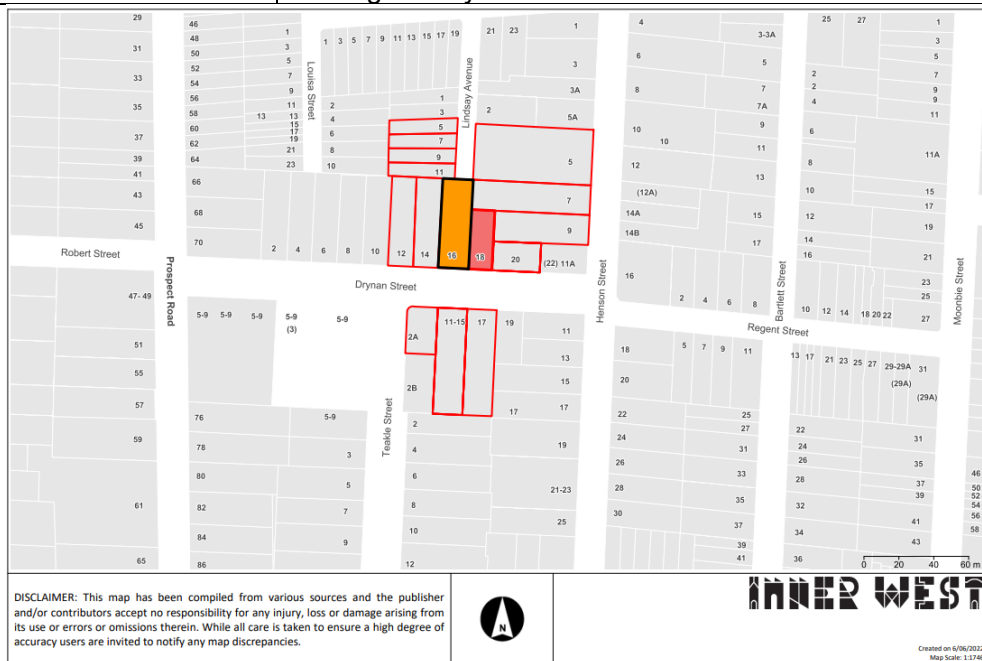






 DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2021/1054
Address	16 Drynan Street SUMMER HILL NSW 2130
Proposal	Alterations and additions to the existing dwelling including construction of a new upper level.
Date of Lodgement	26 October 2021
Applicant	Ms Kate E Fraser
Owner	Mr Daniel P Moore Ms Kate E Fraser
Number of Submissions	Initial: 3
Value of works	\$1,030,000.00
Reason for determination at Planning Panel	Heritage Item
Main Issues	Impact to Heritage Item, Streetscape, Neighbouring Amenity, Bulk and Scale
Recommendation	Refusal
Attachment A	Recommended Reasons for Refusal
Attachment B	Plans of proposed development
Attachment C	Draft Conditions in event of approval
Attachment D	Heritage Impact Statement
Attachment E	Heritage Study statement



LOCALITY MAP

Subject Site		Objectors	 ↑ N
Notified Area		Supporters	

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to the existing dwelling including construction of a new upper level at 16 Drynan Street, Summer Hill

The application was notified to surrounding properties and 3 submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Impact to Heritage Item and loss of fabric
- Streetscape
- Neighbouring Amenity
- Bulk and Scale

The application fails to demonstrate the site is suitable for the proposed development. The application is unsupportable and in view of the circumstances, refusal of the application is recommended.

2. Proposal

The application proposes alterations and additions to the existing dwelling including construction of a new upper level.

Specifically, the proposal involves the following works/use:

- Demolition of the rear part of the ground floor of the existing dwelling
- Construction of a new ground floor rear addition to accommodate a rumpus, bedroom, dining, kitchen, laundry, sitting room and 2 bathrooms.
- Construction of a new upper level above the rear eastern part of the dwelling to accommodate 2 bedrooms and an ensuite.
- Extension of existing shed at the rear of the site
- Removal of 2 trees from the rear part of the site
- New roof garden over ground floor addition
- New skylights

3. Site Description

The subject site is located on the northern side of Drynan Street, close to the intersection of Teakle Street and Drynan Street. The site consists of one allotment and is rectangular in shape with a total area of 700.3sqm and is legally described as Lot 5, Section 1 in DP 1681.

The site has a frontage to Drynan Street of 15.24 metres. The site supports a single storey dwelling house on the site. The adjoining properties support single dwelling houses and a 2 storey brick unit building. The property is a locally listed Heritage Item (Item Number 498) which is part of a group of three Heritage Items being No. 10, 14 and 16 Drynan Street.

