



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2019.63
Address	82 Moonbie Street, Summer Hill
Proposal	Alterations and additions to an existing dwelling including off street parking, first floor addition, new pool and tree removal.
Date of Lodgement	9 May 2019
Applicant	Mr Tristan & Mrs Samantha McWilliam
Owner	Mr Tristan & Mrs Samantha McWilliam
Number of Submissions	1
Value of works	\$648,945.00
Reason for determination at Planning Panel	Alterations and Additions to Heritage Item
Main Issues	Heritage
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Heritage Impact Statement



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to an existing dwelling including off street parking, first floor addition, new pool and tree removal. The application was notified to surrounding properties and one (1) submission was received.

The main issues that have arisen from the application include:

- Heritage

The proposal generally complies with the aims and objectives of the Ashfield Local Environmental Plan 2013 (ALEP 2013).

The development generally complies with the provisions of the Comprehensive Inner West Development Control Plan 2016. It is considered that the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable given the context of the site.

2. Proposal

Approval is sought for alterations and additions to the existing dwelling house including:

- Demolition of the rear extensions;
- New two storey addition at the rear;
- Addition of a pool at the rear;
- New off street parking at the front; and
- Landscaping works.

3. Site Description

The subject site is located on the eastern side of Moonbie Street, bounded by Junction Road to the north and Herbert Street to the south. The site area is approximately 295 square metres and is legally described as A/DP444684. The site has a frontage to Moonbie Street of 7.575 metres and a secondary frontage of approximately 7.72 metres to a rear lane.

The site supports a single storey semi-detached residential dwelling. The adjoining properties generally support single and two storey residential dwellings and an Educational Establishment, Summer Hill Public School, opposite the subject site and small Neighbourhood Centre to the north.



Image 1: View of the site from Moonbie Street

4. Background

Application history

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

Date	Discussion / Letter/ Additional Information
14/02/2019	Pre-Development Application (9.2019.1) meeting held for the proposal which raised concerns having regard to heritage and privacy.
09/05/2019	Application lodged with Council

5. Assessment

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

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Ashfield Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. CIWDPC 2016 provides controls and guidelines for remediation works.

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

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

A BASIX Certificate was submitted with the application indicating that the proposal achieves full compliance with the BASIX requirements. Appropriate conditions are included in the recommendation to ensure the BASIX Certificate commitments are implemented into the redevelopment.

5(a)(iii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

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

Ashfield Local Environmental Plan 2013 - Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	Zone R2 Low Density Residential	Alterations and additions to the existing dwelling house.	Yes
4.3	Height of buildings	8.5 metres	6 metres	Yes
4.4	Floor space ratio	0.7:1	0.54:1 (160sqm)	Yes
5.10	Heritage Conservation	The site is a Heritage Item (562).		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under	The proposed alterations and additions are acceptable in term of heritage impacts. Refer to discussion Section 5(d) of this report.	Yes – refer to heritage discussion below

		subclause (5) or a heritage conservation management plan is submitted under subclause (6).		
5.10(5)	Heritage Assessment	The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The applicant's Heritage Impact Statement concludes there would be no adverse impact on the heritage item as a result of the proposed alterations and additions. Refer to discussion Section 5(d) of this report.	Yes

Clause 5.10 – Heritage Conservation

82 Moonbie Street, Summer Hill is a semi-detached house listed as a local heritage item in Schedule 5 of the Ashfield LEP 2013. Three pairs of similar semi-detached houses have been listed as local heritage items (78-80, 82-84 and 86-88 Moonbie Street), as has the public school opposite and the houses on either side of the group of semi-detached houses (74-76 and 90 Moonbie Street).

The State Heritage Inventory listing for No. 82 Moonbie Street, Summer Hill notes that the significance of the building is:

Two semi-detached houses in a most interesting collection of residences erected by the well-known speculator James Bartlett and now forming a significant part of Ashfield's history. Aesthetically they are part of a harmonious group which makes an excellent streetscape. They are the smallest houses and the only ones built of timber in the group.

Generally the proposal to erect a substantial rear wing to 82 Moonbie Street meets the DCP objectives for external form and setting (Chapter E1 2.2 External Form and Setting). The form of the rear addition is not a traditional form and has been driven by the desire to retain sun access for the neighbouring yard. This two storey element is separated from the main portion of the house by a single storey link. This is the preferred approach for a two storey addition to a heritage item.

In assessment against heritage provisions the following is commented:

- The front verandah is noted on the drawings to be restored. This needs to be conditioned to ensure accuracy of historical detailing, as the reconstructed verandah to the adjacent house does not quite match the historic photograph; and
- Traditional elements such as timber joinery and pressed metal ceiling are to be salvaged, either for re-use in this project or for use in other conservation projects (via an established dealer in second hand heritage building materials).

It is considered that the proposal is acceptable against the relevant heritage provisions subject to the following conditions:

- Restoration of the front of the cottage
The restoration of the front fence and gate, the lattice gate and screen to the side garden and the front verandah is to be based on the historic photograph of the property contained in the Statement of Heritage Impact.
- Salvaged Building Material
Historic building fabric including timber weatherboards and floors, joinery and decorative architectural elements that have been approved to be demolished, which may include windows and doors, chimney pieces, timber flooring, timber balustrades, stained glass, fireplaces, decorative ceiling, cornices and ceiling roses, must be where practical reused on the project or transferred to an established second building material dealer for recycling.
- Retention of Original Fabric including chimney pieces
Original elements within the main portion of the house including timber floors, walls, ceilings, chimney breasts, chimney pieces and joinery not shown as being demolished on the approved DA drawings are not to be further altered or removed without approval from Council.

5(b) Draft Environmental Planning Instruments

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

Draft Environment State Environmental Planning Policy (SEPP)

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The proposal has been considered against the provisions of the Comprehensive Inner West Development Control Plan 2016.

DCP 2016 – Chapter E1: All Heritage Items and Conservation Areas (except Haberfield)								
Control No.	Control	Standard	Proposed	Compliance				
This chapter has been addressed above under section 5(a)(iv) of this report. In summary it is considered acceptable having regard to this Chapter of ADCP2016 subject to conditions.								
DCP 2016 – Chapter F: Development Category Guidelines								
Control No.	Control	Standard	Proposed	Compliance				
DS6.1	Garage, carports and driveway	A minimum of one car parking is required per dwelling	1 car parking space proposed	Yes				
DS6.2	Garage, carports and driveway	Garages and carports complement the scale, form and style of the primary dwelling and streetscape.	No garage or carport proposed	Yes				
DS6.4	Garage, carports and driveway	A car space may be considered between the front boundary and the front building line where: <ul style="list-style-type: none"> - it has no roof - is not possible to locate elsewhere on site - its floor pavement surface is sympathetic to the context - a sufficient amount of front landscape garden area is provided 	No roof proposed Access from rear lane not adequate Proposed floor pavement The entire front setback is landscaped garden area with the exception of the pathway and driveway	Yes Yes Yes Yes				
DS6.7	Garage, carports and driveway	Existing street trees are not removed to enable a driveway to a dwelling house.	No existing street trees are removed	Yes				
DS6.8	Garage, carports and driveway	Maximum driveway crossover width at the site boundary is in accordance with council engineering standards.	Appropriate conditions are included to ensure compliance.	Yes				
DS7.4	Boundary Fences and Gates	Driveway gates or pathways gates do not swing across council's footpath or driveway.	The proposed driveway gate is swinging across council's footpath.	Acceptable subject to a condition.				
DS8.2	Landscaped area and site coverage	<table border="1"> <thead> <tr> <th>Site Area</th> <th>Minimum landscaped area</th> </tr> </thead> <tbody> <tr> <td>201-300sqm</td> <td>25% of site area</td> </tr> </tbody> </table>	Site Area	Minimum landscaped area	201-300sqm	25% of site area	101sqm (34%)	Yes
Site Area	Minimum landscaped area							
201-300sqm	25% of site area							
DS8.2	Landscaped area and site coverage	<table border="1"> <thead> <tr> <th>Site Area</th> <th>Maximum site coverage</th> </tr> </thead> <tbody> <tr> <td>201-300sqm</td> <td>65% of site area</td> </tr> </tbody> </table>	Site Area	Maximum site coverage	201-300sqm	65% of site area	127sqm (43%)	Yes
Site Area	Maximum site coverage							
201-300sqm	65% of site area							
DS11.1	Front Gardens	Requires front garden to have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees.	The front garden maintains an area and dimensions that provides sufficient soil area for ground cover, vegetation and trees.	Yes				

DCP 2016 – Chapter E1: All Heritage Items and Conservation Areas (except Haberfield)				
Control No.	Control	Standard	Proposed	Compliance
DS11.2	Front Gardens	Requires hard paved areas to be minimised, and driveways have a maximum width of 3 metres	Hard paved areas in the front garden area minimised. Driveway width is 2.9m.	Yes
DS12.1	Rear Gardens	Requires rear gardens to have an area and dimension that provide sufficient soil area for ground cover, vegetation and trees.	Rear garden is of a sufficient size to ensure adequate vegetation and solar access	Yes
PC13	Solar Access	Siting and design: <ul style="list-style-type: none"> - provides an adequate amount of desirable sunlight to main living areas and adjoining private open space of the development and adjoining properties - reduces the adverse impact of direct afternoon summer sun 	The development is generally appropriately designed; however, the neighbouring dwelling to the south does not receive sunlight to at least 50% of private open space for three (3) hours. Nevertheless, the increased overshadowing of the POS is mostly at 2 and 3pm and located at the rear of the neighboring property.	Acceptable on merit.
PC14	Visual Privacy	Siting and design: <ul style="list-style-type: none"> - Provides an adequate level of visual privacy for development and adjoining properties - Ensures windows located above the ground floor are positioned to minimise the likelihood of overlooking adjoining properties 	The proposal includes three (3) windows to the northern elevation on ground floor. Two windows (W1.2 and W1.7) are directly in line with neighbouring living room windows. Whilst W1.7 services a bathroom, the proposed screening is only up to 1500mm. One (1) submission was received raising concerns regarding these windows, impacting the visual privacy of the living areas of No. 80 Moonbie Street. See DS14.2 below	Yes, subject to conditions - to either delete W1.2 or to use opaque glazing. Screening measures for W1.7 are to be increased to 1600mm Yes
DS14.2	Visual Privacy	Where they (first floor windows) are provided, windows on side elevations are: <ul style="list-style-type: none"> - located a sufficient distance away from windows on adjoining development - are positioned to not be in a direct line with windows on adjoining development 	The proposed first floor window on the northern elevation has sill height of 1700mm	Yes

DCP 2016 – Chapter E1: All Heritage Items and Conservation Areas (except Haberfield)				
Control No.	Control	Standard	Proposed	Compliance
		<ul style="list-style-type: none"> - have a reduced size - include privacy devices such as fixed external screens, raised sill heights or opaque glazing 		
DS15.1	Tree Preservation	Significant trees that make a contribution to the landscape character, amenity or environmental performance of the site are retained.	Conditions are included to ensure compliance.	Yes, subject to conditions
DS15.2	Tree Preservation	Where retention of trees is impractical due to site constraints, tree removal trees or planting of new or replacement trees is to be consistent with the Tree Preservation Order within Part C4 – Tree Preservation and Management of this DCP.	Conditions are included to ensure compliance.	Yes, subject to conditions
PC19	Stormwater Disposal	Stormwater systems: <ul style="list-style-type: none"> - provide for the efficient and functional mitigation of stormwater impacts - do not adversely affect adjoining or other properties - do not detract from streetscape quality 	Conditions are included to ensure compliance.	Yes, subject to conditions
PC20	Swimming Pools	Swimming pools: <ul style="list-style-type: none"> - maintain an adequate level of visual privacy - limit impact of increased noise levels from water pumps 	Conditions are included to ensure compliance.	Yes, subject to conditions

It is considered the application complies with the parts as indicated and ultimately achieves the aims and objectives of the Comprehensive Inner West Development Control Plan 2016.

5(d) The Likely Impacts

Section 4.15(1)(b) of the Act requires Council to consider “*the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*”.

It is considered that the proposal will have no significant detrimental effect relating to the environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed

5(e) The suitability of the site for the development

The site is zoned R2 – Low Density Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with the Comprehensive Inner West Development Control Plan 2016 for a period of 14 days to surrounding properties. A total of one (1) submission was received. The submission from 80 Moonbie Street raised the following concerns which are discussed under the respective headings below:

Issue: View from living area is predominantly of greenery

Comment: The existing shrubs are proposed to be replaced with a landscaped screen which is considered to be acceptable. Notwithstanding this, the outlook onto neighbouring trees is not protected by the ALEP 2013 or ADCP 2016.

Issue: Privacy

Comment: The submission received raised concern regarding a loss of visual privacy as a result of the proposed side windows, especially W1.2 and W1.7, which are in direct line with the neighbouring living room windows. It is recommended to increase the screening measures of W1.7 to 1600mm and to either delete W1.2 or to use opaque glazing. Given the location of the proposed windows W1.3 and W1.4, it is considered that there are no direct overlooking impacts to the adjacent property from these windows as they are sufficiently offset from 80 Moonbie Street.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers. Their comments have been addressed in Section 5 of the report:

- Heritage Officer
- Development Engineer
- Tree Officer

6(b) External

Not applicable

7. Section 7.11 Contributions

A Section 7.12 Levy of \$6,489.45 would be required for the development under Ashfield Section 94A Contributions Plan 2014. A condition requiring that levy to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 and Comprehensive Inner West Development Control Plan 2016. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No.10.2019.63 for alterations and additions to the existing dwelling, including off street parking, first floor addition, new pool and tree removal at 82 Moonbie Street, Summer Hill subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Conditions of Consent

Fees

Planning

1. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the Environmental Planning and Assessment Act and in accordance with the relevant current contributions plan:

Former Ashfield LGA:

“Ashfield Section 94A Development Contributions Plan 2009 – Amendment No.3”

Note:

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

Payment amount*:

\$6,489.45

*Indexing of the Section 7.12 contribution payment:

Former Ashfield LGA & Former Marrickville LGA:

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

Payment methods:

The required contribution must be paid either in cash; by unendorsed bank cheque (from an Australian Bank only); via EFTPOS (Debit only); or credit card (to a maximum of \$10,000 - Note: A 1% credit card transaction fee applies to all credit card transactions). It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions.

2. Long Service Levy

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

3. Security Deposit

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

Security Deposit:	\$2,920.00
Inspection Fee:	\$230.65

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

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

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are

not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

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

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

General Conditions

4. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA 000 A	Cover Page	06/05/2019	SAGO DESIGN
DA 100 A	Existing Site, Roof & Demolition Plan	06/05/2019	SAGO DESIGN
DA 110 A	Existing Ground Floor & Demolition Plan	06/05/2019	SAGO DESIGN
DA 120 A	Existing West Elevation & Demolition	06/05/2019	SAGO DESIGN
DA 130 A	Existing East Elevation & Demolition	06/05/2019	SAGO DESIGN
DA 140 A	Existing North elevation & Demolition	06/05/2019	SAGO DESIGN
DA 200 A	Proposed Site Plan	06/05/2019	SAGO DESIGN
DA 210 A	Proposed Roof Plan	06/05/2019	SAGO DESIGN
DA 220 A	Proposed Ground Floor Plan	06/05/2019	SAGO DESIGN

DA 230 A	Proposed First Floor Plan	06/05/2019	SAGO DESIGN
DA 300 A	Proposed West Elevation	06/05/2019	SAGO DESIGN
DA 310 A	Proposed East Elevation	06/05/2019	SAGO DESIGN
DA 320 A	Proposed North Elevation	06/05/2019	SAGO DESIGN
DA 400 A	Proposed Section A	06/05/2019	SAGO DESIGN
DA 410 A	Proposed Section B	06/05/2019	SAGO DESIGN
DA 420 A	Proposed Section C	06/05/2019	SAGO DESIGN
DA 500 A	Proposed Landscape Plan	06/05/2019	SAGO DESIGN
DA 700 A	Materials Palette & Precedent Images	06/05/2019	SAGO DESIGN
18-1029	Detail Survey	23/03/2018	PEAK Surveying Services
H-DA-00 A	Legend, Catchment Calcs. And Sed. Control	09/04/2019	itm design Pty Ltd
H-DA-01 A	Stormwater Drainage	09/04/2019	itm design Pty Ltd
L&Co 181935	Arboricultural Impact Assessment & Tree Protection Specification	19/03/2019	L&Co Consultancy Arboriculture Plant Pathology
A323068_02	BASIX Certificate	07/05/2019	SAGO DESIGN
Q1805-1	Construction Cost Estimate	29/03/2019	SAGO DESIGN
-	Heritage Impact Statement	March 2019	John Oultram Heritage & Design
-	Party Wall Consent	-	Sondra Groom
-	Structural Adequacy Certificate & Party Wall Certification	29/03/2019	SDA Structures Pty Ltd
-	Initial Structural Design Certificate	29/03/2019	SDA Structures Pty Ltd
-	Waste Management Plan	29/03/2019	SAGO DESIGN
File 17 – 205 / rep 1000.doc	Water Management Statement	09/04/2019	itm design Pty Ltd

As amended by the conditions of consent.

5. Design Change

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

- a) That additional required canopy replacement trees are incorporated;
- b) That W1.2 has been either deleted, or fixed and obscure glazing is used; and
- c) That the screening measures of W1.7 have been increased to 1600mm above the floor level.

6. Privacy

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans indicating Window W1.2 and W1.7 being amended in the following manner:

- a) W1.2 – Either be deleted, or fixed and obscure glazing to be used;
- b) W1.7 – Screening measures to be increased to 1600mm above the floor level;

7. Noise Levels and Enclosure of Pool/spa Pumping Units

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

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

8. Waste Management Plan

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

9. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and

specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

10. Standard Street Tree Protection

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

11. Approved Tree Removal

Approval is given for the following works to be undertaken to trees on the site (trees numbered from Arboricultural Impact Assessment Report):

Tree/location	Approved works
Tree 2 <i>Melaleuca bracteata</i> (Black Tea tree) / front	Remove
Tree 6 <i>Glochidion ferdinandi</i> (Cheese Tree) / front	Remove
Tree 9 <i>Syzygium paniculatum</i> (Brush Cherry) / rear	Remove
Tree 11 <i>Glochidion ferdinandi</i> (Cheese Tree) / rear	Remove

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

12. Trees to be retained:

The trees identified below are to be retained:

Tree/location
Tree 1 <i>Melaleuca bracteata</i> (Black Tea tree) / street tree
Tree 12 <i>Hibiscus tiliaceus</i> (Cottonwood) / rear

Details of the trees to be retained must be included on the Construction Certificate plans.

13. Works Outside the Property Boundary

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

14. Restoration of the front of the cottage

The restoration of the front fence and gate, the lattice gate and screen to the side garden and the front verandah is to be based on the historic photograph of the property contained in the Statement of Heritage Impact. Negotiations should be held with the neighbouring property with the aim of reinstating the central gable and fretwork bargeboard to the verandah shown in the historic photograph.

15. Salvaged Building Material

Historic building fabric including timber weatherboards and floors, joinery and decorative architectural elements that have been approved to be demolished, which may include windows and doors, chimney pieces, timber flooring, timber balustrades, stained glass, fireplaces, decorative ceiling, cornices and ceiling roses, must be where practical reused on the project or transferred to an established second building material dealer for recycling.

16. Retention of Original Fabric including Chimney Pieces

Original elements within the main portion of the house including timber floors, walls, ceilings, chimney breasts, chimney pieces and joinery not shown as being demolished on the approved DA drawings are not to be further altered or removed without approval from Council.

Prior to any Demolition

17. Dilapidation Report

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

18. Advising Neighbours Prior to Excavation

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

19. Construction Fencing

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

20. Tree Protection Zone

To preserve the following tree/s, no work shall commence until their Protection Zone (in accordance with AS4970-*Protection of trees on development sites*) is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/location	Radius in metres
Tree 1 <i>Melaleuca bracteata</i> (Black Tea tree) / street tree	Enclose small street garden bed
Tree 12 <i>Hibiscus tiliaceus</i> (Cottonwood) / rear	3m. radius

The tree protection fencing being constructed of star pickets (located clear of roots) and connected by 4 strands of 2mm wire at 300mm wide spacing to a minimum height of 1.5 metres in height prior to work commencing.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

21. Tree Protection Signage

Prior to works commencing or release of a Construction Certificate (whichever occurs first), tree protection signage is to be attached to each tree protection zone and displayed in a prominent position.

Each sign shall contain in a clearly legible form (lettering should comply with AS 1319-*Safety signs for the occupational environment*), the following information:

- a) Tree protection zone;
- b) This fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted;

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Prior to Construction Certificate

Planning

22. Party Walls

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

23. Structural Certificate for retained elements of the building

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

24. Dilapidation Report

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

25. Changes to Levels

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

- a) The parking space shall be setback from the Moonbie Street frontage of the site by 1500mm. The side entry gate shall be relocated 1500mm to the east to accommodate the setback of the parking space.
- b) The proposed vehicular gate at the Moonbie Street frontage of the site shall open inwards. Outwards opening gates onto Council lands are not permitted.

26. Sydney Water – Tap In

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

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.

27. Stormwater Drainage System

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

- a) Comply with Council's Stormwater Drainage Code and Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP including the drainage system designed to convey the 100 year storm event flows from the gutters to the OSD system.
- b) The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.

- c) Stormwater runoff from all roof and paved areas within the property shall be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road.
- d) Charged or pump-out stormwater drainage systems are not permitted.
- e) The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design shall include the collection of such waters and discharge to the Council drainage system.
- f) An overland flowpath shall be provided within the setback to the northern boundary between the front of the dwelling and rear lane frontage. The rear courtyard shall be graded so that bypass flows from the site drainage system are directed to the overland flowpath.
- g) The stormwater system shall not be influenced by backwater effects or hydraulically controlled by the receiving system.
- h) Plans shall specify that any components of the existing system to be retained shall be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.
- i) An inspection opening or stormwater pit shall be installed inside the property, adjacent to the boundary, for all stormwater outlets.
- j) All redundant pipelines within footpath area shall be removed and footpath/kerb reinstated.
- k) New pipelines within the footpath area that are to discharge to the kerb and gutter shall be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm. Any New kerb outlets in stone kerb shall be carefully cored through the existing kerb stone.
- l) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.

