0.01	3	COVER PAGE
A0.02	1	LEGENDS & BASIX
A0.03	3	PERSPECTIVES
A0.05	1	EXTERIOR MATERIALS & FINISHES
A0.06	1	NOTIFICATION PLAN
A0.02	3	SITE PLAN
A1.01	2	EXISTING FLOOR PLANS
A1.02	1	DEMOLITION PLAN
A1.10	3	LOWER GROUND FLOOR
A1.11	3	GROUND FLOOR
A1.13	3	ROOF PLAN
A2.01	4	ELEVATIONS 1
A2.02	4	ELEVATIONS 2
A3.03	1	SHADOW DIAGRAMS - 21ST MARCH
A3.04	1	SHADOW DIAGRAMS - 21ST JUNE
A3.05	1	SHADOW DIAGRAMS - 21ST SEPTEMBER
A3.06	1	SOLAR ACCESS DIAGRAMS
A3.07	1	SOLAR ACCESS DIAGRAMS
A3.08	1	STREETSCAPE VIEW ANALYSIS
A3.09	1	GAP VIEW / ROOF FORM ANALYSIS



DEVELOPMENT APPLICATION		
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2	2021.06.10	DA ISSUE
1	2020.08.30	PRE-DA ISSUE

Version: 1, Version Date: 30/08/2021

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A0.01 - 3

PROJECT: 26 THOMAS ST, MCMAHONS PT
CLIENT: JEAN & CHRISTINE ALLA
DRAWING TITLE: COVER PAGE
ISSUE DATE: 2021.08.25
SCALE @A1: AS INDICATED
PROJECT NO.: 2021





FRONT PERSPECTIVE



REAR PERSPECTIVE



REAR PERSPECTIVE



REAR PERSPECTIVE

DEVELOPMENT APPLICATION

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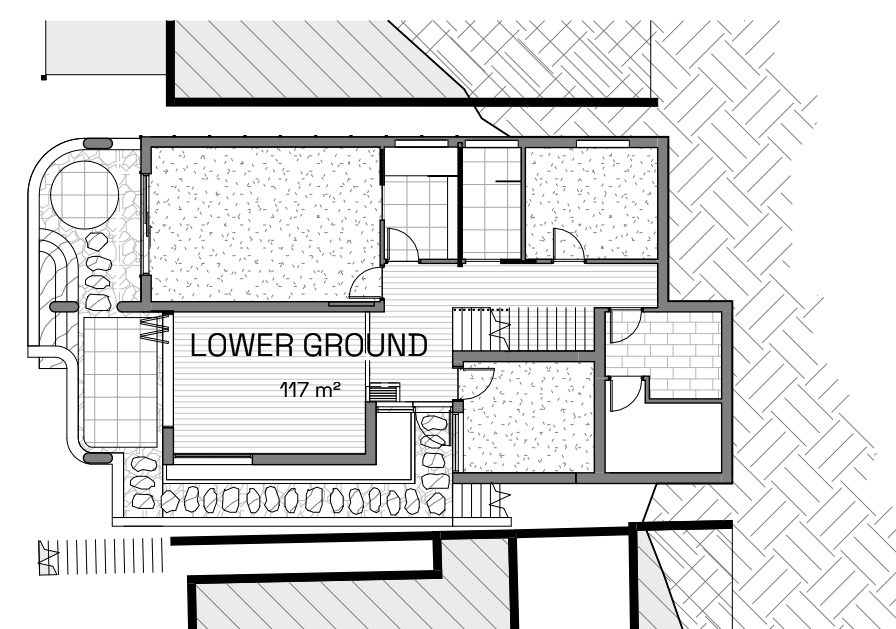
ARTIST IMPRESSION - SHADOWS AND LIGHTING MAY NOT BE ACCURATE

A0.03 - 3

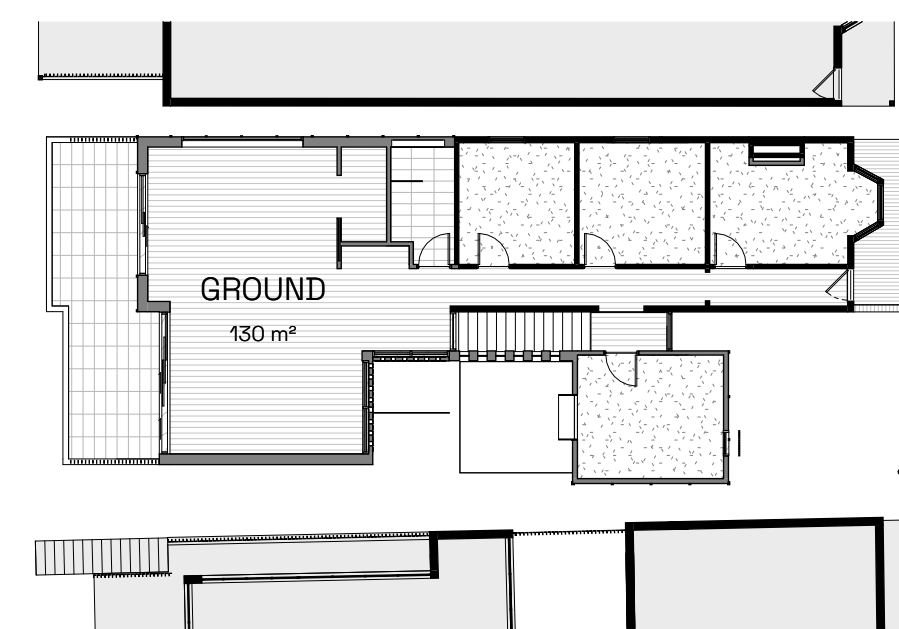
PROJECT: 26 THOMAS ST, MCMAHONS PT
 CLIENT: JEAN & CHRISTINE ALLA
 DRAWING TITLE: PERSPECTIVES
 ISSUE DATE: 2021.08.25
 SCALE @A1: AS INDICATED
 PROJECT NO.: 2021

dieppe





2 | LOWER GROUND
A0.06 1:200 @ A3



3 | GROUND FLOOR
A0.06 1:200 @ A3

SITE PLAN LEGEND

- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- NEW TREE - REFER LANDSCAPE PLAN
- EXISTING BUILDING REMAINING IN USE
- SOFT LANDSCAPING
- HARDSCAPING
- SITE BOUNDARY

PROJECT STATISTICS

SITE: LOT 10 / - / DP1077901
ZONE: R3 - MEDIUM DENSITY RESIDENTIAL
FSR: N/A
HEIGHT OF BUILDINGS: 8.5M
HERITAGE: HOUSE SIGNIFICANCE: LOCAL UNION, BANK AND THOMAS ST SIGNIFICANCE

SETBACKS:
FRONT: 2636.8M - EXTG SETBACK MAINTAINED
REAR: 7.88M - COMPLIES
SIDE NORTH (0.9M/0.9M/1.5M): 0.87M - EXTG SETBACK MAINTAINED
SIDE SOUTH (0.9M/0.9M/1.5M): 0.92M - COMPLIES

BUILDING HEIGHT:
BUILDING HEIGHT (8.5M): 7.42M - COMPLIES

DA LANDSCAPE REQUIREMENTS

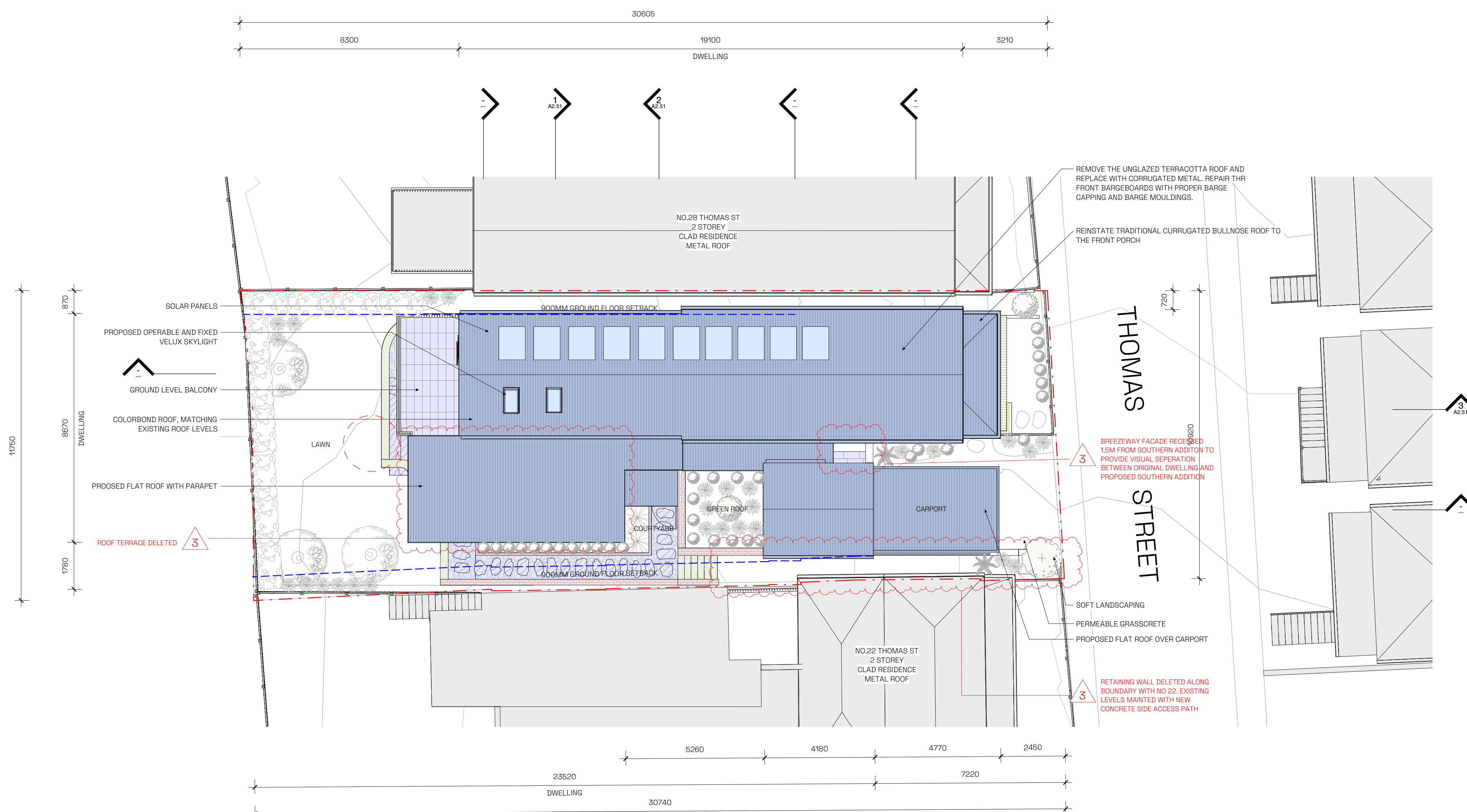
15.5 SITE COVERAGE:
SITE AREA: 343.44M²
 343.44M² X 0.5
MAX SITE COVERAGE: 171.72M²
PROPOSED SITE COVERAGE: 157.82M² - COMPLIES

15.6 LANDSCAPE AREA ;
P1: MINIMUM LANDSCAPE: 30% OF SITE AREA
SITE AREA: 343.44M² X 0.3
MIN LANDSCAPE AREA: 103.03M²

PROPOSED:
FRONT: 18.09M² (LESS THAN 15M WIDE)
REAR: 88.31M²
PROPOSED LANDSCAPE AREAS: 106.40M² - COMPLIES

P1: MAX UN-BUILT UPON AREA: 20% OF SITE AREA
SITE AREA: 343.44M² X 0.2
MAX UN-BUILT UPON AREA: 68.69M²

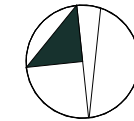
PROPOSED UN-BUILT UPON AREAS: 71.80M² - DOES NOT COMPLY



1 | SITE PLAN
1:100 @ A3

DEVELOPMENT APPLICATION

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1:100 @ A1
1:200 @ A3

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LEGEND

- REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES
- ELEMENT KEYNOTE
- MATERIAL KEYNOTE
- WINDOW TAG
- EXTERNAL DOOR TAG

MATERIALS LEGEND

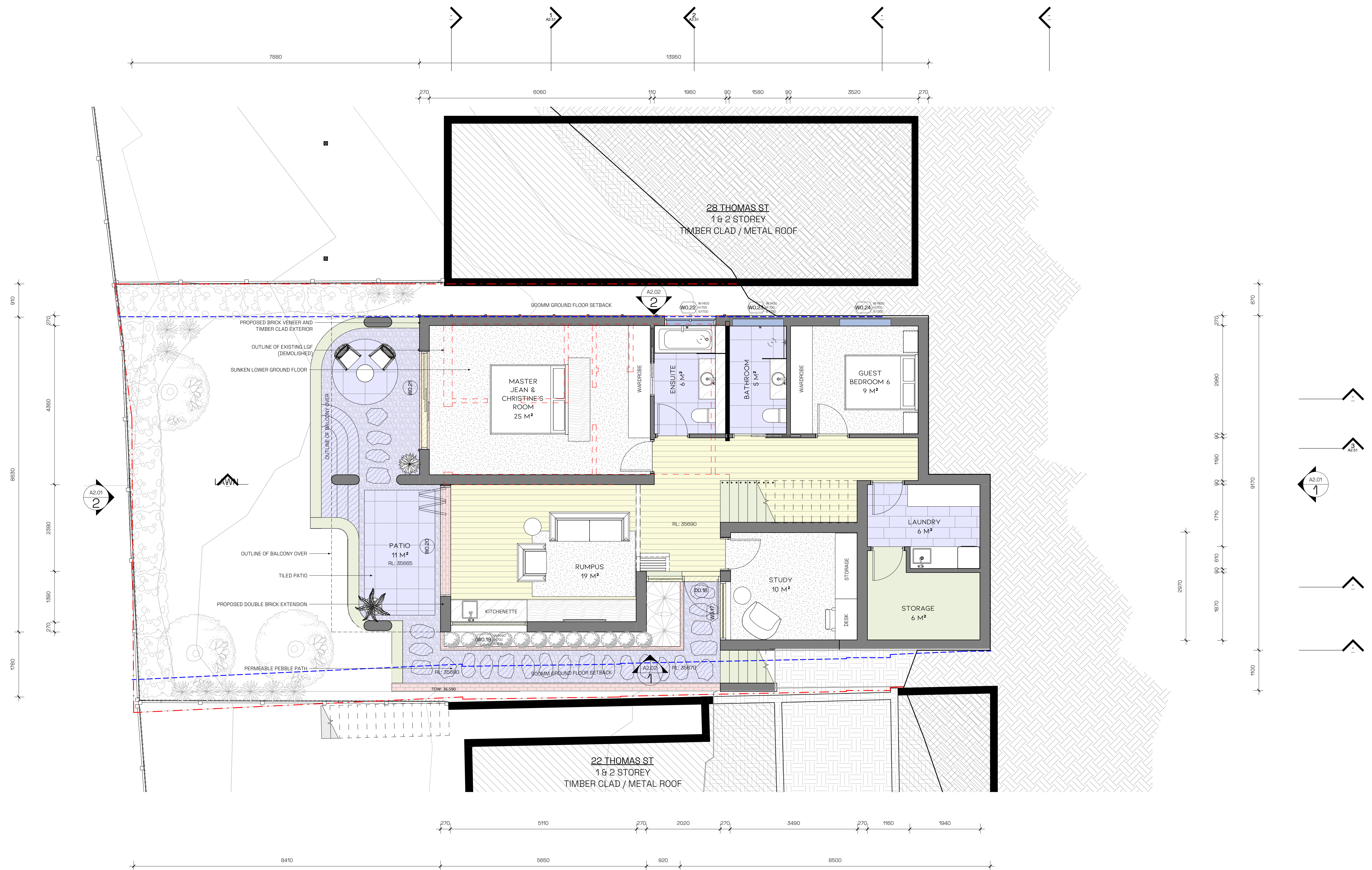
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- FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN
- TILES - PALE PURPLE
- GLASS - PALE BLUE
- TIMBER - PALE YELLOW
- ROOFTILES - PALE ORANGE
- SANDSTONE - PALE BROWN
- STEEL & GALVANISED IRON - DARK BLUE

A0.12 - 3

PROJECT: 26 THOMAS ST, MCMAHONS PT
 CLIENT: JEAN & CHRISTINE ALLA
 DRAWING TITLE: SITE PLAN
 ISSUE DATE: 2021.08.25
 SCALE @A1: AS INDICATED
 PROJECT NO.: 2021

dieppe





DEVELOPMENT APPLICATION	
3	2021.08.25 RESPONSE TO COUNCIL LETTER 2021.08.12
2	2021.06.10 DA ISSUE
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1:50 @ A1
1:100 @ A3

0 1 2 2.5m

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- LEGEND**
- REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES
- XXXXX ELEMENT KEYNOTE
 - XXXXX MATERIAL KEYNOTE
 - 1.01 WINDOW TAG
 - D11 EXTERNAL DOOR TAG

- MATERIALS LEGEND**
- BRICK - PALE RED
 - FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN
 - TILES - PALE PURPLE
 - GLASS - PALE BLUE
 - TIMBER - PALE YELLOW
 - ROOFTILES - PALE ORANGE
 - SANDSTONE - PALE BROWN
 - STEEL & GALVANISED IRON - DARK BLUE

A1.10 - 3

PROJECT: 26 THOMAS ST, MCMAHONS PT
CLIENT: JEAN & CHRISTINE ALLA
DRAWING TITLE: LOWER GROUND FLOOR
ISSUE DATE: 2021.08.25
SCALE @A1: 1:50
PROJECT NO.: 2021





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1:50 @ A1
1:100 @ A3

0 1 2 2.5m

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LEGEND

REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES

XXXX	ELEMENT KEYNOTE
XXXX	MATERIAL KEYNOTE
1.01	WINDOW TAG
D11	EXTERNAL DOOR TAG

MATERIALS LEGEND

BRICK - PALE RED	TIMBER - PALE YELLOW
FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN	ROOF TILES - PALE ORANGE
TILES - PALE PURPLE	SANDSTONE - PALE BROWN
GLASS - PALE BLUE	STEEL & GALVANISED IRON - DARK BLUE

A1.11 - 3

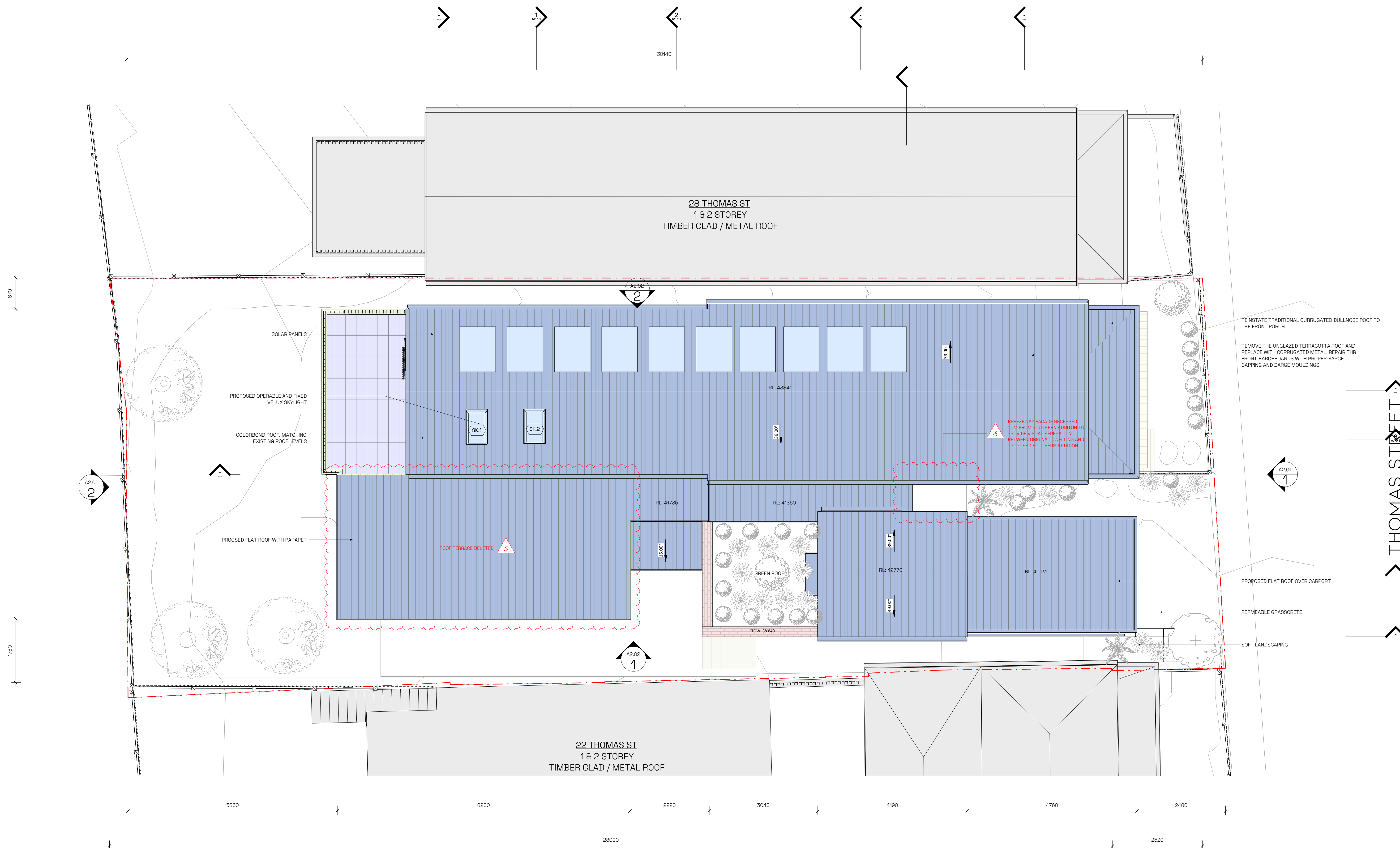
PROJECT: 28 THOMAS ST, MCMAHONS PT

CLIENT: JEAN & CHRISTINE ALLA

DRAWING TITLE: GROUND FLOOR

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REINSTATE TRADITIONAL CORRUGATED BULLNOSE ROOF TO THE FRONT PORCH

REMOVE THE UNGLAZED TERRACOTTA ROOF AND REPLACE WITH CORRUGATED METAL. REPAIR THE FRONT BARGEBOARDS WITH PROPER BARGE CAPPING AND BARGE MOULDINGS.