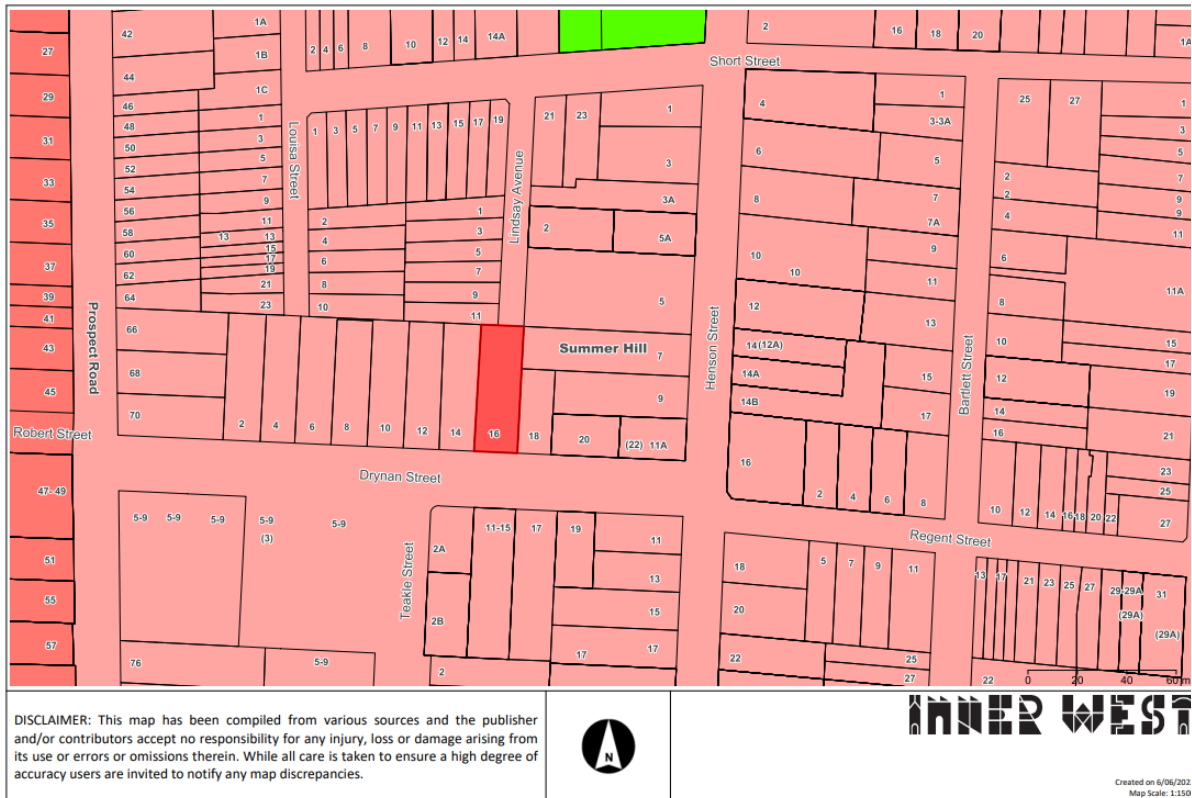


Image 1: Zoning Map

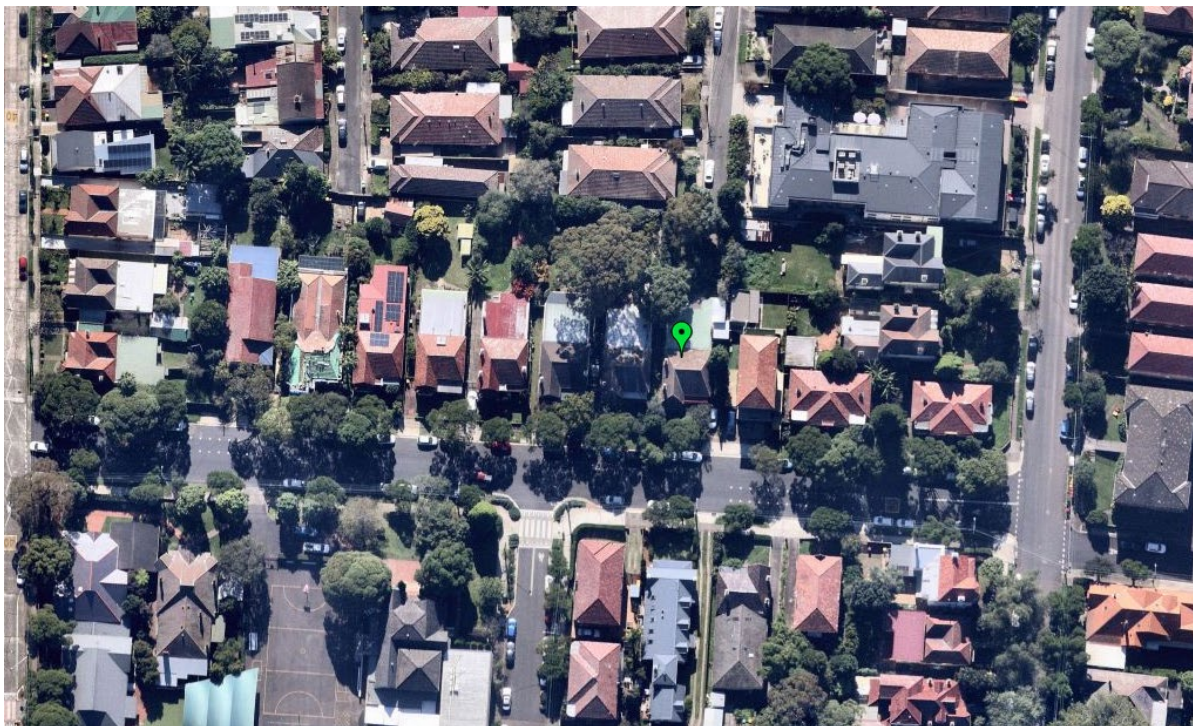


Image 2: Aerial Map

4. Background

4(a) Site history

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

Subject Site

Not applicable

Surrounding properties

Not applicable

4(b) Application history

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

Date	Discussion / Letter / Additional Information
26/10/2021	Application lodged.
11/11/2021 – 25/11/2021	Application notified.
23/03/2022	Request for Additional Information provided to applicant raising the following concerns: <ul style="list-style-type: none"> - Heritage and urban design - Use - secondary dwelling - Fire Separation and NCC Compliance - Privacy
30/03/2022	Council officers met with the applicant to discuss the concerns raised in the letter dated 23/03/2022
12/04/2022	Additional information lodged with Council including: <ul style="list-style-type: none"> - Revised BASIX - Revised architectural drawings - Waterboard plans
12/05/2022	Letter provided to applicant requesting withdrawal of the application due to the following concerns: <ul style="list-style-type: none"> - Visibility of the additions from the streetscape - Height, bulk and scale - Setbacks and siting of the additions

	<ul style="list-style-type: none"> - Pattern of glazing - Impacts on the Heritage Item
17/05/2022	Email correspondence from applicant requesting a meeting on site to discuss letter dated 12/05/2022
23/05/2022	Council officers met with the applicant on site to discuss the concerns raised in the letter dated 12/05/2022
23/05/2022	Applicant provided draft amended plans to Council.
25/05/2022	<p>Email correspondence with the applicant raising the following concerns:</p> <ul style="list-style-type: none"> - Glazing – location, size and treatment of windows - Materials and finishes - Access to and/or maintenance of the green roof - Loss of Heritage fabric <p>Council advised the applicant that a further set of detailed architectural plans would not be accepted, consistent with Council's policy.</p> <p>Council offered the applicant an opportunity to withdraw the application.</p>
31/05/2022	Further email correspondence with the applicant advising that the application would be determined and refused.

Amended plans were received during the assessment of the application. Renotification was not required in accordance with Council's Community Engagement Framework. The amended plans are the subject of this report.

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 (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Ashfield Local Environment 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. The DCP provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

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

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

A BASIX Certificate was submitted with the application and is considered satisfactory.

5(a)(iii) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas of the Biodiversity and Conservation SEPP concerns the protection/removal of vegetation and gives effect to the local tree preservation provisions of Council’s DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council’s Tree Management Officer whose comments are summarised as follows:

There are no objections to the proposal subject to arborist supervision of excavation and building works within the TPZ of a large tree (No 8 referenced in the Arboricultural Impact Assessment, Redgum Horticultural, 22 September 2021). The tree is within 2 metres of the existing building and new works will impact on a minor extension of the footprint. No objections to removal of tree No 7 and tree No 11. These smaller trees have low retention values.

The site has adequate canopy cover, and no replacement trees are required.

Overall, the proposal is considered acceptable with regard to the SEPP however, is not supported for other reasons as outlined throughout this report.

5(b) Ashfield Local Environment Plan 2013 (ALEP 2013)

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

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings

- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Earthworks

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

The site is zoned R2 – Low Density Residential under the *ALEP 2013*. The *ALEP 2013* defines the development as:

dwelling house means a building containing only one dwelling.

The development is permitted with consent within the land use table.

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

Standard	Proposal	Complies
Height of Building Maximum permissible: 7m	8.5 metres	Yes
Floor Space Ratio Maximum permissible: 0.7:1	0.41:1	Yes

(ii) Clause 5.10 – Heritage Conservation

The following objectives, under this Part of the *ALEP 2013* are applicable to the proposed development:

- (1) **Objectives** *The objectives of this clause are as follows—*
- (a) *to conserve the environmental heritage of Ashfield,*
 - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

The Heritage Listing of the site in the Ashfield Heritage Inventory identifies the dwelling as being the most intact house in the group. The proposed works include a new ground and first floor addition. While it noted that amended plans were submitted during the assessment of the application, it is considered that the amended proposal will adversely impact the intact form of the building, as well as the internal configuration of the rear wing.

It is considered that the additions have not been appropriately designed / amended to address the following points:

- The proposed first floor addition remains highly visible in the streetscape and has not been concealed behind the main original building but rather, retained in its current location along the side boundary.
- The overall height bulk and scale of the additions have not been reduced and it is unclear whether minimal floor to ceiling heights have been employed as sectional details have not been provided nor, floor levels or ceiling heights shown on plan.

- The additions have not been appropriately setback from the rear boundary in order to reduce visibility of the addition from Lindsay Avenue. It is noted that the proposed projecting bay windows extend beyond the rear building alignment of No. 14 Drynan Street.
- The additions do not utilise a traditional pattern of glazing to side elevations. The proposed floor to ceiling glazing has not been reduced or replaced with more complimentary windows which emphasise solid elements rather than glazing.
- Insufficient information has been submitted with the application to identify the extent of original fabric to be removed from the heritage item

Overall, the proposal is inconsistent with the objectives of this Clause and results in adverse impacts on the heritage item, HCA and streetscape. As such, the application is recommended for refusal.

5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The Draft LEP Amendment contains provisions for amendments to Clause 1.2 - Aims of the Plan and Clause 5.10 – Heritage Conservation and the application was assessed against the following relevant clauses of the Draft IWLEP 2020:

(i) Clause 1.2 – Aims of Plan

The proposal is inconsistent with the relevant aims of the plan, in particular Clause 2(h) as the application has not included adequate information to demonstrate that it will not have an adverse impact on environmental heritage.

(ii) Clause 5.10 Heritage Conservation

The application has not provided adequate information to demonstrate it satisfies the objectives 1(a) and 1(b) of Clause 5.10 of the Draft IWLEP 2020 as the proposal has not been appropriately designed to minimise impacts to the heritage significance of the building for reasons discussed throughout this report.

5(d) Development Control Plans

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

IWCDCP2016	Compliance
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	No – refer to Section 5(b) and discussion below
3 - Flood Hazard	N/A
4 - Solar Access and Overshadowing	Yes
5 - Landscaping	Yes
6 - Safety by Design	N/A
7 - Access and Mobility	N/A
8 - Parking	Yes
9 - Subdivision	N/A
10 - Signs and Advertising Structures	N/A
11 - Fencing	N/A
12 - Telecommunication Facilities	N/A
13 - Development Near Rail Corridors	N/A
14 - Contaminated Land	Yes
15 - Stormwater Management	Yes
B – Public Domain	N/A
C – Sustainability	Yes
D – Precinct Guidelines	N/A
E1 – Heritage items and Conservation Areas (excluding Haberfield)	
1 – General	No – refer to discussion below
2 – Heritage Items	No – refer to discussion below
E2 – Haberfield Heritage Conservation Area	N/A
F – Development Category Guidelines	
1 – Dwelling Houses and Dual Occupancy	No – refer to discussion below
2 – Secondary Dwellings	N/A
3 – Neighbourhood Shops and Shop Top Housing in R2 zones	N/A
4 – Multi Dwelling Housing	N/A
5 – Residential Flat Buildings	N/A
6 – Boarding Houses and Student Accommodation	N/A
7 – Residential Care Facilities	N/A
8 – Child Care Centres	N/A
9 – Drive-in Take Away Food Premises	N/A
10 – Sex Industry Premises	N/A
11 – Car Showrooms	N/A

The following provides discussion of the relevant issues:

Chapter E1, Part 1 and Part 2 – Heritage Items and Heritage Conservation Areas

The subject site is one of a group of three locally listed heritage items at No 10, 14 and 16 Drynan Street, Summer Hill (Local item 497).