- m) Stormwater drainage shall be located such that any waters leaving the pool shall drain to pervious areas prior to potentially draining to the site stormwater drainage system.
- n) No impact to street tree(s).

28. Driveway Long Section

The vehicular crossing and driveway ramp to the site shall be designed to satisfy the ground clearance template (Figure C1) from AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking. A long section, along both sides of the proposed vehicular crossing and ramp, drawn at a 1:20 or 1:25 natural scale, shall be submitted to and approved by Council submitted to and approved by Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate. The long section shall begin from the centreline of the adjacent road to a minimum of 3 metres into the property. The long section approved by Council shall define the Alignment Levels at the property boundary. The long section shall show both existing surface levels and proposed surface levels.

29. Construction Methods to Minimise Impact on Trees

Before the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments. A plan detailing the routes of these services and trees protected under the State Environmental Planning Policy shall be prepared. Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

30. Trees to be Planted

The following trees must be planted:

A minimum of 2 x 75 litre size trees, which will each attain a minimum mature height of 6 metres and 2 x 75 litre size trees, which will each attain a minimum mature height of 8 metres, shall be planted in suitable locations within the property at a minimum of 1.5m from any boundary or structure. The trees are to conform to AS2303—*Tree stock for landscape use*.

Details of the species and planting locations of the replacement trees must be included on the Landscape Plan prepared by SAGO Design, DA500 6/05/2019 and site plan prior to the issue of a Construction Certificate.

Note: any replacement tree species must not be a palm tree species or tree species listed as an exempt species under Council's Tree Management Controls.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species. If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

During Demolition and Construction

31. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5.00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

32. Survey Prior to Footings

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

33. Limited Root Pruning

If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly using a sharp and *fit for purpose tool*. The pruning shall be undertaken by a minimum Level 3 (AQF 3) qualified Arborist.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority

34. Limited Root Pruning

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk(s) of the following, tree(s) shall be severed or injured in the process of any works during the construction period.

Schedule	
Tree/location	Radius in metres
Tree 12 <i>Hibiscus tiliaceus</i> (Cottonwood) / rear	3 m.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

35. Tree Protection

No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.

36. Trees on Public Property

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

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

Prior to Occupation Certificate

37. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with Certification by suitability qualified Civil Engineer that:

- a) The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.

- b) Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD/OSR system commissioned in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifying Authority stamped Construction Certificate plans.

38. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
- b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

39. Light Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that a light duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" have been constructed at the vehicular access locations and all redundant vehicular crossings to the site have been removed and replaced by kerb and gutter and footpath paving.

40. Public Domain works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with written evidence from Council that the all works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993*.

41. Protect Sandstone Kerb

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

42. No Encroachments

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

43. Landscaped Works and Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including tree planting, have been undertaken in accordance with the approved plan(s) and conditions of consent.

44. Canopy Replenishment Trees

The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.

On-going

45. Operation and Management Plan

The Operation and Management Plan for the on-site detention, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

Advisory notes

Prescribed Conditions

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

Notification of commencement of works

At least 7 days before any demolition work commences:

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

Storage of Materials on public property

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

Toilet Facilities

The following facilities must be provided on the site:

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

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

Infrastructure

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

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

- a) Application for any activity under that Act, including any erection of a hoarding.
- b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
- c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
- d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
- e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
- f) Development Application for demolition if demolition is not approved by this consent.
- g) Development Application for subdivision if consent for subdivision is not granted by this consent.

National Construction Code (Building Code of Australia)

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

Notification of commencement of works

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

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

Dividing Fences Act

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

Swimming Pools

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

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

- e) A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the *Swimming Pool Regulation 2008*.
- f) Access to the swimming pool/spa must be restricted by fencing or other measures as required by the *Swimming Pools Act 1992* at all times.

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

Permits from Council under Other Acts

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

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

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

Noise

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

Amenity Impacts General

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

Construction of Vehicular Crossing

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

The vehicular crossing and/or public domain works are required to be constructed by your contractor. You or your contractor must complete an application for 'Design of Vehicle Crossing and Public Domain Works – Step 1' form and/or 'Construction of Vehicle Crossing and Public Domain Works – Step 2' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

Lead-based Paint

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

Insurances

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

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current AS1 Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS'

measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2005. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Dial before you dig

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

Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm
www.basix.nsw.gov.au

Department of Fair Trading 13 32 20
www.fairtrading.nsw.gov.au
 Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100
www.dialprior toyoudig.com.au

Landcom 9841 8660
 To purchase copies of Volume One of "Soils and Construction"

Long Service Payments Corporation	131441	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406	www.foodnotify.nsw.gov.au
NSW Government		www.nsw.gov.au/fibro www.diysafe.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	www.environment.nsw.gov.au
Sydney Water	13 20 92	www.sydneywater.com.au
Waste Service - Environmental Solutions	SITA 1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)		www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50	

www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development

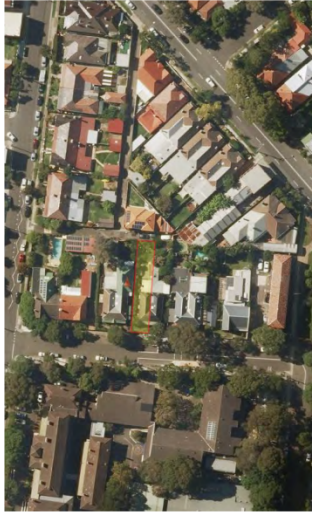
DEVELOPMENT APPLICATION ARCHITECTURAL DRAWINGS

ALTERATIONS & ADDITIONS TO 82 MOONBIE STREET, SUMMER HILL, NSW

DRAWING REGISTER

DRAWING REGISTER		SCALE		SITE DETAILS	
DA 000	COVER PAGE	NTS @ A3		LGA:	INNER WEST COUNCIL ASHFIELD LOCALITY
DA 100	EXISTING SITE, ROOF & DEMOLITION PLAN	1:100 @ A3		LOT:	A
DA 110	EXISTING GROUND FLOOR & DEMOLITION PLAN	1:100 @ A3		DP:	44-4684
DA 120	EXISTING WEST ELEVATION & DEMOLITION	1:100 @ A3		SITE AREA:	2951M ²
DA 130	EXISTING EAST ELEVATION & DEMOLITION	1:100 @ A3		HERITAGE ITEM:	562 GENERAL HERITAGE ITEM (LOCAL ONLY)
DA 140	EXISTING NORTH ELEVATION & DEMOLITION	1:100 @ A3		BASIC COMMITMENTS A323068_02	
DA 200	PROPOSED SITE PLAN	1:100 @ A3		OUTDOOR SWIMMING POOL	
DA 210	PROPOSED ROOF PLAN	1:100 @ A3		<ul style="list-style-type: none"> THE SWIMMING POOL MUST BE OUTDOORS THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THAN 18 KILOLITRES. THE APPLICANT MUST NOT INSTALL ANY HEATING SYSTEM FOR THE SWIMMING POOL. 	
DA 220	PROPOSED GROUND FLOOR PLAN	1:100 @ A3		FIXTURES & SYSTEMS	
DA 230	PROPOSED FIRST FLOOR PLAN	1:100 @ A3		<ul style="list-style-type: none"> THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS INSTANTANEOUS LIGHTING: ALL NEW LIGHTS TO BE 40% LED OR COMPACT FLOURESCENT FIXTURES: <ul style="list-style-type: none"> NEW SHOWERHEADS TO HAVE A FLOW RATE OF NO GREATER THAN 9L/MIN OR 3 STAR RATING NEW TOILETS TO HAVE A FLOW RATE NO GREATER THAN 4L/FLUSH OR 3 STAR RATING. NEW TAPS TO HAVE A FLOW RATE NO GREATER THAN 9L/MIN OR MIN 3 STAR RATING. 	
DA 300	PROPOSED WEST ELEVATION	1:100 @ A3		INSULATION REQUIREMENTS (MINIMUM SPECIFICATION ONLY)	
DA 310	PROPOSED EAST ELEVATION	1:100 @ A3		<ul style="list-style-type: none"> CONCRETE SLAB ON GROUND FLOOR WITH IN SLAB HEATING: R1.00 (SLAB EDGE). EXTERNAL WALL: FRAMED: R1.30 (OR R1.70 INC CONST.) RAISED CEILING / PITCHED: FRAMED; CEILING: R1.71 (UP), ROOF: FOIL BACKED BLANKET (65MM), COLOUR: MEDIUM (SOLAR ABSORPTANCE 0.475 @ 0.70) 	
DA 320	PROPOSED NORTH ELEVATION	1:100 @ A3		WINDOW & DOOR GLAZING REQUIREMENTS (MINIMUM SPECIFICATION ONLY)	
DA 400	PROPOSED SECTION A	1:100 @ A3		<ul style="list-style-type: none"> W1.2: TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) W1.3: TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) W1.4: TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) W1.5: TIMBER OR UPVC, SINGLE POLYLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) W1.6: TIMBER OR UPVC, SINGLE POLYLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) W1.7: TIMBER OR UPVC, SINGLE POLYLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) W2.1: TIMBER OR UPVC, SINGLE POLYLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) W2.2: TIMBER OR UPVC, SINGLE POLYLYTIC LOW-E, (U-VALUE: 3.99, SHGC: 0.4) W2.3: TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 5.71, SHGC: 0.66) 	
DA 410	PROPOSED SECTION B	1:100 @ A3		SKYLIGHT GLAZING REQUIREMENTS (MINIMUM SPECIFICATION ONLY)	
DA 420	PROPOSED SECTION C	1:100 @ A3		<ul style="list-style-type: none"> SK01: ALUMINIUM, MOULDED PLASTIC SINGLE CLEAR, (OR U-VALUE: 6.21, SHGC: 0.809) 	
DA 500	PLANNING CALCULATIONS	1:200 @ A3			
DA 600	PROPOSED LANDSCAPE PLAN	1:100 @ A3			
DA 700	MATERIALS PALETTE & PRECEDENT IMAGES	NTS @ A3			
DA 800	SHADOW STUDY: EXISTING & PROPOSED PLANS 9AM	NTS @ A3			
DA 801	SHADOW STUDY: EXISTING & PROPOSED PLANS 10AM	NTS @ A3			
DA 802	SHADOW STUDY: EXISTING & PROPOSED PLANS 11AM	NTS @ A3			
DA 803	SHADOW STUDY: EXISTING & PROPOSED PLANS 12PM	NTS @ A3			
DA 804	SHADOW STUDY: EXISTING & PROPOSED PLANS 1PM	NTS @ A3			
DA 805	SHADOW STUDY: EXISTING & PROPOSED PLANS 2PM	NTS @ A3			
DA 806	SHADOW STUDY: EXISTING & PROPOSED PLANS 3PM	NTS @ A3			
DA 807	SHADOW STUDY: EXISTING & PROPOSED PERSPECTIVE 9AM-11AM	NTS @ A3			
DA 808	SHADOW STUDY: EXISTING & PROPOSED PERSPECTIVE 12PM-2PM	NTS @ A3			
DA 809	SHADOW STUDY: EXISTING & PROPOSED PERSPECTIVE 3PM	NTS @ A3			

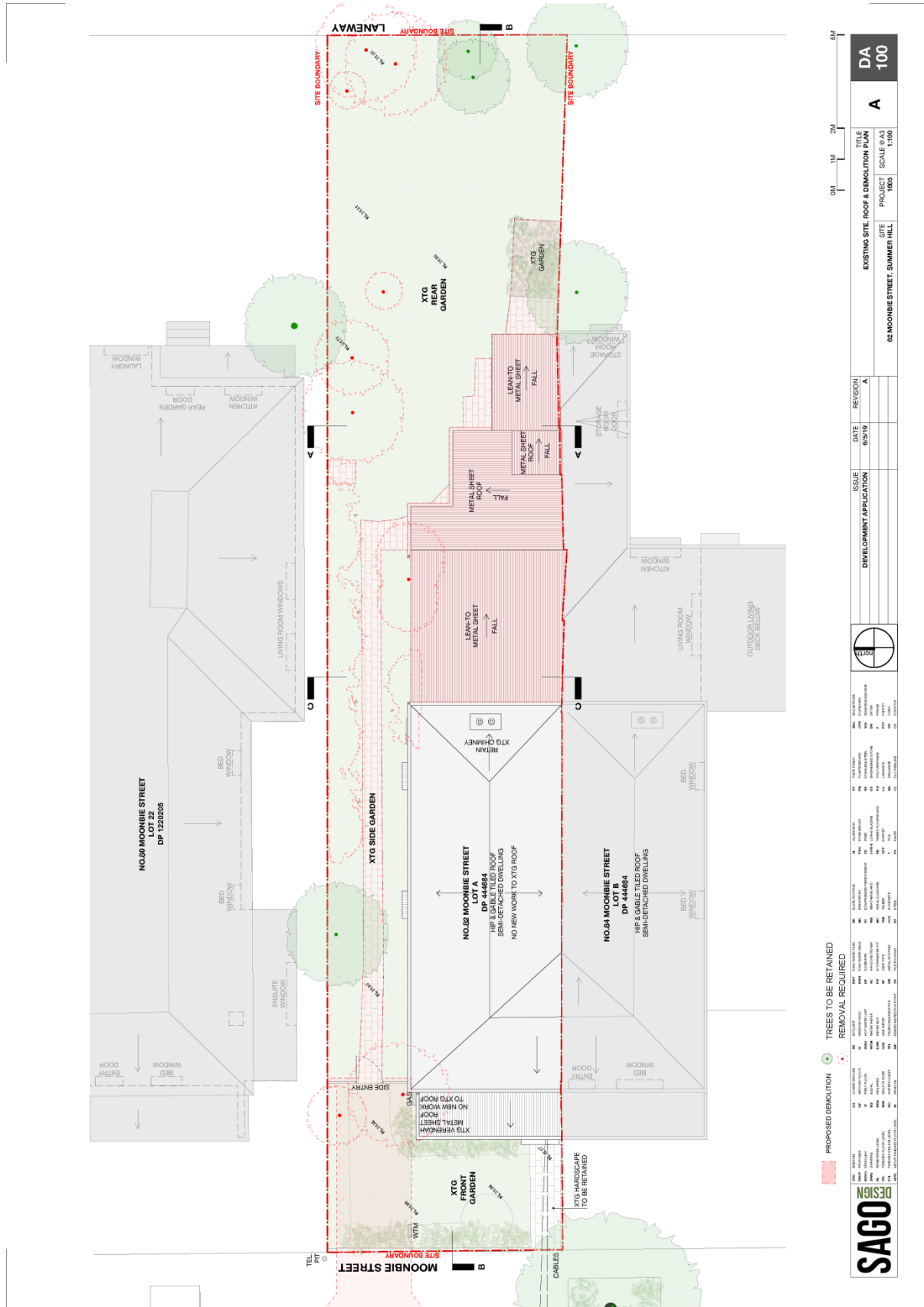
SITE LOCATION

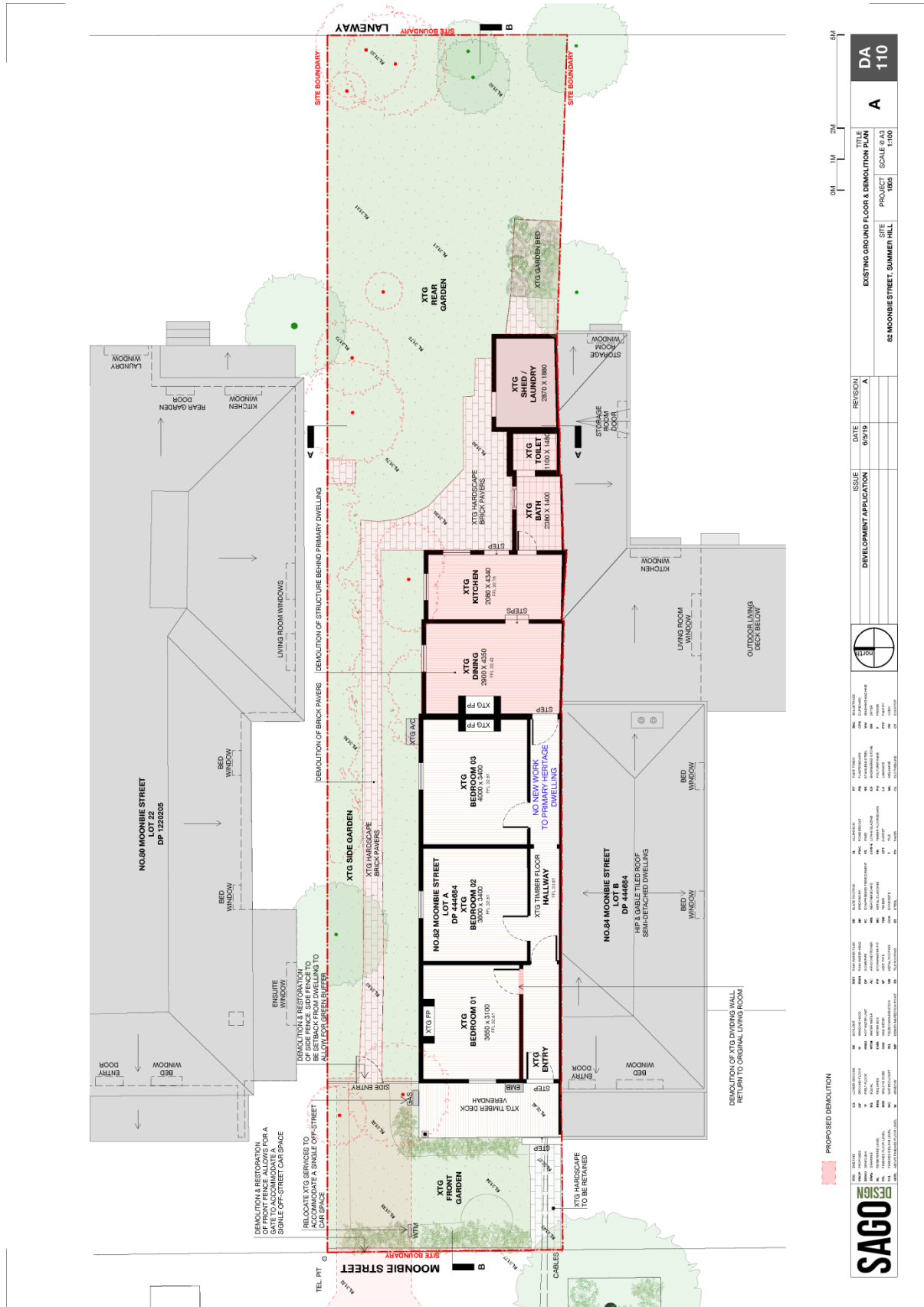


SITE PHOTO

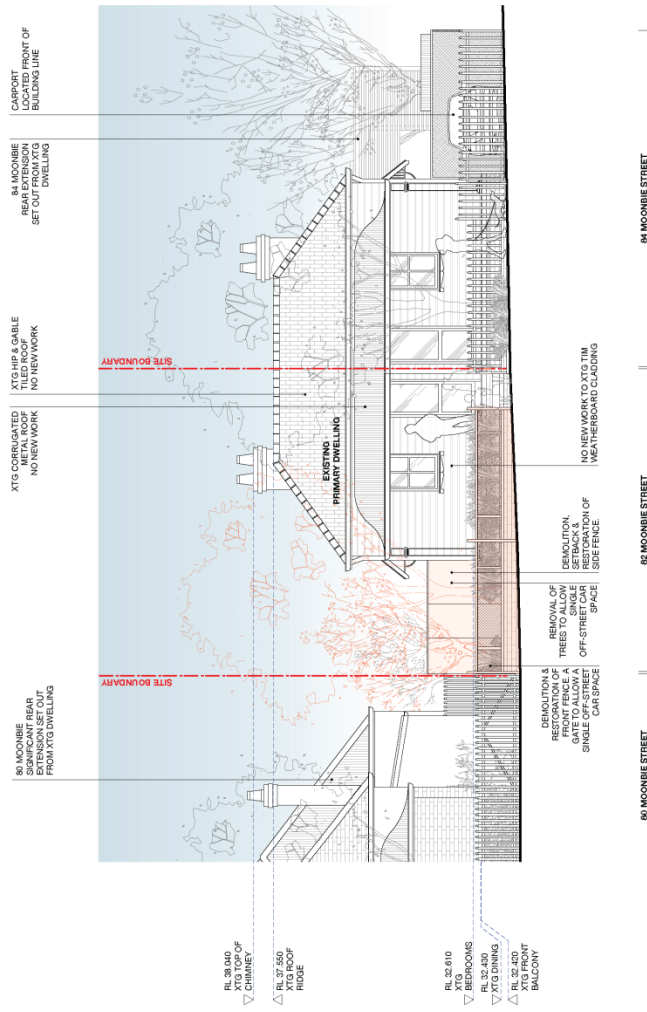


	DATE: 05/19 PERISON: A ISSUE: DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION:	TITLE: DA 000 COVER PAGE: A PROJECT SCALE: 1:100 SITE: 82 MOONBIE STREET, SUMMER HILL
	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100