BREEZEWAY FACADE RECESSED 1.5M FROM SOUTHERN ADDITION TO PROVIDE VISUAL SEPERATION BETWEEN ORIGINAL DWELLING AND PROPOSED SOUTHERN ADDITION

ROOF TERRACE DELETED

PROPOSED FLAT ROOF OVER CARPORT

PERMEABLE GRASSCRETE

SOFT LANDSCAPING

THOMAS STREET

DEVELOPMENT APPLICATION	
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2	2021.08.10 DA ISSUE
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1:50 @ A1
1:100 @ A3

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LEGEND

REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES

XXXX	ELEMENT KEYNOTE
XXXX	MATERIAL KEYNOTE
1.01	WINDOW TAG
D1	EXTERNAL DOOR TAG

MATERIALS LEGEND

BRICK - PALE RED	TIMBER - PALE YELLOW
FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN	ROOF TILES - PALE ORANGE
TILES - PALE PURPLE	SANDSTONE - PALE BROWN
GLASS - PALE BLUE	STEEL & GALVANISED IRON - DARK BLUE

A1.13 - 3

PROJECT: 26 THOMAS ST, MCMAHONS PT

CLIENT: JEAN & CHRISTINE ALLA

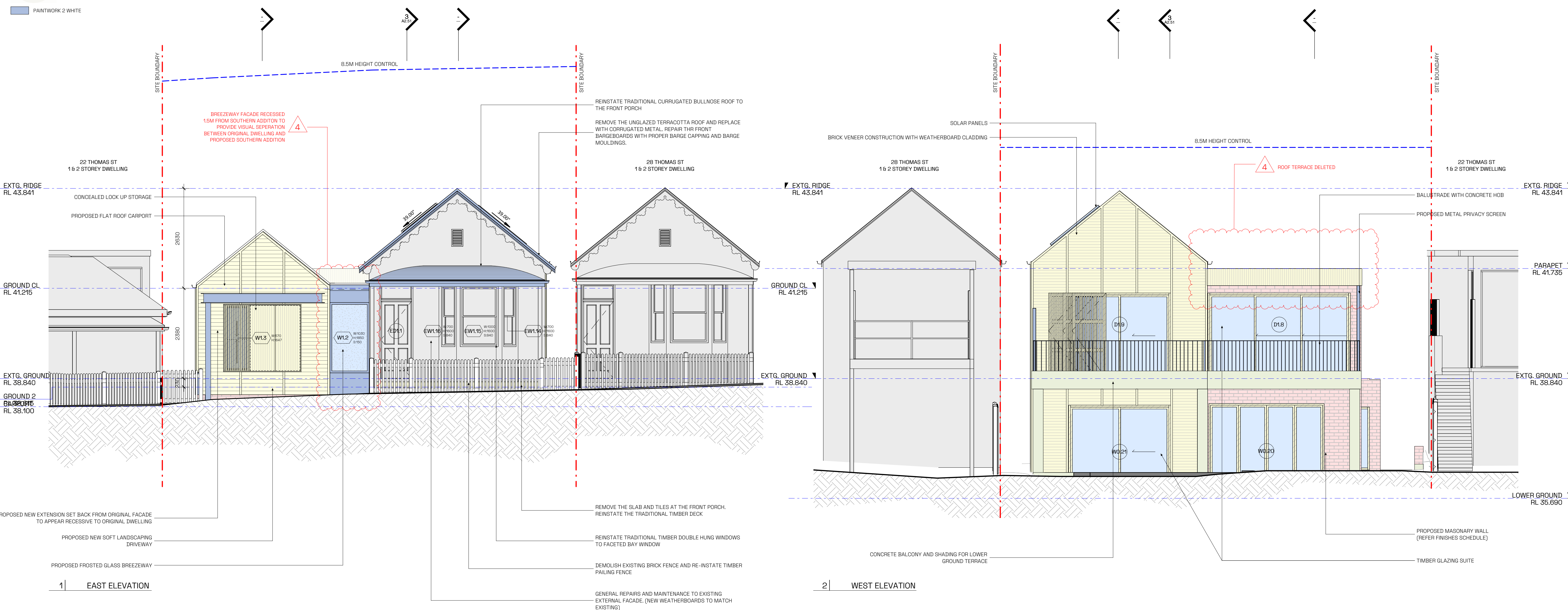
DRAWING TITLE: ROOF PLAN

ISSUE DATE: 2021.08.25 SCALE @A1: 1:50 PROJECT NO.: 2021



MATERIALS AND FINISHES

- FACE BRICKWORK - WHITE
- CONCRETE OR RENDER
- PAINTED TIMBER CLADDING
- NATURAL TIMBER
- PAINTWORK 1 GREY
- ROOF - COLORBOND GREY
- PAINTWORK 2 WHITE



DEVELOPMENT APPLICATION

4	2021.08.25	RESPONSE TO COUNCIL LETTER 2021.08.12
3	2021.08.21	ADDITIONAL INFORMATION
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1	2020.08.30	PRE-DA ISSUE

Version: 1, Version Date: 30/08/2021

1:50 @ A1
1:100 @ A3

0 1 2 2.5m

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LEGEND

REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES

- XXXXX ELEMENT KEYNOTE
- XXXXX MATERIAL KEYNOTE
- 1.01 WINDOW TAG
- D1.1 EXTERNAL DOOR TAG

MATERIALS LEGEND

- BRICK - PALE RED
- FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN
- TILES - PALE PURPLE
- GLASS - PALE BLUE
- BRICK - PALE RED
- ROOF TILES - PALE ORANGE
- SANDSTONE - PALE BROWN
- STEEL & GALVANISED IRON - DARK BLUE
- TIMBER - PALE YELLOW
- ROOF TILES - PALE ORANGE
- SANDSTONE - PALE BROWN
- STEEL & GALVANISED IRON - DARK BLUE

A2.01 - 4

PROJECT: 26 THOMAS ST, MCMAHONS PT

CLIENT: JEAN & CHRISTINE ALLA

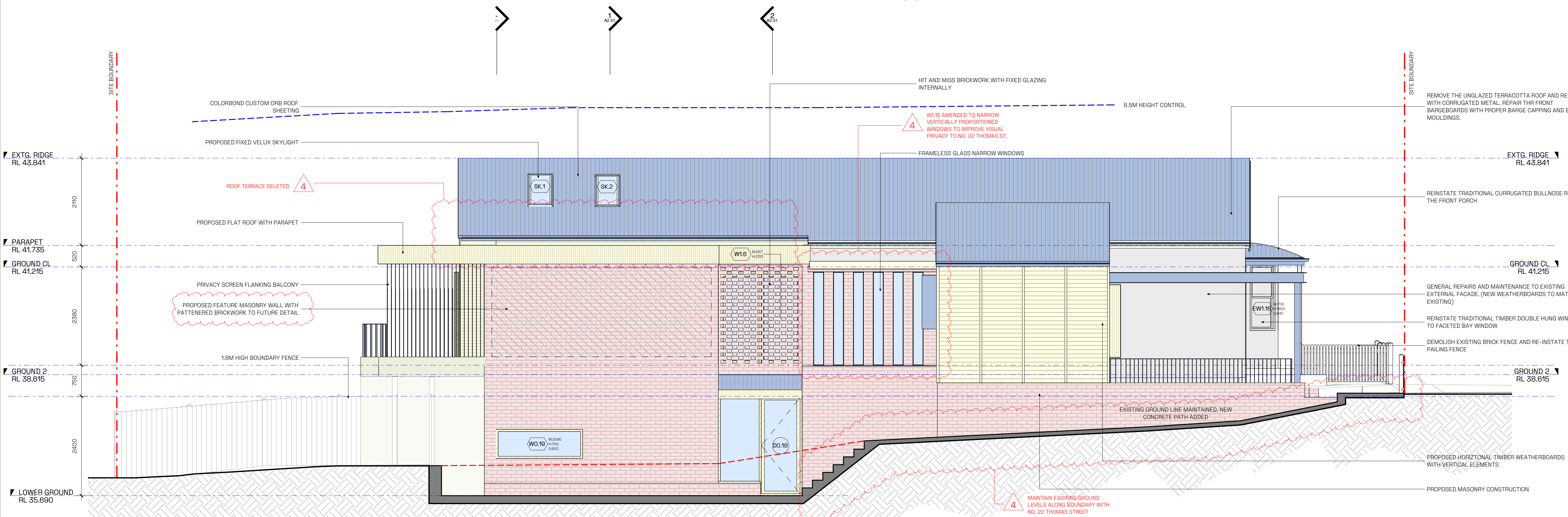
DRAWING TITLE: ELEVATIONS 1

ISSUE DATE: 2021.08.25

SCALE @A1: 1:50

PROJECT NO.: 2021

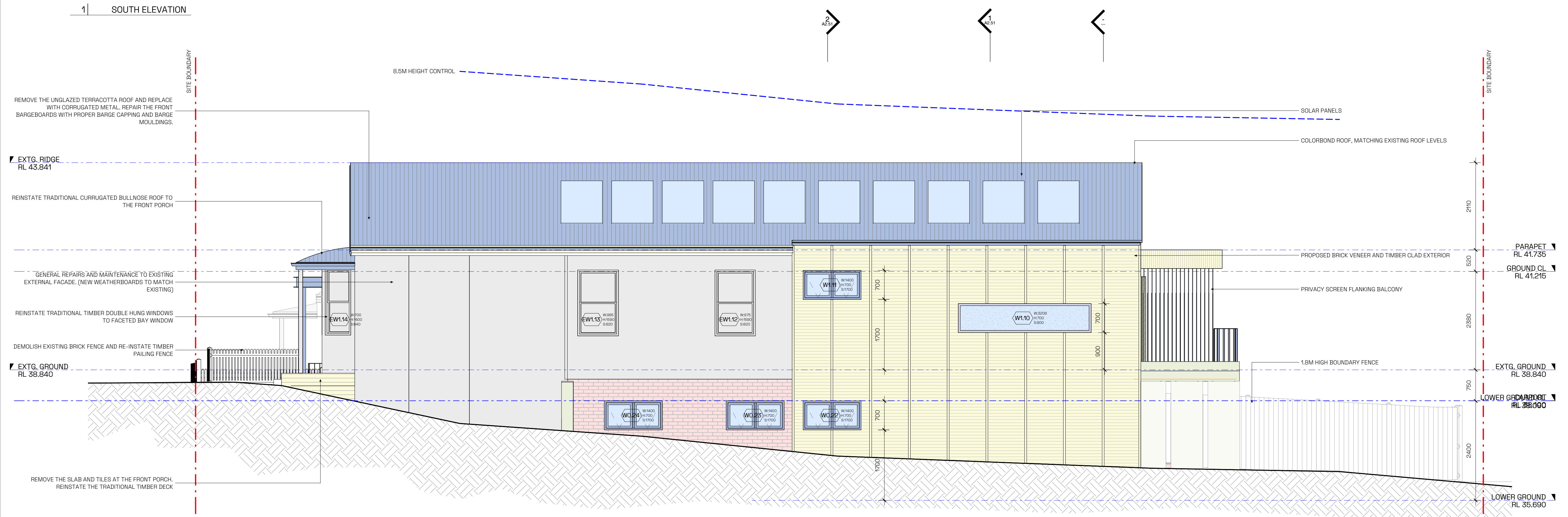




1 SOUTH ELEVATION

MATERIALS AND FINISHES

- FACE BRICKWORK - WHITE
- PAINTED TIMBER CLADDING
- PAINTWORK 1 GREY
- PAINTWORK 2 WHITE
- OFF FORM CONCRETE
- NATURAL TIMBER
- ROOF - COLORBOND GREY



2 NORTH ELEVATION

DEVELOPMENT APPLICATION	
4	2021.08.25 RESPONSE TO COUNCIL LETTER 2021.08.12
3	2021.08.21 ADDITIONAL INFORMATION
2	2021.08.10 DA ISSUE
1	2020.08.30 PRE-DA ISSUE

1:50 @ A1
1:100 @ A3

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ARCHITECTURE - INTERIORS - PASSIVHAUS

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LEGEND

REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES

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XXXXX MATERIAL KEYNOTE
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D11 EXTERNAL DOOR TAG

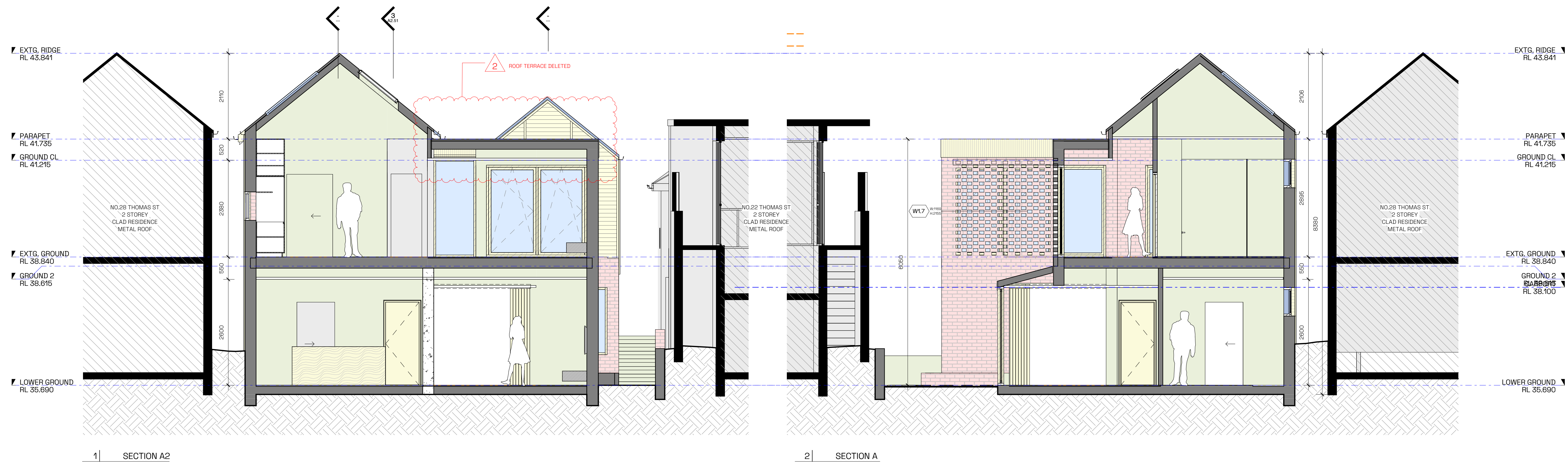
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- TILES - PALE PURPLE
- GLASS - PALE BLUE
- TIMBER - PALE YELLOW
- ROOF TILES - PALE ORANGE
- SANDSTONE - PALE BROWN
- STEEL & GALVANISED IRON - DARK BLUE

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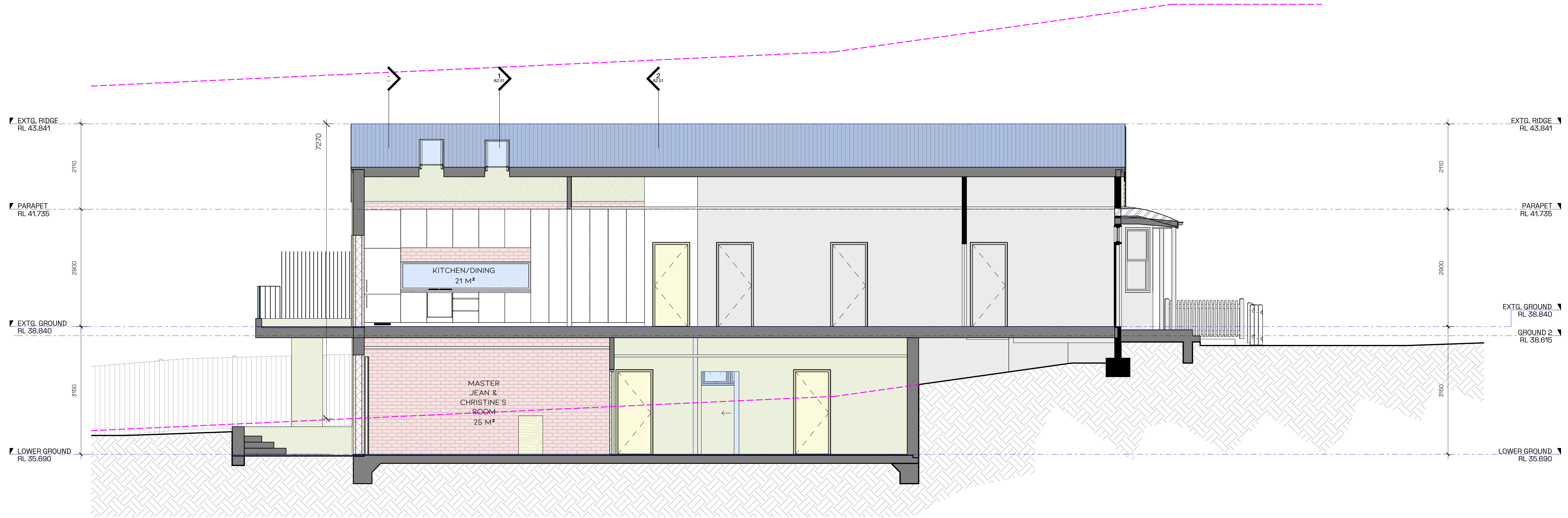
PROJECT: 26 THOMAS ST, MCMAHONS PT
CLIENT: JEAN & CHRISTINE ALLA
DRAWING TITLE: ELEVATIONS 2
ISSUE DATE: 2021.08.25
SCALE @A1: 1:50
PROJECT NO.: 2021





1 | SECTION A2

2 | SECTION A



3 | SECTION 1

DEVELOPMENT APPLICATION		
2	2021.08.25	RESPONSE TO COUNCIL LETTER 2021.08.12
1	2021.08.10	DA ISSUE

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- LEGEND
- REFER KEYNOTE INDEX DWG. A0.02 FOR KEYNOTES
- XXXXX ELEMENT KEYNOTE
 - XXXXX MATERIAL KEYNOTE
 - 1.01 WINDOW TAG
 - (D1) EXTERNAL DOOR TAG

- MATERIALS LEGEND
- BRICK - PALE RED
 - FIBRE CEMENT SHEETS/CEMENT RENDER - PALE GREEN
 - TILES - PALE PURPLE
 - GLASS - PALE BLUE
 - BRICK - PALE RED
 - ROOFTILES - PALE ORANGE
 - SANDSTONE - PALE BROWN
 - STEEL & GALVANISED IRON - DARK BLUE
 - TIMBER - PALE YELLOW

A2.51 - 2

PROJECT: 26 THOMAS ST, MCMAHONS PT

CLIENT: JEAN & CHRISTINE ALLA

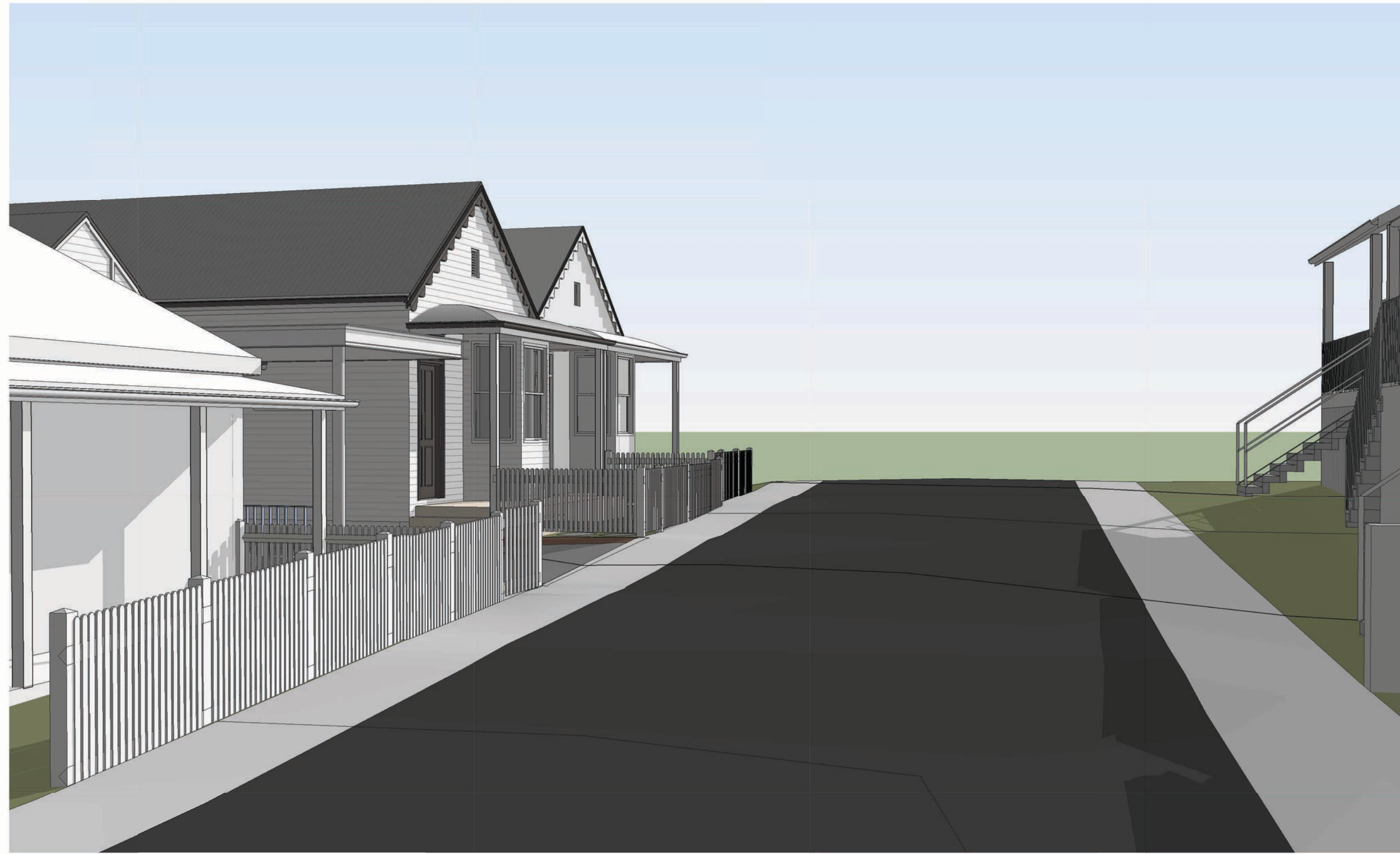
DRAWING TITLE: SECTION 1

ISSUE DATE: 2021.08.25

SCALE @A1: 1:50

PROJECT NO.: 2021





1 | STREETScape VIEW ANALYSIS 1



2 | STREETScape VIEW ANALYSIS 2



3 | STREETScape VIEW ANALYSIS 3



4 | STREETScape VIEW ANALYSIS 4

NOTES:

- THE ENCLOSED VIEW REPRESENT A TRUE PERSPECTIVE OF HOW THE DEVELOPMENT WILL BE VIEWED FROM THE STREET AT EYE LEVEL. THE 3D MODELS USED IS GENERATED THESE IMAGES HAVE BEEN GENERATED OFF AUSTRALIAN HEIGHT DATUM SUPPLIED BY A REGISTERED SURVEYOR.
- THE VIEW INDICATE THAT THE PROPOSED SOUTHERN ADDITION IS SUBSERVIENT TO EXISTING STRUCTURES AT NO'S. 22, 26 AND 28 THOMAS STREET.
- THE FLAT PROFILE OF THE PROPOSED CARPORT IS MINIMAL SO AS NOT TO DETRACT FROM THE EXISTING STRUCTURES OF NO. 22 AND NO. 26.

DEVELOPMENT APPLICATION	
1	2021.08.25 RESPONSE TO COUNCIL LETTER 2021.08.12
Version: 1, Version Date: 30/08/2021	



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A3.08 - 1

PROJECT: 26 THOMAS ST, MCMAHONS PT
 CLIENT: JEAN & CHRISTINE ALLA
 DRAWING TITLE: STREETScape VIEW ANALYSIS
 ISSUE DATE: 2021.08.25 SCALE @A1: AS INDICATED PROJECT NO.: 2021

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1 | GAP VIEW / ROOF FORM ANALYSIS 1



2 | GAP VIEW / ROOF FORM ANALYSIS 2



3 | GAP VIEW / ROOF FORM ANALYSIS 3



4 | GAP VIEW / ROOF FORM ANALYSIS 4

NOTES:
 • THE ENCLOSED VIEW REPRESENT A TRUE PERSPECTIVE OF HOW THE DEVELOPMENT WILL BE VIEWED FROM THE STREET AT EYE LEVEL. THE 3D MODELS USED IS GENERATED THESE IMAGES HAVE BEEN GENERATED OFF AUSTRALIAN HEIGHT DATUM SUPPLIED BY A REGISTERED SURVEYOR.

DEVELOPMENT APPLICATION	
1	2021.08.25 RESPONSE TO COUNCIL LETTER 2021.08.12
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A3.09 - 1
 PROJECT: 26 THOMAS ST, MCMAHONS PT
 CLIENT: JEAN & CHRISTINE ALLA
 DRAWING TITLE: GAP VIEW / ROOF FORM ANALYSIS
 ISSUE DATE: 2021.08.25 SCALE @A1: AS INDICATED PROJECT NO.: 2021

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HERITAGE ASSESSMENT & HERITAGE IMPACT STATEMENT

24-26 THOMAS STREET, MCMAHONS POINT
ALTERATIONS AND ADDITIONS



Prepared for Jean and Christine Alla

Date: 24/08/2021
Revision: 4
1: Issue for DRAFT 20/08/2020
2: Issue for DRAFT 24/05/2021
3: Issue for FINAL 11/06/2021
4: **Revised 24/08/2021**

Nominated Architect – Carol Gasparini Luk, Registration No 7617
Carol Gasparini Luk 7617 Robert Gasparini 7614

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1. STATEMENT DETAILS

Statement of Heritage Impact: For the alterations and additions of a detached single storey timber cottage listed as a local heritage items on the North Sydney Local Environmental Plan 2013.