The following objectives, under these Parts of the IWCDP 2016 are applicable to the proposed development:

2.2 - External Form and Setting

- *O1 Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.*
- *O2 Ensure significant elements and features of heritage items are retained and conserved.*
- *O3 Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.*
- *O4 Encourage reinstatement of missing significant details and the removal of unsympathetic changes.*
- *O5 Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the heritage item.*
- *O6 Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.*
- *O7 Encourage changes to significant parts of the place to be reversible where possible.*
- *O8 Retain significant settings, garden and landscape features and details.*

3.3 - Interior Elements of the Heritage Items

- *O1 To ensure that significant interior layouts and elements of heritage items are retained and conserved.*

The proposal has not been appropriately designed / amended to address the following points:

- The proposed first floor addition remains highly visible in the streetscape and has not been concealed behind the main original building but rather, retained in its current location along the side boundary.
- The overall height bulk and scale of the additions have not been reduced and it is unclear whether minimal floor to ceiling heights have been employed as sectional details have not been provided nor, floor levels or ceiling heights shown on plan.
- The additions have not been appropriately setback from the rear boundary in order to reduce visibility of the addition from Lindsay Avenue. It is noted that the proposed projecting bay windows extend beyond the rear building alignment of No. 14 Drynan Street.
- The additions do not utilise a traditional pattern of glazing to side elevations. The proposed floor to ceiling glazing has not been reduced or replaced with more complimentary windows which emphasise solid elements rather than glazing.

Overall, the proposed additions would have adverse impacts on the significance of the heritage item, streetscape, and character of the area. As such, the application is recommended for refusal.

Chapter F, Part 1, PC3 - Scale and PC4 Building setback

The following objectives, under these Parts of the IWCDCP 2016 are applicable to the proposed development:

PC3 - Scale

Development site cover, height, width and length:

- *is compatible with that prevailing in the street*
- *is sympathetic to neighbouring development*

PC4 – Building Setback

Building setbacks:

- *are consistent with that prevailing in the street*
- *reduce the appearance of building bulk and scale*
- *provide adequate open space and vegetation*

It is considered that the additions have not been appropriately designed / amended to address the following points:

- The additions extend beyond the rear alignment of other dwellings within the immediate vicinity. The siting of the additions is contrary to the prevailing pattern of development within the neighbourhood. The additions have not been appropriately setback from the rear boundary in order to reduce visibility of the addition from Lindsay Avenue.
- The northern side of Drynan Street consists predominantly of single storey dwellings. The first floor addition is highly visible and inconsistent with the prevailing streetscape and has not been concealed behind the main original building to maintain the single storey presentation of the streetscape.
- The height, bulk, scale and form of the upper level addition is unsympathetic with the prevailing single-storey streetscape and inconsistent with the pattern of single dwelling development along Drynan Street.

Overall, it is considered that the proposal does not achieve compliance with the objectives and controls under this Part of the IWCDCP 2016 and therefore the application recommended for refusal.

5(e) The Likely Impacts

- These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will have significant adverse environmental, social or economic impacts upon the locality.

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

The premises are in a residential surrounding and amongst similar uses to that proposed. However, the proposed additions are incompatible with the locality, streetscape and compromises the significance of the heritage item. Therefore, the proposal is not of a nature in keeping with the overall function of the site.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties. 3 submissions were received in response to the initial notification.

The following issues raised in submissions have been discussed in this report:

- Impact on streetscape - Refer to Section 5(b) and 5(d)
- Impact on the Heritage Item and Heritage Conservation Area - Refer to Section 5(b) and 5(d)
- Privacy - amount of glazing - - Refer to Section 5(b) and 5(d)

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Concern	Comment
“No screwing fixtures or bolting scaffolding or access/climbing onto our brick rendered cement wall or roof (garage/room)”	The proposal does not include any works over the property boundary or to the existing wall/roof on the adjoining property.
“Existing concrete wall that they will be demolishing is both our existing fence. Barricades/barrier to prevent security issues dust and debris on our property. Will neighbour will be paying for the fence”	No works are proposed to the concrete wall. Any works to an existing boundary fence would be required to be negotiated between property owners under the Dividing Fences Act 1991. This is not a matter for consideration under Section 4.15 of EP&A Act 1979 EP&A however, the application is recommended for refusal for reasons outlined elsewhere in this report.
Overshadowing	The proposal complies with Council’s Solar Access controls prescribed under the IWCDCP 2016 however, the application is recommended for refusal for reasons outlined elsewhere in this report.
Privacy - Windows to boundary view to 18 Drynan Street	Windows to side boundaries are treated and appropriately located to protect neighbouring privacy. The oblique angles from the first floor bedroom which is not a highly trafficable space is unlikely to result in adverse impacts

5(h) The Public Interest

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

The proposal is contrary to the public interest.

6 Referrals

6(a) Internal

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

- Heritage – Not acceptable (refer to body of report for discussion)
- Development Engineering – Acceptable, subject to conditions
- Urban Forest – Acceptable, subject to conditions

6(b) External

The application was not referred to any external bodies.

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

However, as the application is recommended for refusal, the applicable contribution/levy has not been calculated.

8. Conclusion

The proposal does not comply with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development would result in significant impacts on the surrounding locality and the Heritage Item and is not considered to be in the public interest.

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

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*, refuse Development Application No. DA/2021/1054 for Alterations and additions to the existing dwelling including construction of a new upper level at 16 Drynan Street, Summer Hill for the following reason

Attachment A – Recommended Reasons for Refusal

1. The proposed development is inconsistent with the following Clauses of *Ashfield Local Environmental Plan 2013*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*:
 1. Clause 1.2 - Aims of the Plan, in that the proposal will result in the loss of Heritage fabric and impacts on streetscape and amenity.
 2. Clause 2.7 - Demolition Requires Development Consent, in that the proposal will result in the loss of significant heritage fabric.
 3. Clause 5.10 – Heritage Conservation, in that the proposal will result in unacceptable impacts to the Heritage Item.
2. Having regard to submissions received and the adverse environmental impacts of the proposal, the application as proposed is not in the public interest, pursuant to Section 4.15 (1)(e) of the *Environmental Planning and Assessment Act 1979*.
3. The adverse environmental impacts of the proposal mean that the site is not considered to be suitable for the development as proposed, pursuant to Section 4.15 (1)(c) of the *Environmental Planning and Assessment Act 1979*.
4. The proposed development does not comply with the following Parts of the Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill, pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*:
 1. Chapter A, Part 2 – Good Design, in that the proposal has not been appropriately designed with regard to context, scale, built form, amenity and streetscape.
 2. Chapter E1, Part 1 – General, in that the proposal detracts from the character and heritage significance of the Heritage Item.
 3. Chapter E1, Part 2 – Heritage Items, in that the proposal has not been designed to retain and complement the character and significance of the Heritage Item.
 4. Chapter F, Part 1 – Dwelling Houses, in that the proposal is inconsistent with the streetscape, pattern of development and results in adverse bulk and scale.

PROJECT:
16 DRYNAN STREET, SUMMER HILL

PROJECT:
KATE FRASER & DANIEL MOORE

PROJECT NUMBER:
5644

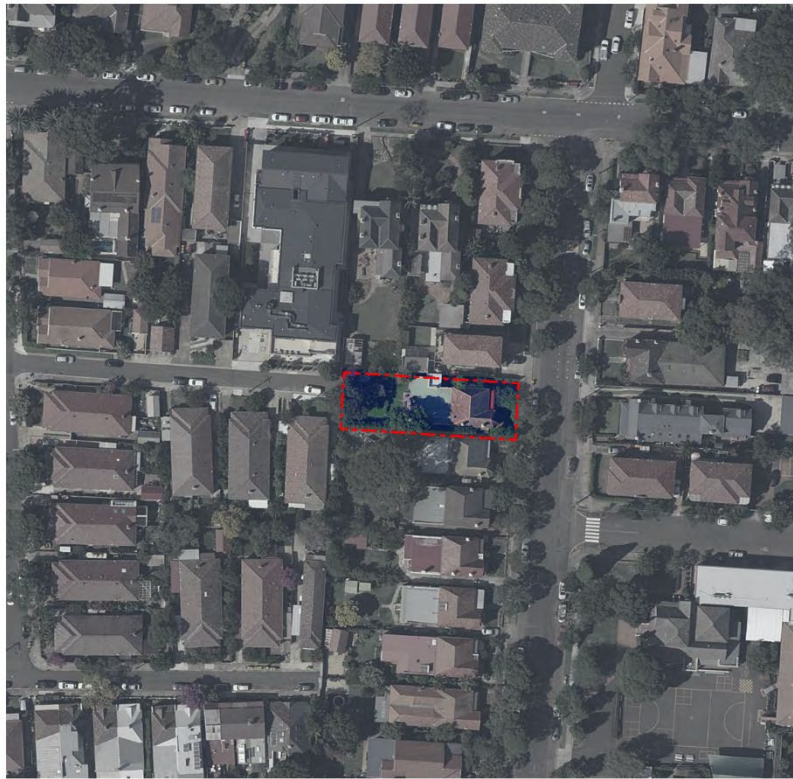
DATE:
APRIL 2022

NUMBER:

1000	COVERSHEET & SITE LOCATION
1010	EXISTING SITE PLAN & STREETSCAPE ANALYSIS
1020	DEVELOPMENT CALCULATIONS AND BASIC REQUIREMENTS
1030	SITE, ROOF LANDSCAPE & DRAINAGE PLAN
1040	SOLAR ANALYSIS DIAGRAMS
1050	EXISTING GROUND FLOOR PLAN
1100	GROUND FLOOR PLAN
1101	FIRST FLOOR PLAN
1200	ELEVATIONS & SECTIONS
1201	ELEVATIONS & SECTIONS
3000	STREET IMPACT ANALYSIS

NOTE 1: THE PROPOSED WORKS ARE LOCATED WHOLLY WITHIN THE BOUNDARY OF THE SUBJECT SITE. THE PROPOSED WORKS ARE DESIGNED SO AS NOT TO UTILISE STRUCTURES ON ADJACENT SITES, INCLUDING ANY PARTY WALLS.