	DATE: 05/19 ISSUE: A REVISION: A	TITLE: EXISTING GROUND FLOOR & DEMOLITION PLAN PROJECT: SCALE @ 1:100 SITE: 82 MOONBIE STREET, SUMMER HILL	DA 110 A
	NO. 1232005 NO. 1232006 NO. 1232007 NO. 1232008 NO. 1232009 NO. 1232010 NO. 1232011 NO. 1232012 NO. 1232013 NO. 1232014 NO. 1232015 NO. 1232016 NO. 1232017 NO. 1232018 NO. 1232019 NO. 1232020 NO. 1232021 NO. 1232022 NO. 1232023 NO. 1232024 NO. 1232025 NO. 1232026 NO. 1232027 NO. 1232028 NO. 1232029 NO. 1232030 NO. 1232031 NO. 1232032 NO. 1232033 NO. 1232034 NO. 1232035 NO. 1232036 NO. 1232037 NO. 1232038 NO. 1232039 NO. 1232040 NO. 1232041 NO. 1232042 NO. 1232043 NO. 1232044 NO. 1232045 NO. 1232046 NO. 1232047 NO. 1232048 NO. 1232049 NO. 1232050 NO. 1232051 NO. 1232052 NO. 1232053 NO. 1232054 NO. 1232055 NO. 1232056 NO. 1232057 NO. 1232058 NO. 1232059 NO. 1232060 NO. 1232061 NO. 1232062 NO. 1232063 NO. 1232064 NO. 1232065 NO. 1232066 NO. 1232067 NO. 1232068 NO. 1232069 NO. 1232070 NO. 1232071 NO. 1232072 NO. 1232073 NO. 1232074 NO. 1232075 NO. 1232076 NO. 1232077 NO. 1232078 NO. 1232079 NO. 1232080 NO. 1232081 NO. 1232082 NO. 1232083 NO. 1232084 NO. 1232085 NO. 1232086 NO. 1232087 NO. 1232088 NO. 1232089 NO. 1232090 NO. 1232091 NO. 1232092 NO. 1232093 NO. 1232094 NO. 1232095 NO. 1232096 NO. 1232097 NO. 1232098 NO. 1232099 NO. 1232100		
	NO. 1232005 NO. 1232006 NO. 1232007 NO. 1232008 NO. 1232009 NO. 1232010 NO. 1232011 NO. 1232012 NO. 1232013 NO. 1232014 NO. 1232015 NO. 1232016 NO. 1232017 NO. 1232018 NO. 1232019 NO. 1232020 NO. 1232021 NO. 1232022 NO. 1232023 NO. 1232024 NO. 1232025 NO. 1232026 NO. 1232027 NO. 1232028 NO. 1232029 NO. 1232030 NO. 1232031 NO. 1232032 NO. 1232033 NO. 1232034 NO. 1232035 NO. 1232036 NO. 1232037 NO. 1232038 NO. 1232039 NO. 1232040 NO. 1232041 NO. 1232042 NO. 1232043 NO. 1232044 NO. 1232045 NO. 1232046 NO. 1232047 NO. 1232048 NO. 1232049 NO. 1232050 NO. 1232051 NO. 1232052 NO. 1232053 NO. 1232054 NO. 1232055 NO. 1232056 NO. 1232057 NO. 1232058 NO. 1232059 NO. 1232060 NO. 1232061 NO. 1232062 NO. 1232063 NO. 1232064 NO. 1232065 NO. 1232066 NO. 1232067 NO. 1232068 NO. 1232069 NO. 1232070 NO. 1232071 NO. 1232072 NO. 1232073 NO. 1232074 NO. 1232075 NO. 1232076 NO. 1232077 NO. 1232078 NO. 1232079 NO. 1232080 NO. 1232081 NO. 1232082 NO. 1232083 NO. 1232084 NO. 1232085 NO. 1232086 NO. 1232087 NO. 1232088 NO. 1232089 NO. 1232090 NO. 1232091 NO. 1232092 NO. 1232093 NO. 1232094 NO. 1232095 NO. 1232096 NO. 1232097 NO. 1232098 NO. 1232099 NO. 1232100		



80 MOOMBIE STREET 84 MOOMBIE STREET

PROPOSED DEMOLITION

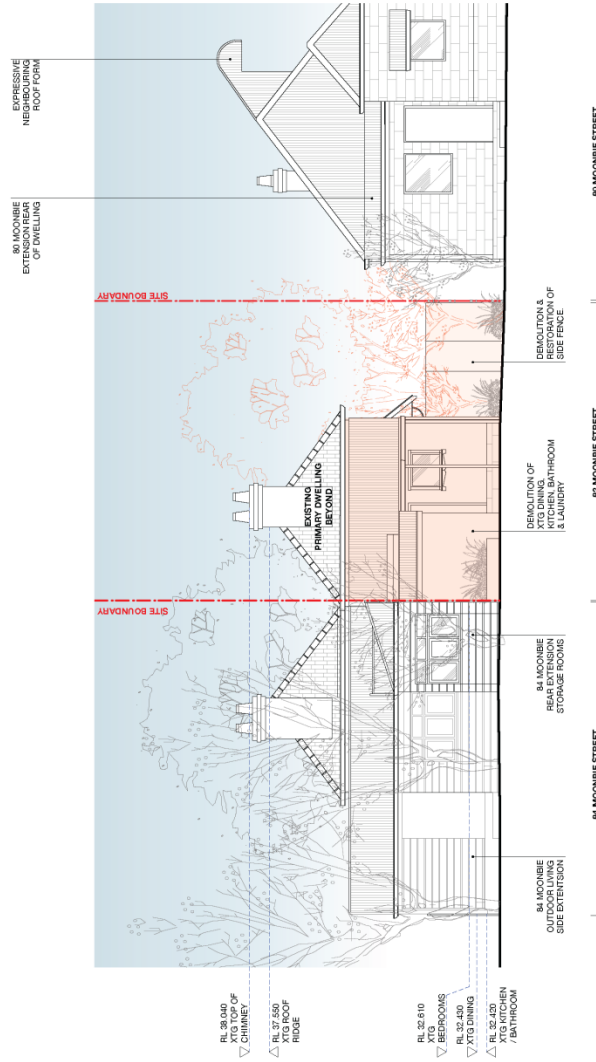


DA 120
A

ISSUE	DATE	REVISION
DEVELOPMENT APPLICATION	6/5/19	A

EXISTING WEST ELEVATION & DEMOLITION	PROJECT SCALE @ A3
SITE	SCALE @ A4
82 MOOMBIE STREET, SUMMER HILL	

NO.	DESCRIPTION	DATE	BY	CHECKED
01	ISSUED FOR PERMIT	05/05/19	...	...
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



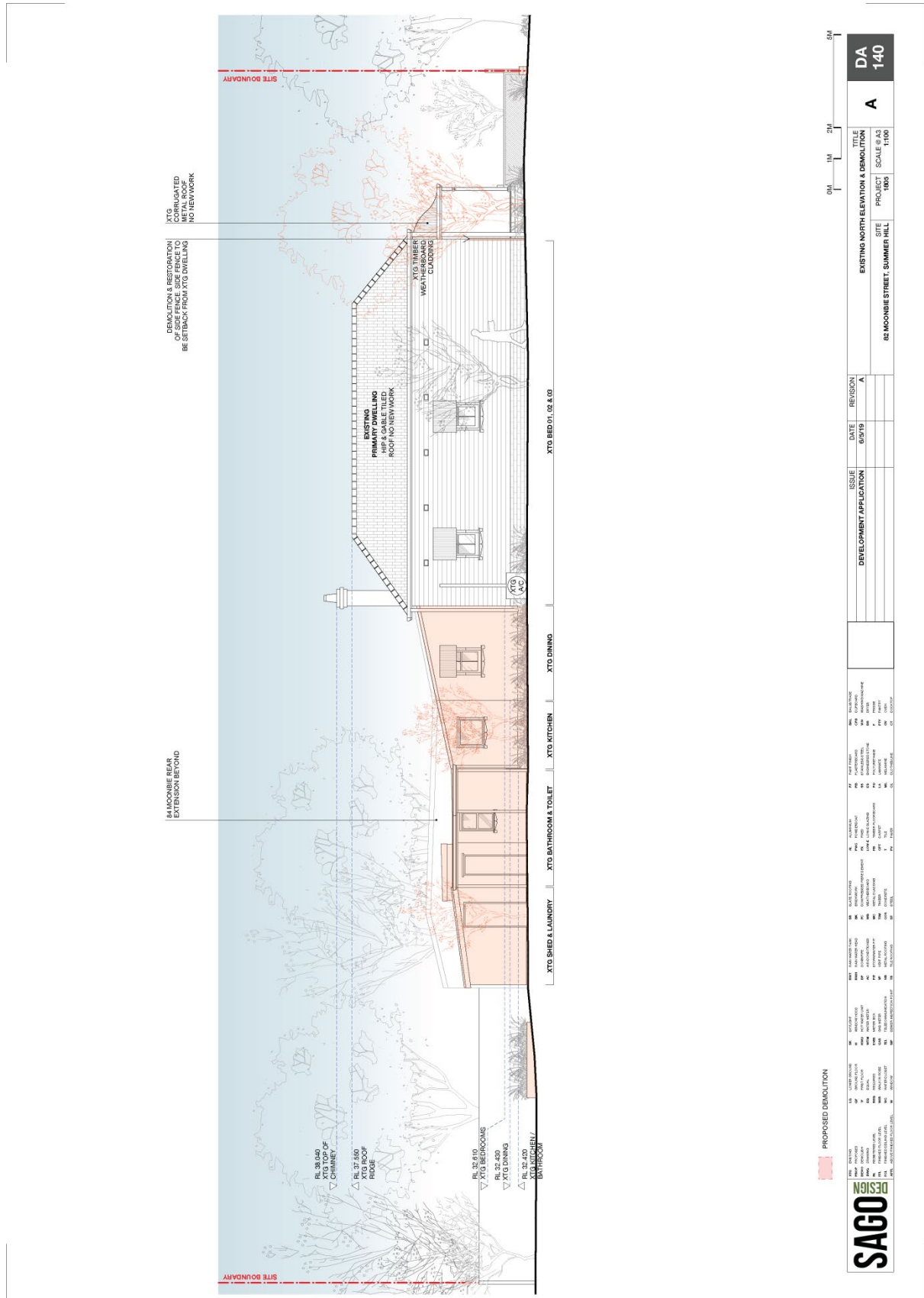
- RL 26.045
▽ XTG TOP OF CHIMNEY
- RL 27.250
▽ XTG TOP OF RIDGE
- RL 26.810
▽ BEDROOMS
- RL 26.400
▽ XTG DINING
- RL 26.200
▽ XTG KITCHEN / BATHROOM

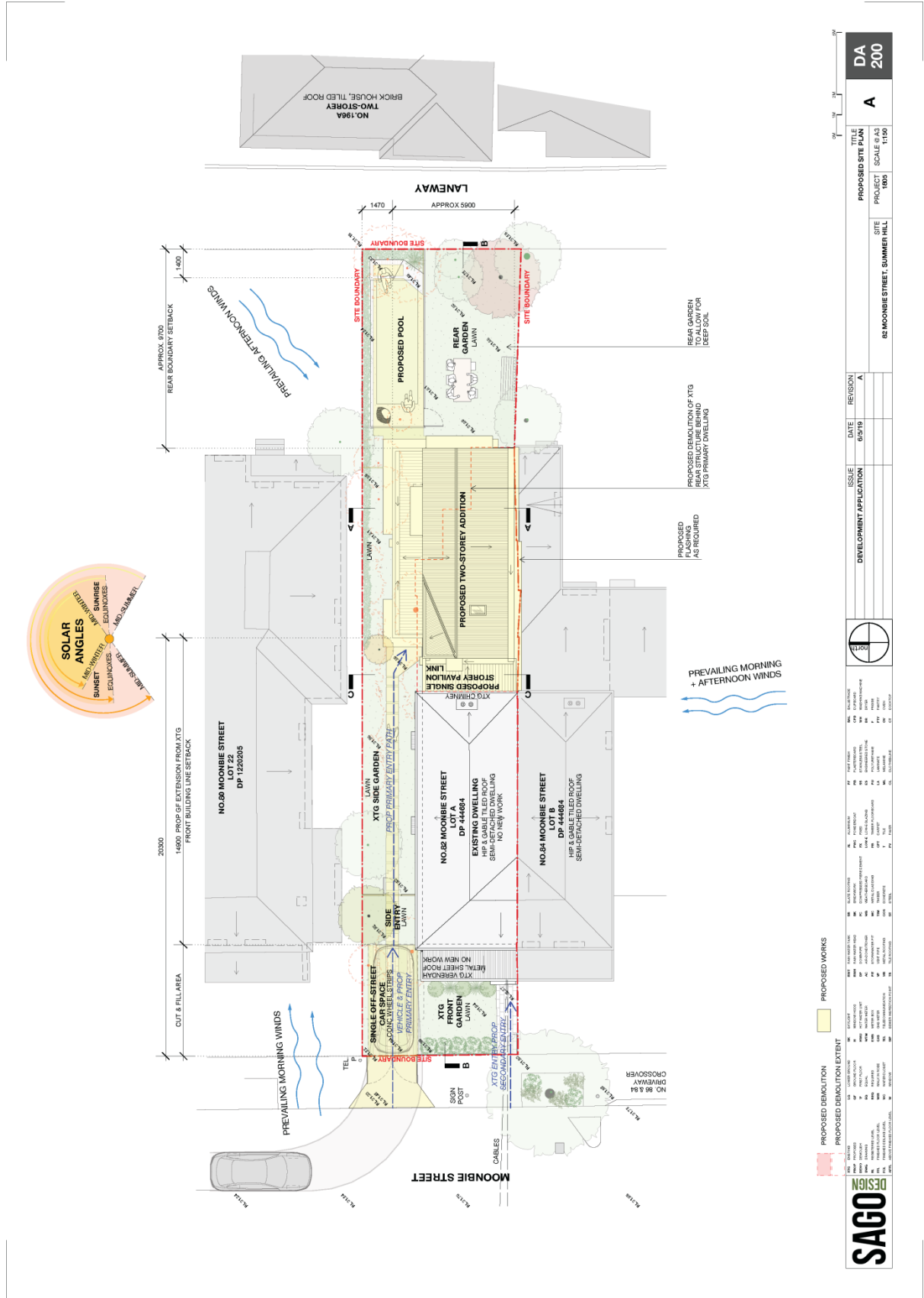
PROPOSED DEMOLITION



0M 1M 2M 3M 4M 5M 6M

DA 130 A		TITLE EXISTING EAST ELEVATION & DEMOLITION	DATE 6/5/19	REVISION A	ISSUE DEVELOPMENT APPLICATION	DATE 6/5/19	REVISION A	PROJECT 82 MOONBIE STREET, SUMMER HILL	SCALE 1:100	SITE 82 MOONBIE STREET, SUMMER HILL	
NO. 1 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 2 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 3 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 4 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 5 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 6 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 7 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 8 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 9 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 10 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 11 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN	NO. 12 DATE 19/01/19 BY SAGO DESIGN CHECKED BY SAGO DESIGN DRAWN BY SAGO DESIGN PROJECT NO. 130 PROJECT NAME 82 MOONBIE STREET, SUMMER HILL PROJECT ADDRESS 82 MOONBIE STREET, SUMMER HILL PROJECT CLIENT SAGO DESIGN PROJECT CONTACT SAGO DESIGN PROJECT PHONE 02 9550 1234 PROJECT EMAIL SAGO DESIGN PROJECT WEBSITE SAGO DESIGN





PROJECT	82 MOONBIE STREET, SUMMER HILL
SITE	
SCALE @ A3	1:150
SCALE @ A4	1:100
DATE	05/19
REVISION	A
ISSUE	DEVELOPMENT APPLICATION
DATE	05/19
REVISION	A
TITLE	PROPOSED SITE PLAN
DA	200

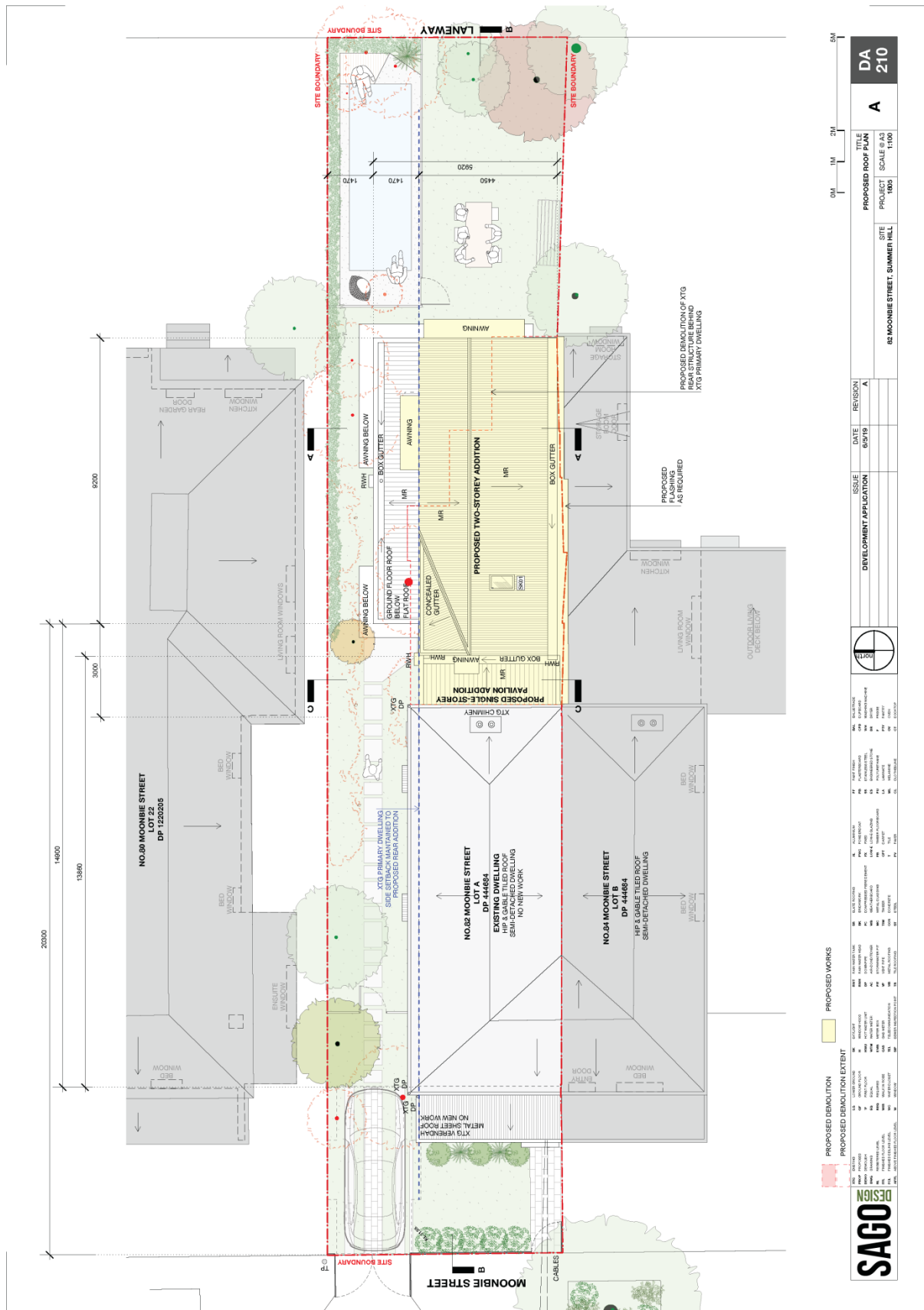
NO.	DATE	BY	DESCRIPTION
01	05/19	DA	ISSUE FOR DEVELOPMENT APPLICATION



NO.	DATE	BY	DESCRIPTION
01	05/19	DA	ISSUE FOR DEVELOPMENT APPLICATION

NO.	DATE	BY	DESCRIPTION
01	05/19	DA	ISSUE FOR DEVELOPMENT APPLICATION

SAGO DESIGN



0M 1M 2M 3M 4M 5M 6M

DA 210
 TITLE PROPOSED ROOF PLAN
 PROJECT SCALE 1:100
 DATE 05/19
 REVISION A

82 MOONBIE STREET, SUMMER HILL
 SITE

DEVELOPMENT APPLICATION
 ISSUE DATE 05/19
 REVISION A

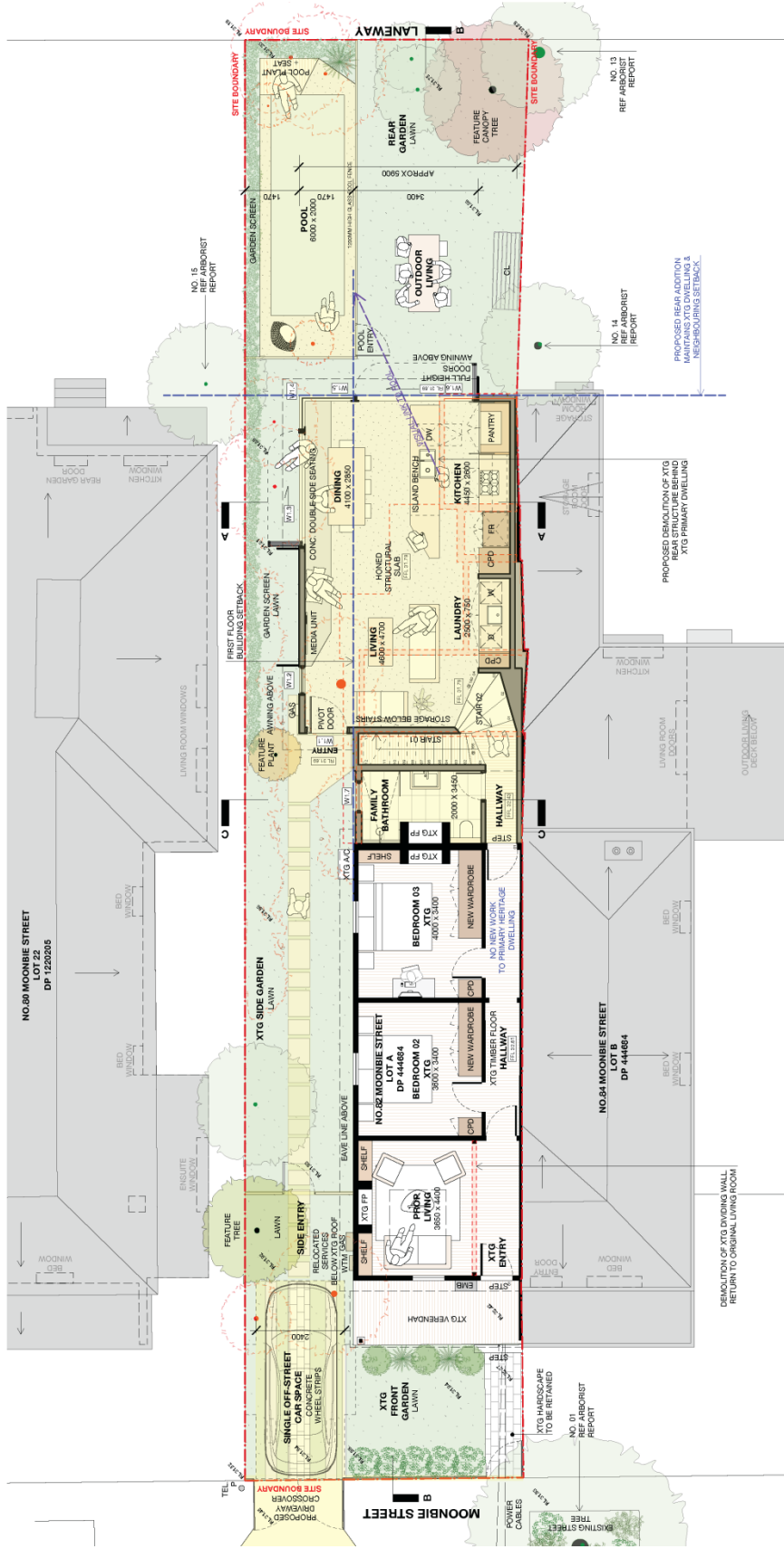
PROPOSED DEMOLITION
 PROPOSED DEMOLITION EXTENT
 PROPOSED WORKS

NO. 60 MOONBIE STREET DP 1220205
 NO. 62 MOONBIE STREET DP 444664
 NO. 64 MOONBIE STREET DP 1184

PROPOSED TWO-STORY ADDITION
 PROPOSED SINGLE-STORY PAVILION ADDITION
 PROPOSED DEMOLITION OF XTG REAR STRUCTURE BEHIND XTG PRIMARY DWELLING