This statement forms part of a Development Application to North Sydney Council and should be read in combination with drawings prepared by Dieppe Design and referenced in **Section 3.3** of this report.

Date: **24/08/2021 Revised**

Heritage Status:

The property is listed as a local heritage item on the North Sydney Local Environmental Plan 2013, Schedule 5 as "26 Thomas Street", Item number I0486. The property neighbors a matching house at 28 Thomas Street, item number I0487, and is located within the Conservation Area CA15 "Union, Bank and Thomas Streets".

Address: The property is identified as 26 Thomas Street, McMahons Point Lot 7 DP 1071072.

The subject site contains a single storey freestanding timber boarded worker's cottage facing Thomas Street and sloping down to the rear boundary. A brick and weatherboard two storey addition is located at the rear of the cottage providing access to the rear yard. The site contains a vacant allotment to the south of the cottage which is part of the subject property.

This report is prepared by:

Robert Gasparini
Gasparini Luk Architects.
gasparinluk@bigpond.com

Prepared for: Jean and Christine Alla

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2. EXECUTIVE SUMMARY

Gasparini Luk Architects have been engaged by the owner of the property to provide heritage advice and prepare a Heritage Impact Statement for the proposed alterations and additions of the property, 24-26 Thomas Street, McMahons Point. This statement forms part of a Development Application to North Sydney Council and should be read in conjunction with drawings prepared by Dieppe Design, and referenced in **Section 3.3** of this report.

The subject property is listed as a heritage item on North Sydney Council Local Environmental Plan 2013, Item number I0486. The site is also located within Heritage Conservation Area 15 "*Union, Bank and Thomas Streets*". The house is one of a pair which is also listed as a local heritage, item number I0487.

The house is a modified single storey weatherboard worker's cottage and one of the first generation of houses in the area following subdivision. While the house retains its external form and configuration, it has been unsympathetically modified including replacement of external windows with aluminium, changes to the front verandah and a two-level addition at the rear. Internally, the house retains its original fireplace in the front room, skirtings, and some architraves. Internal modifications include altered front room, replacement of internal doors, alterations to joinery and replaced ceilings have reduced intactness and its significance.

A notable feature of the property is the vacant land to the south of the allotment. The proposal will involve retention and reinstatement of original details to the front portion of the cottage with additions to the rear and south. The proposal will also include off-street parking for a single vehicle utilising the vacant site at 24 Thomas Street.

A Pre-Development Application meeting was held with Council on 12 October 2020. Following this meeting, the design was modified in line with Council advice and feedback. A Development Application was submitted to North Sydney Council in mid-June 2021 in which Council responded with a detailed response on 12 August 2021 relating to heritage and planning matters. The main heritage matters include concerns with the overall form and impact to heritage fabric. As a result, the design has been altered in response to Council's concerns and this report has been updated to assess the recent design modifications. The main changes in the design include:

- Deletion of the rooftop terrace originally proposed to the rear of the south additions.
- Relocate the glazed recess between the existing house and bedroom 4 (south addition). This change is made to emphasise the visual separation between two forms and to articulate the "gap view" that exists between some houses along Thomas Street.
- Reduction in size of the rear deck on ground floor.
- Modification to the ground level along the south boundary to match the ground level of the neighbour at 24 Thomas Street.

Throughout this project, Gasparini Luk Architects have provided heritage and design advice based on an analysis and heritage assessment of the existing house and to assess the impacts the proposal will have on the heritage item and the Conservation Area. This report details the house is not in good condition and is not built with the same quality or standard that is expected of modern housing. In addition, the house has lost significant joinery and original detail. The objective in this application is to retain, preserve, and enhance significant heritage fabric, particularly the front three rooms and reinstate original detail where there is sufficient evidence to do so. The balance is an appropriate level of alteration to the rear portion of the house and side additions that will:

- Retain and enhance existing heritage fabric.
- Sensibly locate the bulk of the additions and new work to the rear and the below ground areas of low heritage significance and which will have minimal impact to the Thomas Street streetscape.
- Design of the southern additions that will not compete with the existing house but be subservient to it.

- A design that articulates a visible gap between the existing house and the additions but still provide a connection between the two elements at ground floor.
- Not alter the significant streetscape character of Thomas Street. In particular, not alter the significant relationship of the houses at 22, 26 and 28 Thomas Street which make up the single allotment under the original subdivision of Chuter's Estate in 1859.

The advice has aimed to find compatible design that will preserve and enhance the significant heritage fabric and contribution the house makes to the Thomas Street streetscape. The design achieves this while balancing the contemporary additions that will provide for the amenity needs of the owner.

This report finds that the proposal is well considered and will have an acceptable level of heritage impact on the subject dwelling. This report recommends approval of the development application.

3. INTRODUCTION

3.1 Background

This report is prepared for Jean and Christine Alla and is to accompany a Development Application for the alterations and additions to their property at 26 Thomas Street, McMahons Point.

The subject property is listed as a heritage item on North Sydney Council Local Environmental Plan 2013, Item number I0486. The site is also located within Heritage Conservation Area 15 “*Union, Bank and Thomas Streets*”. The house is one of a pair which is also listed as a local heritage, item number I0487.

A Heritage Impact Statement is required to be submitted for the proposed development. Part 5.10(5)(c) of the North Sydney LEP 2013 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.

Part B of the North Sydney Development Control Plan 2013, Heritage conservation state that Heritage Impact Statements are to be submitted with applications for developing affecting:

Heritage impact Statements are to be submitted with applications for development affecting:

(a) Heritage items (other than where a Conservation Management Plan is required) including applications for fire upgrading; and

(b) Properties within heritage conservation areas.

Heritage Impact Statements should address at least the following:

(a) Historical development of the site

(b) Description of the item and its setting (e.g. garden, fences, ancillary buildings, etc)

(c) Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period

(d) Heritage significance (use heritage manual criteria/state heritage inventory)

(e) Affect of proposal on the heritage significance of the building and its setting

(f) Design options and rationale for the preferred option

(g) Relevant conservation principles in accordance with ICOMOS Burra Charter

3.2 Site Location

The location of the subject property is shown outlined in red on the aerial below.

The overall site measures approximately 10m to Thomas Street and 30.6m deep (northern side). The site area is approximately 343sqm.

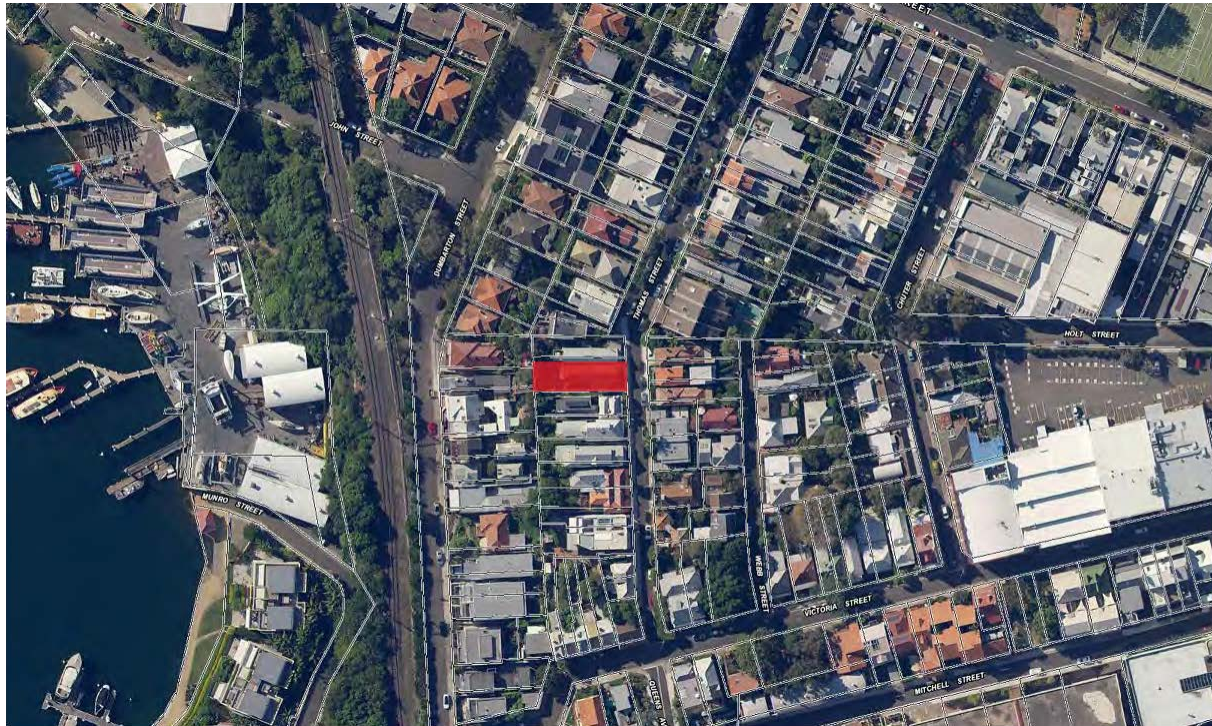


Figure 3.2.1: The subject property is shown shaded in red.¹

3.3 The Proposal

The proposal is the alterations and additions to the timber framed cottage consisting of:

- Demolition of the rear portion of the house consisting of the kitchen and below ground laundry and bathroom and construction of modern three level addition consisting of:
 - Bedrooms, rumpus and study rooms on lower ground floor.
 - Kitchen, living rooms, bedrooms and bathroom on ground floor connecting with the original front portion of the house.
- A modern addition will be added to the south of the existing house consisting of the bedroom, stair and living room.
- New off-street parking level to Thomas Street located south of the main house on 24 Thomas Street with informal garden. External stairs along the south boundary accessing the rear yard.
- The original front portion of the house, consisting of the weatherboard and gabled roof exterior and three principal bedrooms will be retained and conserved, including:
 - Reinstatement of traditional timber double hung windows to the three principal rooms of the existing house particularly reinstatement of traditional double hung windows to the faceted bay window fronting Thomas Street.
 - Reconfigure the front port by reinstating a traditional corrugated bullnose roof.
 - Removal of the slab and tiles at the front verandah and reinstate timber deck.
 - Possible removal of the timber screens on the front verandah.
 - Remove the unglazed terracotta roof and replace with corrugated metal. Repair the front bargeboards with proper barge capping and barge mouldings.

¹ Image Source: Sixmaps. Available online: <https://maps.six.nsw.gov.au/>

- General repairs, maintenance, and repainting to external weatherboards (in poor condition).
- Replacement of the front brick fence with an appropriately designed timber picket fence.

Internal (to original section of the building):

- Conservation/uncover/repair original fabric including floorboards, walls and ceilings.
- Reinstate missing and lost joinery including internal doors, skirtings and architraves, etc

Changes to the design based on North Sydney Council letter of 12 August 2021 include:

- Deletion of the rooftop terrace originally proposed to the rear of the south additions.
- Relocate the glazed recess between the existing house and bedroom 4 (south addition). This change is made to better articulate the visual separation between two forms which will represent the “gap view” that exists between some houses along Thomas Street.
- Reduction in size of the rear deck on ground floor.
- Modification to the ground level along the south boundary to match the ground level of the neighbour at 24 Thomas Street.

This report refers to the **updated** drawings prepared by Dieppe Design as constituting the proposal. Updated drawings are noted in red:

• Cover Page	A0.01-2	10/06/2021
• Legend and Basix	A0.02-1	10/06/2021
• Perspectives	A0.03-2	10/06/2021
• Exterior Materials and Finishes	A0.05-1	10/06/2021
• Existing Site Plan	A0.10-2	10/06/2021
• Site Plan	A0.12-3	20/08/2021
• Existing Floor Plans	A1.01-2	10/06/2021
• Lower Ground Floor	A1.10-2	20/08/2021
• Ground Floor	A1.11-3	20/08/2021
• Roof Plan	A1.13-3	20/08/2021
• Elevations 1	A2.01-4	20/08/2021
• Elevations 2	A2.02-4	20/08/2021
• Section 1	A2.51-1	10/06/2021
• Shadow Diagrams – 21st March	A3.03-1	10/06/2021
• Shadow Diagrams – 21st June	A3.04-1	10/06/2021
• Shadow Diagrams – 21st Sept.	A3.05-1	10/06/2021
• Streetscape View analysis	A3.08.1	20/08/2021
• Gap View/ Roof form analysis	A3.09.1	20/08/2021

In addition, the architectural drawings, the following information has been reviewed prepared by other consultants:

- Landscape Plan prepared by Leaf Stone water, drawing number: sht A0.13- 3.
- Structural Engineers report prepared by Hyve Designs, dated 24/05/2021.

3.4 Methodology

A number of planning guideline documents were used to assess the heritage impact of the proposal, including the North Sydney DCP 2013. Each of these documents are listed in **Section 7** of this report.

A site visit was carried out on 7th August 2020. Unless otherwise stated, the photographs in this report were taken on this date.

All references in this report are footnoted followed by full references in **Section 9**.

3.5 Limitations

This report includes a brief built form analysis of the subject property and surrounding context. An Aboriginal study, archaeological study or detailed thematic history is outside the scope of this report.

3.6 Author Identification

This report has been prepared by Robert Gasparini B.App.Sc B.Arch. M.ICOMOS, Director of Gasparini Luk Architects. A Curriculum Vitae for Robert Gasparini is attached to this report to verify that Robert has over 15 years of experience as a conservation architect and in undertaking heritage assessments and heritage impact statements.

Unless otherwise stated, all photographs used in this report are captured by Gasparini Luk Architects.

3.7 Planning Instruments and Heritage Status

This assessment examines the proposed works against the relevant clauses and policies contained in the following planning documents that have jurisdiction over the site:

- North Sydney Local Environmental Plan 2013 (NSLEP 2013).
- North Sydney Development Control Plan 2013 – Section 13: Heritage Conservation.

The property is listed as a heritage item together with the neighbouring house at 28 Thomas Street:

Item Name	Address	Significance	Item no.	Relationship to the subject site
House	26 Thomas Street	North Sydney LEP 2013	I0485	Subject House
House	28 Thomas Street	North Sydney LEP 2013	I0487	Neighbouring pair

The following map is from the North Sydney LEP 2013 Heritage Map – Sheet HER_002A with the subject property indicated by a red arrow:

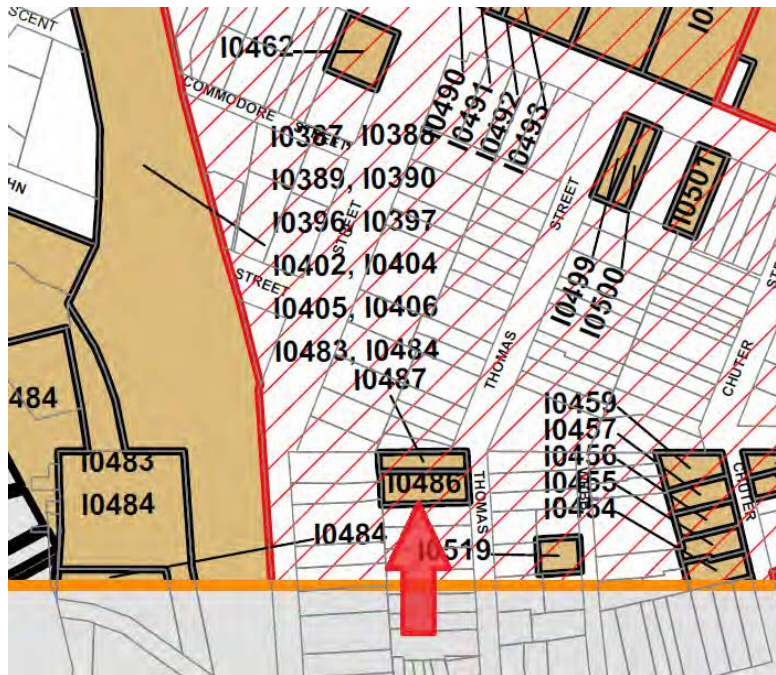


Figure 3.7.1: Extract of North Sydney LEP 2013 showing the subject property and heritage items in the vicinity



Figure 3.7.2: View of the front elevations of houses 26 Thomas Street (left) and 28 Thomas Street (right).



Figure 3.7.3: View looking west from Thomas Street at the subject property at 24-26 Thomas Street consisting of the vacant site (left) and house (right).

4. HISTORICAL DEVELOPMENT

4.1 Acknowledgements

The following brief history includes information relating to the development of North Sydney generally and to the site specifically where information is readily available. Full references are provided in **Section 9** of this report.

4.2 Aboriginal Occupation

While an Aboriginal history is beyond the scope of this report, it is acknowledged that North Sydney Council area lies within the Traditional Custodian country of the Cammeraygal and Wallumedegal groups of the Eora Nation.²

4.3 Brief Contextual History of the area and the site

The area is part of the Union, Bank, Thomas Street Conservation Area which includes the following brief statement on the historic development of the area:

The Union/Bank/Thomas Street Area is loosely contained within two residential subdivisions of the mid-nineteenth century. The land on the south side of Union Street was part of the William Blue grant, inherited by his daughter Susannah, and subdivided c. 1859 by her husband, William Chuter.

Land on the northern side of Union Street was granted to Thomas Walker who later sold it to Edwin Sayers. Sayers built Euroka Villa on the Graythwaite site in Union Street. The western facing slopes of Sayer's land was subdivided during the 1860s as the Euroka Estate.

The area experienced significant upheaval during the construction of the railway in two phases, first during the 1890s and again in the 1930s. Despite the railway intrusion, the area retains its nineteenth century buildings and streetscape form.³

The first land grant in North Sydney was made in 1817 to William (Billy) Blue of 80 acres and included most of McMahons Point (**Figure 4.3.1**). Billy Blue arrived in Sydney in 1801 by transport after already servicing 5 years of a seven-year sentence for a stolen bag of sugar discovered under his smock. He is described as a “*strapping Jamaican Negro, “a very Hercules in proportion” with a bright eyed and a jocular wit*”⁴. In 1805 he married Elizabeth Williams with whom they were to have six children. In 1807 an announcement in the Sydney Gazette stated that William Blue, the only waterman licensed to ply a ferry across the harbour, now offered prospective passengers a “tight clean boat” and “an active oar”.

He found favour with Governor Macquarie and was appointed waterside watchmen “with the powers of a constable”. In time, Billy’s ferry service increased to 11 boats with Macquarie light-heartedly dubbed him 'Commodore'; Blue became known as 'The Old Commodore'. At the time of his grant on 24 January 1817, North Shore was considered a remote and barren land of dark, tangled forests and desolate precipitous headlands. In October 1818, William Blue was arrested for possessing two casks of rum and lost his position as harbour watchman and constable and was imprisoned for a year.⁵ Billy died in 1834 and left his property to his surviving three sons, including William junior and two daughters.

² Dr Ian Hoskins, Aboriginal North Sydney.

³ North Sydney Council Development Control Plan 2013, Area Character Statement – Lavender Bay Planning Area. 9.10 Union, Bank, Thomas Street Conservation Area.

⁴ Catherine Warne “*Pictorial History – Lower North Shore*”. Page 5.

⁵ Margaret Park “Blue, William (Billy) (c1767-1834). 4



Figure 4.3.1: Extract of map Cumberland of Willoughby Parish showing William Blue 80 acres⁶

From the 1830s, parts of Blues grant were subdivided to William Blues surviving children with the subject allotment inherited by blue's daughter, Susannah Blue (**Figure 4.3.2**) and known as Chuter Estate, named after Susannah's husband, William Chuter. Chuter Estate was a wedged shaped allotment that extended from what is now Blues Point Road to Berrys Bay.

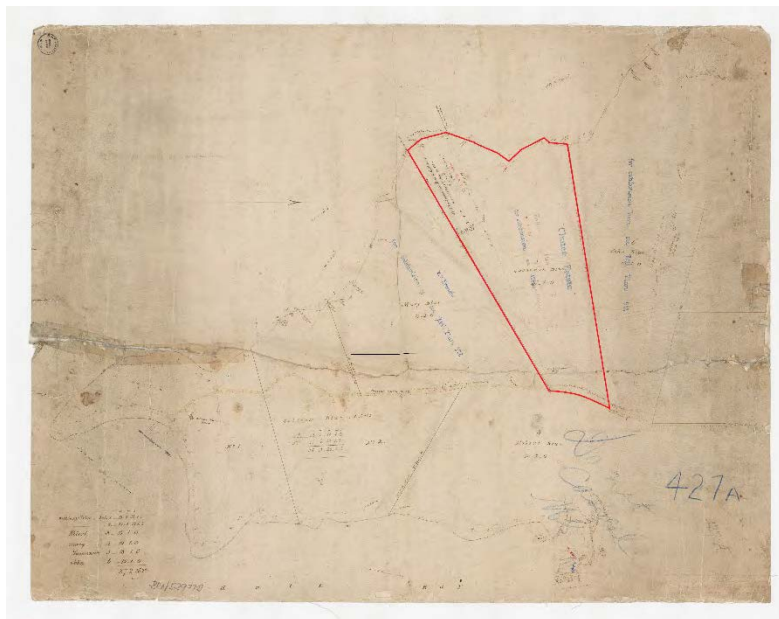


Figure 4.3.2: Survey c1840s showing subdivision including the Chuter Estate (outlined in red) marked as Susannah Blue. Other allotments belong to John Blue, Mary Blue, William Blue and Robert Blue.
7

In 1856, Susannah and her husband William Chuter, sold the property and the land was further subdivided and auctioned in 1859. A map of Chuter's Estate of 1859 (**Figure 4.3.3**) shows the formation of the current street and subdivision pattern emerging. The subject lot is shown as Lot 7 of Section 7 and terminated Thomas Street. As evidenced by the map at this time, there was no structures built on the subject site.