NOTE 2: COLOURS INDICATING PROPOSED NEW WORK, OUTPLANTS, SECTIONS AND DEVIATIONS RELATE TO THE STANDARD COLOURS AND MATERIALS PER AUSTRALIAN STANDARD AS1100.201



AERIAL SITE LOCATION



02 SITE COVERAGE/LANDSCAPE AREA CALC.'S
1:500 @ A3 & 1:250 @ A1



03 EROSION & SEDIMENT CONTROL

01 GFA & POS CALCULATIONS
1:500 @ A3 & 1:250 @ A1

DEVELOPMENT CALCULATIONS	
SITE AREA	700.3 SQM
EXISTING GROSS FLOOR AREA	177.8 SQM
PROPOSED GROSS FLOOR AREA	418.1 SQM
PROPOSED FLOOR SPACE RATIO	59.9%
EXISTING FLOOR SPACE RATIO	25.4%
PROPOSED FLOOR SPACE RATIO	59.9%
EXISTING SITE COVERAGE	211.9 SQM (30% SITE)
PROPOSED SITE COVERAGE	330.2 SQM (47% SITE)
EXISTING LANDSCAPE AREA	246.7 SQM (35% SITE)
PROPOSED LANDSCAPE AREA	366.9 SQM (52% SITE)

04 BASIX SCHEDULES

SCHEDULE OF BASIX COMMITMENTS
THE APPLICANT MUST INSTALL AN ELECTRIC HEATPUMP SYSTEM
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW.

FLOOR WALLS AND CEILING/
HOT WATER
CONCRETE SLAB ON GROUND FLOOR
EXTERNAL WALLS FRAMED WITH IN SLAB HEATING
CEILING: R2.5 (UP), ROOF: NONE, SOLAR ABSORPTANCE < 0.475
WINDOWS & SKYLIGHTS
THE APPLICANT MUST INSTALL THE WINDOWS, SKYLIGHTS & SHADING DEVICES LISTED IN THE SCHEDULES BELOW, IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE SCHEDULES BELOW. RELEVANT OVERSHADOWING CRITERIA MUST BE SATISFIED FOR EACH WINDOW FOR PROJECTIONS. THE LEADING EDGE MUST BE NO MORE THAN 500 MM ABOVE THE HEAD OF THE GLAZING.
OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HIGH AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW OR GLAZED DOOR.

BASIX NO.	ORIENTATION	AREA (M ²)	COVERED WINDOW GLASS (U-VALUE)	GLASS SHGC	FRAME	SHADING
W1	N	12.5	0.0	0.0	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W2	N	9	0.0	0.0	TIMBER	AWNING - FIXED >900MM
W3	N	13.2	0.0	0.0	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W4	E	3.3	7	0.5	TIMBER	NONE
W5	S	4.3	10.8	2.8	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W6	W	1.6	3.2	3.3	TIMBER	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W7	W	1.7	2.7	3.3	TIMBER	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W8	W	23.7	1.6	6.3	TIMBER	NONE
W9	W	11.3	11.9	6.3	TIMBER	NONE
W10	W	8.95	11.9	6.3	TIMBER	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W11	N	14.69	0	0	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE
W12	S	5.3	7.9	2.8	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE

SKYLIGHT SCHEDULE

BASIX NO.	AREA (M ²)	GLASS SHGC	FRAME	SHADING
S2	0.9	0.0	ALUMINIUM	EXTERNAL LOUVER/ RIND - ADJUSTABLE
S3	1.8	0.0	TIMBER	EXTERNAL LOUVER/ RIND - ADJUSTABLE
S4	1.1	0.0	TIMBER	EXTERNAL LOUVER/ RIND - ADJUSTABLE

PROJECT: 5644 - 16 DRYNAN STREET, SUMMER HILL
panovscott
KATE FRASER & DANIEL MOORE
DRAWING: DD-1020 B
DEVELOPMENT CALCULATIONS AND BASIX REQUIREMENTS

DATE: 13 APRIL 2023
DO NOT SCALE FROM THIS DRAWING. IN DOUBLE CASE, REFER ANY DISCREPANCY TO PANOVSCOTT, COPYRIGHT PANOVSCOTT.
NOT FOR CONSTRUCTION

SHADOWS ARE GENERATED USING 3D CAD MODELLING SOFTWARE AND HAVE BEEN PREPARED IN ACCORDANCE WITH COMPREHENSIVE INNER WEST DCP 2016.

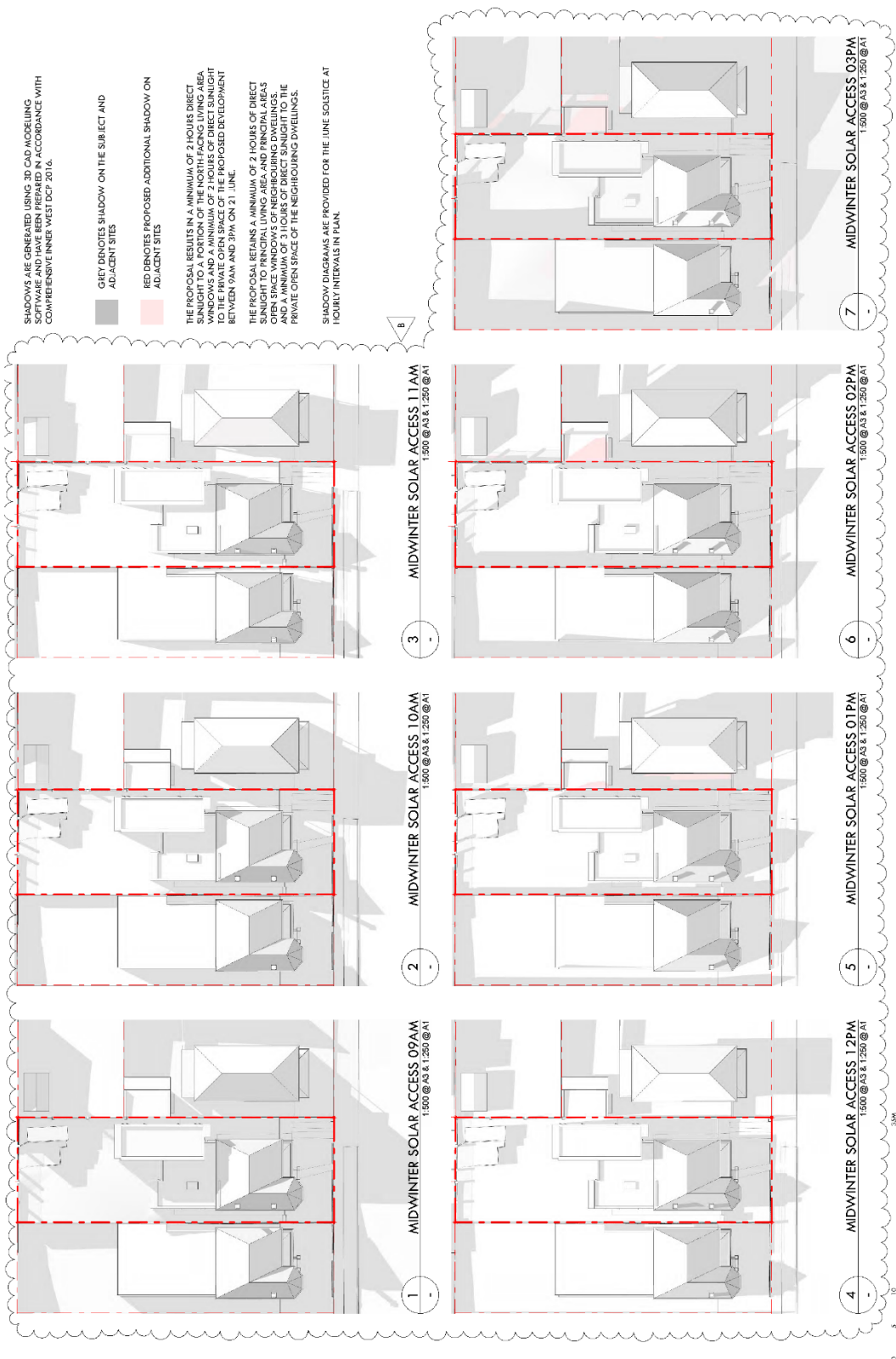
GREY DENOTES SHADOW ON THE SUBJECT AND ADJACENT SITES

RED DENOTES PROPOSED ADDITIONAL SHADOW ON ADJACENT SITES

THE PROPOSAL RESULTS IN A MINIMUM OF 2 HOURS DIRECT SUNLIGHT TO A PORTION OF THE NORTH-FACING LIVING AREA WINDOWS AND A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT TO A PORTION OF THE PROPOSED DEVELOPMENT BETWEEN 9AM AND 3PM ON 21 JUNE.

THE PROPOSAL RETAINS A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT TO A PORTION OF THE NORTH-FACING LIVING AREA WINDOWS AND A MINIMUM OF 3 HOURS OF DIRECT SUNLIGHT TO THE PRIVATE OPEN SPACE OF THE NEIGHBOURING DWELLINGS.