PROPOSED DEMOLITION EXTENT
 PROPOSED WORKS

SAGO DESIGN



DA	220
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

PROPOSED GROUND FLOOR PLAN	SCALE @ 1:100
82 MOONBIE STREET, SUMMER HILL	

DATE	6/5/19
REVISION	A

ISSUE	DEVELOPMENT APPLICATION
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

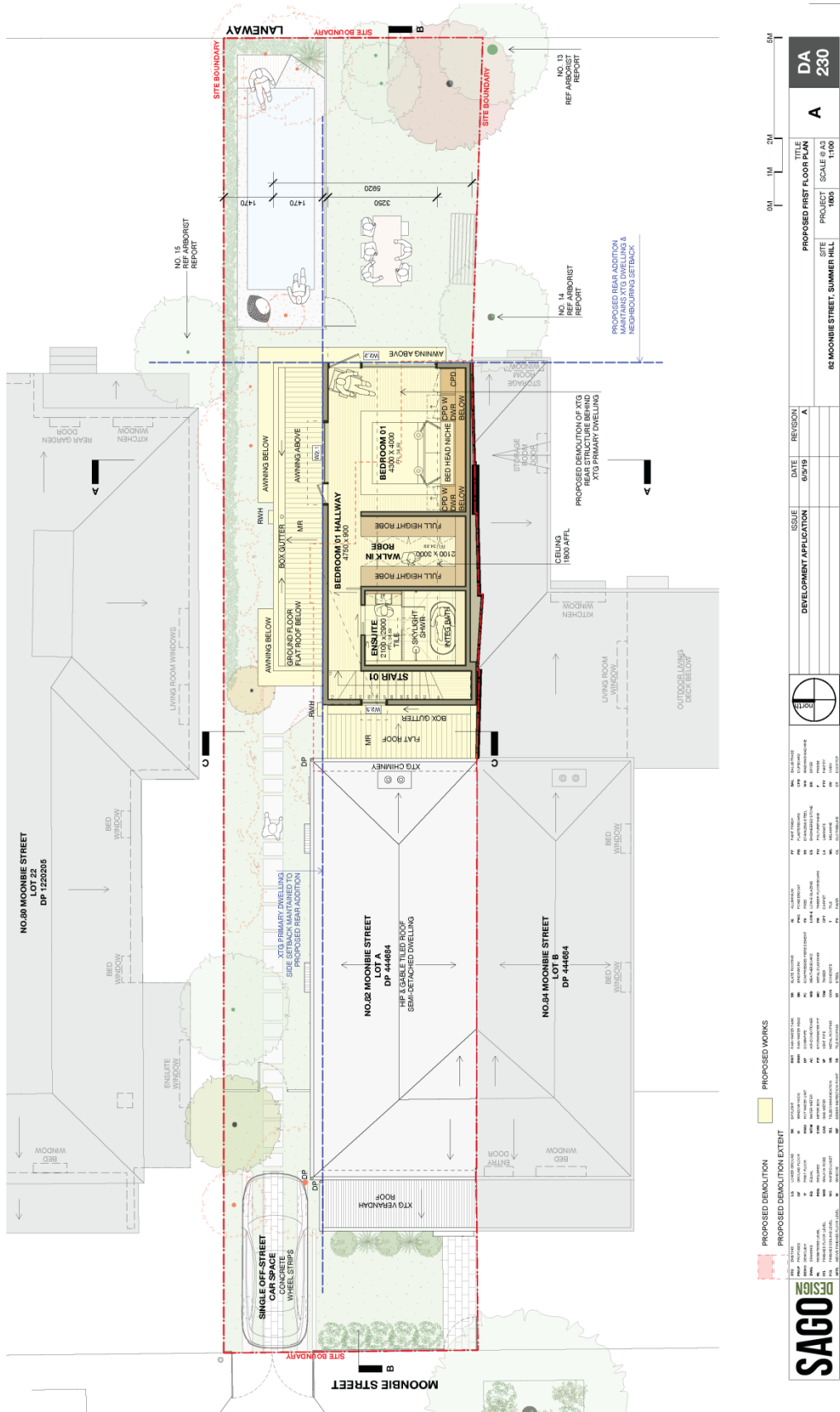
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT
NO. 15 REF ARBORIST REPORT	NO. 01 REF ARBORIST REPORT

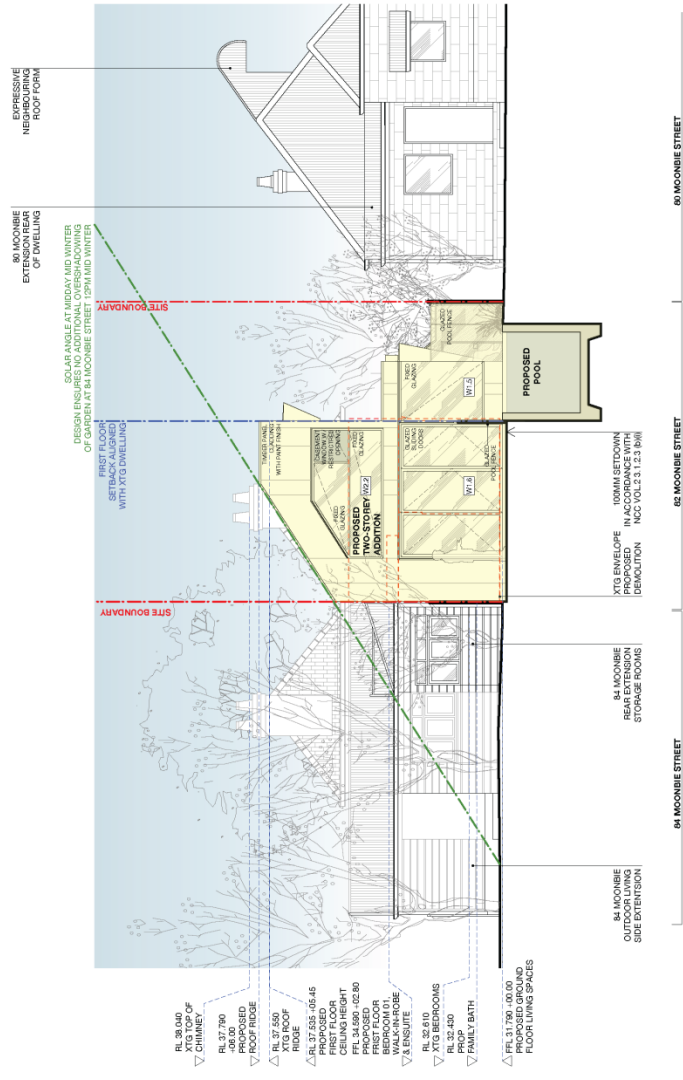
SAGO DESIGN

PROPOSED DEMOLITION

PROPOSED DEMOLITION EXTENT

PROPOSED WORKS





- RL 39.040 TO TOP OF CHIMNEY
- RL 37.700 PROPOSED FLOOR RIDGE
- RL 37.500 PROPOSED ROOF RIDGE
- RL 37.535 - 405.46 PROPOSED CEILING HEIGHT
- FFL 34.990 - 42.90 PROPOSED FLOOR LEVEL BEDROOM & ENSUITE
- RL 32.610 XTG BEDROOMS
- RL 32.420 FAMILY BATH
- FFL 31.700 - 40.00 PROPOSED GROUND FLOOR LIVING SPACES

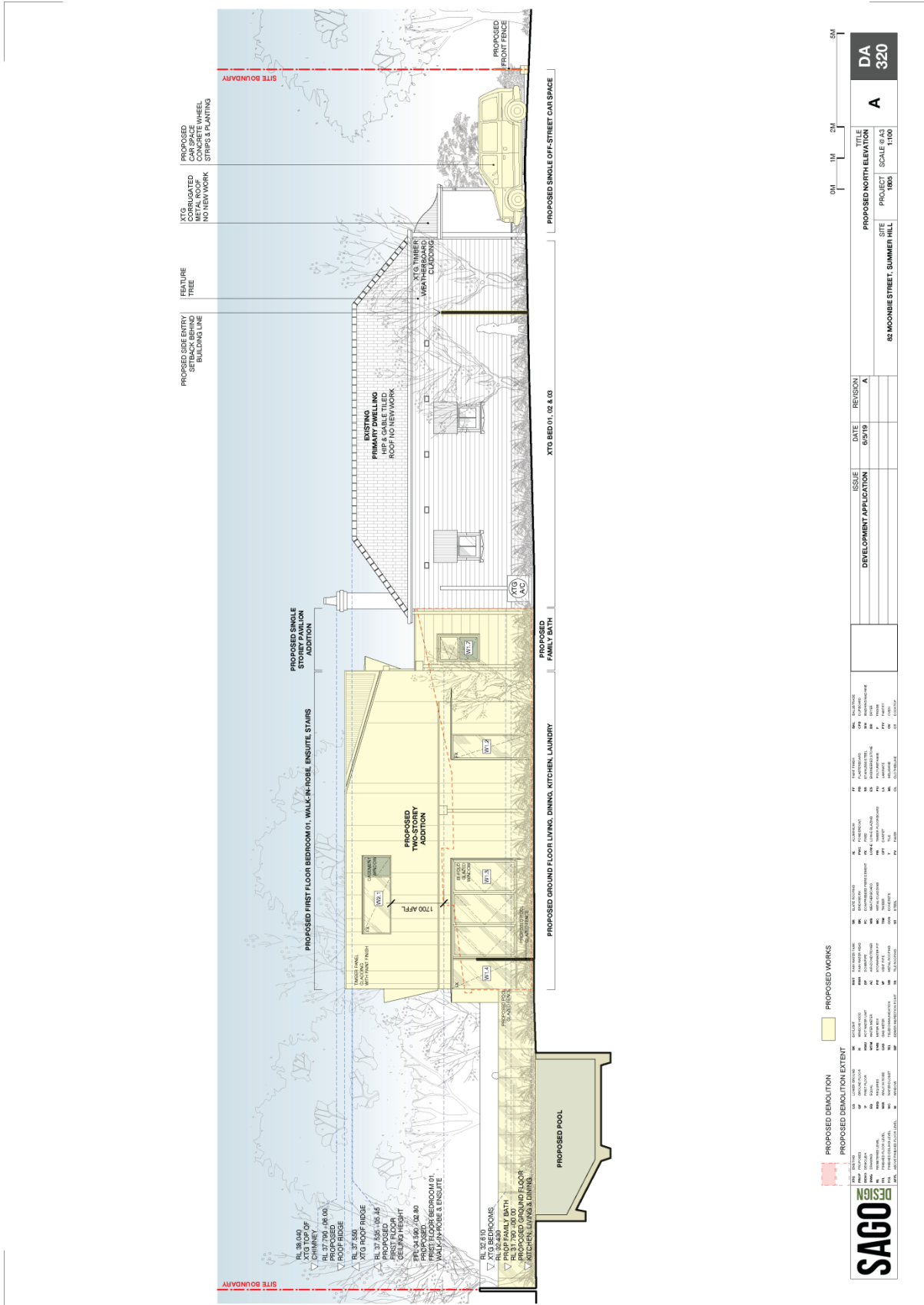
PROPOSED DEMOLITION
 PROPOSED DEMOLITION EXTENT
 PROPOSED WORKS



NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
01	ISSUE FOR PERMIT	05/19	...	...	...
02	FOR PRELIMINARY REVIEW	...	...	...	...
03	FOR PRELIMINARY REVIEW	...	...	...	...
04	FOR PRELIMINARY REVIEW	...	...	...	...
05	FOR PRELIMINARY REVIEW	...	...	...	...
06	FOR PRELIMINARY REVIEW	...	...	...	...
07	FOR PRELIMINARY REVIEW	...	...	...	...
08	FOR PRELIMINARY REVIEW	...	...	...	...
09	FOR PRELIMINARY REVIEW	...	...	...	...
10	FOR PRELIMINARY REVIEW	...	...	...	...
11	FOR PRELIMINARY REVIEW	...	...	...	...
12	FOR PRELIMINARY REVIEW	...	...	...	...
13	FOR PRELIMINARY REVIEW	...	...	...	...
14	FOR PRELIMINARY REVIEW	...	...	...	...
15	FOR PRELIMINARY REVIEW	...	...	...	...
16	FOR PRELIMINARY REVIEW	...	...	...	...
17	FOR PRELIMINARY REVIEW	...	...	...	...
18	FOR PRELIMINARY REVIEW	...	...	...	...
19	FOR PRELIMINARY REVIEW	...	...	...	...
20	FOR PRELIMINARY REVIEW	...	...	...	...
21	FOR PRELIMINARY REVIEW	...	...	...	...
22	FOR PRELIMINARY REVIEW	...	...	...	...
23	FOR PRELIMINARY REVIEW	...	...	...	...
24	FOR PRELIMINARY REVIEW	...	...	...	...
25	FOR PRELIMINARY REVIEW	...	...	...	...
26	FOR PRELIMINARY REVIEW	...	...	...	...
27	FOR PRELIMINARY REVIEW	...	...	...	...
28	FOR PRELIMINARY REVIEW	...	...	...	...
29	FOR PRELIMINARY REVIEW	...	...	...	...
30	FOR PRELIMINARY REVIEW	...	...	...	...
31	FOR PRELIMINARY REVIEW	...	...	...	...
32	FOR PRELIMINARY REVIEW	...	...	...	...
33	FOR PRELIMINARY REVIEW	...	...	...	...
34	FOR PRELIMINARY REVIEW	...	...	...	...
35	FOR PRELIMINARY REVIEW	...	...	...	...
36	FOR PRELIMINARY REVIEW	...	...	...	...
37	FOR PRELIMINARY REVIEW	...	...	...	...
38	FOR PRELIMINARY REVIEW	...	...	...	...
39	FOR PRELIMINARY REVIEW	...	...	...	...
40	FOR PRELIMINARY REVIEW	...	...	...	...
41	FOR PRELIMINARY REVIEW	...	...	...	...
42	FOR PRELIMINARY REVIEW	...	...	...	...
43	FOR PRELIMINARY REVIEW	...	...	...	...
44	FOR PRELIMINARY REVIEW	...	...	...	...
45	FOR PRELIMINARY REVIEW	...	...	...	...
46	FOR PRELIMINARY REVIEW	...	...	...	...
47	FOR PRELIMINARY REVIEW	...	...	...	...
48	FOR PRELIMINARY REVIEW	...	...	...	...
49	FOR PRELIMINARY REVIEW	...	...	...	...
50	FOR PRELIMINARY REVIEW	...	...	...	...
51	FOR PRELIMINARY REVIEW	...	...	...	...
52	FOR PRELIMINARY REVIEW	...	...	...	...
53	FOR PRELIMINARY REVIEW	...	...	...	...
54	FOR PRELIMINARY REVIEW	...	...	...	...
55	FOR PRELIMINARY REVIEW	...	...	...	...
56	FOR PRELIMINARY REVIEW	...	...	...	...
57	FOR PRELIMINARY REVIEW	...	...	...	...
58	FOR PRELIMINARY REVIEW	...	...	...	...
59	FOR PRELIMINARY REVIEW	...	...	...	...
60	FOR PRELIMINARY REVIEW	...	...	...	...
61	FOR PRELIMINARY REVIEW	...	...	...	...
62	FOR PRELIMINARY REVIEW	...	...	...	...
63	FOR PRELIMINARY REVIEW	...	...	...	...
64	FOR PRELIMINARY REVIEW	...	...	...	...
65	FOR PRELIMINARY REVIEW	...	...	...	...
66	FOR PRELIMINARY REVIEW	...	...	...	...
67	FOR PRELIMINARY REVIEW	...	...	...	...
68	FOR PRELIMINARY REVIEW	...	...	...	...
69	FOR PRELIMINARY REVIEW	...	...	...	...
70	FOR PRELIMINARY REVIEW	...	...	...	...
71	FOR PRELIMINARY REVIEW	...	...	...	...
72	FOR PRELIMINARY REVIEW	...	...	...	...
73	FOR PRELIMINARY REVIEW	...	...	...	...
74	FOR PRELIMINARY REVIEW	...	...	...	...
75	FOR PRELIMINARY REVIEW	...	...	...	...
76	FOR PRELIMINARY REVIEW	...	...	...	...
77	FOR PRELIMINARY REVIEW	...	...	...	...
78	FOR PRELIMINARY REVIEW	...	...	...	...
79	FOR PRELIMINARY REVIEW	...	...	...	...
80	FOR PRELIMINARY REVIEW	...	...	...	...
81	FOR PRELIMINARY REVIEW	...	...	...	...
82	FOR PRELIMINARY REVIEW	...	...	...	...
83	FOR PRELIMINARY REVIEW	...	...	...	...
84	FOR PRELIMINARY REVIEW	...	...	...	...
85	FOR PRELIMINARY REVIEW	...	...	...	...
86	FOR PRELIMINARY REVIEW	...	...	...	...
87	FOR PRELIMINARY REVIEW	...	...	...	...
88	FOR PRELIMINARY REVIEW	...	...	...	...
89	FOR PRELIMINARY REVIEW	...	...	...	...
90	FOR PRELIMINARY REVIEW	...	...	...	...
91	FOR PRELIMINARY REVIEW	...	...	...	...
92	FOR PRELIMINARY REVIEW	...	...	...	...
93	FOR PRELIMINARY REVIEW	...	...	...	...
94	FOR PRELIMINARY REVIEW	...	...	...	...
95	FOR PRELIMINARY REVIEW	...	...	...	...
96	FOR PRELIMINARY REVIEW	...	...	...	...
97	FOR PRELIMINARY REVIEW	...	...	...	...
98	FOR PRELIMINARY REVIEW	...	...	...	...
99	FOR PRELIMINARY REVIEW	...	...	...	...
100	FOR PRELIMINARY REVIEW	...	...	...	...

ISSUE	DATE	REVISION
DEVELOPMENT APPLICATION	05/19	A

DA 310
 A
 PROPOSED EAST ELEVATION
 PROJECT SCALE @ A3
 1:100
 SITE
 82 MOONBIE STREET, SUMMER HILL



0M 1M 2M 3M 4M 5M 6M

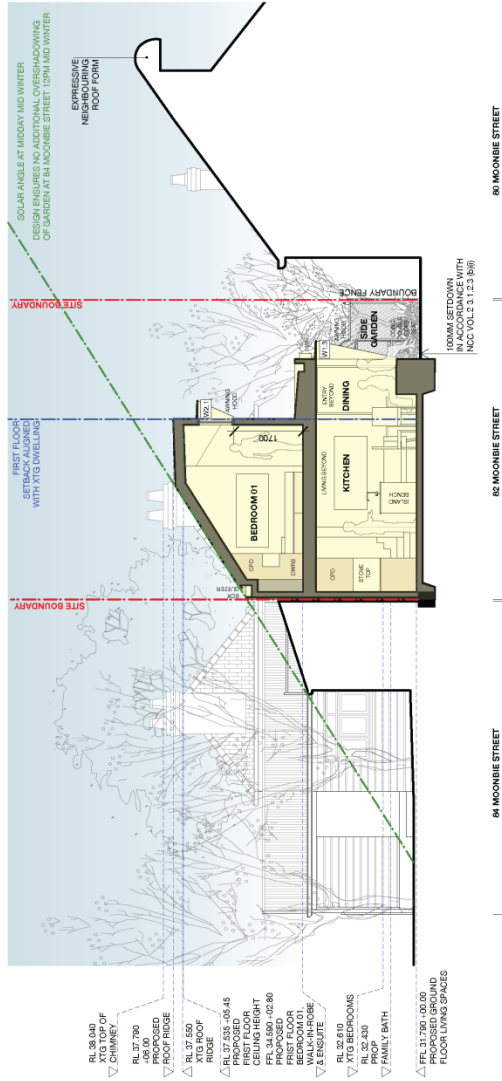
PROPOSED NORTH ELEVATION
SCALE: 1:100
DATE: 05/19
REVISION: A

DA 320
A
82 MOONBIE STREET, SUMMER HILL
SITE
PROJ. NO. 1905

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUE FOR TENDER	05/19		
2	FOR APPROVAL			
3	FOR APPROVAL			
4	FOR APPROVAL			
5	FOR APPROVAL			
6	FOR APPROVAL			
7	FOR APPROVAL			
8	FOR APPROVAL			
9	FOR APPROVAL			
10	FOR APPROVAL			
11	FOR APPROVAL			
12	FOR APPROVAL			
13	FOR APPROVAL			
14	FOR APPROVAL			
15	FOR APPROVAL			
16	FOR APPROVAL			
17	FOR APPROVAL			
18	FOR APPROVAL			
19	FOR APPROVAL			
20	FOR APPROVAL			
21	FOR APPROVAL			
22	FOR APPROVAL			
23	FOR APPROVAL			
24	FOR APPROVAL			
25	FOR APPROVAL			
26	FOR APPROVAL			
27	FOR APPROVAL			
28	FOR APPROVAL			
29	FOR APPROVAL			
30	FOR APPROVAL			
31	FOR APPROVAL			
32	FOR APPROVAL			
33	FOR APPROVAL			
34	FOR APPROVAL			
35	FOR APPROVAL			
36	FOR APPROVAL			
37	FOR APPROVAL			
38	FOR APPROVAL			
39	FOR APPROVAL			
40	FOR APPROVAL			
41	FOR APPROVAL			
42	FOR APPROVAL			
43	FOR APPROVAL			
44	FOR APPROVAL			
45	FOR APPROVAL			
46	FOR APPROVAL			
47	FOR APPROVAL			
48	FOR APPROVAL			
49	FOR APPROVAL			
50	FOR APPROVAL			