⁶ Extract from Cumberland Willoughby parish – Port Jackson Harbour line from Bradley's Head to Balls head Showing Robertson's 86 ac [acres] William Blues 80 acres and part of Wollstonecraft 524 acres [

⁷ State Library of NSW "Allotments of land belonging to John Blue, Susannah Blue, Mary Blue, William Blue and Robert Blue (cartographic material)"

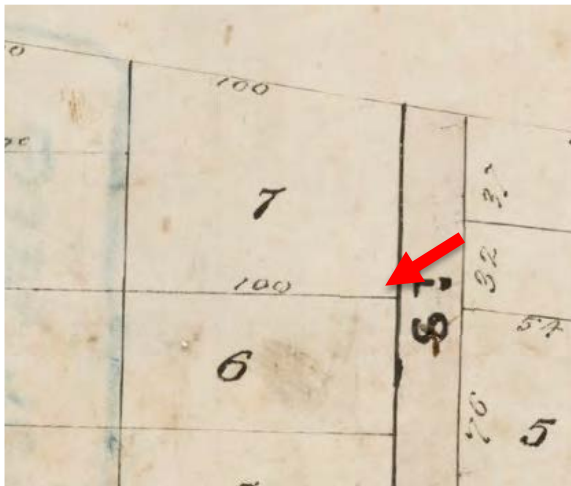
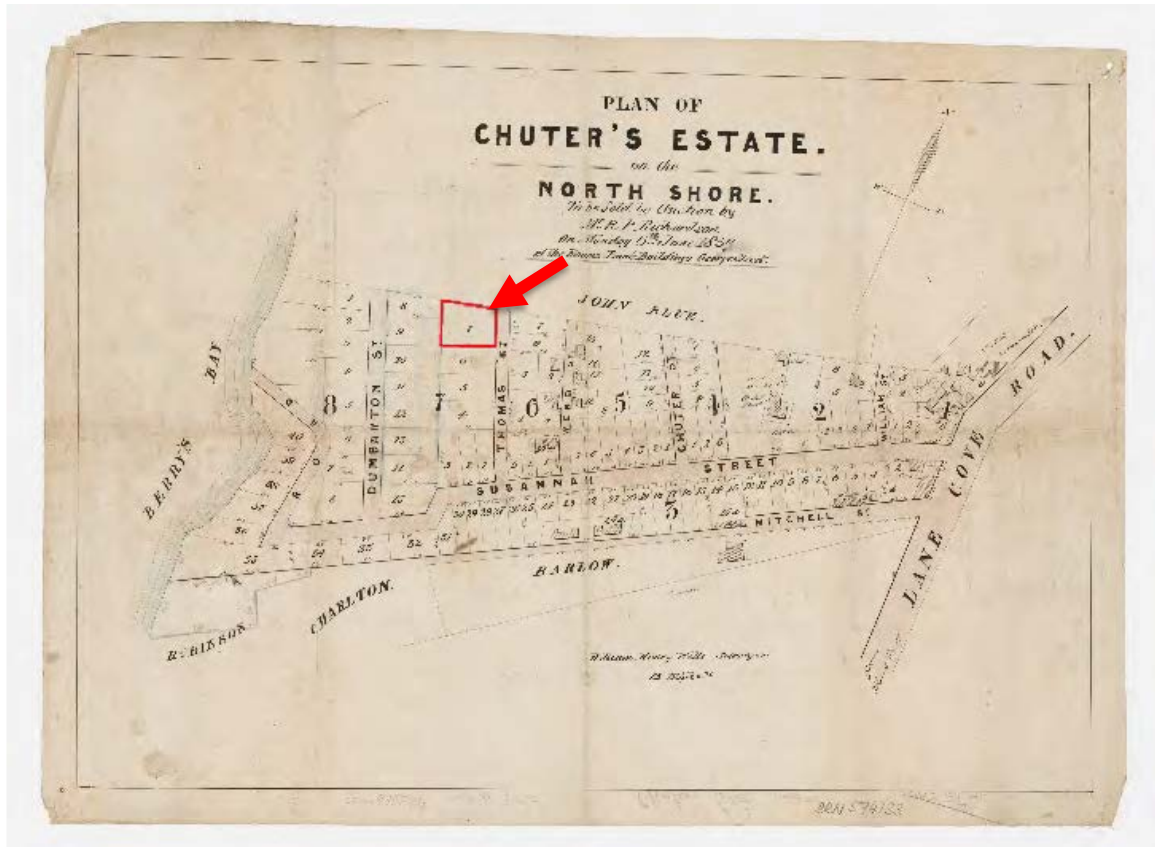


Figure 4.3.3: Top: Plan of Chuter's Estate showing subject allotment outlined in red on the top map. Auction by Mr R.P. Richardson on Monday 6th June 1859⁸. **Bottom Left:** Close up of full map of the subject allotment. **Bottom Right:** Subdivision map modified by GLA with overlay of current aerial (Sixmaps) showing the 1859 allotment 7 now contains properties 22, 24, 26 and 28 Thomas Street.

John Blue subdivided and sold his land north of the Chuter Estate in 1882 at which time Thomas Street was extended to Union Street (**Figure 4.3.4**). This subdivision plan shows only one house on Thomas Street with the site yet to be constructed. This accords with Sands Directory for 1882 only registering one resident "Suzannah at Blues Estate".⁹ By 1885, the number of residences on Thomas Street had increased to nine and by 1891 had increased to twenty-six residences.

⁸ State Library of NSW "Plan of Chuter's Estate on the North Shore to be sold by auction by Mr. R. P. Richardson on Monday 6th June 1859, at the rooms, Bank Buildings, George Street"

⁹ Sands Sydney, Suburban and Country Commercial Directory, 1882.

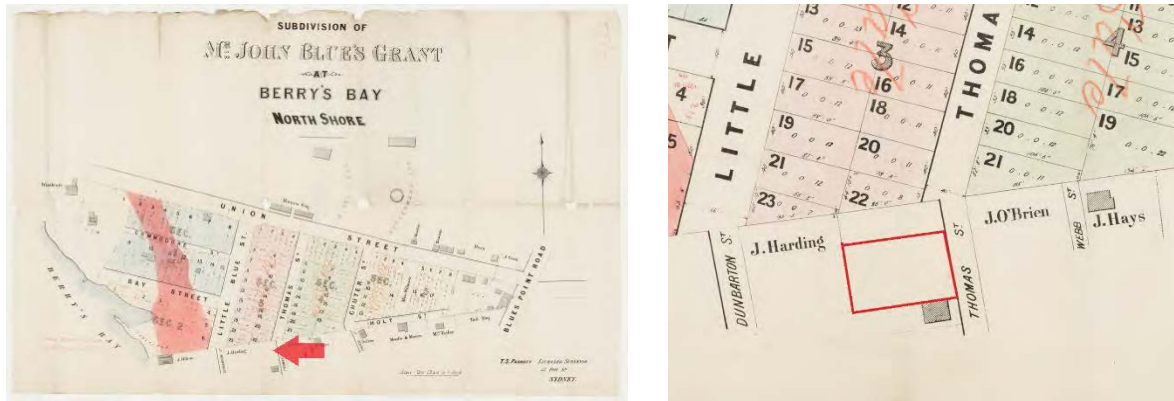


Figure 4.3.4: Plan of John Blue's Estate showing subject allotment outlined in red. Dated 1882. Full map shown on the left with close up on right.¹⁰

South of the Chuter Estate was Mary French's estate, and this land was subdivided and sold between the 1850s and 1880s. On 8th December 1909, 12 lots along the Dumbarton Street section of Chuter's Estate (immediately to the west of the subject allotment), were auctioned by Hardie and Gorman.¹¹

In 1860s, local government arrived at the area and in 1871, an area encompassing McMahons Point became part of the Borough of Victoria. Although originally part of the Blue's land grant, the larger area of the peninsula became known as McMahons Point in honour of Michael McMahon. McMahon, proclaimed the rights of north-siders for fresh water supply and rights to reliable transport, calling for the government to run ferries to official timetable. He was also an advocate for a harbour crossing from Dawes Point and the later railway.

With the provision of infrastructure, early allotments were predominantly working class, housed bricklayers, carpenters, boatbuilders, stonemasons and labourer's. Rows of single and double story terrace houses appeared in the late 1870s and 1880s using local materials including timber, brick, and sandstone. The Survey in October 1891 shows the subject house at 26 Thomas Street constructed by this date together with the neighbour at 28 Thomas Street (**Figure 4.3.4**).



Figure 4.3.5: Extract of the Detail Survey of North Sydney Sheet 21, 20 October 1891. The image on the right is a zoomed image of the property. The plan shows both houses at 26 and 28 constructed at this time as well as a privy in the northwest corner of the allotment. The allotment at 24 Thomas Street is shown vacant.¹²

In the 1890s, the Milsons Point extension of the railway began construction which completed the North Shore link from the harbour to Hornsby. The line required cutting and blasting rock and resulted in considerable change and disruption to allotments west of Dumbarton Street. With the opening of the Harbour Bridge in 1932, including the new North Sydney and Milsons Point stations, the old Lavender

¹⁰ State Library of NSW "Subdivision of Mr. John blue's Grant at Berry's Bay – North Sydney".

¹¹ State Library of NSW, McMahons Point subdivision Plans.

¹² North Sydney Council, Stanton Library , North Sydney Sheet no. 21. Block Plan.

Bay Station was closed. The rail line has since been used as a siding for daytime storage of commuter trains.

Aerials in 1943 show the site unchanged showing most allotments along Thomas Street built with some vacant sites on the east side and 24 Thomas street also vacant (**Figure 4.3.6**).



Figure 4.3.6: 1943 aerial showing the subject property outlined in red.¹³

During the 1950s, with the making of the County of Cumberland Plan, the whole of the peninsula was designated for industrial use (as North Sydney already had gas works, oil storage depots and boat building and ferry wharves). Residents and action groups opposed the industrialisation of the area, and the decision was overturned. Further tumult for the area came with proposals for high density residential development, led by international architect Harry Seidler, Lyle Dunlop and Harry Howard. The proposal was for a 'blank canvas' for the area including the comprehensive demolition of the 'industrial blight' and a unique opportunity for urban renewal, a modern planning concept for a progressive city. Following a successful resident action, widespread demolitions did not proceed, and the only building approved for construction at that time was the Blues Point Tower (designed by Harry Seidler).

An application to extend the house was approved by Council in October 1981 which included the kitchen on ground floor, stair and bathroom on lower ground floor (**Figure 4.3.7 and 4.3.8**) the roof plan

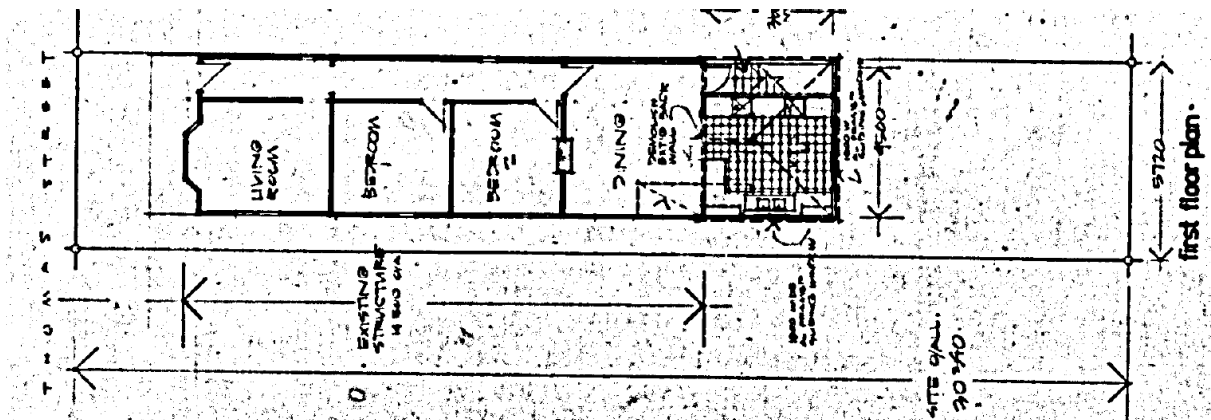


Figure 4.3.7: Building Application dated 1981 showing extension to the rear (north is down the page).

¹³ Sixmaps. 1943 Aerial.

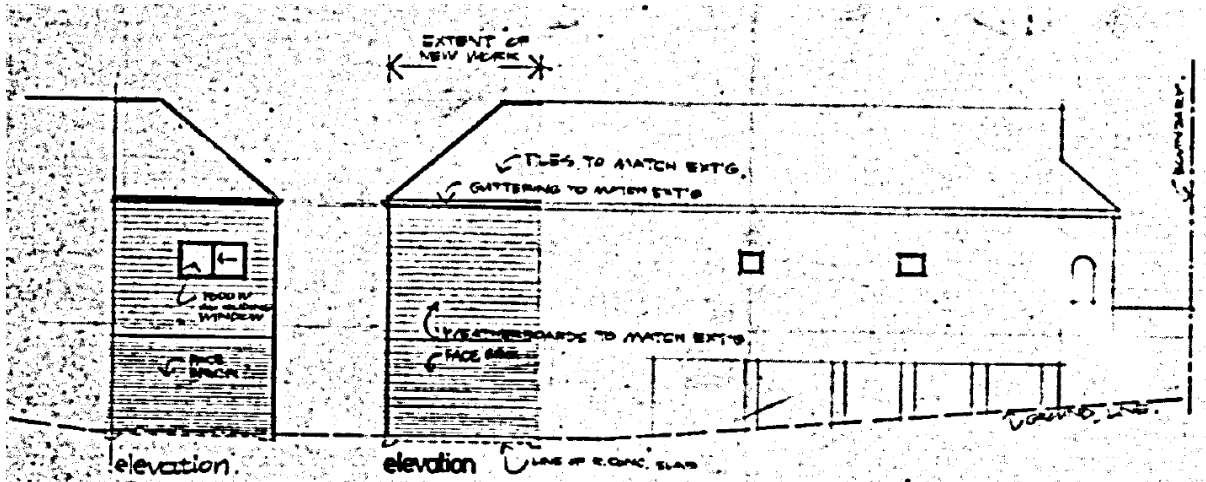


Figure 4.3.8: Building Application dated 1981 showing weather board additions to the rear.

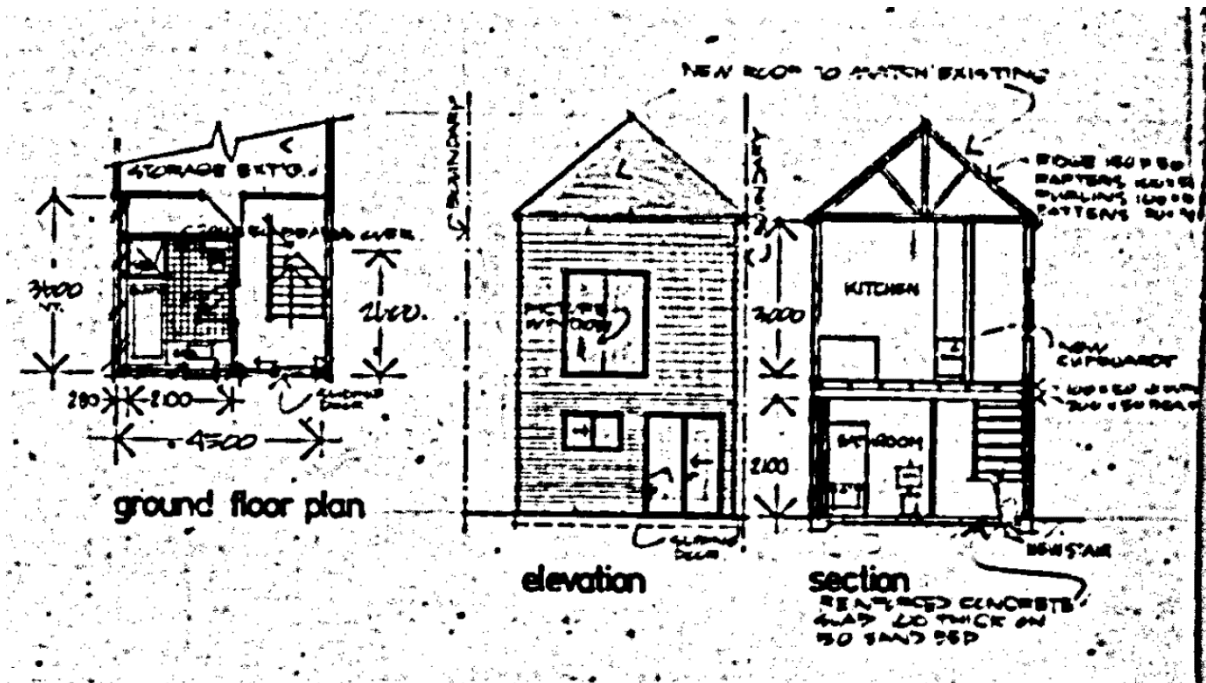


Figure 4.3.9: Building Application dated 1981 showing rear additions and lower ground floor alterations.

5 SITE DESCRIPTION AND BUILDINGS

5.1 The Site and Context

The subject site is located on the western side of Thomas Street in the suburb of McMahons Point. It is situated within one kilometre of the North Sydney Central Business District within the local government area (LGA) of North Sydney Council.

Thomas Street is a narrow one-way street consisting of narrow concrete sidewalk on both sides. While the northern end of Thomas Street contains some street trees, there are no street trees nearby the subject allotment.

The buildings in the immediate vicinity of the subject site are low scale dwellings of varying form, style and age. They also vary from the east side and west side as well as north and south which can be attributed to the topography and the historic subdivision of Chutter Estate and John Blue's estate north of 28 Thomas street. Houses along the west side of Thomas Street to the south are generally single storey timber cottages with modest additions to their rear or attic style additions to their roofs (**Figure 5.2.2 and 5.2.3**). Houses on the east side of Thomas Street are a mix of single and two storey houses ranging from interwar detached houses and modern terraces. Dwellings north of the subject site have a late Victorian character of single storey and detached housing and two storey terraces interspersed with modern dwellings (**Figure 5.2.6**). Diagonally opposite the subject site is an uncharacteristic c1970s housing development consisting of two storey brick terraces and underground parking (**Figure 5.2.5**). A row of detached interwar brick bungalows is located directly opposite on Thomas Street that varying in terms of their modifications and enclosures to their front porches (**Figure 5.2.4**).

The heritage Conservation Area describes the area as follows:

The Union, Bank Thomas Street Conservation Area is bounded to the east by the North Sydney Commercial area where the land rises to the crest of North Sydney and to the west by the railway line along the foreshore of Berry's Bay.

The areas on either side of Union Street have distinct characters within the Conservation Area. The subdivision pattern is irregular to the south of Union Street reflecting the topography and street pattern with various street widths reflecting different phases of development. The subdivision pattern is more regular to the north of Union Street reflecting the flatter topography. The area has a close subdivision pattern, with cross streets and laneways that give a dense, urban texture. The area is characterised by long north/south streets, with streets north of Union Street running mostly across the steeply graded contours.

Characteristic buildings of the area include 19th and early 20th century cottages, including attached, semi-detached and detached houses. The buildings are typically one to two storeys on small lots interspersed with pockets of larger, two storey Victorian terraces, early 20th century housing, and three storey Inter-war residential flat buildings.

A range of architectural styles are represented in the Conservation Area, including Victorian Georgian, Victorian Regency, Victorian Filigree, Victorian Italianate, Federation Queen Anne and Federation Arts and Crafts, most of which are interpreted in a simplified manner.

There are pocket parks and lookouts distributed throughout the area. The townscape character is also defined by regular, processional planting in the street reserves, and by extensive use of stone elements within streets and street formations.

The topography of the locality facilitates expansive views down streets running south off Union Street, including Dumbarton and Thomas Streets.¹⁴

5.1.2 Neighbouring houses

28 Thomas Street

28 Thomas Street is a single storey weatherboard house which is a matching pair with the subject house (**Figure 3.7.2**). 28 Thomas Street retains original detailing to the front elevation including timber windows, bullnose verandah and timber deck. The roof is also retained as corrugated metal.

¹⁴ North Sydney Council Development Control Plan 2013, Area Character Statement – Lavender Bay Planning Area. 9)

22 Thomas Street.

The house to the south is a single storey weatherboard cottage with two storey additions to the rear and completed in 2008 (DA 476/06/1), (Figure 5.2.7).

5.2 Photographic Survey - Surrounds

The site is visible from close proximity, and from the northern end of Thomas Street where the house is located the change of direction axis. The rear of the house is also partially visible from distant views from Berrys Bay lookout.



Figure 5.2.1: View facing south from the top of Thomas Street looking at the subject house



Figure 5.2.2: View looking south along Thomas Street with 28 and 26 Thomas Street in the foreground right.



Figure 5.2.3: View looking northwest along Thomas Street with 26 Thomas Street visible on the left (marked by an arrow).



Figure 5.2.4: View looking northeast along Thomas Street on houses opposite the subject site.



Figure 5.2.5: View of mixture of age, style and shape of residential houses looking east from Thomas Street.



Figure 5.2.6: View of terraced houses 30, 32 and 34 Thomas Street.



Figure 5.2.7: View of no. 22 Thomas Street looking west from Thomas Street.



Figure 5.2.8: View from Dumbarton Street looking between the gaps of the houses towards the rear of the subject allotment. The house cannot be distinguished from the street.



Figure 5.2.9: View From Berrys Bay Lookout. The house is almost indistinguishable from the broader expansive view.



Figure 5.2.10: Telescopic view from Berrys Bay Lookout. The house is visible but virtually indistinguishable.

5.3 Physical Description

A site visit was carried out on 7 August 2020, which forms the basis for this description.

The description of the heritage item is quoted below from the Office of Environment and Heritage, heritage database:

This building is designed in the Victorian Carpenter Gothic Style.

Single storey freestanding weatherboard house with a gabled, unglazed terracotta tile roof, and hipped-roof front verandah. Gable end features decorative fretwork bargeboards, and the front facade features a faceted bay with three double-hung windows, and a cast iron frieze to the front verandah.¹⁵

The house is a single storey weatherboard cottage with gable roof fronting Thomas street and hipped roof front verandah. The front verandah is reconfigured from an original bullnose or ogee shaped metal roof while the current tiled hipped roof dates from the mid to late 20th century. In addition, the original timber deck has been replaced with a concrete slab and floor tiles, while the front bay window has also been replaced with aluminium and front weatherboards replaced with modern weatherboards. Splayed weatherboards along the side of the house appear to be original but are heavily patched and repaired with metal flashing and ship lapped boards. By comparison, the neighbouring house at 28 Thomas Street retains original detail in regard to the timber deck, roof form to the front verandah and double hung windows (compare **Figures 3.7.2** and **Figure 5.4.1 with 5.4.2** and **Figures 5.4.3 with 5.4.4**). Despite the house containing two internal fireplaces, the external chimneys have been removed.

The topography of the site slopes from Thomas Street to the rear boundary to the west. The land eventually falls to Berrys Bay which offers the subject site commanding views to the west over the top of three and four storey houses on Dumbarton Street.

A notable feature of the property is the vacant land to the south of the allotment, which, when considering the tightly packed nature of houses all around, might suggest a demolished building. Site and documentary evidence appear to suggest that this site has always been vacant. The grounds are mainly lawned with sporadic garden planting and no trees.

Internally, the house is accessed via the entrance door located asymmetrically on the main elevation off Thomas Street. The entry accesses a hallway along the south wall and connects to the living room and kitchen at the rear and provides access to each of the three bedrooms (**Figure 5.5.10**). Fabric evidence suggests that the front bedroom, containing the Victorian fireplace (**Figure 5.4.15**) and hallway was originally a single room, likely the living room, with the dividing wall added later creating the long hallway.

The house is carpeted throughout over a timber floor except for one bedroom consisting of a timber floating floor and the kitchen additions which is vinyl. Most ceilings are plasterboard or fibrous plaster with the rear bedroom showing evidence of a wall removed by patching on the ceiling. All internal walls are wall papered which is painted over. All the original timber windows have been replaced with aluminium and internal doors replaced with replica four-panel doors (**Figures 5.4.17, 20 and 23**). The living room at the rear contains an early twentieth Century fireplace (**Figure 5.4.22**). Some original joinery is retained and is detailed in the below table.

The two-level additions to the rear were added in the late 20th century and consist of brick construction to the lower ground level and weatherboard on ground floor continuing the existing weatherboard from the original part of the house (**Figures 5.4.5 and 5.4.6**). The additions contain a kitchen on ground level with a timber stair along the southern wall accessing a small vestibule room with access the bathroom and laundry (**Figures 5.4.27 to 31**). The laundry room is accommodated within the former subfloor space and is not a full height room. The vestibule provides access to the rear yard through a glass aluminium sliding door.

¹⁵ Office of Environment and Heritage. Heritage Database: 26 Thomas Street, McMahon's Point.

5.3.1 Summary of External Changes

Main changes to the external form include:

- Altered front verandah roof to hipped terracotta roof. The veranda has timber and glazed screen at both ends which are later additions. Cast iron valance may be original, albeit reinstated on a heavily modified verandah structure.
- Original timber deck replaced with a concrete slab and tiles.
- Late 20th century painted brick fence along Thomas Street.
- All external windows replaced with aluminium frames.
- Retains the decorative barge board to the gable but removed barge capping and barge mouldings.
- Extensions to the rear of the house consisting of a brick lower ground floor and weatherboard cladding above.
- Original roof (likely corrugated metal) replaced with unglazed terracotta tiles.
- Chimneys removed.