SHADOW DIAGRAMS ARE PROVIDED FOR THE JUNE SOLSTICE AT 1 HOUR INTERVALS IN PLAN.



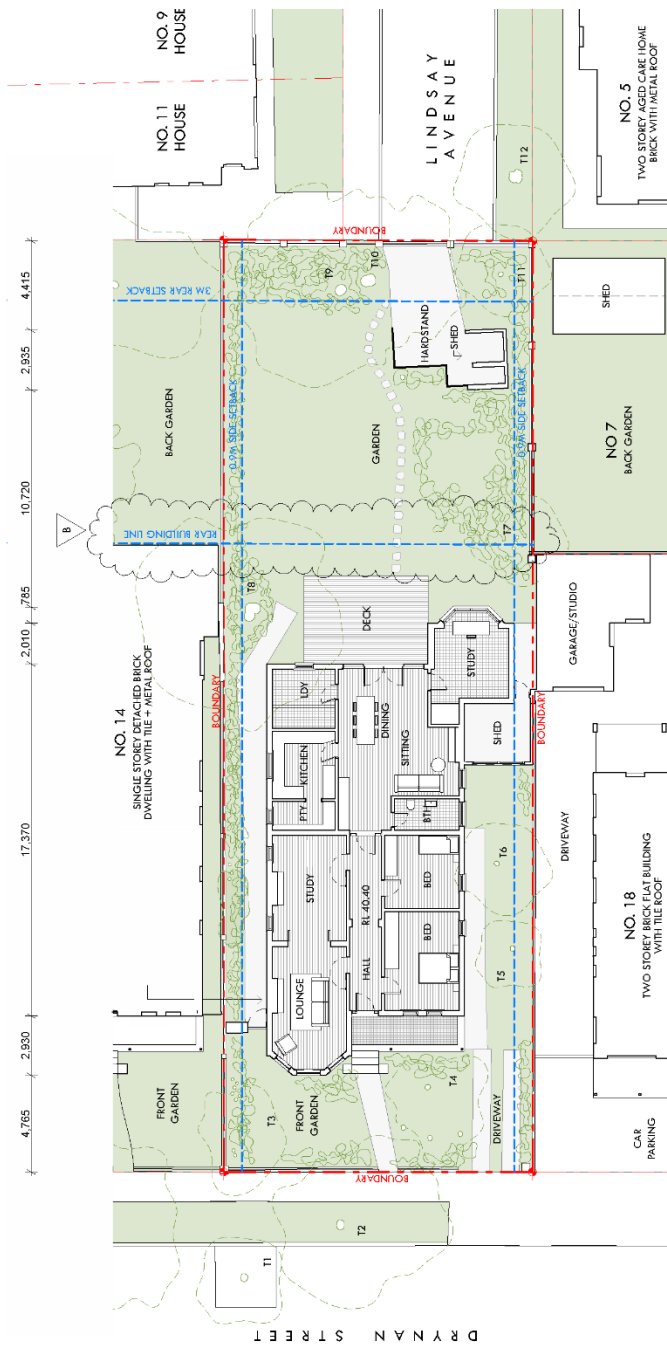
PROJECT: 5644 - 16 DRYANAN STREET, SUMMER HILL
 panovscott
 DRAWING NO: DD-1040 B
 KATE FRASER & DANIEL MOORE
 DRAWING NO: 18516
 FROM ARCHITECTURE NEW SCOTT
 NEW SCOTT ARCHITECTURE

PROJECT: 5644 - 16 DRYANAN STREET, SUMMER HILL
 panovscott
 DRAWING NO: DD-1040 B
 KATE FRASER & DANIEL MOORE
 DRAWING NO: 18516
 FROM ARCHITECTURE NEW SCOTT
 NEW SCOTT ARCHITECTURE

PROJECT: 5644 - 16 DRYANAN STREET, SUMMER HILL
 panovscott
 DRAWING NO: DD-1040 B
 KATE FRASER & DANIEL MOORE
 DRAWING NO: 18516
 FROM ARCHITECTURE NEW SCOTT
 NEW SCOTT ARCHITECTURE

PROJECT: 5644 - 16 DRYANAN STREET, SUMMER HILL
 panovscott
 DRAWING NO: DD-1040 B
 KATE FRASER & DANIEL MOORE
 DRAWING NO: 18516
 FROM ARCHITECTURE NEW SCOTT
 NEW SCOTT ARCHITECTURE

NOT FOR CONSTRUCTION



EXISTING GROUND FLOOR PLAN
1:250 @ A3 (1:100 @ A1)



0 1 2 7m

15 JAN 2021
13 APR 2021

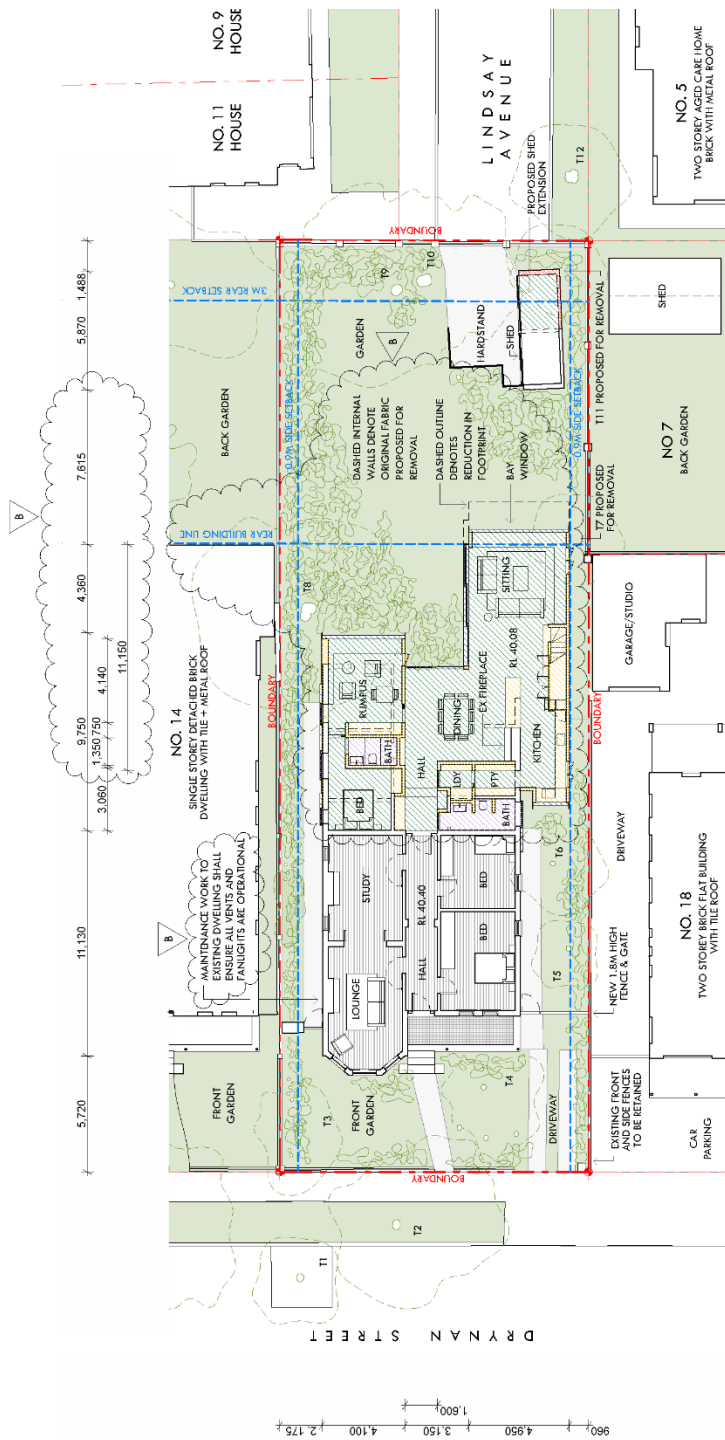
1:250 @ A3 (1:100 @ A1)

DO NOT SCALE FROM THIS DWG. IF IN DOUBT, ASK FOR CLARITY. DISCREPANCY TO PANOVSCOTT, COPYRIGHT PANOVSCOTT.