PROPOSED DEMOLITION
PROPOSED DEMOLITION EXTENT
PROPOSED WORKS

SAGO DESIGN



- RL 38.040
XTG TOP OF CHIMNEY
- RL 37.780
PROPOSED ROOF RIDGE
- RL 37.650
XTG ROOF RIDGE
- RL 37.560-45
PROPOSED FIRST FLOOR FLOOR FINISH
- FEL 35.800-42.840
PROPOSED BEDROOM 01
- FEL 35.800-42.840
PROPOSED WALK-IN-ROBE & ENSUITE
- RL 35.810
PROPOSED BATH
- RL 35.400
PROPOSED FAMILY BATH
- FEL 31.700-00.00
PROPOSED GROUND FLOOR FINISH SPACES

0M 1M 2M 3M 4M 5M 6M

DA 400

PROPOSED SECTION A

PROJECT SCALE @ 1:100

DATE 05/19

ISSUE A

REVISION

82 MOONBIE STREET, SUMMER HILL

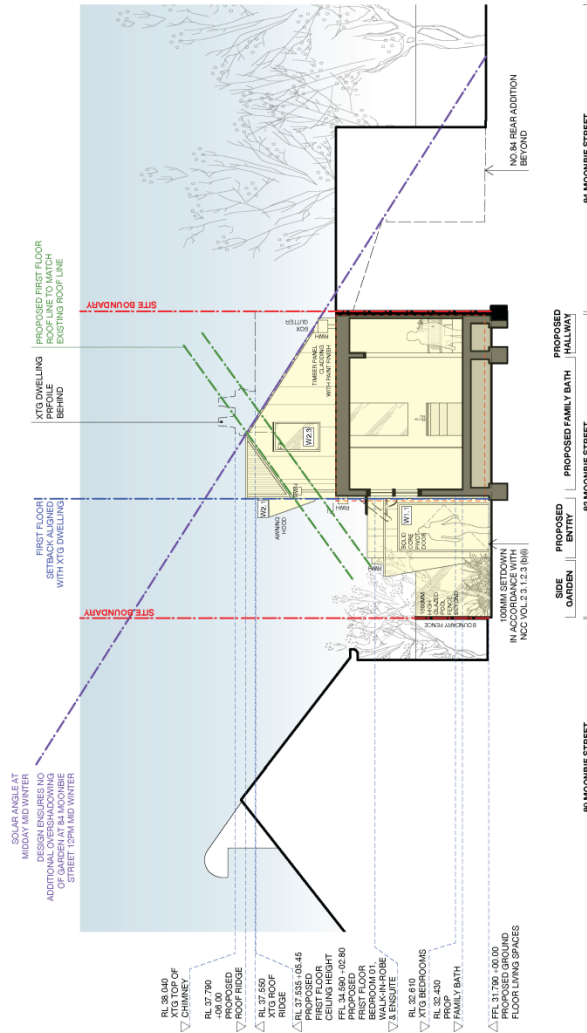
NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
01	ISSUE FOR PERMIT	05/19			
02	ISSUE FOR PERMIT				
03	ISSUE FOR PERMIT				
04	ISSUE FOR PERMIT				
05	ISSUE FOR PERMIT				
06	ISSUE FOR PERMIT				
07	ISSUE FOR PERMIT				
08	ISSUE FOR PERMIT				
09	ISSUE FOR PERMIT				
10	ISSUE FOR PERMIT				
11	ISSUE FOR PERMIT				
12	ISSUE FOR PERMIT				
13	ISSUE FOR PERMIT				
14	ISSUE FOR PERMIT				
15	ISSUE FOR PERMIT				
16	ISSUE FOR PERMIT				
17	ISSUE FOR PERMIT				
18	ISSUE FOR PERMIT				
19	ISSUE FOR PERMIT				
20	ISSUE FOR PERMIT				
21	ISSUE FOR PERMIT				
22	ISSUE FOR PERMIT				
23	ISSUE FOR PERMIT				
24	ISSUE FOR PERMIT				
25	ISSUE FOR PERMIT				
26	ISSUE FOR PERMIT				
27	ISSUE FOR PERMIT				
28	ISSUE FOR PERMIT				
29	ISSUE FOR PERMIT				
30	ISSUE FOR PERMIT				
31	ISSUE FOR PERMIT				
32	ISSUE FOR PERMIT				
33	ISSUE FOR PERMIT				
34	ISSUE FOR PERMIT				
35	ISSUE FOR PERMIT				
36	ISSUE FOR PERMIT				
37	ISSUE FOR PERMIT				
38	ISSUE FOR PERMIT				
39	ISSUE FOR PERMIT				
40	ISSUE FOR PERMIT				
41	ISSUE FOR PERMIT				
42	ISSUE FOR PERMIT				
43	ISSUE FOR PERMIT				
44	ISSUE FOR PERMIT				
45	ISSUE FOR PERMIT				
46	ISSUE FOR PERMIT				
47	ISSUE FOR PERMIT				
48	ISSUE FOR PERMIT				
49	ISSUE FOR PERMIT				
50	ISSUE FOR PERMIT				
51	ISSUE FOR PERMIT				
52	ISSUE FOR PERMIT				
53	ISSUE FOR PERMIT				
54	ISSUE FOR PERMIT				
55	ISSUE FOR PERMIT				
56	ISSUE FOR PERMIT				
57	ISSUE FOR PERMIT				
58	ISSUE FOR PERMIT				
59	ISSUE FOR PERMIT				
60	ISSUE FOR PERMIT				
61	ISSUE FOR PERMIT				
62	ISSUE FOR PERMIT				
63	ISSUE FOR PERMIT				
64	ISSUE FOR PERMIT				
65	ISSUE FOR PERMIT				
66	ISSUE FOR PERMIT				
67	ISSUE FOR PERMIT				
68	ISSUE FOR PERMIT				
69	ISSUE FOR PERMIT				
70	ISSUE FOR PERMIT				
71	ISSUE FOR PERMIT				
72	ISSUE FOR PERMIT				
73	ISSUE FOR PERMIT				
74	ISSUE FOR PERMIT				
75	ISSUE FOR PERMIT				
76	ISSUE FOR PERMIT				
77	ISSUE FOR PERMIT				
78	ISSUE FOR PERMIT				
79	ISSUE FOR PERMIT				
80	ISSUE FOR PERMIT				
81	ISSUE FOR PERMIT				
82	ISSUE FOR PERMIT				
83	ISSUE FOR PERMIT				
84	ISSUE FOR PERMIT				
85	ISSUE FOR PERMIT				
86	ISSUE FOR PERMIT				
87	ISSUE FOR PERMIT				
88	ISSUE FOR PERMIT				
89	ISSUE FOR PERMIT				
90	ISSUE FOR PERMIT				
91	ISSUE FOR PERMIT				
92	ISSUE FOR PERMIT				
93	ISSUE FOR PERMIT				
94	ISSUE FOR PERMIT				
95	ISSUE FOR PERMIT				
96	ISSUE FOR PERMIT				
97	ISSUE FOR PERMIT				
98	ISSUE FOR PERMIT				
99	ISSUE FOR PERMIT				
100	ISSUE FOR PERMIT				

PROPOSED DEMOLITION

PROPOSED DEMOLITION EXTENT

PROPOSED WORKS

SAGO DESIGN

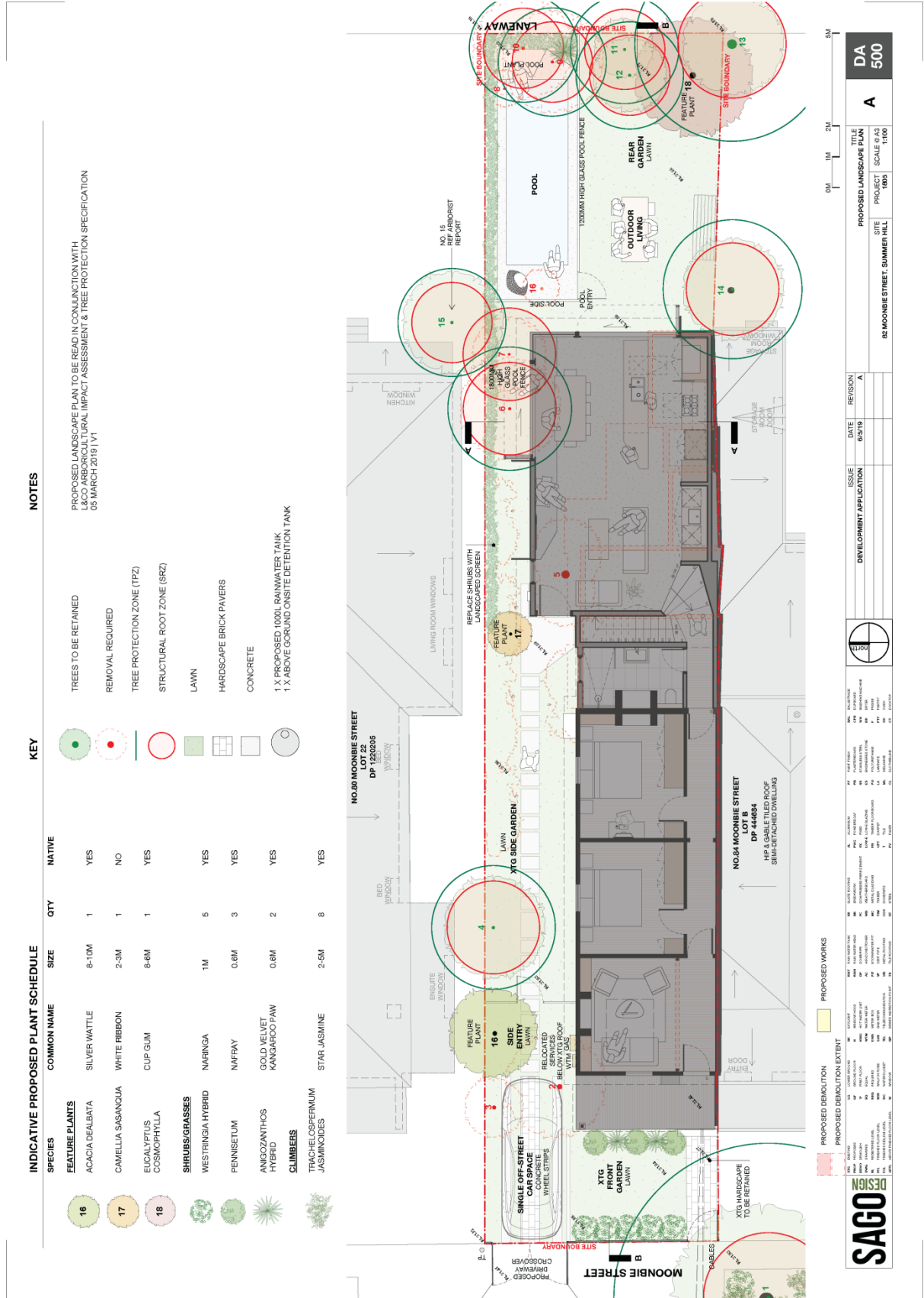


PROPOSED DEMOLITION
 PROPOSED DEMOLITION EXTENT
 PROPOSED WORKS

NO.	DESCRIPTION	DATE	ISSUE	DEVELOPMENT APPLICATION	DATE	REVISION
1	ISSUE FOR PRELIMINARY CONSULTATION	05/19	A			

DA 420	THE PROPOSED SECTION SCALE @ 1:100
A	PROJECT SCALE @ 1:100
SITE 82 MOONEBIE STREET, SUMMER HILL	



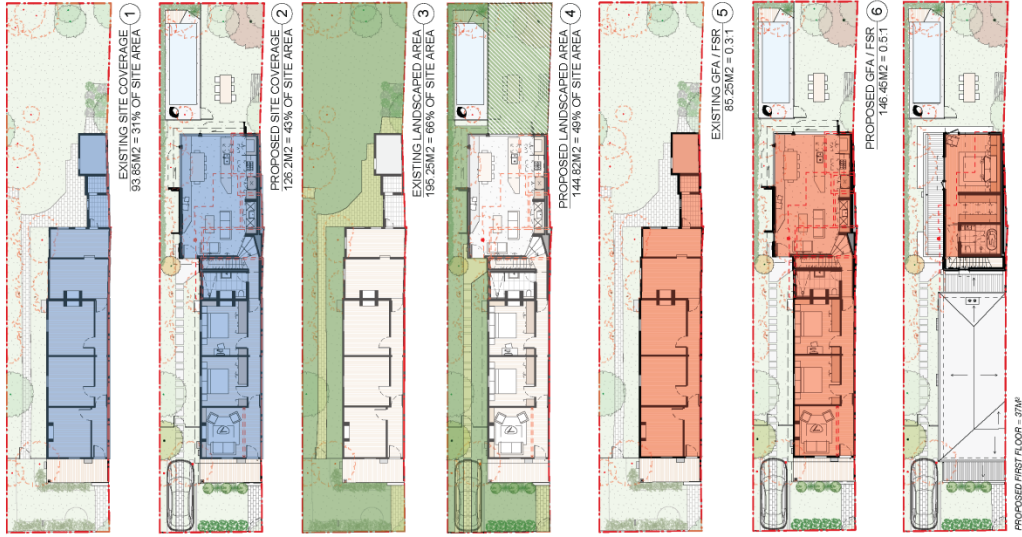


SITE DETAILS

LGA: INNER WEST COUNCIL ASHFIELD LOCALITY
 LOT: A
 DP: 444684
 SITE AREA: 295MP
 HERITAGE ITEM: 582 GENERAL HERITAGE ITEM (LOCAL ONLY)

KEY PLANNING CONTROLS

CONTROL	EXISTING	PROPOSED	COMPLIANCE
ZONING:	N/A	N/A	N/A
FLOOR SPACE RATIO:	0.3:1	0.5:1	YES
GROSS FLOOR AREA:	85.25MP	151.81MP	YES
HEIGHT OF BUILDING:	5.5M	6M	YES
SITE COVERAGE:	Max 65% SITE (191.65MP)	43% (126.20MP)	YES
	Min 25% SITE (73.75MP)	48% (144.68MP)	YES
LANDSCAPED AREA:			YES
SETBACKS FRONT:	MAINTAINS EXISTING 3.75M	MAINTAINS EXISTING	YES
SIDE (SOUTH):	SURROUNDING / 0.9M MIN 0M SEMI-DETACHED	MAINTAINS EXISTING	YES - EXISTING
SIDE (NORTH):	SURROUNDING / 0.9M MIN 2.95M	1.47 MIN	YES
REAR:	SURROUNDING 9.6M	9.6M (ALIGNS WITH PAIR)	MERIT BASED