5.3.2 Schedule of Internal Fabric.

	Walls	Floor	Ceiling	windows	Door	joinery
Hallway	Plaster and wallpaper and painted	Carpeted over timber	Plasterboard. No cornice	Aluminium. Later architraves	Removed	O. Skirting
Front room (former living room)	Plaster and wallpaper and painted	Carpeted over timber	Plasterboard battened	Aluminium no architraves	Replica 4P. door. O. architraves	O. fireplace, O. skirting.
Second room	Plaster and wallpaper and painted	Timber floating floor	Modern P/board and cove cornice	Aluminium. Later architraves	Replica 4P. door. No architraves	Picture rail, minor O. skirting.
Third room	Plaster and wallpaper and painted	Carpeted over timber	Fibrous plaster. Evidence of removed wall.	Aluminium. Later architraves	Replica 4P. door. O. architraves	Later skirting.
Living room	Plaster and wallpaper and painted	Carpeted over modified timber floor	Modern P/board and cove cornice	No windows.	Replica 4P. door from wall. O. architraves	Picture rail, minor O. skirting.
Kitchen	P/board and painted	Tile over timber	Modern P/board and cove cornice	Aluminium.	-	Kitchen fitout. c2000.
Stair	P/board and painted	Carpeted timber	Modern P/board and cove cornice	-	Sliding cavity door. Sliding aluminium at base of stair.	Late 20th C stair addition.
Bathroom	Tiles	Tiles	Modern P/board square-set	Aluminium	modern	-
Laundry	F/C cladding (possibly asbestos).	Concrete slab	Plasterboard between joists.	-	-	None – converted subfloor space.

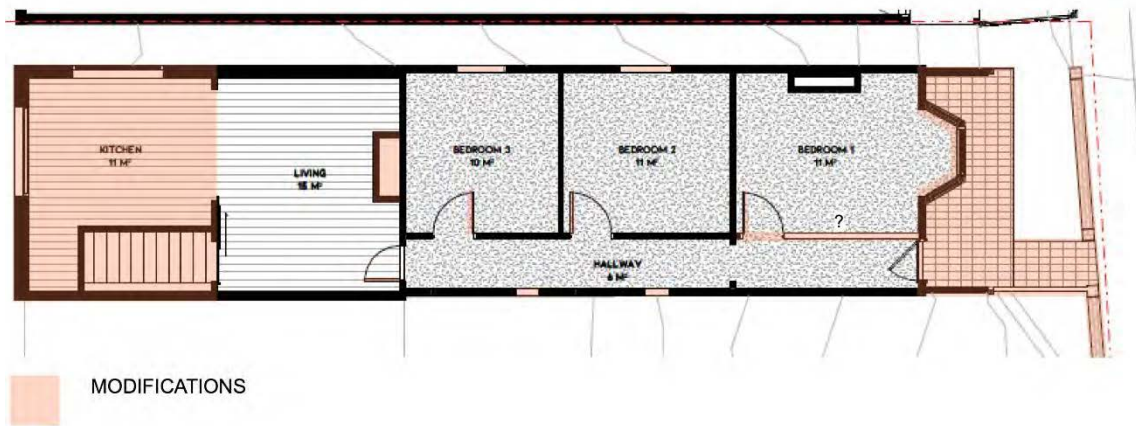


Figure 5.3.1: Ground floor plan showing major modifications in orange (undertaken in 1981).

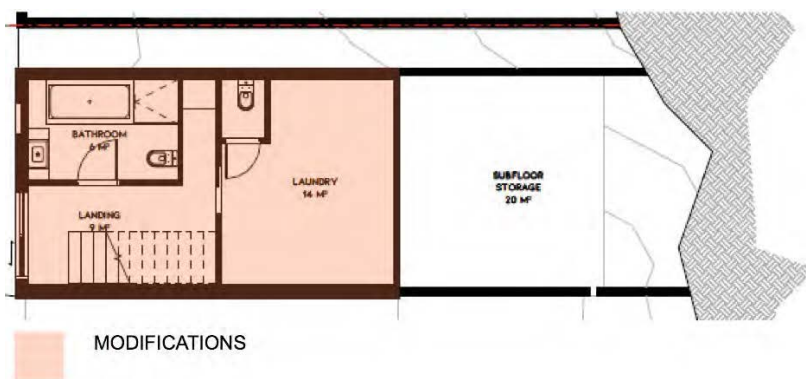


Figure 5.3.2: Lower ground floor showing major modifications (undertaken in 1981).

5.4 Photographic Survey – Existing House

5.4.1 External Areas



Figure 5.4.1: Front bay window addressing Thomas Street replaced with aluminum. Front elevation consists of modern weatherboards (replacing original splayed weatherboard).



Figure 5.4.2: Bay window on neighboring 28 Thomas Street retains the original double hung windows.



Figure 5.4.3: Original front timber porch replaced with concrete slab and tiles.



Figure 5.4.4: Front porch of neighboring 28 Thomas Street retains hardwood timber decking.



Figure 5.4.5: Rear and side elevation showing brick and weatherboard additions. Original side elevations consist of splayed weatherboards.



Figure 5.4.6: Rear elevation consisting of brick lower ground floor and shipped lapped weatherboard first floor and aluminum windows.



Figure 5.4.7: Vacant area at 24 Thomas Street looking toward Thomas Street.



Figure 5.4.8: Rear of neighbor at 28 Thomas Street showing additions and projecting rear deck.



Figure 5.4.9: Rear of neighbour at 22 Thomas Street showing modern concrete block and weatherboard additions.

5.4.2 Hallway



Figure 5.4.10: View in main hallway. Plaster ceilings and wallpaper and painted walls. Parts of the wallpaper is undulating and is hollow to touch.



Figure 5.4.11: View in main hallway. Floor covered with carpet.



Figure 5.4.12: View in main hallway showing original simple skirtings and walls covered with paper. Parts of the wallpaper is undulating and is hollow to touch.

5.4.3 Front Bedroom



Figure 5.4.13: Front bedroom looking toward the front bay window. Walls are lined with paper. Original skirtings. Joinery to window removed.



Figure 5.4.14: Front Bedroom showing replaced ceiling, batted joints, simple cornice and modern fitting.



Figure 5.4.15: Front bedroom retains a painted Victorian era fire-surround and cast-iron grate. No evidence of the hearth but it may be covered by carpet.

5.4.4 Second Bedroom



Figure 5.4.16: Second room aluminum window (typical). Splayed skirting typical of interwar period detail.



Figure 5.4.17: Second room. Original architraves with replica four panel door.



Figure 5.4.18: Second room with new plasterboard ceilings, cornice and modern fitting.

5.4.5 Third Bedroom

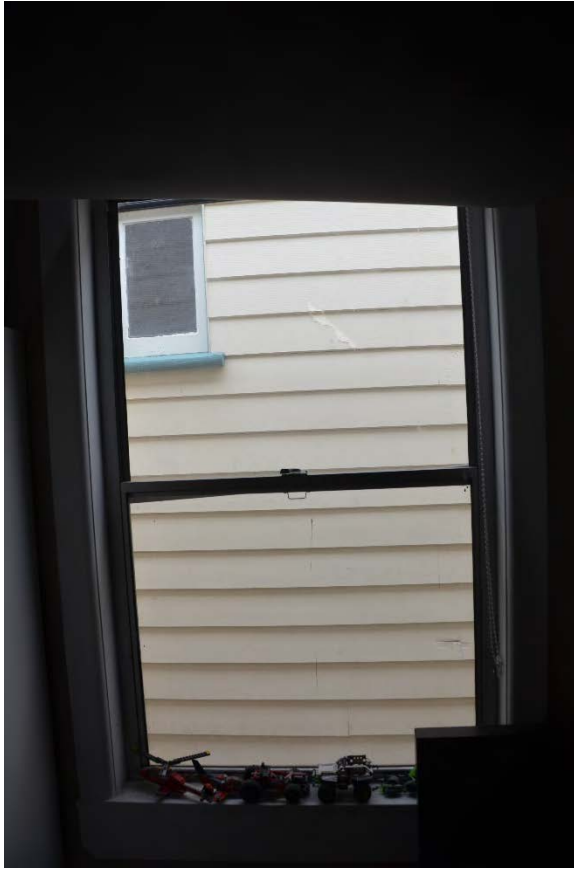


Figure 5.4.19: Third room aluminum window (typical).



Figure 5.4.20: Third bedroom. Original architraves with replica four panel door, later skirtings and false floor.



Figure 5.4.21: Third bedroom showing possible fibrous ceiling with showing evidence of alterations of a wall removed.

5.4.6 Ground Floor Rear Living Rooms



Figure 5.4.22: High fire surround with modest steel fire grate with floral tile cheeks. No evidence of hearth but it may be covered by carpet. Plasterboard ceilings and carpet floor. The floor sags in northeast corner which is a sign of structural subsidence or joist slipping.



Figure 5.4.23: Living room with original architrave and replica four panel door. Walls covered with paper lining.



Figure 5.4.24: Kitchen added in 1981.

5.4.7 Lower Ground Floor Areas



Figure 5.4.25: Stair to lower ground level added in 1981.



Figure 5.4.26: Stair to lower ground level looking up.



Figure 5.4.27: Lower ground bathroom



Figure 5.4.28: Plasterboard ceiling to Lower ground bathroom



Figure 5.4.29: Lower Ground laundry area. Space with concrete slab and plastered lined ceiling. Walls may be lined with Masonite or similar material.



Figure 5.4.30: Lower Ground laundry area. Space with concrete slab and plastered lined ceiling. Recent prop in the centre of the room to support the floor structure.



Figure 5.4.31: Late 20th Century toilet room in the laundry area.

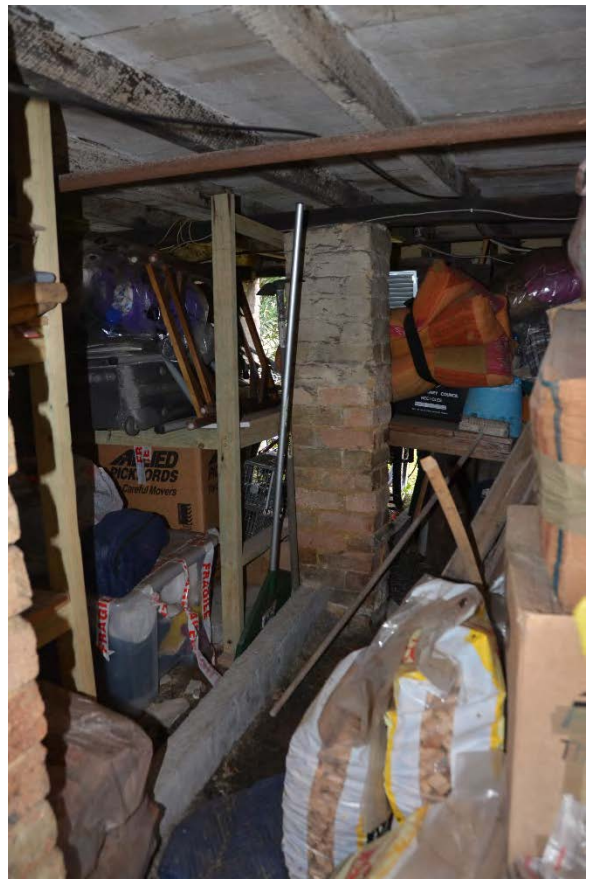


Figure 5.4.32: Subfloor space under bedroom 3. The middle pier is a later addition as per the engineer's report.

6 ASSESSMENT OF SIGNIFICANCE

6.1 Assessment of Significance

It is generally accepted that the Australia ICOMOS Charter for Places of Cultural Significance 2013, commonly known as the Burra Charter, sets a standard practice for those who provide advice, make decisions about, or undertake works to places of heritage significance, including owners, managers and custodians.

Heritage significance or 'cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for the following assessment of the heritage significance of the place. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*.

With the creation of the State Heritage Register under Part 3A of the NSW Heritage Act, in April 1999, the NSW Heritage Office has developed a set of seven criteria against which the cultural significance can be assessed to determine the level of significance, i.e. State or Local. State Significance means significance to the people of New South Wales, and Local Significance means significance with the Local Government Area (LGA).

6.2 Area significance – Immediate surrounds

The statement of Significance is quoted from the North Sydney Development Control Plan 2013, Area Character Statement:

Statement of Significance:

The Union, Bank, Thomas Street Conservation Area is significant:

- (a) *As the largest area of mid to late Victorian buildings in the North Sydney area including a substantial number of individually significant buildings, groups of buildings and unique streetscapes in the local context.*
- (b) *For the clarity of its subdivision history that is still clearly seen in variations of road widths between sections of streets and changes of directions of the subdivision pattern in response to the subdivision of earlier estates.*
- (c) *For the way development has responded to the topography through stepped building forms and excavation in some locations.*
- (d) *For its fine streetscapes with intact rows of Victorian residences, especially in Thomas, Union and Chuter Streets.*
- (e) *For its relatively large number of surviving timber residences.*

6.3 Heritage Significance of the Subject Dwelling.

The following assessment of significance has been prepared in accordance with the "Assessing Heritage Significance" guidelines from the NSW heritage Manual.

Criteria	24 – 26 Thomas Street Heritage Significance	Level of significance
(a) An item is important in the course or pattern of NSW's cultural or natural history (or the cultural or natural history of the local area).	The house is a small workers cottage that is associated with the early subdivision and development of McMahons Point, having originally been part of William (Billy) Blue's 1817 land grant and later Chuter Estate subdivision in 1857. The house is one of a pair and one of the first generation of buildings within the subdivision, dating from the mid to late 1880s. It is considered integral to the streetscape and character of <i>The Union, Bank, Thomas Street Conservation Area</i> .	Local
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).	There is no evidence to suggest that the house was identified or associated with the work of a person or group of persons of importance in NSW's cultural or natural history.	None
(c) An item is important in demonstrating Aesthetic Characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	<p>The house is a modified representative of a worker's cottage and one of the first generation of dwellings in the Chuter Estate. While it retains its external form and configuration, and while it has been unsympathetically modified, these modifications are not irreversible.</p> <p>Internal alterations, together with the rear additions and changes to the façade have reduced the buildings integrity and significance in relation to aesthetic merit. The house retains significance as a pair with 28 Thomas Street and representative of an early workers cottage on Thomas Street.</p>	Local
(d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) or social, cultural or spiritual reasons.	The research has not identified any strong or special associations with a particular community or cultural group in the local area for social, cultural or spiritual reasons.	None
(e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)	The subject house is the first structure to be built on the site and therefore the potential for archaeological remnants is likely to be low. The remains of a privy may exist in the north west corner of the rear garden. The house is one of many dwellings on Thomas Street and the local area that contributes to the understanding of the development and evolution of McMahons Point, but is not remarkable in this	None

Criteria	24 – 26 Thomas Street Heritage Significance	Level of significance
area).	respect.	
(f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	The house is not particularly rare in the area.	None
(g) An item is important in demonstrating the principal characteristics of a class of the area's - cultural or natural places; or - cultural or natural environments (local)	The item is historically representative locally.	Local

6.3 Statement of Significance.

There is no Statement of Significance on the Heritage NSW, heritage database. The following statement of significance is prepared based on the above assessment:

The dwellings 26 and 28 Thomas are a good local example of single-storey timber workers cottages associated with the early residential subdivision of McMahons Point and integral to the significant streetscape and character of the Union Bank and Thomas Streets Heritage Conservation Area.

The front elevation and interior have been substantially and unsympathetically altered including removal of original details and fabric, thus reducing the intactness and significance of the place. External changes to the front elevation have potential to be reversed.

7.0 HERTIAGE IMPACT – NORTH SYDNEY DCP 2013

7.1 Assessment Criteria

The following guide documents are used to assist with the assessment of new developments in sensitive areas and in the vicinity of heritage items:

- North Sydney Local Environmental Plan 2013
- *North Sydney Development Control Plan 2013*
- *Design in Context* prepared by the Office of Environment and Heritage.
- *Better Placed Design Guide for Heritage* prepared by the Government Architects Office.

In addition, the ICOMOS Burra Charter is the master document that defines the fundamental philosophies, principles and procedures for all places of Cultural Significance from which all other documents and the work of professional heritage practitioners are based upon.

The first of seven objectives of the '*Better Placed Design Guide for Heritage*', is titled '*Better Fit*' and aligns with the six criteria considered in the '*Design in Context*' that new developments should consider when designing new buildings in the vicinity of heritage items. These six criteria of *Design in Context* include:

- Character
- Scale
- Form
- Siting
- Materials and colour
- Detailing

Better Placed also addresses other characteristics of landscape and is also considered in the DCP. This assessment is based on the WDCP 2015 but heavily references the *Design in Context*, which is an excellent guide document for new structures in the vicinity of old.

7.2 North Sydney LEP 2013

The subject property is listed separately in Schedule 5 of the NLEP 2013 as local heritage items (item number I0486). The neighbouring property at 28 Thomas Street is also separately listed as heritage item: However, should be considered as a pair of listings since their significance is strengthened as a pair rather if considered individually. (refer to **Section 6** of this report).

The objectives of the LEP in regard to heritage conservation are detailed in Section 5.10 (1) and are quoted below followed by comment:

5.10 Heritage Conservation

(1) *Objectives The objectives of this clause are as follows—*

- (a) *to conserve the environmental heritage of North Sydney,*
- (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.*

Comment

The proposal involves the alterations and additions to a heritage listed workers cottage dating from the mid to late 1880s. The proposal will retain the outer form of the heritage item and its reading as a single storey weatherboard cottage, built as a pair with the neighbouring dwelling at number 28. Internally, the significant three principal bedrooms and internal hallway will be retained and conserved. An opening along the southern wall will be made to provide access to the stair and bedroom 4. The rear portion of the house will be removed and replaced with contemporary additions while continuing the roof form and ridge over. In addition, the proposal includes reversing unsympathetic elements and

reinstatement of missing elements detail to the front elevation.

A substantial part of the additions will be constructed below the ground level but will include modest scaled and proportional additions on ground level and to the southern allotment. The proposed additions to the south of the existing house will be well set back into the site but visible from Thomas Street as infill development occupying the vacant lot at 24 Thomas Street.

The proposal is assessed against considerations based on NSW Heritage Office publication of *Design in Context: Guidelines for Infill Development in the Historic Environment* as well as other considerations unique to the significance of *The Union, Bank, Thomas Street Conservation Area*:

Criteria	Discussion
Scale and form	<p>The proposed additions to the south are well setback from the Thomas Street streetscape and the existing house. The additions are smaller in scale and height and are subordinate to the existing dwelling but complementary form and scale.</p> <p>The original house will be retained and easily discernible as the original portion together with 28 Thomas Street. The proposed additions will be visually separated from the existing house by glazed separation that will be setback by a further 1.5m (Refer to Figure 7.2.1). The setback of the glazed link is a direct response to Councils' letter of 12 August 2021 which is intended to:</p> <ul style="list-style-type: none"> • Enhance the separation between the original cottage and the new additions. • Repeat the "gap view" that exists between some houses along Thomas Street while enabling a connection at ground level. • Retain additional weatherboard fabric on the south elevation of the existing house. The setback will provide the impression that the south elevation of the existing house extends deep into the site and beyond the glazed partition.

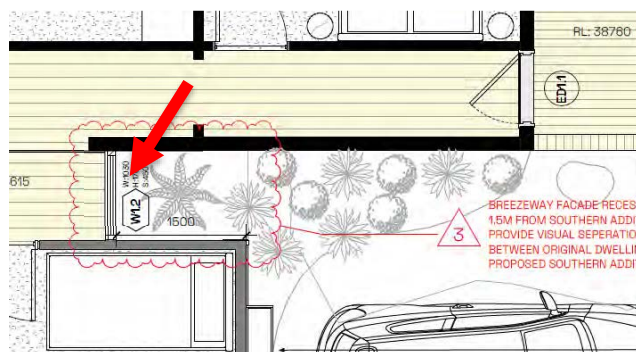


Figure 7.2.1:
Glass line setback 1.5m behind the south additions.



Figure 7.2. 2:
View of the proposal from Thomas Street.

The south additions, connected to the breezeway achieves the objective of a contemporary addition that is well set back from the streetscape and

Criteria	Discussion
	<p>subservient to the existing house (Figure 7.2.2). This objective has been a major influencer with the design and is detailed in Councils' advice since Pre-Development Application. It is also consistent with article 22 of the <i>Australia ICOMOS Charter for the Conservation of Places of Cultural Significance</i> (also known as the Burra Charter) which states that:</p> <p><i>New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.</i></p> <p><i>New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.</i></p> <p>The additions are of a contemporary design but compatible with the scale and form of single storey dwellings on the west side of Thomas Street.</p> <p>The placement of the main additions is set behind the main house which uses the topography to reduce and conceal the scale of the additions. The additions as seen from the street, follow the precedent of the extension of 22 Thomas Street and is consistent with item (c) of the Statement of Significance for <i>The Union, Bank, Thomas Street Conservation Area</i> which states:</p> <p><i>The Union, Bank, Thomas Street Conservation Area is significant:</i></p> <p>(c) <i>For the way development has responded to the topography through stepped building forms and excavation in some locations.</i></p> <p>The proposed addition of a carport is consistent in terms of location and cover with the carport at 28 Thomas Street which it mirrors.</p>
<p>Historic Subdivision Patterns (impact on Gap view)</p>	<p>A key aspect in the significance of <i>The Union, Bank, Thomas Street Conservation Area</i> is that new development must recognise and respect the historic subdivision of the area. Item (b) in the Statement of significance for the Conservation Areas states:</p> <p><i>The Union, Bank, Thomas Street Conservation Area is significant:</i></p> <p>(b) <i>For the clarity of its subdivision history that is still clearly seen in variations of road widths between sections of streets and changes of directions of the subdivision pattern in response to the subdivision of earlier estates.</i></p> <p>The first main subdivision of William Blue's grant was in the 1830s by which the subject allotment fell within Chuter Estate. The house lies on the northern edge of Chuter's Estate which is evidence by the change in direction of Thomas Street. Chuter's Estate was further subdivided and auctioned in 1859 as lot 7 and this included the formation of Thomas Street (Refer to Figure 4.3.3 and the overlay below in Figure 7.2.3).</p> <p>As evidenced in Figure 7.2.3, the subject allotment was originally subdivided as lot 7 and includes the current day allotments of 22, 24, 26 and 28 Thomas Street. Figure 7.2.4 further shows the 1859 subdivision plan overlaid with Gap View analysis from Section 7.4 of this report</p> <p>As detailed in the figures below, gap views between houses occur approximately every second property and closely align with the 1859 Chuter's Estate Subdivision as per the following pattern:</p> <p style="text-align: center;">1 / GAP / 4 / GAP / 5 / GAP / 6 / GAP / 7 <i>(1859 allotment number from Figure 7.2.3 / visible GAP view at allotment boundary)</i></p> <p>Gap views between existing houses within the same allotment are not</p>

Criteria

Discussion

common or are secondary gap views. The exception to the rule includes a small gap view within allotment 6 (between 18 and 20 Thomas Street) and the existing gap within allotment 7 (between no. 26 and 22), which is the vacant site of 24 Thomas Street.

As such, the proposed gap view requested by Council between the house 26 and 24 is incongruous with the subdivision pattern and existing gap view patterns along Thomas Street. The gap view is best located between 22 and 24 as is proposed in the current design.



Figure 7.2.3: Approximate overlay of the subdivision map of Chuter's Estate in 1859 with the current aerial (sourced from Sixmaps). The map shows the existing allotment as containing the existing houses at 22, 26 and 28 Thomas Street.