NOT FOR CONSTRUCTION

PROJECT: 5644 - 16 DRYNNAN STREET, SUMMER HILL
DRAWN: KATE FRASER & DANIEL MOORE
SHAWNS: KATE FRASER & DANIEL MOORE
ISSUE: FROM ARCHITECTURE NOW 1335 FROM ARCHITECTURE NOW 1335 FROM ARCHITECTURE NOW 1335
DD-1050 B

panovscott
panovscott.com.au

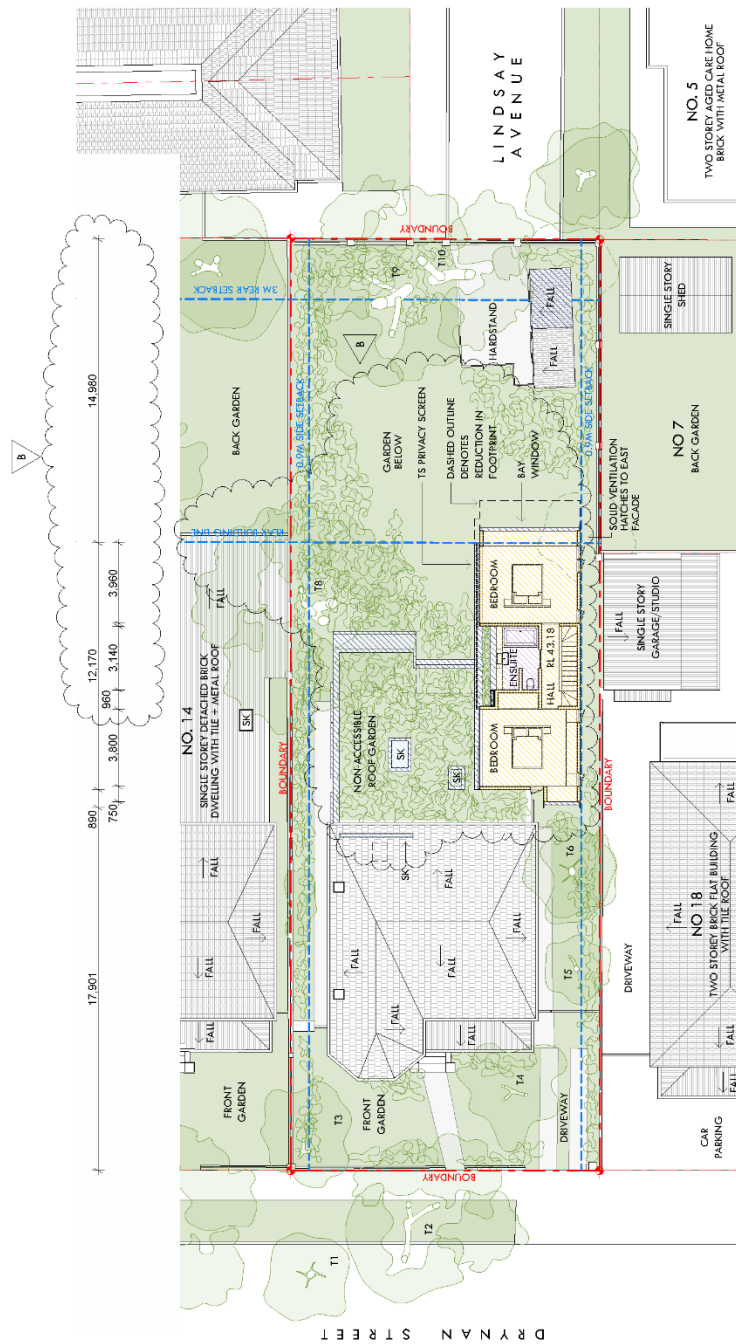


GROUND FLOOR PLAN
1:250 @ A3 & 1:100 @ A1

10

PROJECT: 5644 - 16 DRYNAN STREET, SUMMER HILL
 panovscott
 DRAWN: KATE FRASER & DANIEL MOORE
 CHECKED: KATE FRASER & DANIEL MOORE
 DATE: 13 APRIL 2021
 PROJECT NO: DD-1100 B
 SHEET NO: B

NOT FOR CONSTRUCTION
 DO NOT SCALE FROM THIS DWG. IF IN DOUBT, ASK FOR CLARITY. DISCREPANCY TO PANOVSCOTT. COPYRIGHT PANOVSCOTT.
 13 APRIL 2021
 1:250 @ A3 & 1:100 @ A1



01 FIRST FLOOR PLAN
1:200 @ A3 (1:100 @ A1)



0 1 2 7m

NOT FOR CONSTRUCTION

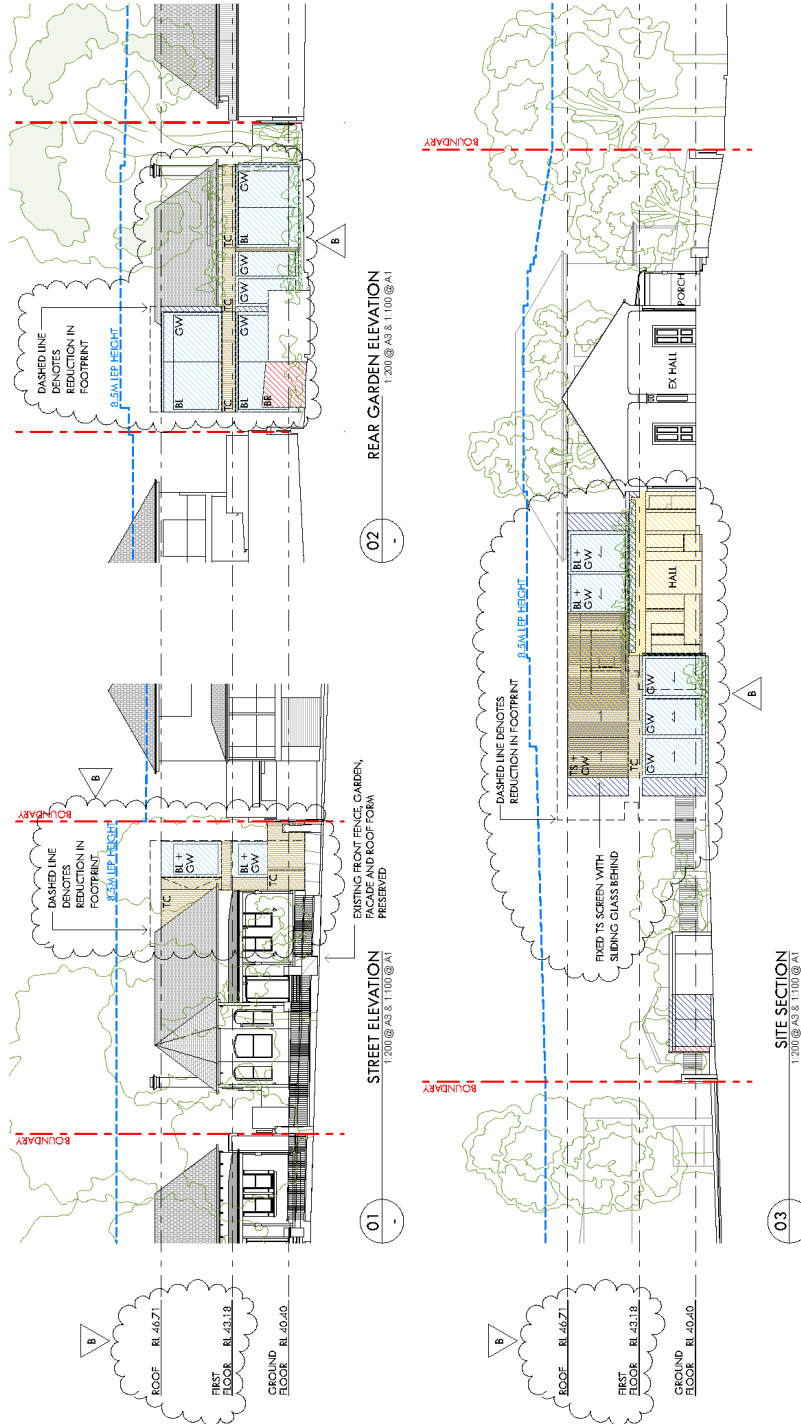
DO NOT SCALE FROM THIS DWG. IF IN DOUBT, ASK FOR ANY DIMENSIONS TO PANOVSCOTT, COPYRIGHT PANOVSCOTT.

12 NOVEMBER 2021
13 JUNE 2020

4 DWG FILE
4 DWG FILE

PROJECT: 5644 - 16 DRYNAN STREET, SUMMER HILL
DRAWN: KATE FRASER & DANIEL MOORE
CHECKED: KATE FRASER & DANIEL MOORE
DATE: 12 NOV 2021
PROJECT NO: DD-1101 B