DA 600

A

82 MOONBIE STREET, SUMMER HILL

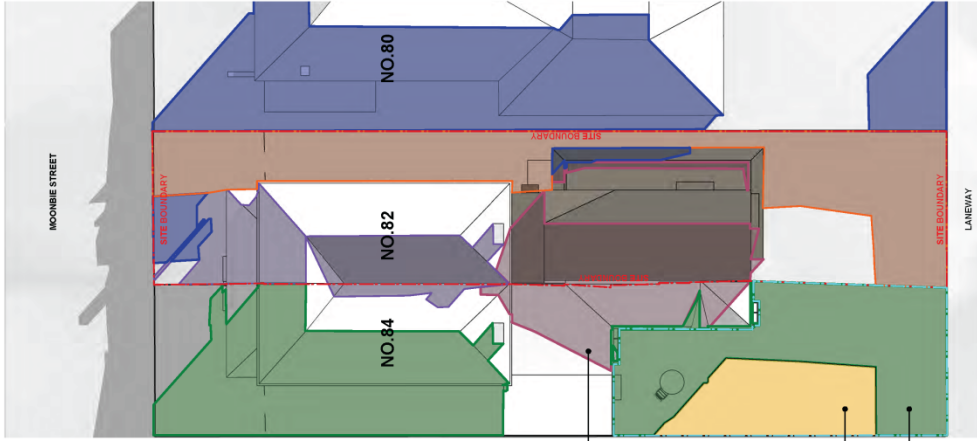
SCALE @ A3
1:200

SCALE @ A4
1:100

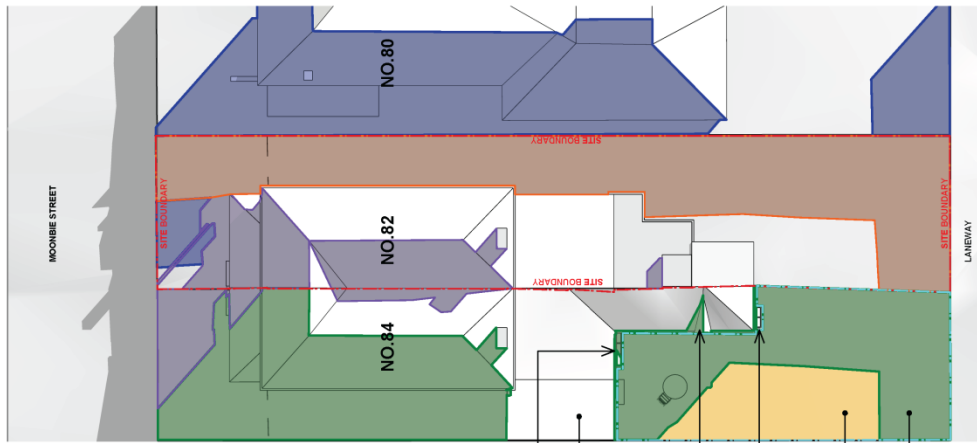
SCALE @ A5
1:50

NO.	REVISION	DATE	ISSUE	DATE	REVISION
1		6/5/19	DEVELOPMENT APPLICATION		A

NO.	REVISION	DATE	ISSUE	DATE	REVISION
1		6/5/19	DEVELOPMENT APPLICATION		A



2 9AM PROPOSED PLAN
MID WINTER



1 9AM EXISTING PLAN
MID WINTER

DA 800
A

SHADOW STUDY PLANS
SCALE 8:1 AS NOTED
1:500

82 MOONBIE STREET, SUMMER HILL
SITE

DATE 05/19
REVISION A

ISSUE DEVELOPMENT APPLICATION

PROJECT SCALE 8:1 AS NOTED
1:500



NO.84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE XTO SHADOW

NO.84 MOONBIE AREA MOONBIE XTO SHADOW INC. FENCE

NO.82 MOONBIE XTO SHADOW PROPOSED SHADOW

NO.82 MOONBIE XTO SHADOW

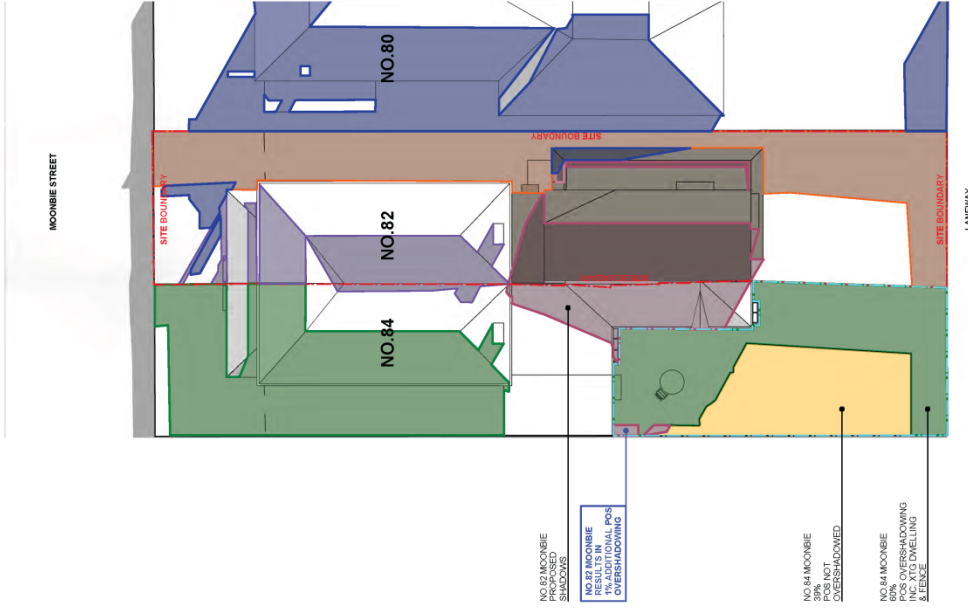
NO.82 MOONBIE ST SITE BOUNDARY

NO.84 MOONBIE ST SITE BOUNDARY

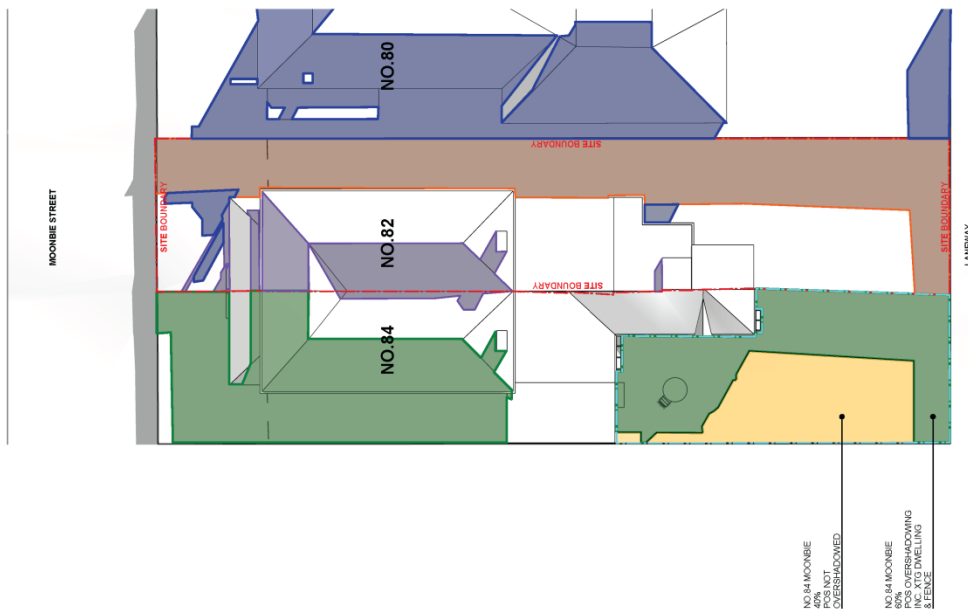
NO.82 MOONBIE ST FENCE SHADOW

NO.84 MOONBIE ST FENCE SHADOW

SAGO DESIGN



1 10AM EXISTING PLAN
MID WINTER



2 10AM PROPOSED PLAN
MID WINTER

NO. 84 MOONBIE
PRIVATE OPEN SPACE
AREA MOONBIE
XTO SHADOW

NO. 84 MOONBIE
SUNLIGHT TO PRIVATE OPEN SPACE
XTO SHADOW

NO. 84 MOONBIE
PRIVATE OPEN SPACE
AREA MOONBIE
XTO SHADOW

NO. 84 MOONBIE
SUNLIGHT TO PRIVATE OPEN SPACE
XTO SHADOW

SAGO DESIGN

DA 801

A

SHADOW STUDY PLANS

SCALE: 1:1000

PROJECT: 82 MOONBIE STREET, SUMMER HILL

DATE: 05/19

REVISION: A

ISSUE: DEVELOPMENT APPLICATION

NO. 84 MOONBIE PRIVATE OPEN SPACE AREA MOONBIE XTO SHADOW

NO. 84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW

NO. 84 MOONBIE PRIVATE OPEN SPACE AREA MOONBIE XTO SHADOW

NO. 84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW

NO. 82 MOONBIE XTO SHADOW PROPOSED SHADOW

NO. 84 MOONBIE ST SITE BOUNDARY SITE BOUNDARY FENCE SHADOW

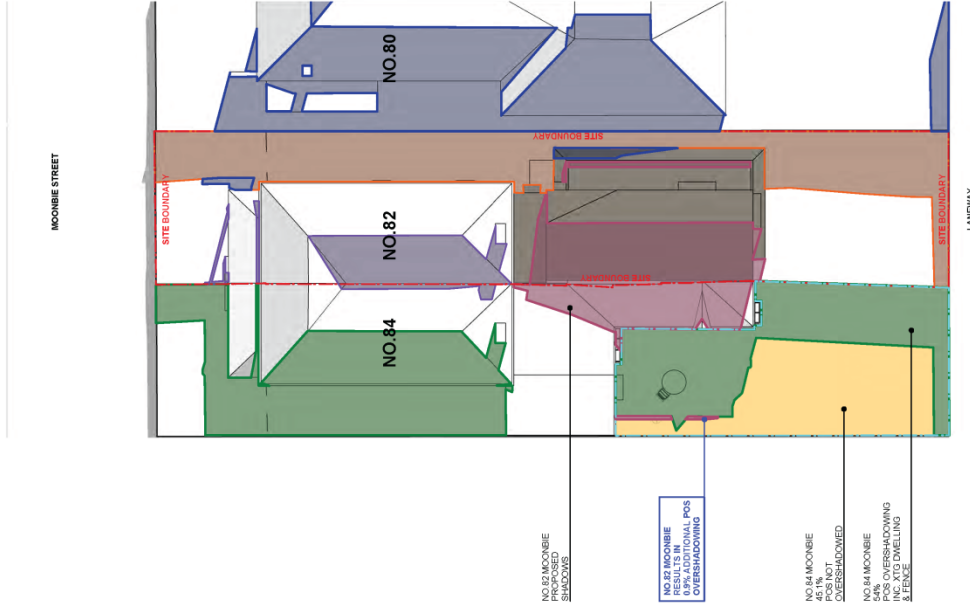
NO. 82 MOONBIE ST SITE BOUNDARY SITE BOUNDARY FENCE SHADOW

NO. 84 MOONBIE PRIVATE OPEN SPACE AREA MOONBIE XTO SHADOW

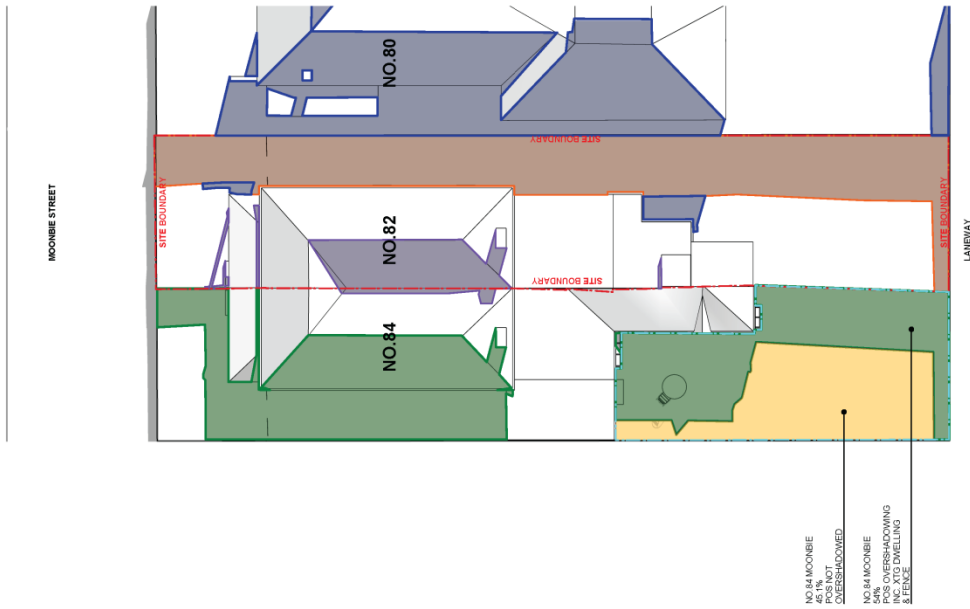
NO. 84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW

NO. 84 MOONBIE PRIVATE OPEN SPACE AREA MOONBIE XTO SHADOW

NO. 84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW



2 11AM PROPOSED PLAN
MID WINTER



1 11AM EXISTING PLAN
MID WINTER

DA
802
A

SHADOW STUDY PLANS
SCALE 1:1000
PROJ. 10/21

SITE
82 MOONBIE STREET, SUMMER HILL

REVISION
A

DATE
05/19

ISSUE

DEVELOPMENT APPLICATION



NO.84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE
XTQ SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE
XTQ SHADOW

NO.84 MOONBIE AREA MOONBIE
XTQ SHADOW INC. FENCE

NO.82 MOONBIE XTQ SHADOW
PROPOSED SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE
XTQ SHADOW

NO.84 MOONBIE AREA MOONBIE
XTQ SHADOW INC. FENCE

NO.82 MOONBIE XTQ SHADOW
PROPOSED SHADOW

NO.82 MOONBIE ST SITE BOUNDARY
FENCE SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE
XTQ SHADOW

NO.84 MOONBIE AREA MOONBIE
XTQ SHADOW INC. FENCE

NO.82 MOONBIE XTQ SHADOW
PROPOSED SHADOW

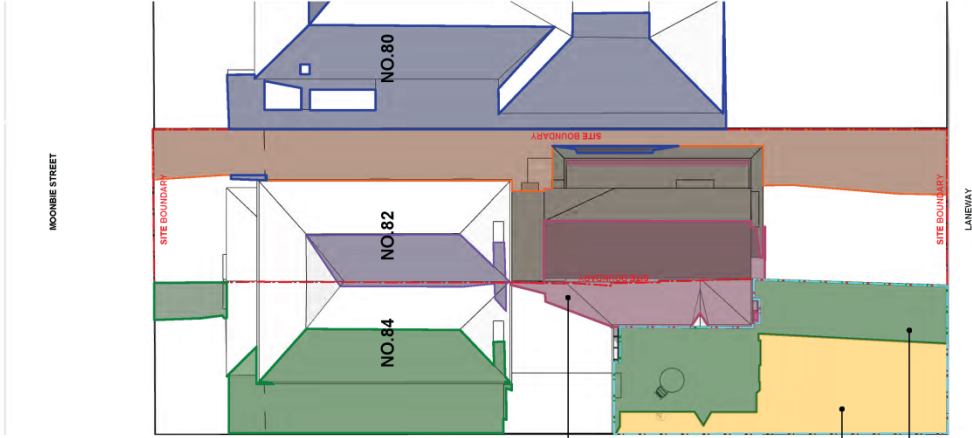
NO.82 MOONBIE ST SITE BOUNDARY
FENCE SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE
XTQ SHADOW

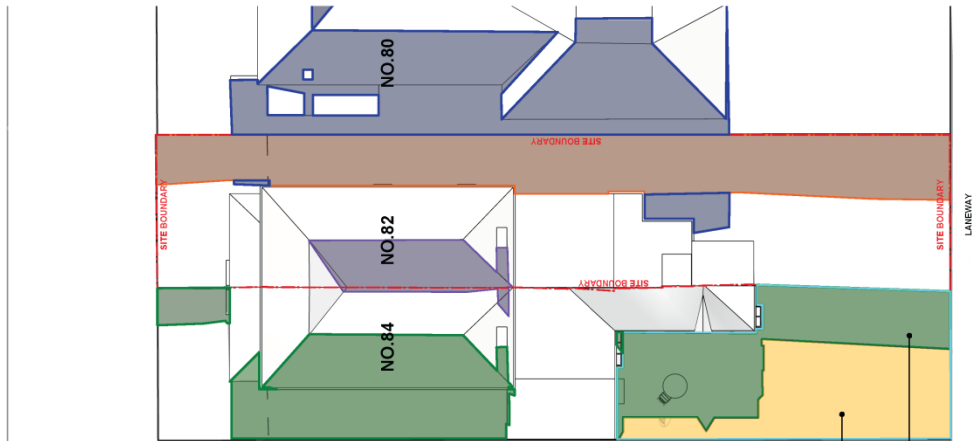
NO.84 MOONBIE AREA MOONBIE
XTQ SHADOW INC. FENCE

NO.82 MOONBIE XTQ SHADOW
PROPOSED SHADOW





1 12PM EXISTING PLAN
MID WINTER



2 12PM PROPOSED PLAN
MID WINTER

NO.84 MOONBIE
48% NOT
OVERSHADOWED

NO.84 MOONBIE
48% NOT
OVERSHADOWED

NO.84 MOONBIE
48% NOT
OVERSHADOWED

NO.84 MOONBIE
48% NOT
OVERSHADOWED

NO.84 MOONBIE
48% NOT
OVERSHADOWED

NO.84 MOONBIE
48% NOT
OVERSHADOWED

DA
803

A

SHADOW STUDY PLANS
SCALE 1:1000
PROJ. NO. 1909

SITE
82 MOONBIE STREET, SUMMER HILL

REVISION
A

DATE
05/19

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

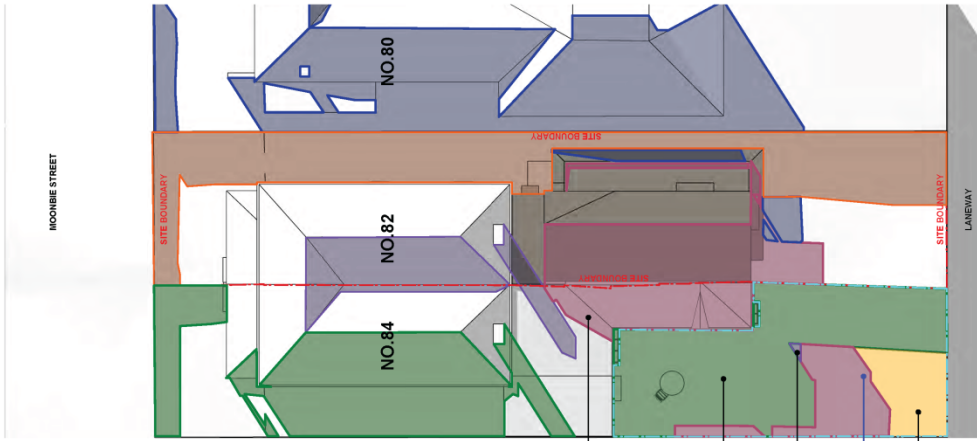
SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000

SCALE 1:1000



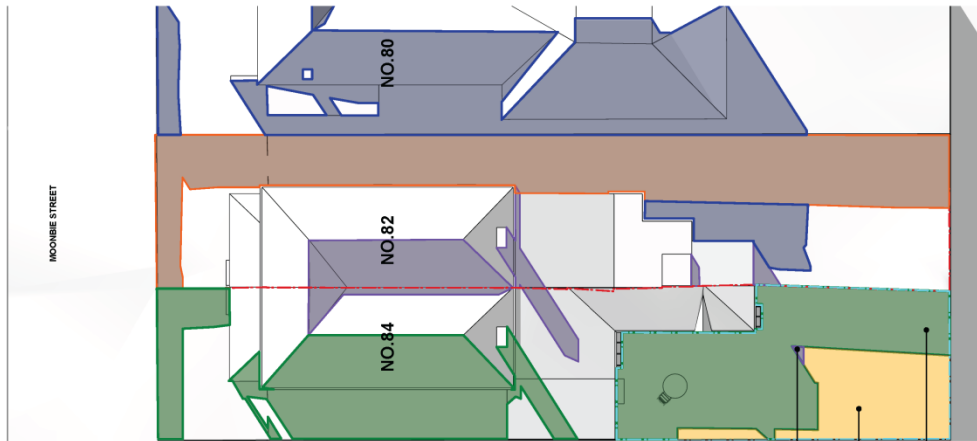
NO.82 MOONBIE XTG
POS
OVERSHADOWING
0.1%

NO.84 MOONBIE
POS
OVERSHADOWING
INC. XTG DWELLING
& FENCE
69.7%

NO.84 MOONBIE XTG
POS
OVERSHADOWING
0.1%

NO.84 MOONBIE
RESULTS IN
16.6% ADDITIONAL POS
OVERSHADOWING

NO.84 MOONBIE
POS NOT
OVERSHADOWED
15.8%



NO.82 MOONBIE XTG
POS
OVERSHADOWING
0.1%

NO.84 MOONBIE
POS
OVERSHADOWING
30.2%

NO.84 MOONBIE
POS OVERSHADOWING
INC. XTG DWELLING
& FENCE
69.7%

DA
805
A

SHADOW STUDY PLANS
SCALE 1:1000
DATE 06/19

82 MOONBIE STREET, SUMMER HILL

REVISION A

DATE 06/19

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

DATE 06/19

REVISION A

ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000

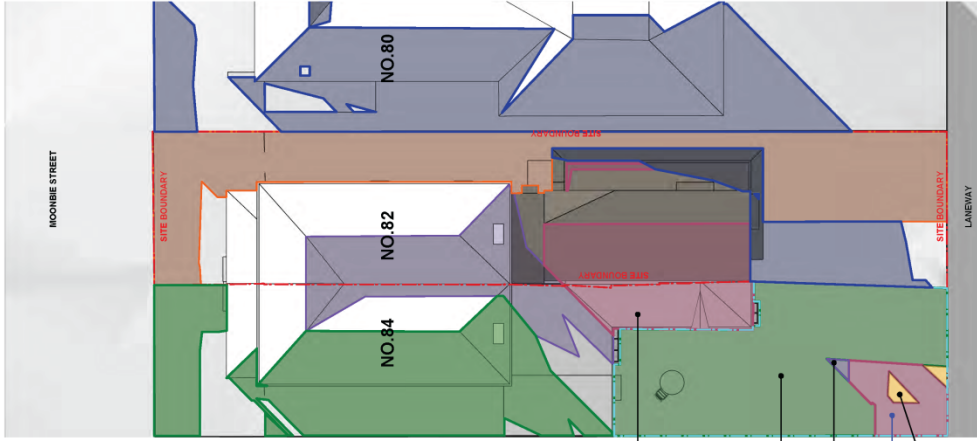
DATE 06/19

REVISION A

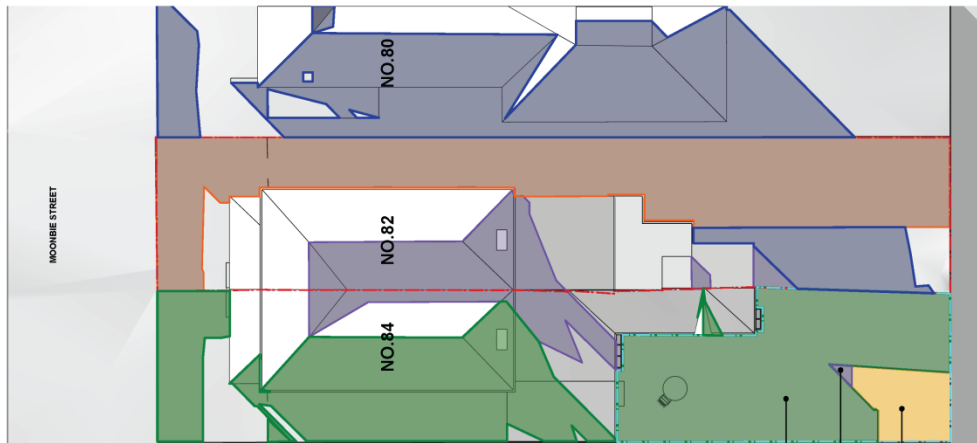
ISSUE

DEVELOPMENT APPLICATION

SCALE 1:1000



2 3PM PROPOSED PLAN
MID WINTER



1 3PM EXISTING PLAN
MID WINTER

DA
806
A

SHADOW STUDY PLANS
SCALE 1:1000
DATE: 05/19

82 MOONBIE STREET, SUMMER HILL

REVISION: A

DATE: 05/19

ISSUE: DEVELOPMENT APPLICATION



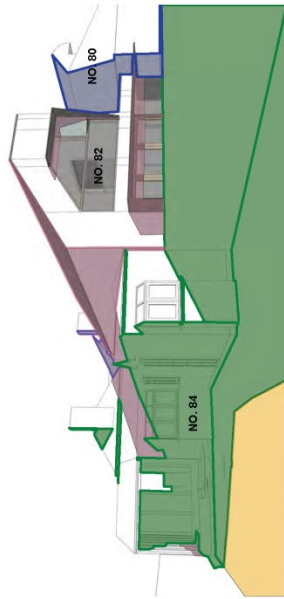
NO.84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE XTO SHADOW

NO.84 MOONBIE PRIVATE OPEN SPACE XTO SHADOW INC. FENCE

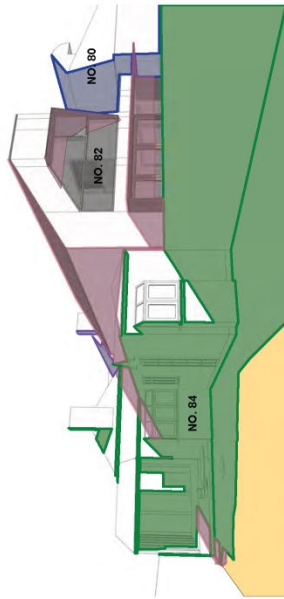
NO.82 MOONBIE XTO SHADOW PROPOSED SHADOW

NO.82 MOONBIE ST SITE BOUNDARY FENCE SHADOW

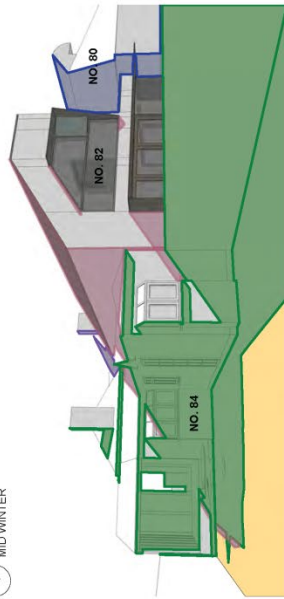




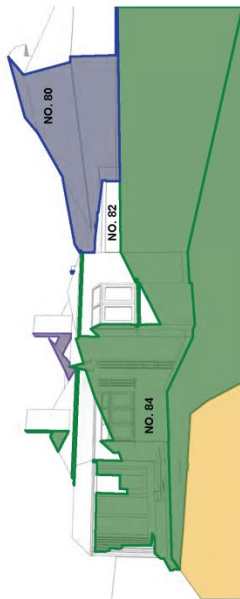
2 9AM PROPOSED PERSPECTIVE
MID WINTER



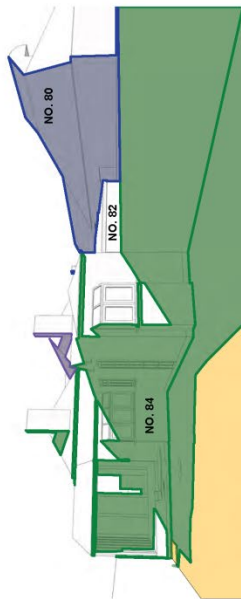
4 10AM PROPOSED PERSPECTIVE
MID WINTER



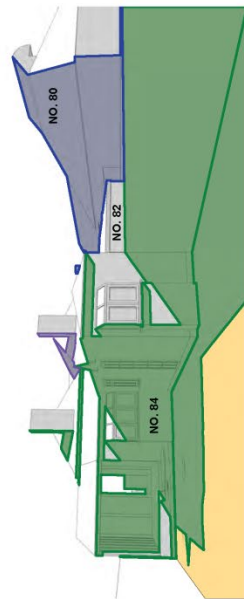
6 11AM PROPOSED PERSPECTIVE
MID WINTER



1 9AM EXISTING PERSPECTIVE
MID WINTER



3 10AM EXISTING PERSPECTIVE
MID WINTER



5 11AM EXISTING PERSPECTIVE
MID WINTER

SAGO DESIGN

NO. 82 MOONBIE XTO SHADOW	NO. 84 MOONBIE XTO SHADOW/INC. FENCE	NO. 84 MOONBIE SUNLIGHT TO PRIVATE OPEN SPACE	NO. 80 XTO SHADOW	NO. 82 PROPOSED SHADOW
------------------------------	---	--	----------------------	---------------------------

ISSUE	DATE	REVISION
DEVELOPMENT APPLICATION	6/5/19	A

PROJECT	SCALE	DATE
82 MOONBIE STREET, SUMMER HILL	1:100	NTS

DA 807
A

Attachment C – Heritage Impact Statement

PROPOSED ALTERATIONS AND ADDITIONS

TO

**GLENCOE,
82 MOONBIE STREET, SUMMER HILL, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

John Oultram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay, NSW 2028

T: (02) 9327 2748
E: heritagedesign@bigpond.com

Prepared for:

Tristan & Samantha McWilliam

March 2019

© John Oultram Heritage & Design

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations and additions to the existing house at 82 Moonbie Street, Summer Hill, NSW. The report has been prepared on behalf of Tristan and Samantha McWilliam, the owners of the property.