Criteria

Discussion

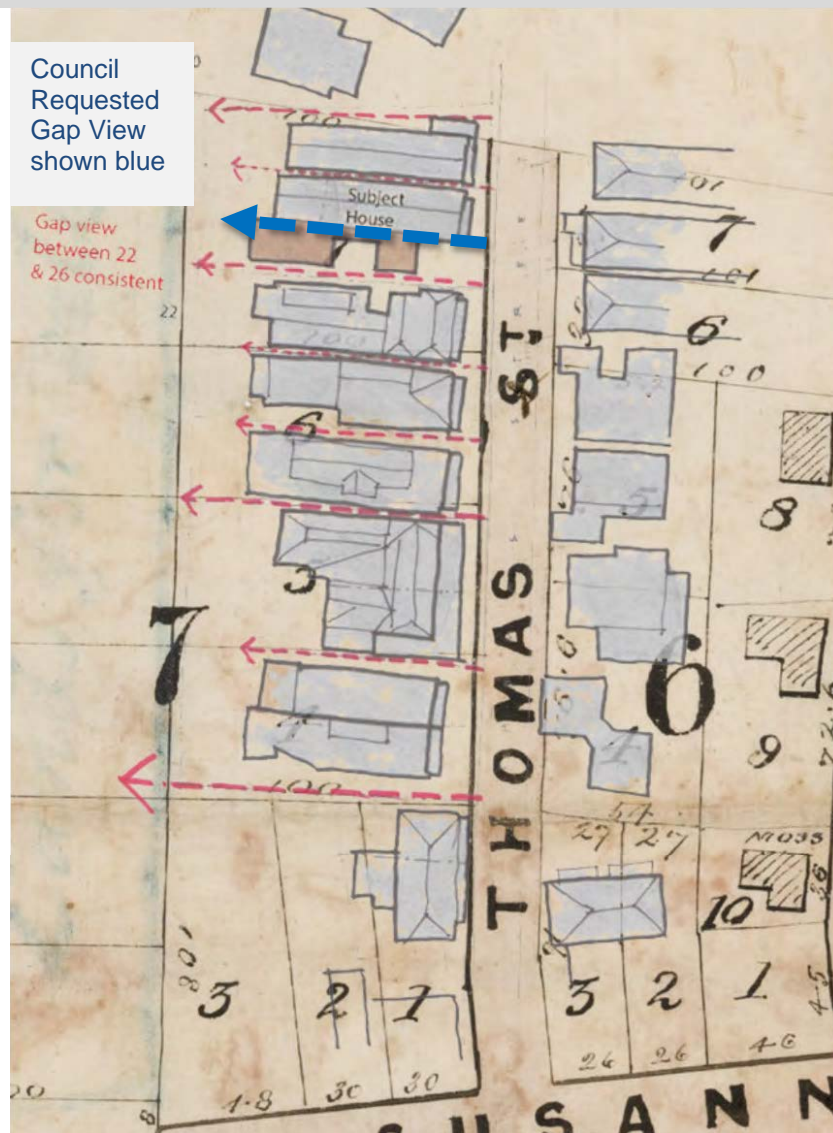


Figure 7.2.4: Approximate overlay of the subdivision map of Chuter's Estate in 1859 with the GLA's sketch analysis of Gap Views between houses. The location of Council request for Gap view between 24 and 26 (as shown by the blue arrow) is incongruous with the subdivision patterns and existing gap views.

While number 24 Thomas Street was always retained as a vacant lot, it remains the only unbuilt allotment on the entire Thomas Street. This site is an oddity to Thomas Street and appears as a missing tooth to the street. The infill of 24 Thomas Street with a well-considered, single storey, modern infill building will have an overall positive impact on Thomas Street. As shown in the view analysis (**Figure 7.2.4a**), a clear and unobstructed gap views to Berrys Bay between the subject additions and 22 Thomas Street will be retained.



Figure 7.2.4a: A clear and unobstructed gap view is retained between 22 and 24 Thomas Street.

Criteria	Discussion
<i>Relationship between houses at 22, 26 and 28 Thomas Street.</i>	<p>A very important consideration resulting from this subdivision analysis is the historic relationship of houses at 22, 26 and 28 Thomas Street. This is important that these three houses retain a commonality and visual unity along the streetscape as part of the same 1859 subdivision allotment.</p> <p>This historic subdivision relationship remains an important streetscape element and one that will be strengthened with the improvements to the front of 26 Thomas Street, including the replacement of the fence and façade changes. (refer to views in Figure 7.2.5 to Figure 7.2.8).</p> <p>The proposal will retain <u>and strengthen</u> the significant streetscape grouping of early timber mid to late Victorian buildings in accordance with the Statement of Significance of the <i>The Union, Bank, Thomas Street Conservation Area</i>:</p>

The Union, Bank, Thomas Street Conservation Area is significant:

- (a) *As the largest area of mid to late Victorian buildings in the North Sydney area including a substantial number of individually significant buildings, groups of buildings and unique streetscapes in the local context.*



Figure 7.2.5: View from the north approach along Thomas Street showing the important relationship of houses at 22, 26 and 28.



Figure 7.2.6: Image from the Streetscape View Analysis when viewed from the north approach on Thomas Street (prepared by Dieppe Architects). The image shows the important relationship of 22, 26 and 28 will be strengthened.

Criteria

Discussion



Figure 7.2.7: View from the south approach along Thomas Street showing the important relationship of houses at 22 (foreground), 26 and 28.



Figure 7.2.8: Image from the Streetscape View Analysis as seen from the south approach along Thomas Street (prepared by Dieppe Architects). The image shows the important relationship of 22, 26 and 28 will be strengthened.

Character and detail

The two listed cottages on Thomas Street, including 26 and 28 Thomas Street, are matching era of late Victorian Carpenter Gothic style houses. These existing houses are consistent with similar single storey timber houses along the western side of Thomas Street south of the subject site. The character of houses elsewhere, are a mixture of interwar, well designed modern and unsympathetic c1970s brick flats with underground parking.

Despite having several unsympathetic alterations made to it as part of the works in 1981, the house retains a historic character that conveys a sense of connection with the past as a worker's cottage. External unsympathetic changes including altered verandah, removed window joinery, terracotta tiles roofs, and other changes are reversible and will be reinstated as part of this application.

The front three bedrooms retain a better sense of integrity despite loss of door leaves and unsympathetic wall and floor coverings and will be retained intact.

Criteria	Discussion
	<p>The western elevation retains the gable roof which is mirrored with the neighbour at 28 while a flat roof for the additions provides an appropriate and clever transition to the south neighbour at 22.</p>
<p>Materials and colours</p>	<p>The materials of the existing house and its surrounding context is used as a point of reference for material but is not copied from it. The additions use a combination of weatherboard and external brickwork and timber boards. The retention and repair of timber cladding to the existing house is consistent with the last item of the Statement of Significance of the <i>The Union, Bank, Thomas Street Conservation Area</i>:</p> <p><i>The Union, Bank, Thomas Street Conservation Area is significant:</i></p> <p>(e) <i>For its relatively large number of surviving timber residences.</i></p> <p>The roof will be reclad using corrugated steel which is based heritage advice as the original material and will match 28 Thomas Street.</p> <p>While the use of bricks for the rear and south additions is a departure from weatherboards of the existing part of the house, the changes are appropriate as being consistent in colour, and are a point of difference from the existing house. External brick walls are used below ground level and to the rear south additions which are not visible from the street scape. The use of materials for the south addition are contemporary and will transition well with neighbour at 24 Thomas Street, which uses similar materials for its rear addition.</p>
<p>Setbacks</p>	<p>As noted above the additions to the south will have a deep setback from Thomas Street, and retain a visual separation, with the main house which was redesigned following the Pre-DA consultation. The additions are subservient and visually distinct from the existing house.</p> <p>A generous setback is retained along the southern boundary providing opportunity for garden, plantings, and gap views to Berrys Bay beyond. The result is that the main house retains a prominent frontage to Thomas Street and does not adversely impact on the character or visual qualities of the conservation area.</p>
<p>Views and setting</p>	<p>The proposal will have little impact to the views and setting of the heritage item or the neighbour at 28 Thomas Street. A generous setback from the south boundary will retain gap views between the southern neighbour at 22 and the additions consistent with other gap views along Thomas Street (Refer to Section 7.4 of this report for further discussion on gap views as well as Figure 7.4.1).</p>
<p>Landscape</p>	<p>While the existing site has a large un-built area, the property retains no large trees, coordinated garden or significant landscapes. The existing garden to the south of the main house is not maintained but its main role is to provide privacy to the private open space.</p> <p>Consistent with comments from Council following the Pre-DA consultation, the carport has been redesigned and pushed back to offer an increase area for landscape at the street frontage. The front garden is very small but is redesigned with medium and low bushy and ornamental plants with seasonal colourful flowers including Lilac and Lavender. The objective for the garden, compared to the pre-DA is for it to have a more natural and organic feel rather than a structured layout of raised planter boxes. This will enhance the streetscape and setting of the house, its appearance, particularly set behind the picket fence.</p>

Criteria	Discussion
	<p>The plants under the carport, are designed as ground hugging, suitable for an area that will be shaded by the carport interspersed with taller bushy flowers. Our only comment here is that some care with separation between the house and plants adjacent to the weatherboard to avoid moisture affecting the weatherboards, but this is something that is common with gardens and can be relieved with common maintenance.</p> <p>The design of the rear and side gardens are approached in typical Gardenesque Federation period style of a smooth green patch of lawn (suggest couch or buffalo grass) with curved garden beds of beautiful and imposing specimen planting including the Magnolia and bright Corymbia ficifolia (Baby orange) providing interest. The garden appears to be well layered with in ascending height to the boundary fence which includes the native Lemon Myrtle framing out on one side which will also help with the natural shielding with neighbours.</p> <p>We consider the planning of the garden is suitable for the house and will enhance its setting and visual appearance from the street.</p>

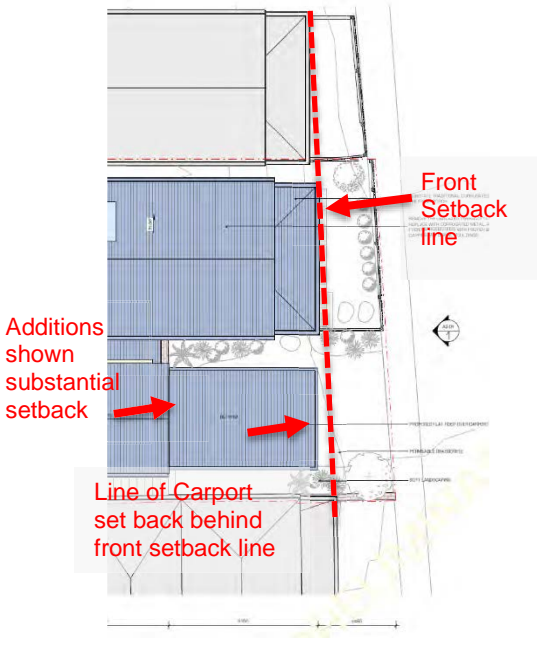
7.3 North Sydney DCP 2013

The proposal is assessed against the relevant controls in the Cessnock DCP 2010, Section 12.8.11 *New Development in the Vicinity of Heritage Items*. The relevant provision is quoted below in italics followed by comment:

13.5 Heritage items

Requirements	Comment
<p>Objectives</p> <p><i>O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.</i></p> <p>Note: <i>Council does not support demolition of heritage items as a matter of principle</i></p> <p><i>O2 Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item.</i></p> <p>Note: <i>Development to heritage items should be sympathetic, and achieve a reasonable balance between contemporary expectations, environmental sustainability and protecting heritage significance.</i></p> <p><i>O3 Ensure significant features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.</i></p>	<p>An analysis and assessment of significance is prepared as part of this report.</p> <p>The proposal retains the significant front portion of the heritage item fronting the streetscape intact and reinstates removed details including the verandah, double hung windows and timber deck. The proposal will remove less significant parts of the building to the rear, which are added or substantially modified in 1981.</p> <p>The proposal includes for positive changes to meet the needs of the user and to improve the amenity of housing stock in the McMahons Point area. The proposal does this while retaining significant parts of the heritage item and respecting the low scale quality and character of the Thomas Street streetscape.</p> <p>The house is representative of small workers cottage. The outside form of the house as well as the significant three principal bedrooms and hallway will be retained and respected.</p> <p>Intrusive external materials including the terracotta roof tiles, aluminium windows and</p>

Requirements	Comment
	changes to the front verandah will be changed to compatible materials and details.
<p><i>O4 Acknowledge changes over time to heritage items, as subsequent layers may also be of significance.</i></p>	<p>Subsequent layers are of lesser significance and have eroded the quality and legibility of the item. The proposal includes to reinstate original features and details to the original sections of the house as detailed in response to objective O5 below.</p>
<p><i>O5 Encourage reinstatement of missing details and the removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.</i></p>	<p>Original materials and details will be reinstated which were likely removed as part of the 1981 Development Application. Original features will include:</p> <ul style="list-style-type: none"> • Reinstatement of traditional timber double hung windows to the three principal rooms of the existing house particularly reinstatement of traditional double hung windows to the faceted bay window fronting Thomas Street. • Reinstating of the timber deck and bullnose roof to the front verandah and removal of the later timber screens. • Remove the unglazed terracotta roof and replace with corrugated metal. Reinstatement of original bargeboard details to the front verandah including barge capping and barge mouldings. • General repairs and maintenance to external weatherboards. • Replacement of the front brick fence with an appropriately designed timber picket fence. <p>Internal (to original section of the building):</p> <ul style="list-style-type: none"> • Conservation/uncover/repair original fabric including floorboards, walls and ceilings. • Reinstatement of missing and lost joinery including internal doors, skirtings, and architraves, etc
<p><i>O6 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.</i></p>	<p>Most of the changes are concentrated to the rear of the subject dwelling where the fabric is of lesser significance as well as the vacant allotment to the side of the house.</p> <p>The topography slopes to the rear of the site so most of the additions are below street level and will be concealed from Thomas Street. This approach is consistent with the Statement of Significance with the Conservation Area:</p> <p><i>The Union, Bank, Thomas Street Conservation Area is significant:</i></p> <p>(c) <i>For the way development has responded to the topography through stepped building forms</i></p>

Requirements	Comment
	<i>and excavation in some locations.</i>
<p><i>O7 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.</i></p>	<p>Existing use as single residential dwelling will be retained.</p>
<p><i>O8 Encourage changes to be reversible where possible and appropriate.</i></p>	<p>Reversibility is an important principle with heritage fabric and allows changes for a particular time and purpose to be removed and the heritage item to be reinstated to an original or earlier state. On this type of project, while reversibility could be possible, it is not practical or a realistic possibility. Instead, the response is around managing change and ensuring the significant fabric and qualities are retained and can be appreciated.</p>
<p><i>P1 Retain features (including landscape features) that contribute to the significance of the item.</i></p>	<p>The house retains no remarkable landscape features. Front of the house is retained and is legible. The landscape design is discussed earlier in this report in response to the LEP objectives.</p>
<p><i>P2 Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.</i></p>	<p>Discussed earlier. 1980s unsympathetic alterations are removed and replaced with appropriate traditional detailing.</p>
<p><i>P3 New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.</i></p>	<p>The additions for the carport are set back from Thomas Street in line with façade of the subject house and behind the verandah of the south neighbour at 22 Thomas Street. The carport is low-key design, flat roof and open sides which retains the prominence of the heritage items.</p>  <p>Figure 7.2.9: Carport and south addition shown in relation to in relation to existing front setback line.</p>

Requirements	Comment
	The carport design is not unlike the mirrored carport at 28 Thomas Street and like the carports on the opposite side of Thomas Street. The new building fills in the “missing tooth” which is the only vacant site on Thomas Street.
<i>P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the item’s history or development.</i>	Key features are retained.
<i>P5 Locate change away from original areas of the heritage item that are intact. For example, where a building’s significance is related to the front of a building, locate new work to the rear.</i>	Additions are predominantly to the rear and below ground level. Modest additions are made to the vacant site to the south as modern and appropriate infill development.
<i>P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.</i>	There is no Conservation Management Plan for the building. This report contains a heritage assessment.
13.5.2 Form, massing, scale	
<i>O1 To allow alterations and additions to heritage items, where the new work does not impact on the heritage significance of the heritage item.</i>	Refer to earlier discussion and discussions in Section 7.4 of this report. Most of the changes are sensibly concentrated to the rear of the subject dwelling where the fabric is of lesser significance as well as the vacant allotment to the side of the house. In addition, we consider the proposal does not adversely impact the character of the Conservation Area.
<i>O2 To maintain and promote the original built form of the heritage item as viewed from the public domain.</i>	Legibility of the original form and the house is retained as well as it being a pair with 28 Thomas Street. This is clearly illustrated in the streetscape perspectives. Refer to Figures 7.2.6 and 7.2.8 in this report)
<i>P1 Locate alterations and additions away from principal elevations and primary forms, and behind and below the main ridge line.</i> <i>Note: Alterations and additions should occur to the rear of heritage items such that they are not visible from the public domain.</i>	Complies. The additions are concentrated to the rear and below ground behind the existing house. Additions to the south, which will occupy the vacant site, are recessive infill design consisting of compatible materials, form and detail.
<i>P2 Ensure that alterations and additions are smaller in scale, height and massing than the existing building.</i>	The proposal will increase the floor area of the house. The site accommodates this increase by concealing much of additional area behind the main house and in the lower ground floor areas. The additions to the south are set well back and reduce in scale and height as seen from Thomas Street (Figure 7.2.10) The proposal is a compatible infill development in terms of heights, scale, form, material, and detail.

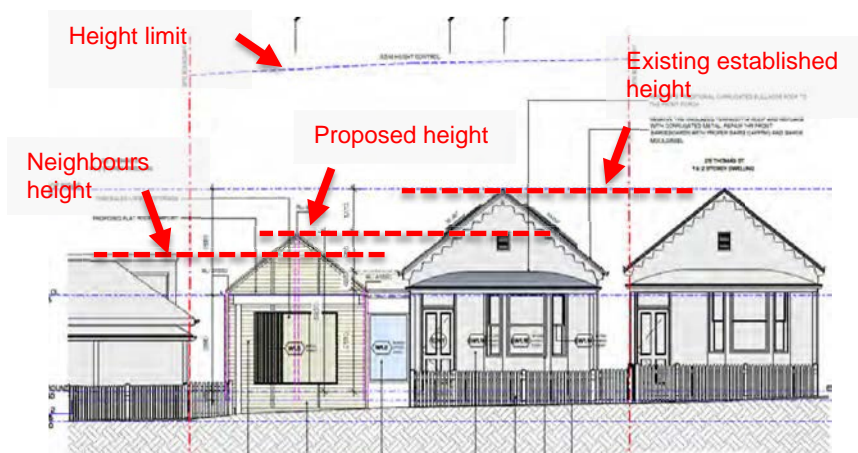



Figure 7.2.10: Front elevation showing consistent stepdown of form and massing. The proposed additions are smaller in scale and height at the existing house and offers appropriate transition with 22 Thomas Street.

Requirements	Comment
<i>P3 Locate additions within characteristic setbacks.</i>	Complies
<i>P4 Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned.</i>	Complies. The integrity of the existing house is retained and improved through the reinstatement of original materials and details.
<i>P5 Additions should be submissive in scale in comparison to the original building form (i.e. additions should generally be smaller in footprint than the original building form).</i>	Complies. The additions to the south are well setback enabling the existing house to remain dominant (refer to figure 7.2.10)
13.5.3 Additional storeys	
<i>O1 To minimise the visual dominance of any new work from public places.</i>	The proposal retains single storey appearance from Thomas Street and concealing the second storey in the rear.
<i>P1 Additional storeys must be confined to within the existing roof space or below the gutter line of the main roof. Whole floor additions will not be supported. Refer Figure B-13.6</i>	No additional floor above ground floor is proposed. As detailed above, additional floors accommodated below the existing ground floor level by using the sloping topography to conceal the lower floor.
<i>P2 The consent authority may consider permitting additional levels at the rear of a building, but only where those levels are located below and behind the main ridge line.</i>	Refer to above response.
13.5.4 Roofs	
<i>O1 To ensure that original roofs, their hierarchy, and materials are retained.</i>	Complies – Refer to the below comments
<i>P1 Retain hierarchy of roof forms, with dominant forms maintained on the primary facades.</i>	The original house is set forward of the additions and retains the prominent form Refer to Figure 7.2.10 above. The flat roof additions at the rear are inherently low height, modern infill and do not compete architecturally with the existing house. Refer to further discussion on the roof form in Section

Requirements	Comment
	7.4 and streetscape analysis that prove the rear flat roof will not be visible from Thomas Street.
<p><i>P2 Retain original roofing materials, such as slate or terracotta tiles.</i></p>	<p>The unsympathetic terracotta tiles to the original roof will be replaced with corrugated steel, commensurate with the original material.</p>  <p>Figure 7.2.11: The unglazed terracotta tiles will be replaced with corrugated steel, consistent with the existing roof materials.</p>
<p><i>P3 Retain chimneys and other decorative roof elements.</i></p>	<p>There are no existing chimneys to the house. the proposal will not include the reinstatement of chimneys.</p>
<p><i>P4 All new services/drains/etc to be internal and/or of suitable materials.</i></p>	Complies
<p><i>P5 Original roof forms are not to be modified to accommodate decks or balconies.</i></p>	Complies.
<p>13.5.5 Interior layouts</p>	
<p><i>O1 To ensure that significant interior elements are retained and preserved.</i></p>	<p>Following Pre-DA advice, the design has been altered to retain all three principal bedrooms and side hallway. Main entry to the house will be retained through the existing entry.</p>
<p><i>P1 Applications are to be accompanied by current photographs of interior features, including walls, floors, ceilings, windows and fireplaces etc.</i></p>	This report complies.
<p><i>P2 Minimise change to the original or significant internal room configuration/layout (as appropriate) so that the evolution of the building remains discernible. This can be achieved by retaining wall nibs, decorative ceilings, joinery and original features such as fire places.</i></p>	<p>The building is in poor condition attributed to unsympathetic changes, poor maintenance, and poor construction detailing (compared to modern standards) that is inherent with workers cottages of this era (partially detailed in Section 5.3 and 5.4). The principal three bedrooms at the front of the dwelling will be retained, conserved, and enhanced through the reinstatement of original joinery and address of maintenance issues. Modification and additions are concentrated to the rear of the building and to lower significant areas that have either been substantially altered or added. The existing parts of the dwelling will be discernible to the new additions.</p>
<p><i>P3 Avoid locating kitchens or bathrooms within primary rooms of significance.</i></p>	Complies. These rooms will be located within the new additions.
<p><i>P4 Retain access and relationship to original building</i></p>	Complies. The original entry from Thomas

Requirements	Comment
<i>entrances and associated hallways.</i>	Street will remain the main entry to the dwelling.
<i>P5 Retain significant internal original features including joinery, door sets, fire places, flooring, cornices and ceilings.</i>	A fabric analysis of original material is contained in this report. Each of the front three bedrooms are slightly different in terms of intact original fabric. The front bedroom retains the original fireplace and skirtings but is missing window joinery architraves. The second bedroom retains original skirtings and architraves to the door while the third bedroom has later skirtings but original architraves to the door. All rooms have later window joinery and replica four panel doors. The proposal will retain and repair original and early fabric to the front three rooms.
<i>P6 Locate alterations away from rooms that have intact or significant features.</i>	Complies
<i>P7 Ensure new openings have similar dimensions or are compatible with existing openings, such as width and height of double doors.</i>	Complies
<i>P8 Provide for reversibility of internal changes (where appropriate and reasonable).</i>	Refer to earlier discussion regarding reversibility.
<i>13.5.6 Upgrading for fire safety, BCA and other matters</i>	While the building will be upgraded the regulations on houses for upgrades to less stringent than commercial and public buildings.
13.5.7 Group heritage items	
<i>O1 Retain the significant features or characteristics of the group but allow flexibility for change where significance will not be affected.</i>	An important part of this application is to re-establish the pairing with the neighbour at 28 Thomas Street and recognise the grouping with 22 Thomas Street. As detailed in Figures Figure 7.2.5 to Figure 7.2.8 , the streetscape contribution of 26 Thomas Street will be strengthened including association as a group with 22 and 28 Thomas Street.
<i>P1 Retain significant features that are common to the group.</i> <i>Note: Council may require reinstatement of missing details on group heritage items where physical or documentary evidence is available</i>	Complies. As detailed earlier, original detail will be reinstated to the front elevation and verandah including: <ul style="list-style-type: none"> • Timber double hung windows to the three principal rooms. • Reinstating of the timber deck and bullnose roof to the front verandah. • Replace unglazed terracotta roof tiles with corrugated metal. • Reinstating original bargeboard details to the front verandah. • Repairs and maintenance to external weatherboards. • Replacement of the front brick fence with timber picket fence.

Requirements	Comment
<i>P2 Locate new work away from the significant elements of the group.</i>	Complies
<i>P3 Retain significant historical boundaries.</i>	Refer to Section 7.2 of this report response in the LEP : <i>Historic Subdivision Patterns (impact on Gap view)</i> .