panovscott
PO BOX 472, POTTER POINT NSW 1535
15 DRYNAN STREET, NEWCASTLE NSW 2056



SCHEDULE OF MATERIALS AND FINISHES

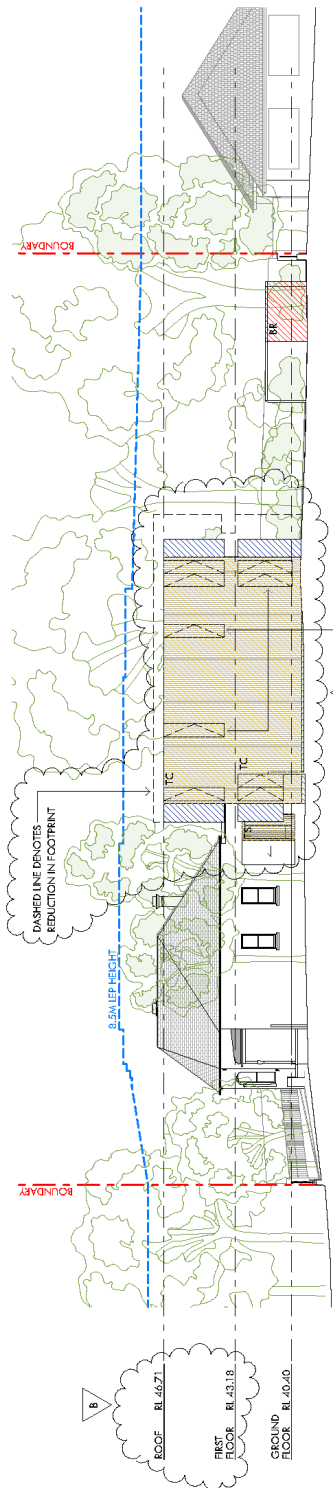


PROJECT: 5644 - 16 DRYNAN STREET, SUMMER HILL
KATE FRASER & DANIEL MOORE
DRAWING NO. DD-1200 B
ISSUE NO. 02/2021

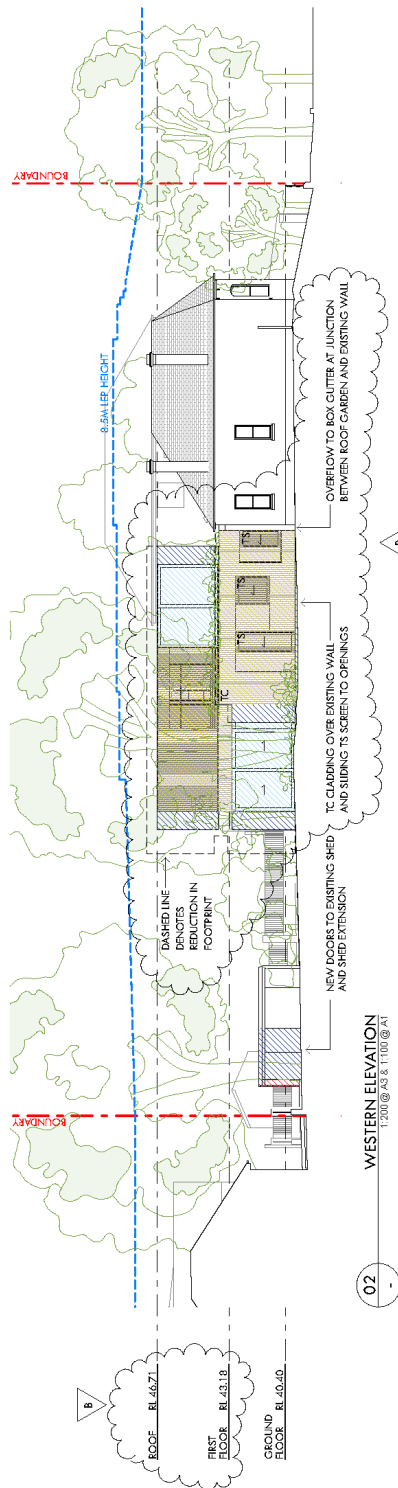
panovscott
PO BOX 472, FORTS POINT NSW, 1538
110/4, ARDEN ST, NEWCASTLE
NSW, 2294

DO NOT SCALE FROM THIS DRAWING. IN QUOTE ASK. REPORT ANY DISCREPANCY TO PANOVSCOTT, COPYRIGHT PANOVSCOTT.

NOT FOR CONSTRUCTION



EASTERN ELEVATION
1:200 @ A3 & 1:100 @ A1



WESTERN ELEVATION
1:200 @ A3 & 1:100 @ A1

SCHEDULE OF MATERIALS AND FINISHES

01 - CONCRETE	PG - PLANTING	04 - GLAZING	05 - LINER CLADDING	06 - EXTERNAL FRAMING / SOLAR BLINDS	07 - TIMBER SCREEN	08 - ROOFTOP PLANTING	09 - EXISTING STATE FOOTING	10 - PHOTOVOLTAIC CELLS
---------------	---------------	--------------	---------------------	--------------------------------------	--------------------	-----------------------	-----------------------------	-------------------------

PROJECT:
5644 - 16 DRYAN STREET, SUMMER HILL
DRAWING NO. DD-1201
DATE 15 NOV 2021
DRAWING BY KATE FRASER & DANIEL MOORE
DESIGNED BY KATE FRASER & DANIEL MOORE
DRAWING NO. DD-1201
DATE 15 NOV 2021
DRAWING BY KATE FRASER & DANIEL MOORE

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT, ASK. REPORT ANY DISCREPANCY TO PANOVSCOTT COPYRIGHT PANOVSCOTT.
NOT FOR CONSTRUCTION

panovscott
PO BOX 472, FORTS POINT NSW, 1538
NSW, AUSTRALIA
TEL: 02 9554 1821

THE VIEWS ON THIS DRAWING HAVE BEEN PREPARED IN ACCORDANCE WITH THE VISUAL IMPACT POLICY FOR PRESENTATION OF PHOTOGRAPHS. SURVEY: GEOMETRA, CAMEL/LECCA DUX, 2/2/2014.



VIEW 1 WIREFRAME

2



VIEW 2 WIREFRAME

4



EXISTING & PROPOSED VIEW 1

1



EXISTING & PROPOSED VIEW 2

3



NOT FOR CONSTRUCTION
 24/01/2014
 13/07/2014
 DO NOT SCALE FROM THIS DRAWING. IN DOUBT, ASK PROJECT ARCHITECT/ENGINEER TO PANOVSCOTT COPYRIGHT PANOVSCOTT

PROJECT: 5644 - 16 DRYNAN STREET, SUMMER HILL
 panovscott
 KATE FRASER & DANIEL MOORE
 DRAWING: GRAVITICS ISSUE: B
 STREET IMPACT ANALYSIS DD-1300
 PO BOX 4727 PETERBORO NSW 1515
 PHONE: 02 6552 4444
 WWW.PANOVSCOTT.COM.AU

Attachment C – Draft Conditions in event of approval

CONDITIONS OF CONSENT

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DD-1030 Rev B	SITE, ROOF LANDSCAPE & DRAINAGE PLAN	12 April 2022	Panovscott
DD-1050 Rev B	EXISTING GROUND FLOOR PLAN	12 April 2022	Panovscott
DD-1100 Rev B	GROUND FLOOR PLAN	12 April 2022	Panovscott
DD-1101 Rev B	FIRST FLOOR PLAN	12 April 2022	Panovscott
DD-1200 Rev B	ELEVATIONS & SECTIONS	12 April 2022	Panovscott
DD-1201 Rev B	ELEVATIONS & SECTIONS	12 April 2022	Panovscott
Certificate number: A428925_02	BASIX	12 April 2022	Panovscott
7557	ARBORICULTURAL IMPACT ASSESSMENT and TREE MANAGEMENT PLAN	22 September 2021	Redgum

FEES

2. Security Deposit - Custom

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

Security Deposit: \$4000.00

Inspection Fee: \$241.50

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

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

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

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

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

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

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

Assessment Act 1979 and in accordance with Ashfield Section 94A Development Contributions Plan 2009 – Amendment No.3.

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

Payment amount*:

\$10,300.00

*Indexing of the Section 7.12 contribution payment:

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

Payment methods:

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

4. Long Service Levy

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

GENERAL CONDITIONS

5. Tree Protection

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

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

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

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

The trees identified below are to be retained and protected in accordance with the conditions of consent and approved Tree Protection Plan throughout the development;

Tree No.	Botanical/Common Name	Location
1	<i>Lophostemon confertus</i> (Brush Box)	In road Drynan Street
2	<i>Melaleuca bracteata</i> (Black Tea Tree)	Drynan Street
3	<i>Camellia japonica</i> (Camellia)	Front
4	<i>Grevillea</i> cultivars x 3	Front
5	<i>Citrus</i> sp.	Side
6	<i>Alfrocarpous falcatus</i> (Yellowwood)	Side
8	<i>Brachychiton populneus</i> (Lacebark Kurrajong)	Rear
9	<i>Toona australis</i> (Red Cedar)	Rear
10	<i>Banksia marginata</i> (Silver Banksia)	Rear
12	<i>Cupressus macrocarpa</i> (Monterey Cypress)	Lindsay Avenue

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed.

6. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation,

demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

7. Works to Trees

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
<i>Magnolia X soulangeana</i> (Saucer Magnolia) Side	Remove tree
<i>Tibouchina lepidota</i> 'Alstonville' (Tibouchina) Rear	Remove tree

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

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. Works Outside the Property Boundary

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

PRIOR TO ANY DEMOLITION

12. Hoardings

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

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

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

13. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of the adjoining properties at No. 14 and No. 18 Drynan Street, Summer Hill 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.

14. 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.

15. Construction Fencing

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

PRIOR TO CONSTRUCTION CERTIFICATE

16. Dilapidation Report – Pre-Development – Minor

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

17. Stormwater Drainage System – Minor Developments (OSD is not required)

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

- a. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tank, by gravity to the kerb and gutter of a public road;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- c. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm event. Major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank;
- e. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. An overland flowpath must be provided within the setback to the side boundary;
- g. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
- h. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;
- i. The design must make provision for the natural flow of stormwater runoff from adjacent properties;
- j. No nuisance or concentration of flows to other properties;
- k. The design plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- l. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- m. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- n. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm

and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;

- o. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; and
- p. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.

18. 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.

19. Sydney Water – Tap In

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

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

DURING DEMOLITION AND CONSTRUCTION

20. Tree Protection

To protect the following trees, trunk protection must be installed prior to any works commencing in accordance with the Tree Protection Plan, Appendix 7 Site Plan B, Redgum Horticultural, 22/09/2021 and with Council’s *Development Fact Sheet—Trees on Development Sites*:

Tree No.	Botanical/Common Name/Location
1	<i>Lophostemon confertus</i> (Brush Box) In road Drynan Street
2	<i>Melaleuca bracteata</i> (Black Tea Tree) Drynan Street

21. Tree Protection Zone

To protect the following tree/s, no work must commence until its/their Protection Zone is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area in accordance with the Tree Protection Plan, Appendix 7 Site Plan B, Redgum Horticultural. The fence/s (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.