1.2 THE STUDY AREA

The study area is Lot A in DP 444684 in the Municipality of Ashfield, Parish of Petersham and County of Cumberland. (Figure 1.1)

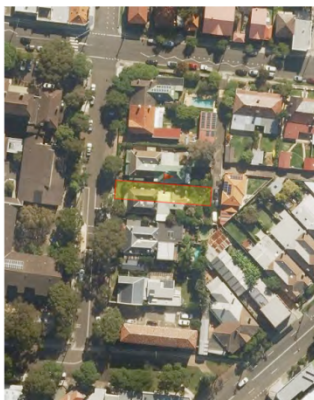


Figure 1.1 The Study Area shaded

Source: SIX Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines" and the Inner West Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and Robin Hedditch of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL SUMMARY

2.1 SUMMARY

The dwelling was built in 1882 by local builder and land speculator James Bartlett. Together with No. 84 Moonbie Street, the pair was one of five semi-detached houses (total 10 dwellings) Bartlett erected in Moonbie Street in this period. From 1909 Nos. 82-84 Moonbie Street were owned by the McGregor family, with No. 82 being the family home. The house was called Glencoe.

2.2 CAMPBELL'S CANTERBURY ESTATE

Moonbie Street, as with most of Summer Hill south of the railway line, is located within the former Canterbury Estate, which comprised a vast area of 1,242 acres bounded on the south by the Cooks River and on the north by Liverpool Road. The estate was formed by merchant Robert Campbell between 1803 and the 1820s by the purchase of a number of land grants.

The genesis of the Canterbury Estate was Reverend Richard Johnson's three grants, totalling 410 acres, acquired in the 1790s at present day Canterbury. Johnson was the chaplain of the First Fleet and as such had arrived in the colony in 1788. Johnson returned to England in 1800 and prior to his departure he sold the 410 acres at Canterbury to Lieutenant William Cox, the paymaster in the NSW Corps. Cox engaged Joseph Holt to manage the farm. Cox sold his land at Canterbury in 1803 to the merchant Robert Campbell. What Campbell purchased was Johnston's 410 acres and an additional 420 acres made up of six grants. Campbell purchased Canterbury to run cattle and never resided there, but employed overseers to manage the estate. Over the following decades neighbouring grants were purchased and by 1834 the estate comprised 1,242 acres.¹

The Campbell family continued to be associated with the Canterbury Estate until the 1860s, but the size of the land holding over this time gradually diminished through land sales. The first of these occurred at the onset of the financially depressed 1840s on the river at Canterbury when some sixty acres was conveyed in 1840 to the promoters of the sugar works, and in the following year Campbell released additional land as the Village of Canterbury subdivision. Also in 1841 Campbell released land along Liverpool Road as the Village of South Ashfield.

2.3 SUBDIVISION AT SUMMER HILL

Following the death of Robert Campbell in 1846 the Canterbury Estate was divided between his daughter Sophia Ives Campbell, and son-in-law, Arthur Frederick Jeffreys, husband of Sarah Campbell. Moonbie Street is located within Sophia Ives Campbell's portion.

Sophia Ives Campbell (1812-1891) did not live at Canterbury, but with her brother at the Campbell's Duntroon estate (present day Canberra). However, she did arrange for the construction of the church and school of St Paul's Church of England (Anglican) in 1860.

¹ Pratten, Chris (ed.), *Summer Hill, Ashfield & District Historical Society, 1999* (Pratten 1999)

Miss Campbell subdivided her portion of the estate in the mid 1860s.² The subdivision was a response to the completion of the railway between Sydney and Parramatta and the opening of a station at Ashfield in September 1855. The railway provided mobility and the rise in the number of people residing in the area in the 1860s brought about the incorporation of municipal government (Ashfield) in 1871.

Miss Campbell's subdivisions continued in the 1870s and included the Summer Hill Estate release of 1876 that took-in the area between Smith Street and Junction Street bounded by Prospect Street and Moonbie Street. This was the first recorded instance of the name Summer Hill.³ The railway station at Summer Hill opened in 1879 and the public school at Summer Hill in 1883.

2.4 BARTLETT'S SUMMER HILL SUBDIVISION

In 1880 Miss Campbell sold a portion (about eight acres) of her land at Summer Hill to James Bartlett.⁴ The portion was bounded by Junction Road, Old Canterbury Road, Herbert Street, and Henson Street. Bartlett subdivided his purchase in December 1881 in Deposited Plan 758. There were three sections that were divided by two new streets, one named Bartlett and the other was a continuation south of Moonbie Street formed in 1876. Section 3, between Henson and Bartlett streets, was sold in 1886⁵ to the Joint Stock Building Land and Investment Company and re-subdivided in Deposited Plan 1836. Section 2, between Bartlett and Moonbie streets, was resumed by the government in April 1882⁶ for the site of the new public school at Summer Hill mentioned above.

A substantial portion of Section 1 was retained by Bartlett until his death in 1904 when his trustees, Charles Ernest Little, James Gregg, and the Perpetual Trustee Company recommenced sales. By the rate assessment of 1884, the allotments were retained by Bartlett (and inclusive of No.82-84 Moonbie Street (Lot 11)) and developed by him with housing, which he let.⁷ These Bartlett built dwellings were recorded in Higinbotham & Robinson's commercial 'Map of the Municipality of Ashfield' published in 1883.⁸

James Bartlett (1831-1904) was a local builder and resided at Prospect Hall (demolished) nearby in Seaview Street.⁹ He was a prolific land speculator in the Ashfield/Summer Hill and some of his land releases were the Clover Hill Estate of 1877,¹⁰ and the Tavistock Estate of 1878.¹¹

² Advertisement, *Sydney Morning Herald*, 22/9/1866, p.11

³ Pratten 1999

⁴ Torrens Dealing 43773

⁵ Torrens Dealing 114343

⁶ Torrens Dealing 56774

⁷ Borough of Ashfield rate assessment for East Ward, 1884, entries for Moonbie Street

⁸ State Library of New South Wales (Z/M3 811.1829/1883/1)

⁹ Pratten 1999, p.25

¹⁰ Pratten 1999, p.143

¹¹ Pratten 1999, p.57

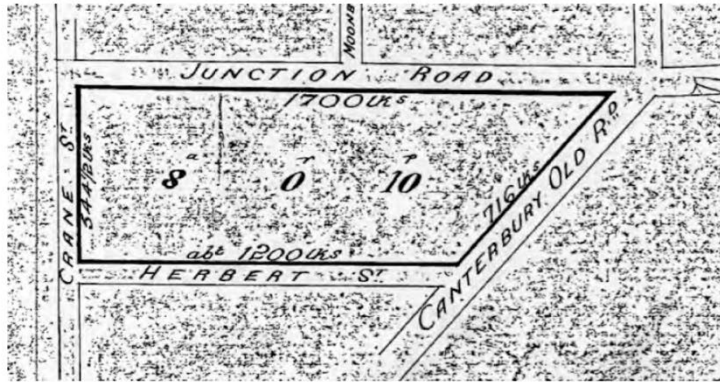


Figure 2.1 The area of about 8 acres of the Canterbury Estate conveyed to James Bartlett in 1880, and subdivided in Deposited Plan 758 in 1881

Source: NSW Land Registry Services, Vol. 513, Fol. 113



Figure 2.2 Detail from Higinbotham & Robinson's commercial 'Map of the Municipality of Ashfield' published in 1883. Bartlett's subdivision in DP 758 was in three sections, and Nos. 82-84 Moonbie Street (circled) were Lot 11 in Section 1

Source: State Library of New South Wales (Z/M3 811.1829/1883/1)

Property No.	Section	Lot	Owner	Notes
398	1	14	Johnson Jas	✓ Bartlett J.J. House
399		13	John Geo. H. ✓	✓ " " "
400		12	Evans Joseph ✓	✓ " " "
401		12	Brownley George ✓	✓ " " "
402		11	Barrett ✓	✓ " " "
403		11	Barrett ✓	✓ " " "
404		10	Barrett ✓	✓ " " "
405		10	James Geo. ✓	✓ " " "
406		9	Langford ✓	✓ " " "
407		8	Smith Mrs. ✓	✓ Bartlett J.J. 1 "

Figure 2.3 Detail from the Borough of Ashfield rate assessment for East Ward for 1884 with the entries for Moonbie Street. Nos. 82-84 Moonbie Street (circled) were Lot 11 in Section 1 and listed as comprising houses owned by Bartlett

Source: Ashfield Library

2.5 GLENCOE, 82 MOONBIE STREET

The semi-detached dwelling at No.82 Moonbie Street, with No. 84, was erected in 1882 by James Bartlett as discussed above. No. 82 Moonbie Street was named Glencoe and No. 84 Kirkcowan.¹² The original street numbers of these dwellings were 50-52 Moonbie.

The footprint of the dwelling as built was recorded in Higinbotham & Robinson's commercial 'Map of the Municipality of Ashfield' published in 1883,¹³ and the Lands Department's detailed survey of Ashfield in 1890.¹⁴

The pair was one of five semi-detached houses (total 10 dwellings) Bartlett erected in Moonbie Street in this period between No. 70 and No. 90¹⁵ (originally Nos. 90-92 Moonbie Street were identical with No. 92 having been demolished to make way for flats).

Nos. 82-84 Moonbie Street were retained by Bartlett and his trustees until 1909 and let. The tenants of No. 82 (then numbered 50) included John Prior (1900), John Fitzgibbon (1905), Alfred Booth (1909).¹⁶

In 1909 Nos. 82-84 Moonbie Street were conveyed to blacksmith Robert McGregor.¹⁷ McGregor (1867-1955) resided in No. 82 Moonbie Street, and no. 84 was let out. McGregor married Letitia Susan Marshall (1871-1953) in 1911, and the children of this marriage were Merle Letitia (1917-2007) and Robert Francis (1912-1970).¹⁸

¹² Sands' Directory 1915
¹³ State Library of New South Wales Map Z/M3 811.1829/1883/1
¹⁴ Ashfield Sheet No. 30, copy held by Burwood Library
¹⁵ Borough of Ashfield rate assessment for East Ward, 1884, entries for Moonbie Street
¹⁶ Sands' Directory
¹⁷ Torrens Title Dealing 520603
¹⁸ NSW BDM Indexes

Mrs McGregor died in 1953 and Mr McGregor in 1955, both being resident at No. 82 Moonbie Street at the time. Their daughter, Merle, inherited Nos. 82-84 Moonbie Street, and she subdivided the allotment to form two individual lots (Lots A & B in DP444684). No. 84 Moonbie Street was sold in 1964¹⁹, but No. 82 Moonbie Street was retained. Merle never married and died in 2007.



Figure 2.4 Ashfield Sheet No. 30 of Sydney Water's detail series of surveys of metropolitan Sydney dated 1890. Nos. 82-84 Moonbie Street are circled. The other semi-detached dwellings depicted were built also by James Bartlett. Note the conscious planning of the group bookended by Nos. 90-92 Moonbie Street and Nos. 74-76 Moonbie Street

Source: Ashfield Library



Figure 2.5 Detail from the Department of Main Road series of aerial photographs of inner Sydney, dated 1943. No. 82 Moonbie Street is highlighted

Source: NSW Spatial Services

¹⁹ Torrens Title Dealing J849447



Figure 2.6 An early photo of 82 Moonbie Street, showing the original iron roof and chimney, painted striped verandah roof, filigree iron work and a central gable with lattice (now removed), a screened side fence and the original timber picket front fence and gate. The house name "Glencoe" is just visible and the cast iron lace is picked out in different colours

Source: Client



Figure 2.7 82 Moonbie Street in 2007, when it was advertised for sale for the first time in nearly 100 years. By this time the verandah details have been simplified, the gable, lacework and the front chimney have been removed

Source: Real estate image



Figure 2.8 View of the front living room in 2007, showing later wallpaper, venetian blind and light fitting. The floorboards have been patched and the fire surround painted. These works may have been undertaken by Meite McGregor in 1955 when she inherited the house following the deaths of her parents

Source: Real estate images

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in December 2018 to ascertain its layout, condition and intactness from original construction. The current plan is shown in Figure 3.1.

82 Moonbie Street is one of a pair of a single storey, semi-detached, late Victorian weatherboard cottages set on the eastern side of the street. It survives substantially intact with some later changes and more recent updates.

3.1 EXTERIOR

The original iron roof has been replaced with cement tiles (L). The original front brick chimney has been removed but a double brick chimney survives at the rear (O). The roof is hipped (O) and forms a valley where it joins the other semi. The external weatherboards and joinery survive in good condition (O), including the windows and four-panel front door and architrave. The front verandah has been altered over time with the loss of the decorative cast iron frieze and the timber verandah roof gable visible in the c1900 photograph (O and L). The timber, front screen door replaces an earlier, aluminium one (M).

The dining room and kitchen, bathroom and laundry lie under a rear skillion roof that sits below the eaves of the hipped roof (O).

3.2 INTERIOR

The room layout is typical of a late C19th semi-detached cottage with a series of rooms leading off a hallway (O). The front door originally opened into the living room but in c 2007 a wall was installed to create an additional bedroom (M). The majority of the floorboards are original (O). The floorboards in the front bedroom are more recent (and laid in a different direction) (M). The three fireplaces survive as do the decorative plaster and pressed metal ceilings, picture rails and internal joinery (O).

Past the bedrooms, the floor steps down to the dining room and the kitchen beyond (O). The rear service rooms are original in form but have been subject to modern kitchen and bathroom fit-outs (O and M).

3.3 SIDE AND REAR GARDEN

Visible in the early (c1900) photograph of the cottage is a lattice screened side gate and fence with decorative timber finials. The current side fence is possibly a remnant of this fence (O? and L). A brick path (O) leads down the northern side of the house to the rear garden with a central area of lawn. Mature shrubs and small trees (mostly camellias) line the rear garden perimeter and side garden with no discernible established garden beds.

3.4 FRONT GARDEN AND STREETScape

The early (c1900) photograph reveals the original timber picket fence and gate. This has been replaced with a simple timber and chain wire fence and wrought iron gate (c1955) (L). The current fence sits on a low brick base (possibly O). There is a cottage planting scheme comprising many camellias in the front garden (O).

The eastern side of Moonbie Street is lined with single storey, detached and semi-detached houses from the same period. Summer Hill Public School is opposite.

Figures 3.2 - 3.13

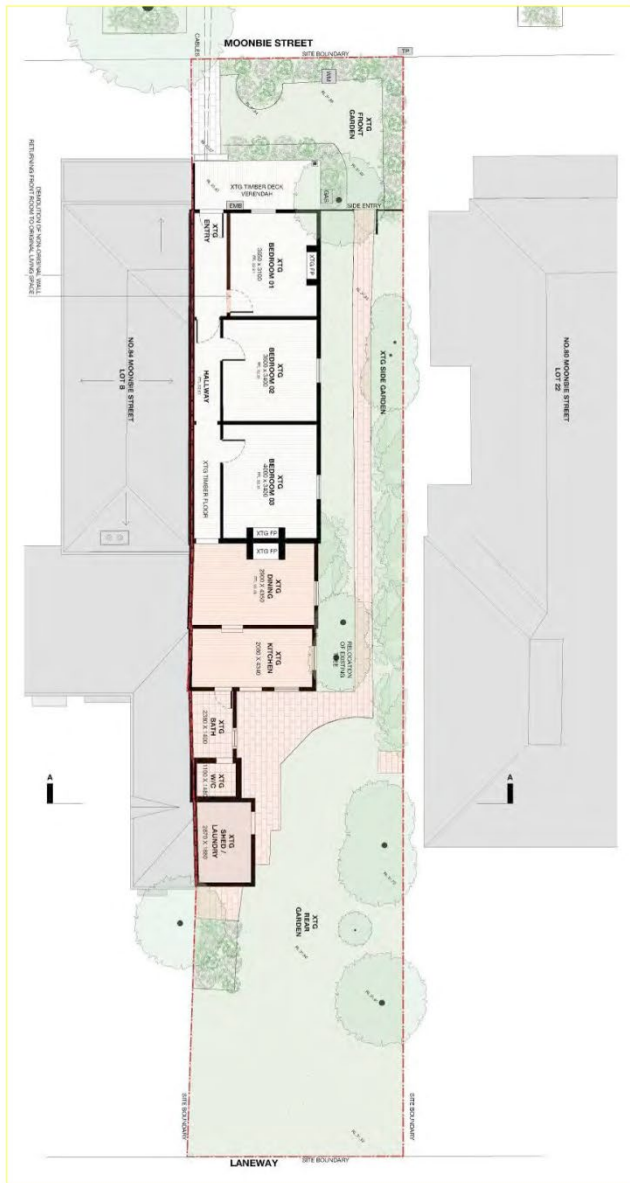


Figure 3.1 82 Moonbie Street, Summer Hill

Plan as existing

Source: Architect



Figure 3.2 82 Moonbie Street
Front facade



Figure 3.3 82 Moonbie Street
Front verandah



Figure 3.4 82 Moonbie Street
View of side fence and brick path

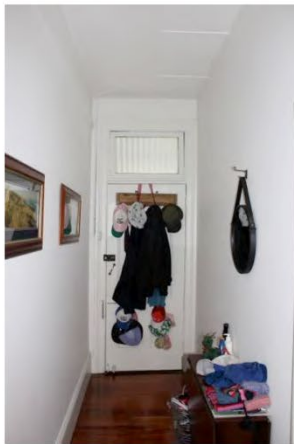


Figure 3.5 82 Moonbie Street

Front door, hallway and ceiling. The wall on the right has been recently added

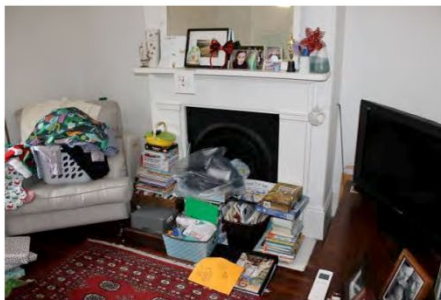


Figure 3.6 82 Moonbie Street

Fireplace



Figure 3.7 82 Moonbie Street

Fireplace in dining room



Figure 3.8 82 Moonbie Street
Kitchen



Figure 3.9 82 Moonbie Street
Rear service wing. The external form is original while the interior spaces have been heavily altered and modernised



Figure 3.10 82 Moonbie Street
View of rear of the cottage and prominent brick chimney

82 MOONBIE STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT



Figure 3.11 82 Moonbie Street
Garden looking towards rear fence



Figure 3.12 82 Moonbie Street
84 Moonbie Street with car parking in front garden (heritage item)



Figure 3.13 82 Moonbie Street
86 Moonbie Street with car parking in the front garden (also a heritage item)

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment and Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed as part of the pair with 84 Moonbie Street and the listing sheet (SHI 1020322) is attached as Appendix C.

Listing on the Inventory has no statutory implications for development at the place but reflects the listing of the property on the LEP.

4.3 LOCAL AUTHORITY

The local authority for the area is the Inner West Council²⁰. The property is listed as a heritage item (along with 84 Moonbie Street) in the *Ashfield Local Environmental Plan 2013* (as amended) (LEP) but is not within a conservation area.

REF	ADDRESS	ITEM	RANKING
562	82-84 Moonbie Street	Semi-detached houses	Local

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
560	74-76 Moonbie Street	Semi-detached houses	Local
561	78-80 Moonbie Street	Semi-detached houses	Local
562	82-84 Moonbie Street	Semi-detached houses	Local
563	86-88 Moonbie Street	Semi-detached houses	Local
564	90 Moonbie Street	House	Local
527	8-18 Junction Street	Buildings - group	Local
528	Junction Road	School buildings	Local

It is also in the vicinity of the Trafalgar Square Heritage Conservation Area (C55).

The heritage provisions of the LEP relating to the development of a heritage item, in the vicinity of a heritage item would apply.

Development would also be the subject of the *Inner West Consolidated Development Control Plan 2016* (DCP) that contains detailed objectives and controls for development of heritage items.

²⁰ Ashfield Council has been amalgamated by the Ashfield planning controls will apply till new controls are gazetted



Figure 4.1 Ashfield Local Environmental Plan 2013 Heritage Map HER_002
Source: Inner West Council

5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

5.1 HISTORICAL DEVELOPMENT

Criterion (a)	<i>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)</i>
---------------	--

82 Moonbie Street is one of a pair of single-storey, semi-detached weatherboard cottages constructed in 1882 by local builder James Bartlett. It belongs to a larger group of six surviving cottages built by Bartlett in Moonbie Street. Bartlett purchased the land following the break-up of Robert Campbell's Canterbury Estate. Bartlett then subdivided the land in 1881, selling some lots and developing others himself, including the houses in Moonbie Street. He built a total of 10 cottages in Moonbie Street as speculative developments for lease, and four have been demolished.

The cottages at 82 and 84 Moonbie Street are unusual within Bartlett's row in being weatherboard. These cottages and Bartlett's other cottages help demonstrate the first phase of residential development in Summer Hill following the break-up of Campbell's large estate and following the opening of Summer Hill train station in 1879, and Summer Hill Public School in 1883.

Local significance.

5.2 HISTORICAL ASSOCIATIONS

Criterion (b)	<i>An item has strong or special associations 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)</i>
---------------	--

The place is not considered to have any historical associations of note. Does not meet the criterion.

5.3 AESTHETIC SIGNIFICANCE

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
---------------	---

The cottage at 82 Moonbie Street and its pair at 84 Moonbie Street are largely intact small weatherboard cottages built in 1882. An early photograph allows us to see what the cottage looked like shortly after it was constructed and determine its current level of intactness.

Some decorative verandah details and a brick chimney have been lost but the overall form and fabric of the original cottage survive. The two cottages are good surviving examples of late nineteenth century timber cottages and make an important contribution to the streetscape of Moonbie Street.

Local significance.

5.4 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
---------------	--

The house has no special associations with any particular group.

Does not meet the criterion.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the 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)</i>
---------------	--

The cottage displays no unusual or rare technical features. Research for this report has not discovered any earlier buildings on the site. The archaeological potential is considered to be low.

Does not meet the criterion.