13.6 HERITAGE CONSERVATION AREAS

Requirements	Comment
13.6.1 General Objectives	
<i>O1 Ensure that new development is designed to retain and complement the character and significance of the conservation area (refer to Part C of this DCP for a description of the significance of the heritage conservation area).</i>	Complies. Refer to discussion in response to the LEP objectives in this report.
<i>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.</i>	Complies
<i>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.</i>	Complies – Intrusive elements to the existing house are proposed to be removed and original details and materials reinstated.
<i>O4 Encourage change that will remove uncharacteristic items or reduce the extent of their intrusion.</i>	Complies – refer to the above comment.
13.6.1 Infill Development in Conservation Areas.	
<i>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.</i>	The discussion of infill development in relation to materials, bulk, scale, character, and setback are discussed extensively Section 7.1 , in response to North Sydney LEP 2013, Objectives to section 5.10 Heritage Conservation. Setbacks have been further discussed in response to Pre-Development Application response in Section 7.4 of this report.
<i>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).</i>	Section 9.10 of the North Sydney DCP provides the Area Character Statement for The Union, Bank, Thomas Street Conservation Area. The Statement of Significance of this area is also quoted in Section 6.2 of this report. The proposal complies with the character statement by: <ul style="list-style-type: none"> Retaining the integrity of the single storey late Victorian workers cottage. Retention of external cladding and reinstatement of original features and details to the front elevation.

	<ul style="list-style-type: none"> • Retaining significant roof form and replacing the concrete tiles with corrugated metal consistent with its neighbouring pair. • Low timber picket fence. • Single car parking in modest structure. • New addition to the south is substantially set back to be subservient to the existing house.
<p><i>P2 Consideration be given to the NSW Heritage Office's publication Design In Context provides guidance for infill development, copies of which are available from their website - http://www.heritage.nsw.gov.au/docs/DesignInContext.pdf.</i></p>	<p>The discussion of infill development in relation to the headings provided in Heritage NSW's <i>Design in context</i> are discussed extensively Section 7.2 of this report in response to North Sydney LEP 2013, Objectives to section 5.10 Heritage Conservation.</p>
<p>13.9.4 Materials, colours and finishes</p>	
<p><i>O1 To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas.</i></p>	<p>Existing weatherboard will be retained, repaired and repainted on the front elevation and side wall returns. Intrusive elements including the front aluminium bay window, concrete tile floor, concrete roof tiles and brick front fence will be replaced with compatible materials and details as shown on the drawings.</p>
<p><i>P1 Retain external face brick or stone walls where they are significant features of a heritage item or identified as part of the characteristic built elements of a heritage conservation area. Rendering of face brickwork will not be permitted unless it comprised a construction method used on the original building.</i></p>	<p>Existing weatherboard will be retained and conserved.</p>
<p><i>P2 Retain original rendering on walls and ensure that any new materials required for repairs are consistent with the original render texture.</i></p>	<p>Not applicable</p>
<p><i>P3 Where new materials are required, ensure that they are easily recognised as new, but are compatible with the key elements of the heritage item.</i></p>	<p>Painted timber boarding is proposed to the front elevation which is similar to the original weatherboards, but will be distinct from the original materials in terms of detail and on close inspection (Article 22.2 of the Burra Charter). New external brickwork will be used for the rear additions and below ground floor are concealed from the streetscape.</p>
<p><i>P4 Select materials and finishes to reflect their characteristic usage, such as stone at the building base.</i></p>	<p>The building is a workers' cottage so new materials are kept simple. New weatherboards are used for the north elevation and much of the southern additions, particularly to bedroom four, which is set behind the carport.</p> <p>Where it is not visible from the streetscape, materials are chosen for their practicality and durability. The remainder of the additions at the rear will use light coloured bricks for both levels. The changes are appropriate as being consistent in colour, and not visible from the street.</p>

<p><i>P5 Details of proposed colour scheme are to be provided with the development application.</i></p>	<p>The existing colours are Brunswick Green bargeboards and cream weatherboards. While no scraping has been done, this is unlikely to be the original scheme, considering the extent of replaced elements.</p> <p>We recommend that a modern palate of colours be used but applied using traditional principles of picking out the bargeboards, verandah beams and posts and the earlier timber windows.</p>
<p><i>P8 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).</i></p>	<p>As discussed in P5, colours will be chosen from a modern palate but applied using traditional principles of colour hierarchy. This is a common approach to painting and application of colours in the conservation area.</p>
<p>19.9.5 Garage and Carports</p>	
<p><i>O1 To ensure that vehicular accommodation does not detrimentally impact upon the significance of the heritage item or heritage conservation area.</i></p>	<p>In response to comments from the Pre-DA meeting, the carport was pushed further back from the street.</p> <p>The carport is designed as a minimalist addition with flat roof and open sides which is consistent with the approach to Carport design in the area (examples include carports in the dwelling opposite at 9 and 7 Thomas Street and 28 Thomas Street). The carport will not be detracting element to the streetscape. The design change is a positive improvement.</p>
<p><i>O2 To ensure that off street car parking does not dominate the streetscape.</i></p>	<p>As designed, the carport is setback and offers integration with natural garden features. Being located as an infill, it will not dominate or compete with exiting dwellings either side of the streetscape.</p> <p>In accordance with Council's comments on 12 August 2021, the parking space will be setback from 22 Thomas Street to retain the natural ground level along the boundary.</p>

7.4 Response to Pre-Development Application

A Pre-Development Application meeting was held with Council offices on 12 October 2020 which included Council's Conservation Planner, Surb Bhatti. Comments from the Heritage Officer were documented in the Record of the Pre-Lodgement Meeting Minutes and are quoted below followed by response.

Council comment

A site inspection was undertaken from Thomas Street only. There was no access to the rear of the site, nor internally for the pre-da.

The existing changes that have occurred to date at 26 Thomas Street are largely reversible and the original form and scale of the single storey cottage remain distinguishable. An improved built outcome can be achieved by removing previous unsympathetic work.

Comment

The proposal will include reinstatement of original materials and details particularly to the front elevation. This approach is also in accordance with the Objective 5, under Section 13.5 *Heritage items* of the Development Control Plan. Refer to earlier discussion under Objective 5 for the extent of reinstatement.

Council comment

The single storey and subservient design approach facing Thomas Street is appropriate in relation to any new building form to the south of the existing cottage, but should be presented as a free-standing element maintaining a gap view between it and the existing dwelling.

Comment

Compared to the Pre-DA proposal, the architectural composition of the additions have been altered and reduced. The additions are presented as subservient by setting back the new work while the size of the gable has been reduced and the detail simplified. The original house, together with the neighbour will remain prominent to the streetscape.

Councils request for the additions to be presented as a "free standing element maintaining a gap view between it and the existing dwelling". The redesign has considered how this could be achieved with the main three considerations:

1. Full separation of the additions.

Full separation of the additions as a free-standing element is not practical for obvious planning reasons. Regardless, a free-standing element would have the appearance similar to a self-contained dwelling, except given the available width, it would be visually undersized and of uncomfortable proportion compared to freestanding building typologies along Thomas Street. For architectural reasons, the additions need to be attached to the house to make sense.

2. Partial separation of the additions using a fully glazed breezeway.

The proposal has been designed to better emphasise the separation between new and old. The original portion of the house is clearly identifiable, including the retention of approximately three metres (3m) of south return wall. The revised design will also push back the glazed breezeway by 1.5m which will further emphasis the visual separation between the existing house and the additions. The additions are architecturally distinct and identifiable from the original house by a low flat roof and predominantly glazed opening. The glazed separation at the front aligns through the house to a glazed opening at the rear, giving the opportunity for sightlines through the house, albeit through a private space.

A frameless glazed connection was discounted for several reasons, but mainly on the grounds of character and detail. Where modern glazing is used on Thomas Street, even in the contemporary infills, it is always employed within timber or metal frames. Any use of ultra-modern frameless glass would detract from the significant streetscape and character of the Union Bank and Thomas Streets Heritage Conservation Area. The design is intended not to

be an architectural statement that draws attention to itself, but it is a recessive and quiet infill addition that pays full respect to the existing dwelling, which remains as the dominant feature. On this point, we consider a fully glazed breezeway or separated building is not practical or appropriate in this context.

3. Analysis of gap views along Thomas Street.

This section should be read in conjunction with earlier comments on gap views in **Section 7.2** of this report. The following statement is quoted from Section 7.2 of this report:

Gap views between houses occur approximately every second property and closely align with the 1859 Chuter's Estate Subdivision as per the following pattern:

1 / GAP / 4 / GAP / 5 / GAP / 6 / GAP / 7
(1859 allotment number from Figure 7.2.3 /
visible GAP view at allotment boundary)

Gap views between existing houses within the same allotment are not common or are secondary gap views. The exception to the rule includes a small gap view within allotment 6 (between 18 and 20 Thomas Street) and the existing gap within allotment 7 (between no. 26 and 22), which is the vacant site of 24 Thomas Street.

As such, the proposed gap view requested by Council between the house 26 and 24 is incongruous with the subdivision pattern and existing gap view patterns along Thomas Street. The gap view is best located between 22 and 24 as is proposed in the current design.

An analysis of gap views along Thomas Street suggest that the additions are consistent with the building footprint typologies and gap views on Thomas Street. The addition will retain a setback from the south boundary with 22 Thomas Street which will allow for a gap view between the two properties. The gap view is consistent with other gap views between properties along Thomas Street as detailed in the gap view analysis below.

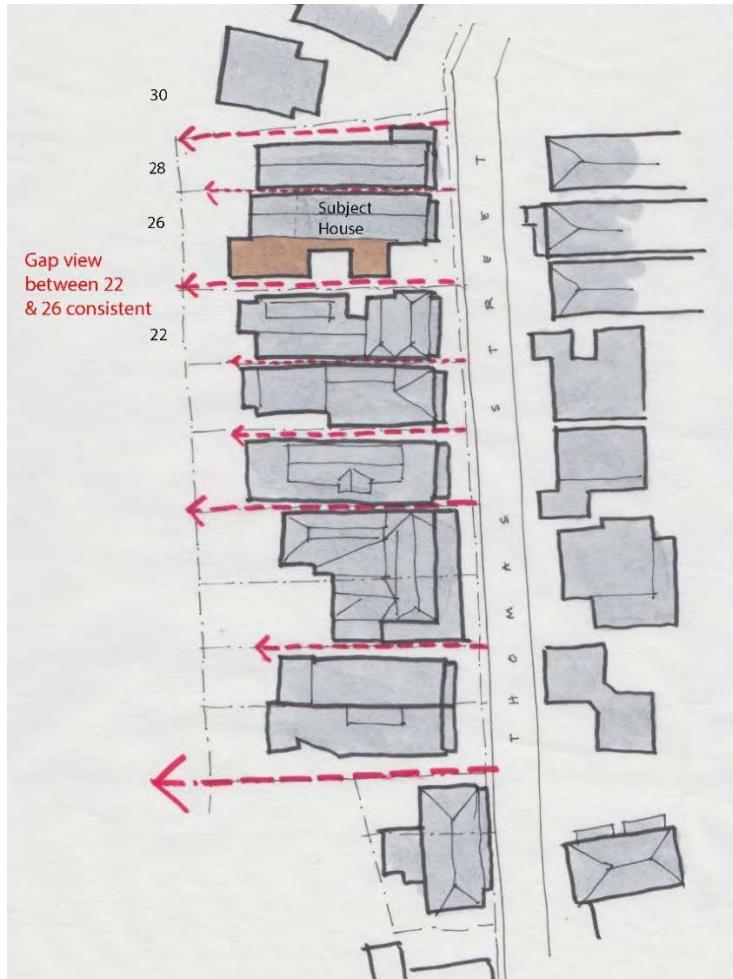


Figure 7.4.1 (above): Overlay of the 1859 subdivision with the Gap View analysis. (Repeat of Figure 7.2.4 earlier in this report).

Figure 7.4.2 (right): Analysis of building footprint typology and gap views along Thomas Street. The gap views between the south additions at 26 and the house at 22 will be consistent with other gap views along Thomas Street.

Council comment

Consideration should be given to placing the new form and lightweight carport further back from the street boundary to increase the landscaping setting of the site.

Comment

Comparison with Pre-DA and current DA is shown below in **Figure 7.4.2**. The carport has been pushed further back from the street boundary and is now in line with the existing house and slightly behind the line of the verandah at number 22. The carport is minimalist and modern incorporating a flat roof with open sides and will not be a detracting element to the streetscape. The design change is a positive improvement.

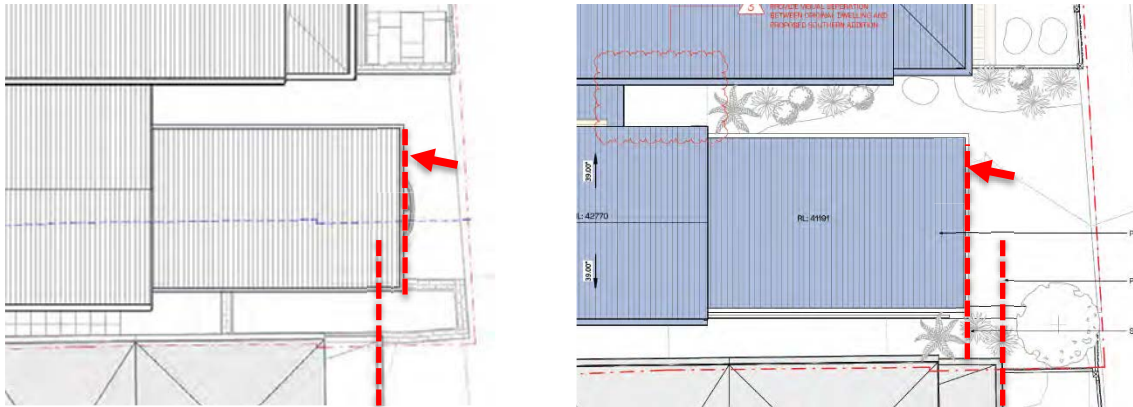


Figure 7.4.3: Pre-DA on the left compared to the current design on the right. The carport has been pushed back in line with the house as well as bedroom 4 has been set back from the street further.



Figure 7.4.4: Proposed view from Thomas Street showing the proposed low-profile carport similar to 28 Thomas Street in the figure below. The additions set back to retain the relationship between 22 and 26 Thomas Street while providing appropriate infill.



Figure 7.4.5: Existing view of the 26 and 28 Thomas Street from a similar angle showing the low-profile carport for 28 Thomas Street.

Council comment

Regardless, the extension of the front portion of the existing cottage with a formal addition as submitted is not supported as it would have a detrimental impact on the significance and setting of the subject heritage item and its matching pair at 28 Thomas Street.

Comment

With reference to earlier comments regarding separation of the south additions and relocation of the carport further back from the front boundary line, the proposal has improved considerably. In addition, the approach to landscape has been reconsidered to be less structured and more natural, consistent with a Gardenesque Federation approach for both the small area at the front and for the rear garden.

The proposed additions are well considered, it is low scale and will retain the most important aspects of the existing house and particularly its front elevation. The additions to the south are modern but set back from the streetscape. Thus, they offer an appropriate balance without competing with the existing house (**Figure 7.4.4**). The existing house remains a dominant pair with 28 Thomas Street, sensitively fills in the missing tooth while retaining a gap view between the south neighbour at 22.

The proposal, particularly the additions to the south, are consistent with the DCP clauses and Article 22 of the Burra Charter which discusses new work. The proposal will contribute to the diversity and significance of The Union, Bank Thomas Street Conservation Area.

Council comment

To the rear, the three-storey scale appears to be excessive and inconsistent with the surrounding conservation area. Whilst a contemporary approach to the new addition could work, its bulk and scale in relation to the existing built form should be clearly distinguishable by being appropriately separated from the existing cottage and heritage fabric. Any built form projecting above the existing roof is not supported.

Comment

Council comments are accepted with the third level removed and the overall bulk and scale considerably reduced to be consistent with neighbouring dwellings. In addition, the roof top deck has been deleted from the application following Council advice on 12 August 2021.

The revised design retains the gable roof to the existing building, which extends full depth, and mirrors 28 Thomas Street. The flat roof for the additions provides an appropriate transition at the rear of the property to the south neighbour at 22 Thomas Street (refer to **Figure 7.4.6**). The flat roof transition at the rear will have negligible visual impact when viewed from Thomas Street where the gable roof of the additions will remain dominant feature (**Figure 7.4.7** and **7.4.8**).

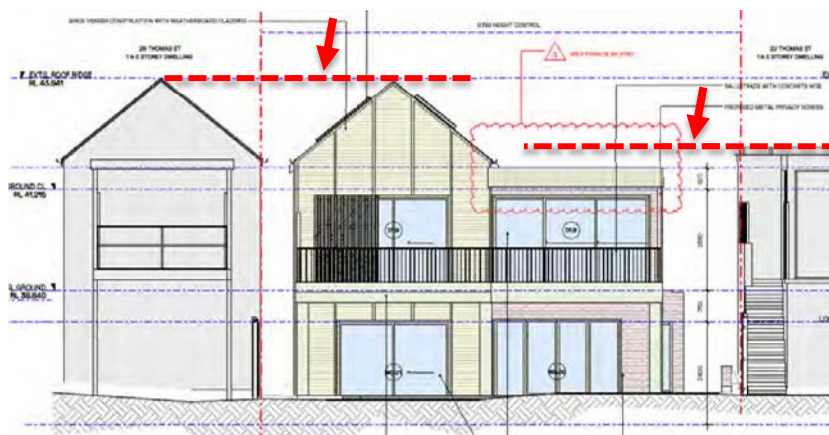


Figure 7.4.6: West elevation of the proposal detailing the flat roof transition



Figure 7.4.7: View from Thomas Street confirming that the flat roof at the rear will not be visible between the gap between 22 and 24 Thomas Street.

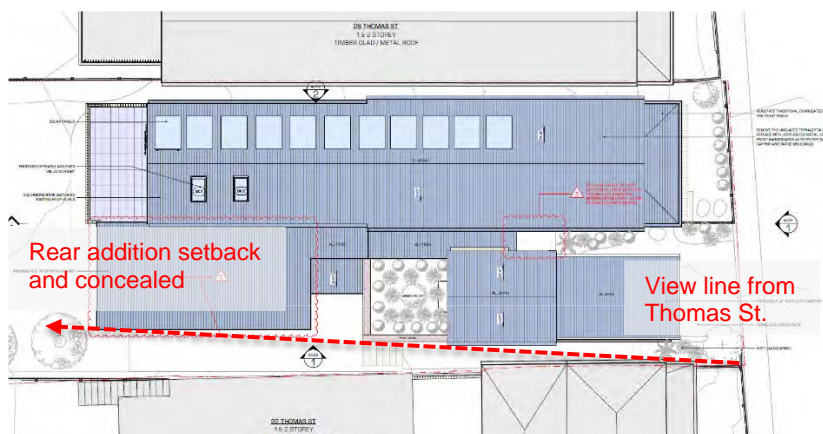


Figure 7.4.8: Roof plan showing direction of view between 22 and 24 Thomas Street. The drawing shows the rear additions set back from the south boundary which help conceal it from Thomas Street.

Council comment

Consideration to the internal layout of the existing cottage should also be given, especially to the main, street level. The extent of demolition of original internal fabric, including the existing exterior wall and main corridor will have an unacceptable impact on the significance of the item. The least intrusive approach for any new work would be to set any additions to the rear and below the street in response to the topography of the site, such that there is only the lightweight carport structure at the street level. In terms of linking the existing and the new structure, the most appropriate approach would be for it to occur at the rear, lower ground level.

Comment

The significant three bedrooms and hallway of the front of the house are now retained and will be conserved. Part of the southern wall is reduced to link with the additions but is considered appropriate. A structural engineer's report, prepared by Hyve Designs, is also attached as part of this application that details how new building elements will be constructed below the existing building. A comparison of the Pre DA with the current design is shown in **Figure 7.4.4**.

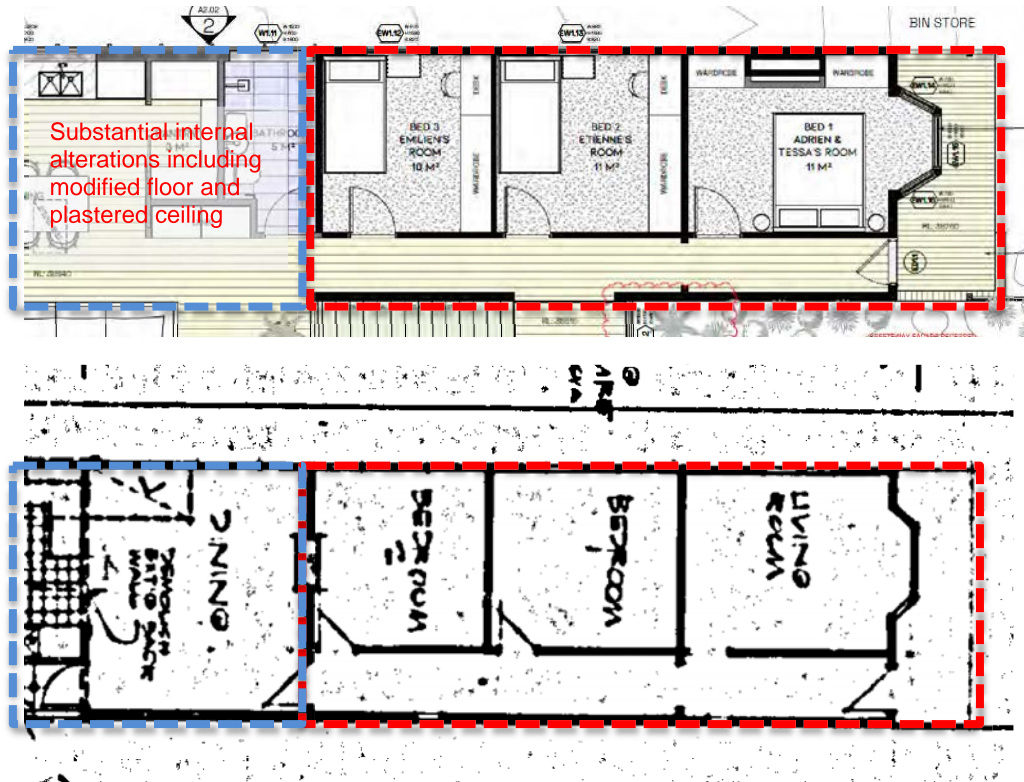


Figure 7.4.9: Proposed ground floor (top) showing the retention of significant three front bedrooms and most of the south wall (red hatching). The blue area shows the altered dining room and additional kitchen.



Figure 7.4.10: Pre-DA showing significant internal changes is no longer proposed.

Regarding comments that any new additions should be set below street level at the rear and “*only the lightweight carport structure at the street level*” is vastly restrictive and not appropriate. The site at allotment 24 is vacant, and this alone has a detracting and negative visual and heritage impact on the streetscape significance of Thomas Street and the Conservation Area. The vacant lot appears to be the victim of a failed redevelopment attempt. The proposal improves the situation by modern and appropriate infill development. While the owner is committed to developing the site with a modern and well-designed infill development, a viable alternative would be to subdivide the southern allotment meaning a new structure will inevitably be constructed.

Regardless, the redesign does relocate a substantial area of the proposal to the area below ground but retains the bedroom and living area above ground to the south. The proposed bathroom, kitchen and dining room will occupy a space that will match the existing envelope of the rear 1980s additions. The internal spaces are much tighter and compact than the pre-DA proposal, but it is compatible with the existing house. The current proposal for an addition locks in an excellent opportunity and enables a sympathetic design that is subservient in scale, design, and setback.

Council comment

In conclusion, the proposed in its current form will adversely impact the heritage significance of the heritage item and the Union, Bank and Thomas Street Conservation Area. The proposal would therefore be inconsistent with objective 1(b) in Clause 5.10 in NSLEP 2013.

Comment

Clause 1(b) of the NSLEP 2013 state that:

(1) Objectives The objectives of this clause are as follows—

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,

The response to this clause is discussed extensively in **Section 7.2** of this report in relation to *Scale and form, Historic subdivision patterns, Relationship between houses at 22,26 and 28 Thomas Street, Character and detail, Material and colours, Setbacks, Views and setting and Landscape*. In addition, the revised proposal has been assessed against the relevant DCP clauses.