5.6 RARITY

Criterion (f)	<i>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)</i>
---------------	---

Substantially intact, late nineteenth century weatherboard semi-detached cottages are rare.

Local significance.

5.7 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The house is a good example of its type, retaining the majority of its original exterior and interior fabric. The missing external details (verandah details, front fence etc) are recoverable.

Local significance.

5.8 INTACTNESS

Substantially intact.

5.9 STATEMENT OF SIGNIFICANCE

82 Moonbie Street Summer Hill is a good, substantially intact example of a single storey, semi-detached, late Victorian weatherboard cottage constructed as a pair with 84 Moonbie Street in 1882 by local builder and developer James Bartlett. It belongs to a group of six surviving cottages in Moonbie Street, all built by Bartlett at the same time. This group forms part of a Victorian streetscape of considerable charm.

Statement of significance taken from the 2010 Ashfield Heritage study:

Two semi-detached houses in a most interesting collection of residences erected by the well-known speculator James Bartlett and now forming a significant part of Ashfield's history. Aesthetically they are part of a harmonious group which makes an excellent streetscape. They are the smallest houses and the only ones built of timber in the group.

The house is of **high** significance **locally**.

6.0 THE CURRENT PROPOSALS

6.1 CURRENT PROPOSALS

The current owner would like carry out minor alterations and build a two-storey extension to the rear. The proposals are shown on Drawings Nos. 1805 DA000, DA100, DA110, DA120, DA130, DA140, DA200, DA210, DA220, DA230, DA300, DA310, DA320, DA400, DA410 and DA700 dated March 2019 and prepared by Sago Design.

The proposals include:

6.2 ORIGINAL COTTAGE

- Retain the principal portion of the existing cottage, hipped roof and brick chimney.
- Remove the later internal wall in the front room to return the space to a living room.
- Demolish the rear skillion-roof sections of the cottage and outbuildings

6.3 REAR EXTENSION

- Construct a new, two-storey rear addition with single-storey link to the existing cottage.

6.4 FRONT FENCE AND OFF-STREET PARKING

- Relocate several small trees (mainly camellias).
- Demolish the existing front fence.
- Install a new timber picket front fence matching 84 Moonbie Street.
- Form a new vehicle crossing and create new hardstand car parking area forward of the front building line.

6.5 SIDE AND REAR GARDEN

- Relocate several small trees (mainly camellias).
- Remove timber side fence framework and install new timber picket fence to front and side
- Reinstate the lattice screen to the side garden
- Construct new side path.
- Install swimming pool and new side and rear garden landscaping.

7.0 IMPACT OF THE PROPOSED DEVELOPMENT

7.1 GENERALLY

82 Moonbie Street is a good, substantially intact example of a rare late Victorian semi-detached weatherboard cottage.

The proposals are concentrated at the rear and largely retain the primary form, layout, fabric and details of the main portion of the cottage.

The dining room, kitchen and rear service wing will be demolished. The kitchen and rear rooms are externally original but have been heavily altered internally. Service rooms in nineteenth century cottages generally did not have the same quality fabric as the main cottage. It is generally accepted that these subordinate rooms can be demolished to allow heritage properties to be extended and modernised, while retaining the more significant fabric of the main cottage.

The proposed car parking in the front garden does not comply with current DCP controls. However, within the row of cottages built by Bartlett in Moonbie Street, all of which are heritage listed, the majority have been allowed to install car parking in the front garden. This has created a compelling precedent for 82 Moonbie Street.

The extent of demolition and the scale of the proposed rear addition and the front car parking area are in keeping with similar works approved to other cottages in the Moonbie Street row.

7.2 ORIGINAL COTTAGE

The main hipped-roof portion of the cottage will be retained with very little change. The front facade and verandah will be retained unaltered. One change will be the removal of the recently installed wall in the front room that converted it to a bedroom (the original layout is signalled by the retained cornices). The removal of this later wall will allow the space to return to its original use as a living room.

It is proposed to demolish the rear service wing of the cottage that includes the current dining room, kitchen, bathroom, laundry and storage rooms. These rooms lie under a separate skillion roof that sits under the eaves of the main roof. The kitchen appears to be a later-enclosed lean-to verandah. These rooms are considered small and cramped by modern standards and unsuitable for their current uses. While original to the cottage, these spaces were always subordinate to the main cottage in terms of importance and the scale and quality of internal features and amenity. It is accepted these rooms can be demolished to allow for a modern rear addition to be constructed.

The loss of the dining room will have some impact on the overall integrity of the cottage. However, it is difficult to retain this space as it sits under the same skillion roof as the other rear rooms and outbuildings. It is proposed to demolish the majority of the room, retain the original fireplace and re-use the remnant space for a bathroom that forms part of the single-storey link to the new two-storey addition. The pressed metal ceiling is not original and the floorboards can be salvaged for reuse.

The dining room is a secondary, service space and its loss can be accepted in order for the main portion of the cottage to be retained without alteration and its most significant decorative feature, the fireplace, will be retained.

7.3 REAR EXTENSION

The proposed two-storey rear addition will be linked to the main cottage via a single-storey skillion roof that will house a new bathroom and the stairs to the first storey. This linking device allows the main hipped roof to be retained without alteration and provides a clear separation between the retained modest weatherboard cottage and the new modern structure behind.

The design of the new addition takes advantage of the north-facing aspect to maximise light and the modern preference for open-plan living with access to rear gardens and open space. The first-floor roof includes an angled section designed to reduce the bulk and presence of the new structure behind the single-storey cottage. This roofline has been partially modelled on a similar roof at 80 Moonbie Street and the receding angled plane reduces its visibility from the street.

In addition, the new works, though taller and bulkier than the original cottage, are set fully behind the cottage and some distance from the street. In this regard they will not be highly visible from Moonbie Street.

In the row of six surviving cottages built by Bartlett, several have already undertaken similar two-storey rear additions. These additions are not clearly visible from the street and have successfully preserved the streetscape presentation of the row.

For these reasons, the proposals are acceptable from a heritage point of view.

7.4 FRONT FENCE AND OFF-STREET PARKING

The relocation of several small trees (mainly camellias) is supported as it helps retains the original "cottage" planting scheme.

The proposal includes replacing the existing timber and chain wire fence with a new timber picket fence matching that at No 84 Moonbie Street. The current fence likely dates to the 1950s when Merle McGregor inherited the property from her parents and replaces the original timber fence visible in c1900 photograph of the house.

The proposed new timber picket fence does not involve the loss of any original or significant fabric and a new picket fence matching that at 84 Moonbie Street is acceptable from a heritage point of view. The diamond pattern brick path will also be retained.

These works (relocating small trees and new fence) are required to allow a new vehicle crossing and hard stand car parking area forward of the front building line.

This aspect of the proposal does not comply with current DCP controls that do allow car parking in front of buildings where rear lane car access is available. This aspect of the proposal is potentially visually intrusive and will have a negative impact on the streetscape presentation of the heritage item. However, within the row of six cottages built by Bartlett in Moonbie Street, all of which are heritage listed, the majority have been allowed to install car parking in the front garden. This has created a compelling precedent for 82 Moonbie Street. The hardstand will be in the form of concrete wheel strips to reduce the impact of the works.

7.5 SIDE AND REAR GARDEN

The proposed landscaping works involve the relocation of several small trees and shrubs, mainly established camellias. The relocation of these trees is supported as it retains the original "cottage" planting scheme. There are no heritage impacts with these proposals and those for the new swimming pool and rear garden landscaping.

These works include the reinstatement of the side lattice fence and gate shown in the early photograph (see Figure 2.6) (albeit set slightly further back) that is a positive in heritage terms.

The brick side path will be rebuilt but this is a later element of no significance and the proposed path is to a similar width.

These works will retain the existing character of the cottage garden setting and its streetscape presentation.

7.6 ASHFIELD LOCAL ENVIRONMENTAL PLAN 2013

7.6.1 Impact upon Heritage Items in the Vicinity

The property lies within the vicinity of a number of heritage items, which are generally houses from the same period and Summer Hill Public School opposite. The most immediate effect will be on the matching semi at 84 Moonbie Street and the semi-detached cottages to the north at 78-80 Moonbie Street.

7.6.1.1 84 Moonbie Street

84 Moonbie Street is the semi-detached cottage that forms a pair with 82 Moonbie Street. It is the mirror image of 82 Moonbie Street and lies to the south. The proposal is for a two-storey rear extension on the boundary between the two properties. The potential for the new work to be visually intrusive is offset by the deep angle of the new roof and the existing skillion-roofed outbuildings on the northern side of the 84 Moonbie Street. The proposed rear extension retains the existing rear building line so the new building generally overlooks the roof of the neighbouring property and not its rear open space.

Several similar two-storey rear developments have been approved to other cottages in the Moonbie Street row and the proposal is in keeping with Council's DCP controls preference for clearly delineated rear additions,

7.6.1.2 78-80 Moonbie Street

To the north is a pair of late Victorian, semi-detached houses at 78-80 Moonbie Street. 80 Moonbie Street, next door to 82 Moonbie Street, has a large rear addition to the rear, built c1980s.

The houses are inset from their side boundaries and the rear extension at 80 Moonbie Street is set some distance from the street and behind the cottage, and is not readily visible from the street. The height and long sloping roof of this addition means that the proposed works at 82 Moonbie Street will have no visible impact or privacy impacts upon the property.

7.6.1.3 Summer Hill Public School

The heritage-listed Summer Hill Public School buildings lie on the opposite side of the Moonbie Street. They are large, robust structures that have no visual relationship with the rear of 82 Moonbie Street. The proposals are not at a scale that would impact on the setting or significance of the item.

Other heritage items in the vicinity are too remote for the works to have any effect.

7.7 INNER WEST COUNCIL CONSOLIDATED DCP 2016

82 Moonbie Street Summer Hill is a listed heritage item but is not within a conservation area.

Controls for alterations to heritage items are contained in Part 2 of the Inner West Council Consolidated DCP (2016). The proposals are assessed against the relevant controls below:

	Objective/Control	Comment
2.2	External Form and Setting	
C1	Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.	Complies. This report provides the research to understand the history and heritage significance of the cottage and guide change.
C2	Ensure significant elements and features of heritage items are retained and conserved.	Complies. The main portion of the cottage and its intact external and internal features will be retained.
C3	Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.	The off-street car parking forward of the front building line is potentially intrusive. However, the majority of other cottages in the row have been allowed to install car parking in the front garden and hardstand is in concrete wheel strips
C4	Encourage reinstatement of missing significant details and the removal of unsympathetic changes.	Complies. It is recommended that missing verandah details are reinstated
C5	Allow changes to the rear of heritage items where the new work does not impact on the heritage significance of the heritage item.	Complies. The majority of the new work is located at the rear behind the cottage.
C6	Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.	Complies. No change to current use.
C7	Encourage changes to significant parts of the place to be reversible where possible.	Complies. There are no major irreversible changes proposed to the main portion of the cottage.
C8	Retain significant settings, garden and landscape features and details.	The existing brick side path is to be retained and the lattice screen to the side garden reinstated
2.3	Interior Elements of Heritage Items	
C1	Minimise change to significant internal room configurations, layouts and finishes of heritage items.	Complies. A later internal wall will be removed. No other changes are proposed to the retained main cottage.
C2	Generally retain original significant building entrances and associated hallways.	Complies. The side entrance to the new addition is expected to become the main entrance but the existing front door will remain
C3	Locate changes away from main rooms that have intact or significant features.	Complies.
C4	New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.	Complies. Little change is proposed in the principal rooms of the original cottage.
C5	Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..	Complies.

82 MOONBIE STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT

	<i>Objective/Control</i>	<i>Comment</i>
C6	<i>Avoid locating kitchen, bathroom or laundry fit-outs within primary rooms of significance.</i>	The retained portion of the former dining room, including the fireplace, will become a new bathroom and stairs. The dining room is not considered to be a primary room of significance and this change is acceptable.
C7	<i>Allow for reversibility of internal changes to significant areas where possible.</i>	Complies. A later internal wall will be removed. No other changes are proposed to the retained main cottage.

We consider that the proposal meets the majority of the aims and objectives of the Inner West Council Consolidated DCP.

8.0 SUMMARY & RECOMMENDATIONS

8.1 SUMMARY

82 Moonbie Street is a good, substantially intact example of a rare late Victorian semi-detached weatherboard cottage and one of a row of similar cottages by the same builder.

The proposals are concentrated at the rear and retain the primary form, layout, fabric and details of the main portion of the cottage. The new work is set back behind the main cottage and will not be readily visible from the street.

The dining room, kitchen and rear service wing will be demolished. The kitchen and rear rooms are externally original but have been heavily altered internally. Service rooms in nineteenth century cottages generally did not have the same quality fabric as the main cottage. It is generally accepted that these subordinate rooms can be demolished to allow heritage properties to be extended and modernised, while retaining the more significant fabric of the main cottage.

The extent of demolition and the scale of the proposed rear addition and the front car parking area are in keeping with similar works approved to other cottages in the Moonbie Street row.

In heritage terms, we consider that the proposals should be approved.

8.2 RECOMMENDATIONS

- Consider reinstating missing elements of the front verandah, using the c1900 photograph as a guide to its original appearance.



JOHN OULTRAM

9.0 APPENDIX – OWNERS 1882-1980S

Auto Folio A/444684 (Source: NSW Land Registry Services)

Year	Owner
1794	9th December CROWN GRANT Parish of Petersham 25 acres Edward Haven
	PRIMARY APPLICATION 3100
1874	3rd June CERTIFICATE OF TITLE Vol. 182 Fol. 108 177 acres 66 acres 3 rood 20 perches 65 acres 33 acres Sophia Ives Campbell, Sydney, spinster
1880	15th October Dealing 43773 Transfer of part James Bartlett
1880	25th November CERTIFICATE OF TITLE Vol. 513 Fol. 113 Part Deposited Plan 191 8 acres 10 perches James Bartlett, Ashfield, landowner
1881	Re-subdivision in Deposited Plan 758
1882	3rd April Dealing 56774 Notice of Resumption of Section 2 in Deposited Plan 758 Minister for Public Instruction
1886	16th September Dealing 114343 Transfer of Section 3 in Deposited Plan 758 The Joint Stock Building Land & Investment Company
1904	20th August CERTIFICATE OF TITLE Vol. 1553 Fol. 216 Various lots in Section 1 in Deposited Plan 758 4 acres 1 rood 12 3/4 perches James Bartlett, Kensington, gentleman
1904	25 August Dealing 16094 Transfer Charles Ernest Little, Sydney, accountant James Gregg, Sydney, auctioneer Perpetual Trustee Company
1909	15th February Dealing 520603 Transfer of Lot 11 of Section 1 in DP 758 Robert McGregor
1909	31st March CERTIFICATE OF TITLE Vol. 1959 Fol. 142 Lot 11 of Section 1 in Deposited Plan 758 23 1/4 perches Robert McGregor, Summer Hill, blacksmith
1955	10th August Dealing G347606 Transfer Merle McGregor, Summer Hill, single woman
	Dealing H200824 Transfer Not entered


82 MOONBIE STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT

Year	Owner
1960	22nd January CERTIFICATE OF TITLE Vol. 7837 Fol. 11 Lot A in Dealing H200824 (DP444684) 11 3/4 perches Merle McGregor, Summer Hill, single woman
	Auto Folio A/444684 not searched

10.0 APPENDIX B - HERITAGE LISTING

Source: Ashfield Heritage Study 2010 – Listing Sheet for 82-84 Moonbie Street

Ashfield Heritage Study Inventory Sheets 2010				
Name of Item	Pair of semi-detached houses			Reference N°
Other Names	No 82, 'Glencoe'; No 84, 'Dalcrest'. Other earlier names			10/19
Address	82-84 Moonbie Street			Land Title
Locality	Summer Hill	Postcode	2130	
Item Type	Building			Owner/s
Group Name				
Statement of Significance				Condition as observed from street – <input type="checkbox"/> Intact Minor alteration – <input type="checkbox"/> Sympathetic <input checked="" type="checkbox"/> Unsympathetic Major alteration – <input type="checkbox"/> Sympathetic <input type="checkbox"/> Unsympathetic Modifications – No chimneys survive except a double one at the rear of No 84.
Two semi-detached houses in a most interesting collection of residences erected by the well-known speculator James Bartlett and now forming a significant part of Ashfield's history. Aesthetically they are part of a harmonious group which makes an excellent streetscape. They are the smallest houses and the only ones built of timber in the group.				
Summary of Significance				
	Rare	Associative	Representative	
Historic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Aesthetic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Social	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Scientific	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
				
Surveyed by		RI	Survey Date 11/3/2010	

Ashfield Heritage Study Inventory Sheets 2010

Current Use Residential	Reference N° 10/19
Heritage Listing Ashfield Local Environmental Plan 1985, Schedule 7	
Themes : Local Subdivision and consolidation	Themes : State Towns, suburbs and villages
<p>Historical Notes</p> <p>Like the others in the group, this pair was erected speculatively for the developer James Bartlett in 1880. It appears that the first to be occupied was No 84, 'Violet Cottage', by George Price, noted in <i>Sands Directory</i> for 1880. No 82, 'Camelia Cottage', was first noted in <i>Sands Directory</i> 1883. Many different tenants are recorded in <i>Sands Directories</i> before ownership of the two was transferred to Mrs Bartlett in 1902. She continued as owner until 1908, when Robert McGregor bought them. In 1910 No 2, 'Camellia Cottage', was occupied by John Gonde, coppersmith, and No 84 'Violet Cottage' was occupied by Annie Morrison, seamstress, their improved valuations were respectively £258 and £262. Robert McGregor moved into No 82 in 1912 and lived there until the 1940s.(1) By 1913 No 82 was called 'Glencoe' and No 84 'Kirkowan'. In 1952 Miss Merle McGregor inherited the pair from Robert McGregor and lived in No 82. In 1958 Miss McGregor sold No 84, then called 'Dalcrest', to Mr and Mrs Ronald Floyd. they continued as owners until at least 1961, when the improved valuations were recorded as £2,700 (No 82) and £2,500 (No 84).(2)</p> <p>Note: Refer also to the Inventory Sheet for the Group 74-90 Moonbie Street.</p>	
<p>Physical Description</p> <p>These joined houses are the only timber pair in this Moonbie Street group. The building has the same form as Nos 78-80 and 86-88 which flank it, but is narrower. It is single-storeyed with a hipped roof of concrete tiles. The walls are clad with weatherboards, the facade having rebated boards. The verandahs are under a hipped skillion roof of metal, supported on one plate cast iron column in the centre (with a dividing wall behind it) and one at each end. There is no other iron embellishment. The roof springing line is just below the main roof eaves. The verandahs have timber floors.</p> <p>The gardens are simple. No 82 has a timber post, rail and mesh fence while No 84 has a picket fence. No 84 has a driveway with hard standing and double gates.</p>	
<p>Information Sources</p> <p>(1) Robert McGregor also owned Nos 78-82 Moonbie Street. (q v).</p> <p>(2) Information about ownership and tenancies for the given years (and many others) is found in the Valuer-General's records and Council rate books at Ashfield Council Archive,s and in <i>Sands Directories</i>.</p>	

82 MOONBIE STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT

11.0 APPENDIX C – HERITAGE LISTING SHEET

Heritage Division of the NSW Office of Environment and Heritage

State Heritage Inventory Listing Sheet for 82-84 Moonbie Street (SHI 1020322)

Semi-detached houses

Item details

Name of item:	Semi-detached houses
Other name/s:	No.82, Glencoe, N6 84, Dalcrest
Type of item:	Built
Group/Collection:	Residential Buildings (private)
Category:	House
Primary address:	82-84 Moonbie Street, Summer Hill, NSW 2130
Local govt. area:	Ashfield

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
82-84 Moonbie Street	Summer Hill	Ashfield			Primary Address

Statement of significance:

Two semi-detached houses in a most interesting collection of residences erected by the well-known speculator James Bartlett and now forming a significant part of Ashfield's history. Aesthetically they are part of a harmonious group which makes an excellent streetscape. They are the smallest houses and the only ones built of timber in the group.

Date significance updated: 22 Mar 12

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH **copyright and disclaimer**.*

Description

Physical description: These joined houses are the only timber pair in this Moonbie Street group. The building has the same form as Nos 78-80 and 86-88 which flank it, but is narrower. It is single-storeyed with a hipped roof of concrete tiles. The walls are clad with weatherboards, the facade having rebated boards. The verandahs are under a hipped skillion roof of metal, supported on one plate cast iron column in the centre (with a dividing wall behind it) and one at each end. There is no other iron embellishment. The roof springing line is just below the main roof eaves. The verandahs have timber floors. The gardens are simple. No 82 has a timber post, rail and mesh fence while No 84 has a picket fence. No 84 has a driveway with hard standing and double gates.

Modifications and dates: No chimneys survive except a double one at the rear of No 84.

Further information: (1) Robert McGregor also owned Nos 78-82 Moonbie Street. (q v). (2) Information about ownership and tenancies for the given years (and many others) is found in the Valuer-General's records and Council rate books at Ashfield Council Archives and in Sands Directories.

History

Historical notes: Like the others in the group, this pair was erected speculatively for the developer James Bartlett in 1880. It appears that the first to be occupied was No 84, Violet Cottage, by George Price, noted in Sands Directory for 1880. No 82, Camellia Cottage, was first noted in Sands Directory 1883. Many different tenants are recorded in Sands Directories before ownership of the two was transferred to Mrs Bartlett in 1902. She continued as owner until 1908, when Robert McGregor bought them. In 1910 No 2, Camellia Cottage, was occupied by John Goode, coppersmith, and No 84 Violet Cottage was occupied by Annie Morrison, seamstress, their improved valuations were respectively £258 and £262. Robert McGregor moved into No 82 in 1912 and lived there until the 1940s.(1) By 1913 No 82 was called "Glencoe" and No 84 Kirkowan. In 1952 Miss Merle McGregor inherited the pair from Robert McGregor and lived in No 82. In 1958 Miss McGregor sold No 84, then called "Dalcrest", to Mr and Mrs Ronald Floyd. they continued as owners until at least 1961, when the improved valuations were recorded as £2,700 (No 82) and £2,500 (No 84).(2) Note: Refer also to the Inventory Sheet for the Group 74-90 Moonbie Street.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Ashfield LEP 2013	562	23 Dec 13		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Ashfield Heritage Study Review	2001	43739	Bob Irving		Yes

References, internet links & images

None

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

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1020322