The result of the Pre-DA meeting and Council letter on 12 August 2021, has led to a substantial scaling down of the proposal compared to the original Pre-DA scheme. The proposal has been fundamentally redesigned to reduce the height and scale to the street and reduction of impacts to the existing house.

8 CONCLUSION

Overall, the design proposed constitute a well-considered approach to modifying a late Victorian worker's cottage and extending it to the south and rear. The works are concentrated in areas of the building that have previously been altered or are of lesser significance.

A Pre-Development Application meeting was held with Council on 12 October 2020. Following the meeting, the design was reviewed and substantially modified in line with Council comments which included:

- Removal of the third-floor addition and reduce the bulk and scale of roof elements, particularly when viewed from the rear.
- Push the carport further back into the site and minor adjustments to its design.
- Redesign of the front garden that will enhance its setting and visual appearance from the street.
- Retain, conserve, and respect the front three principal bedrooms and side hallway as well as retain the original entry from the street.
- Relocate a substantial area of the proposal to the area below ground level and to the rear.
- Redesign so that the south additions are reduced in scale, introduce a flat roof and glazed separation between the new and old and increase the setback from Thomas Street. Gap views are also maintained between the additions and the southern neighbour at 22 Thomas Street.
- Remove unsympathetic changes and reinstate original design elements to the front elevation.

Further changes following Council letter on 12 August 2021 include:

- Deletion of the rooftop terrace at the rear of the south additions.
- Relocate the glazed link between the existing house and bedroom 4 (south addition) to better articulate the visual separation between the additions and represent the "gap view" that exists between some houses along Thomas Street.
- Reduction in size of the rear deck on ground floor.
- Modification to the ground level along the south boundary to match the ground level of the neighbour at 24 Thomas Street.

The objective in this application is to retain, preserve, and enhance significant heritage fabric, particularly the front three rooms and reinstate original detail where there is sufficient evidence to do so. The proposal offers an appropriate level of alteration to the rear portion of the house in accordance with Clause 1(b) of the *NSLEP 2013* state that:

(1) Objectives The objectives of this clause are as follows—

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,

The proposal achieves this objective by:

- Enhance the heritage streetscape contribution of 26 Thomas Street and strengthen its association as a group with 22 and 28 Thomas Street.
- Retains and enhances the significant front three bedrooms of the house and sensibly locate modifications to low significant spaces and to the rear of the site.
- Design of the southern additions that are smaller in scale, height and massing than the existing building and are subservient to it particularly when viewed from Thomas Street. The additions are a respectful infill that retains the original house as the dominant and intact feature.
- The bulk of the additions are below the ground floor level by using the topography of the site to excavate part of the additions (consistent with the DCP and Statement of Significance for the Conservation Area).

- Retain legibility of the 1859 Chuter's Estate subdivision patterns by:
 - Retain the streetscape relationship of houses 22, 26 and 28 Thomas Street by setting back the new additions.
 - A design that articulates a visible gap between the existing house and the additions but still provides a connection between the two elements at ground floor. A clear and unobstructed gap view is retained between 22 and 24 Thomas Street.

The existing vacant allotment at 24 Thomas Street is visually detracting and out of character with the densely developed, low scale dwellings on Thomas Street. Filling in this gap with an appropriate infill design would be beneficial to the streetscape and the subject heritage item. The proposal offers a compatible infill design that is consistent in terms of materials, bulk, scale, character, has a generous setback with the original building and consistent with other dwellings in the Union, Bank and Thomas Streets Conservation Area.

Architecturally, the revised proposal will make a positive and compatible contribution to the Thomas Street streetscape and have some but acceptable heritage impact on the subject dwelling.

The proposal complies with the relevant objectives of the North Sydney Local Environmental Plan 20130 and Development Control Plan and we recommend that it be approved.



Robert Gasparini
Director - Gasparini Luk Architects.

9 REFERENCES

The following online sources are used for this report:

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- Dr Ian Hoskins, Aboriginal North Sydney. Access online 13/08/2020
file:///C:/Users/Valued%20Customer/Downloads/Aboriginal_North_Sydney_2019.pdf
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- North Sydney Council, Stanton Library, North Sydney Sheet no. 21. Block Plan. Accessed online 14/08/2020
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http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE8776320&_ga=2.15396082.590538212.1596974779-125713969.1574855591
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- State Library of NSW, McMahons Point subdivision Plans. Call number z/SP/M2. IE number IE9013235. Accessed online 13/08/2020:
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- State Library of NSW “Allotments of land belonging to belonging to John Blue, Susannah Blue, Mary Blue, William Blue and Robert Blue (cartographic material)” between 1816 and 1845. Collection Maps/0272. Accessed online 13/08/2020: https://search.sl.nsw.gov.au/primo-explore/fulldisplay?docid=SLNSW_ALMA21136968320002626&context=L&vid=SLNSW&lang=en_US&tab=default_tab

Appendix

Curriculum Vitae for Robert Gasparini



GASPARINI LUK ARCHITECTS

15 Hay Street
West Ryde NSW 2114
Tel 0411 961 276 0404 079 431



ROBERT GASPARINI

Director

B. App. Sc (Environmental Design) University of Canberra 1998

B. Arch. (Hons) University of New South Wales 2002

Robert is a founding Director of GLA with extensive experience in all areas of architectural practice. Robert's dedication and attention to detail and commitment to design excellence in achieving the best results for the client is evident in all his work. Robert has excellent and proven design skills having participated and led design teams on projects that have received numerous architectural and conservation awards.

His reputation for his grass roots and respectful approach is well known and he cares deeply about retaining existing buildings and seeing them creatively re-used, especially when combined with good modern architecture. Robert's dedication to our environmental and sustainable outcomes is inherent in his approach to design.

KEY SKILLS AND EXPERIENCE

Robert has worked as the lead project architect on a broad range of heritage, conservation and new work of varying complexity and significance. His experience extends from master planning, feasibility, concept design, documentation and construction.

Robert has sound knowledge of conservation principles and practices in Australia, and knowledge of current State and Federal heritage legislation including the NSW Heritage Act, the EPA Act and the EPBC Act. He has extensive experience in the preparation of Heritage Impact Statements (HIS) and Conservation Management Plans (CMP) and has been a contributing and lead author for a number of State Heritage listed places.

Robert has the ability to undertake complex and difficult assessments of places and to formulate sound guidelines to protect their significant values, whilst identifying tolerance for change and new elements.

KEY RECENT PROJECTS

2019: Design of 16 storey mixed use apartment building in Adelaide.

2018: Heritage consultant for new apartment building in Bexley.

2018: Heritage consultant for new building adjacent to heritage items in Cessnock.

Prior to GLA, Robert has been involved as conservation architect and heritage consultant for the following projects:

2019: Swifts, Darling Point – new works (Design and Project Architect).

2018: Joynton Avenue Creative Centre (with Peter Stutchbury Architect).

2017: York and George Sydney, (with John Wardle Architects).

2017: White Bay Power Station (conservation architect and heritage advisor).

2016: 155 Clarence Street, Sydney (with Bates Smart).

AFFILIATIONS

Australian Institute of Architects NSW Chapter Heritage Committee
Registered Architect No. 7614 (since 2006)

Member Australia ICOMOS

Member of the Australian Institute of Architects.

KEY RELEVANT PROJECTS

- GLA



BEXLEY – HERITAGE CONSULTANT - 2018

Provision of heritage advice and prepare a Heritage Impact Statement for the demolition of six dwellings and the construction of a multistorey mixed-use development consisting 76 apartments over five levels plus parking and retail. The heritage impact statement assessed the potential impacts of the development on three locally listed heritage items located nearby as well on the character of Bexley Town Centre. The report included a heritage assessment and recording of each of the six dwellings, establishing construction dates and alterations over time. The report also provided detailed contextual history of the subject site as well as a detailed view analysis.



ADELAIDE APARTMENTS – PROJECT ARCHITECT - 2019

Project architect for the design of a new multistorey mixed-use development in Adelaide. The property is located on an important site overlooking Light Square, one of five public squares in the City of Adelaide, and opposite a significant state heritage listed building. The proposal consists of 166 apartments over 16 levels as well as roof top gardens, and a private gym. Ground floor consists of double height retail stores that wrap the building on three sides, providing address to the main street and two side laneways.

The building is designed to fit within the context of the park and reflect the traditional use of material and character of the site. It is also designed to encourage streetscape activation of otherwise underutilised laneways.



CESSNOCK – HERITAGE CONSULTANT - 2018

Located on the main street of Cessnock, the site had been vacant since 2001 when fire destroyed the former circa 1910 building, known locally as Endersby's Shoes. The proposal is for a four-storey mixed used building consisting of retail on ground floor and three levels of apartments above. Our role involved the preparation of the heritage impact statement that addressed the potential heritage impact on three locally listed heritage items in the vicinity. The assessment also looked at streetscape impacts and possible impacts on significant views. A former owner of the property was contacted to assist with historical research. Our advice resulted in some design recommendations that were adopted by the proponent including:

- Provide setback of upper floors to retain the streetscape height.
- Improved shop front design based on the original 1910 Enderby's shop evidenced from an early photograph supplied by the former owner.
- material use suggestions.



QUEEN VICTORIA BUILDING (QVB) - 2019

One of the Sydney's pre-eminent historic buildings, the QVB is listed as a heritage item on the Local Environment Plan and the State Heritage Register. Our role was to provide heritage advice and prepare a heritage impact statement for the internal fit out of a shop in the Queen Victoria Building. The report needed to address local planning controls and guidelines set by centre management.

RELEVANT PROJECTS PRIOR TO GLA

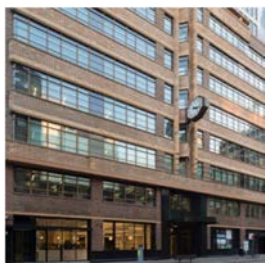


GREEN SQUARE COMMUNITY CENTRE - 2014 to 2018

Lead heritage consultant and conservation architect in collaboration with Peter Stutchbury Architects for the adaptive reuse of two buildings formerly part of the Royal South Sydney Hospital for use as community facilities and a public park. Adaptive reuse of included a former operating block, c1917 and the former nurse's home, c1935.

Awards:

- 2018 *Architecture Medallion* (Australian Institute of Architects NSW)
- 2018 *Greenway Award* (Australian Institute of Architects NSW)
- 2018 *Lachlan Macquarie Award* (Australian Institute of Architect's)



155 CLARENCE STREET, SYDNEY - 2012 to 2015

Completed in 1939 and designed in the Moderne style, this building is a seven-storey office building constructed of reinforced concrete frame, brick facades to Clarence Street and Kent Street and steel framed windows. In collaboration with Bates Smart Architects, Robert provided heritage and architectural services for the repair and conservation of significant elements including façade remediation to the Clarence Street and Kent Street. Works also include strengthening of internal columns.

Awards:

- 2016 Architecture Award (Australian Institute of Architects NSW)
- 2016 Conservation Build Heritage (National Trust of Australia).



LENNOX BRIDGE, CHURCH STREET PARRAMATTA - 2012 to 2015

Constructed in 1839, the Lennox Bridge in Parramatta is one of Australia's earliest remaining stone arch bridges and has exceptional heritage value to the local area of Parramatta and the state of NSW. Works in 1935 included widening the bridge and replacement of the original stone balustrades with concrete. In Collaboration with Hill Thalys Architects, Robert was the lead heritage and conservation architect for the extensive stone conservation and reconstruction of the 1830s balustrade to the eastern side. Other work involved assistance to Hill Thalys for the construction of two portals through the wing walls on both embankments.

Awards:

- 2016 Architecture Award (The Australian Institute of Architects)



EXETER FARM, GLENWOOD – 2008 to 2012

Exeter Farm, Glenwood, consists of two c1850s modest timber-slab cottage buildings. Commencing in late 2008, Robert was involved with the documenting and overseeing the conservation works, which were in appalling condition and suffered severe damage from vandalism, rot and termites and had not been inhabited since the 1970s. The conservation works to the cottage buildings involved major structural repair, re-plastering, recladding, new floors, services and extensive landscaping. All sound original material was retained.

Awards:

- 2012 *Greenway Award* (Australian Institute of Architects NSW)
- 2014 UNESCO Award of Merit Cultural Heritage Conservation (Asia-Pacific)

ARCHITECTURAL,
CONSERVATION AND
ADAPTIVE REUSE –
COMMERCIAL AND
RETAIL

Former White Bay Power Station, Balmain, (SHR property), NSW Government, 2004 - ongoing

Assisted in writing the Revised Conservation Management Plan, 2013. In 2007, Robert prepared a condition report for the building and the documentation for the replacement of roofs including rainwater goods to the Boiler House, Turbine Hall, Administration Building, Pump House and Control Room and coordination of structural repairs. In 2019, Robert prepared a revised Schedule of Conservation Works for the Government in order to meet Minimum Standards of Maintenance and Repair under the Heritage Act 1977,

York and George Street (383 George Street), Sydney, Fife Capital. 2008 to 2018

Heritage and architectural role for the adaptive reuse of two, seven storey warehouse buildings constructed in 1881 and 1911. The buildings are part of an amalgamated site that were developed as part of a mixed-use retail, commercial and residential tower development. Services included the documentation for construction including drawings, schedules and specifications for the conservation and repair of the warehouse buildings.

185 Elizabeth Street, Sydney, Barana Group. 2012 to 2018

Consultation for heritage and architectural advice to the building owners and Hyder Consulting Engineers for the conservation and repair of two 13 storey facades fronting Elizabeth Street and Castlereagh Streets including. Works include stone repairs, repair and replacement of steel framed windows and associated works.

Tusculum, 3 Manning Place, Potts Point (SHR property), Australian Institute of Architects' head office. 2012 to 2018

Heritage and architectural advice in relation to cyclical maintenance, repairs and upkeep. 2018 works involved the reconfiguring and increasing the capacity of the central box gutter to address several recent overflowing events. The works preserved the original box gutter while constructing a new traditional lapped and detailed copper gutter.

280 Liverpool Street (locally listed property), for private client, 2014 to 2017

Heritage and architectural services including preparation of a development application and services during construction for the repair and conservation of a former school building and front fence.

Central Station, (SHR property) for Transport for NSW, 2013

Heritage advice in relation to new services and reticulation of services at Central Station.

413-421 George Street, Sydney, (SHR property), Coombes Property Group, 2005 to 2010

Assistant heritage and conservation architect with the design, documentation and construction stages of a new retail and commercial development on the site of the former Knock and Kirby's retail emporium (building dates from c1860 to most recent changes completed in 1927). Work includes advice on design and interpreting the former structure with the new work, and repair and maintenance to the prominent 1927 Beaux-Arts style façade on George Street.

46 Market Street, Sydney (SHR property) Coombes Property Group 2005 to 2009

Project Architect and heritage consultant for the redevelopment of 3 levels of Banking Chambers, interior and exterior, fronting the prominent corner of George and Market Streets, Sydney. Work includes separating three levels into 2 tenancies with new entries, escalators, lifts, fire stairs, façade modifications and signage.

280 Pitt Street, Sydney, for the Sydney Mechanics School of Arts, 2008-2010.

Consultation for the design, documentation and contract administration for the library fitout.

2 Stewart Street, Ermington, for the Vedanta Centre of Australia, 2006 to 2009

Stage one works including documentation for restoration of 1890s house for reuse as community and teaching facility. Design and development application for stage 2

works including a 200-person community hall, classrooms, a library, residential and short-term accommodation and underground parking.

Newington Armoury, for the Sydney Olympic Park Authority, 2004 to 2007

Design, documentation and contract administration for the conservation and adaptive reuse of a group of 4 buildings (1910 to 1950s) in the Newington Armoury site. The buildings were repurposed for boarding and mess accommodation predominantly used by school groups.

343 George Street, Sydney (SHR property), 2005

Assistance with the design and documentation of signage for the Virgin Megastore, located within the former headquarters of the Commercial Banking Company of Sydney (CBC). This building is prominent at the west end of Martin Place.

Woodford Academy, (SHR property), for the National Trust of New South Wales, 2001-2003

Work undertaken as part of the Mellinism grants for heritage projects. The conservation, restoration and reconstruction (of the verandah) of the former Woodford Inn (c1813). *In 2002, the work received the Australian Institute of Architects (AIA) NSW chapter award for Conservation and Adaptive Re-use and a merit of Commendation in the AIA National Awards*

Sydney Opera House, Sydney, (SHR property), for the Sydney Opera House Trust, 2005 to 2008

Assistance to the Sydney Opera House's heritage adviser for ongoing heritage advice for the building upgrades including alterations to the existing Opera Theatre. In 2008, Robert was the main author for a report which provides the management regime and replacement strategy for carpet throughout the house.

Mercentile Hotel, The Rocks, for the Sydney Harbour Foreshore Authority, 2004

Architectural assistance with documentation for repair and maintenance to historic hotel building in the Rocks precinct.

St George's Presbyterian Church, Castlereagh St, 2000 to 2001

Architectural assistance for the documentation of stone and ironwork repairs

**ARCHITECTURAL AND
HERITAGE – HOUSES**

The Swifts, Darling Point (SHR Property) 2016-ongoing

Project architect and heritage advisor for the alterations and additions to one of Australia's most prestige and culturally significant private houses. Stage one work has included additions for a new conservatory, family room and swimming pool. Stage two includes eight-car underground garage, tennis court, tennis pavilions and associated landscape works. All new works nestle harmoniously in the existing landscaped grounds and sympathetic to the neo-gothic character of the existing house.

Maybanke, Birchgrove (SHR property), 2012 to 2017

Work in collaboration with Allen Jack+Cottier Architects for the alterations and additions to an early 1880s house along Wharf Road. The house has had considerable and unsympathetic alterations in 1938 that removed many original details and features. Robert has provided ongoing heritage advice to the client and prepared designs and documentation for the reconstruction of the historic half of the house fronting Wharf Road.

Marrickville House, 2014 to 2015

Preparation of sketch designs for the alterations and additions to a house in Marrickville.

Smith Street, Rozelle, 2010-2013

Design and documentation for the alterations and additions to a terrace house in Rozelle including new garage and loft to a rear lane.

Millers Point House, (SHR property) 2010-2013

Heritage and architectural services for the design, documentation and contract administration for the alterations and additions to a c1910 terrace house.

Carrisbrook, (SHR property), Lane Cove Council 2008-2013

Carisbrook is a late 1880s home owned and managed by Lane Cove Council as a house museum. Services include heritage and architectural services for the conservation and remediation of the slate roof, external stone, tessellated paving and internal painting. Work also included the adaptation of a mid 20th Century garage into the offices and archives storage room for the Lane Cove Historical Society.

The Abbey, Johnston Street, Annandale, 2010-2012

Project architect for the design, documentation and contract administration of alterations and additions to one of Sydney's most important late Victorian neo-gothic mansions. The work included including sensitive conservation and new modern insertions. The project won the 2015 Australian Institute of Architects NSW Chapter's *Greenway Award*

Parramatta Park, for Parramatta Park Trust, 2006 to 2011

Heritage advice and documentation for the repair, maintenance and conservation of a series of gate houses and structures within Parramatta Park including the c1813 Dairy Cottage. All work needed to meet the approval of the heritage listings which included listings on the State Heritage Register and within the UNESCO World Heritage Site as part of Australian Convict Sites.

Woollahra House, 2004 to 2007

Project architect for the design, documentation and contract administration of alterations and additions to a 1920s dwelling and exterior work including a new swimming pool on a tight site.

Woollahra House, 2007 -2008

Design and approval of a Development Application to a c1920s duplex house to be integrated as a single dwelling.

Redfern House, (SHR listed property) 2007

Heritage advice, design and documentation for additions to c 1890s stables building at the rear of a terrace house located within the sensitive Redfern Conservation Area.

Strathfield House, 2007

Alterations to c1910 Federation bungalow including internal and external colour schemes, re-installment of removed joinery, work to internal bathrooms.

McMahones Point House, 2003 to 2007

Assistant architect with design, documentation, and contract administration for repairs, alterations and additions to a c1890s house overlooking Sydney Harbour.

Wahroonga House, 2002 to 2006

Assistance with the design, documentation and contract administration of alterations and additions to a c1950s house, using ESD principles and alternative energy technologies

Woollahra House, for private client, 2002-2003

Work with design, documentation and contract administration for alterations and additions to a Federation era house.

Lindfield House "Woodlands" (SHR property) 2006 to 2007

This two-storey Federation house is the former residence of acclaimed children's author Ethel Turner. Work includes the preparation of a Conservation Management Plan, and design for alterations and additions.

Jack Haynes Cottage – Saumarez Homestead Armidale, (SHR property) for the National Trust of Australia, 2008 – 2009

Documentation and contract administration for the conservation of a c1910 weatherboard cottage located on the Saumarez Homestead property.

Rouse Hill Estate, (SHR property) for the Historic Houses Trust of NSW, 2002 to 2007

Assistance with conservation and heritage advice for structures on the Rouse Hill Estate including the c1813-1818 homestead.

STUDY REPORTS
INCLUDING
CONSERVATION
MANAGEMENT PLANS
AND HERITAGE IMPACT
STATEMENTS

York and George Street (383 George Street), Sydney, 2019

Preparation of numerous Heritage Impact Statements for the interior shop fitouts.

185 Elizabeth Street, Sydney, Barana Group, 2018

Lead author of the Conservation Management Plan for the building. The research and policies in the report were used as the basis for the upgrades to the building.

73 York Street, Sydney (SHR property) 2014 to 2016

Preparation of the Conservation Management Plan, measured drawings and Schedule of Conservation Works suitable for Development Application and Heritage Floor space with the City of Sydney

Walsh Bay Arts Precinct, (SHR property) for Arts NSW, 2013-2014

Heritage and architectural advice to Bates Smart Architects for the adaptive reuse of Wharfs 2/3 as performing arts centre and the modifications of Pier 4/5 for the Sydney Dance Company and Sydney Theatre Company. Lead author of the Heritage Impact Assessment to accompany the Final Business Case for treasury and SSDA.

White Bay Power Station, Balmain, (SHR property), 2002 to 2007 and 2010-11

Assistance with the preparation of the original Conservation Management Plan and main author for the 2013 update. The CMP was endorsed by the Office of Environment and Heritage in 2013 is the principal document for the adaptive reuse.

York and George Street, (36-38 & 40-48 York Street), Sydney, for private client, 2008 to present

Preparation of the Conservation Management Plan for two seven storey warehouse buildings located in the York Street Special Area (Conservation Area). These buildings are the subject of a redevelopment proposal for the site.

Exeter Farm, (SHR property) for the Historic Houses Trust of NSW, 2008-2013

Main author for the Conservation Management Plan for a pair of c1850s timber slab cottages including consideration of curtilage issues. The study report formed the basis for conservation works – see *KEY RELEVANT PROJECTS*

89 York Street, Sydney, 2014

Heritage assessments for the three level additions to a 1960s commercial office building in sensitive heritage streetscape context.

St Andrews Church, Roseville, 2014 to 2017

Heritage assessment and architectural advice for the redevelopment of a church site including additions to the 1930s Interwar gothic church, new parish Hall, offices, classrooms, rectory and basement car parking.

302 Pitt Street, Sydney, for private client, 2014 to 2017

Heritage assessments and architectural advice to for the adaptive reuse of a five storey former warehouse buildings for use as residential and service apartments.

Lindfield House “Woodlands” (SHR property), 2006 to 2007

This two-storey Federation house is the former residence of acclaimed children’s author Ethel Turner. Main author for the preparation of a Conservation Management Plan.

Royal Edward Victualling Yard (REVV) Building C, Darling Island, Pyrmont, 2006

Assistance and architectural input for the preparation of the Conservation Management Plan for the 8-storey brick store building originally built for the Royal Australian Navy.

Cockatoo Island, for the Sydney Harbour Federation Trust, 2006

Architectural and heritage consultants to Godden Mackay Logan in preparing the Conservation Management Plan for the site including fabric surveys, building inventories and assistance with the assessment of significance of each building.

Mint Factory Buildings, Macquarie Street, for the Historic Houses Trust of NSW, 2002

Report into the historic mint factory building including previous structures on the site and preparation of an interpretive strategy.