Tree No.	Botanical/Common Name	Radius in metres
8	<i>Brachychiton populneus</i> (Lacebark Kurrajong) Rear	In accordance with the approved Tree Protection Plan
9	<i>Toona australis</i> (Red Cedar) Rear	
10	<i>Banksia marginata</i> (Silver Banksia) Rear	

22. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time Inspection of	Key stage/ Hold point
1. <i>Lophostemon confertus</i> (Brush Box) In road Drynan Street	Prior to commencement of works	<ul style="list-style-type: none"> Inspection and sign off installation of tree protection measures.
2. <i>Melaleuca bracteata</i> (Black Tea Tree) Drynan Street 3. <i>Camellia japonica</i> (Camellia) Front 4. <i>Grevillea</i> cultivars x 3 Front 5. <i>Citrus</i> sp. Side 6. <i>Alfrocarpus falcatus</i> (Yellowwood) Side 8. <i>Brachychiton populneus</i> (Lacebark Kurrajong) Rear 9. <i>Toona australis</i> (Red Cedar) Rear	During Works	<ul style="list-style-type: none"> Supervise all site preparation and demolition works within the TPZ; Supervise all excavation, trenching works within the TPZ of Tree 8.

10. <i>Banksia marginata</i> (Silver Banksia) Rear 12. <i>Cupressus macrocarpa</i> (Monterey Cypress) Lindsay Avenue	In accordance with the approved Tree Protection Plan, Appendix 7 Site Plan B, Redgum Horticultural, 22/09/2021 and section 4 of AS4970— <i>Protection of trees on development sites</i> .
---	---

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

23. Canopy and Root Pruning

Canopy and/or root pruning of the following tree/s which is necessary to accommodate the approved building works must be undertaken by, or directly supervised by, the Project Arborist.

Tree No.	Botanical/Common Name	Radius in metres
8	<i>Brachychiton populneus</i> (Lacebark Kurrajong) Rear	As the approved Tree Protection Plan.

The person acting on this consent has approval under Council's Tree Management Controls to; selectively prune Tree 8 to achieve a clearance of the structure. Pruning is limited to those branches and roots that will come into direct contact the built structure and where branch/root diameter (at its point of attachment) does not exceed 40 mm.

24. 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 must be severed or injured in the process of any works during the construction period:

Tree No.	Botanical/Common Name	Radius in metres
8	<i>Brachychiton populneus</i> (Lacebark Kurrajong) Rear	As the approved Tree Protection Plan

All excavation within the perimeter line of the building, of the above tree being hand dug <using either pneumatic or hydraulic tools only (e.g. *Airspade®* or hydro excavation)> to a depth of one (1) metre under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist. If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and *fit for purpose tool*. The pruning must be undertaken by a practicing Arborist.

25. 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.

26. Survey Prior to Footings

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

PRIOR TO OCCUPATION CERTIFICATE**27. Protect Sandstone Kerb**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

28. Project Arborist Certification

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

ON-GOING**29. Tree Establishment**

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

ADVISORY NOTES**Permits**

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

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

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

Insurances

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

Consent of Adjoining property owners

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

Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

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

Tree Pruning or Removal (including root pruning/mapping)

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

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

Storage of Materials on public property

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

Toilet Facilities

The following facilities must be provided on the site:

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

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

Infrastructure

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

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

- a. Application for any activity under that Act, including any erection of a hoarding;

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

Disability Discrimination Access to Premises Code

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

National Construction Code (Building Code of Australia)

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

Notification of commencement of works

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

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

Dividing Fences Act

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

Permits from Council under Other Acts

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

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

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

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

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.

Lead-based Paint

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

Dial before you dig

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

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm 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 Corporation	Payments	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.

Street Numbering

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

Attachment D – Heritage Impact Statement

PROPOSED ALTERATIONS & ADDITIONS

AT

ARDMORE

16 DRYNAN 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:

Kate Fraser and Daniel Moore

October 2021

© 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 16 Drynan Street, Summer Hill, NSW. The report has been prepared on behalf of Kate Fraser and Daniel Moore, the owners of the property.

1.2 THE STUDY AREA

The study area is Section 5 Lot 1 in DP 1681 in the Municipality of Ashfield, Parish of Petersham and County of Cumberland. (Figure 1.1)

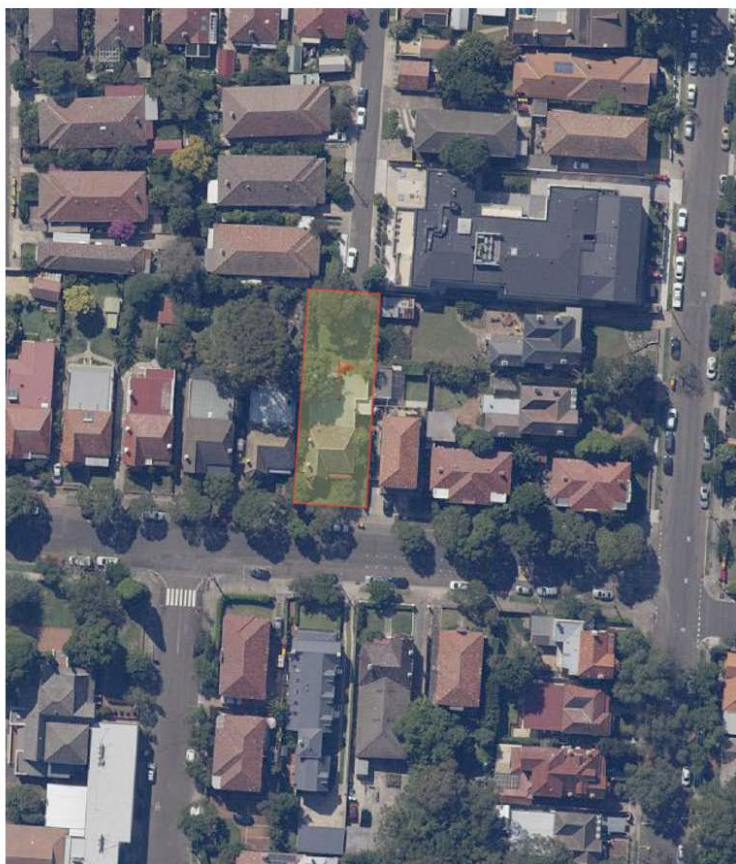


Figure 1.1 The Study Area shaded

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 or 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 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 DEVELOPMENT

2.1 SUMMARY

Situated within an allotment formed in the Kelvin Grove Estate land release of 1886, the house at No. 16 Drynan Street was built in 1894 by Alfred Collin (1853-1945) as a speculative development. The first owner was Mrs Elizabeth McCredie McMillan (1864-1930) who named the house Ardmore.

2.2 SUBURBAN CONTEXT

Summer Hill is an inner west suburb of Sydney that developed as a residential district following the opening of the railway station in 1879. From this station a tramway service operated between 1915 and 1933 south to Hurlstone Park and onto Canterbury. The suburb was within the municipality of Ashfield from commencement of that council in 1871.

In the first half of the nineteenth century Summer Hill was part of Canterbury Estate, which comprised an area of 1,242 acres bounded on the south by 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 inclusive of the 100 acres made to Joseph Foveaux in October 1794 where the property is. The Campbell family continued to be associated with Canterbury Estate into the 1870s, 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.¹ Following the death of Robert Campbell in 1846, the Canterbury Estate was divided between his daughter Miss Sophia Ives Campbell, and son-in-law, Arthur Frederick Jeffreys, husband of Sarah Campbell.

The Campbells subdivided their estates from the mid 1860s. These subdivisions were a response to the completion of the railway between Sydney and Granville and the opening of a station at Ashfield in September 1855. The railway provided mobility and with it an increase in the number of people residing in the area from the 1860s.

Around the railway station at Summer Hill developed a commercial precinct centred on Lackey Street and extending along Smith Street. From Smith Street can be accessed many of the housing estates developed in the last decades of the nineteenth century, and thus making residing in the suburb and walking to the station for employment elsewhere possible. At the eastern extreme of Summer Hill the low-lying ground beside Long Cove Creek was developed for light industrial uses after the opening of the Rozelle- Darling Harbour railway dedicated for transport of goods in the 1910s/early 1920s.

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



Figure 2.1 Detail of Higinbotham & Robinson's commercial 'Map of the Municipality of Ashfield' published in 1883. Marked up to show the area of the future Kelvin Grove Estate that formed the allotment of No. 16 Drynan Street in 1886. This large land holding of about 6 acres was owned by the widowed from Mrs Jane Hunter Drynan from 1874

Source: State Library of NSW (Z/M3 811.1829/1883/1)



Figure 2.2 Detail of aerial photography dated 1951 showing the developed Kelvin Grove Estate

Source: NSW Spatial Services

2.3 KELVIN GROVE ESTATE

The allotment of No. 16 Drynan Street was formed in the Kelvin Grove Estate (Deposited Plan 1681) land release of 1886. That land sale was instigated by Mrs Jane Hunter Drynan, widow of William (1816-1871), who had owned the land since 1874. Mrs Drynan's purchase in 1874 comprised about six acres of the Campbell's Canterbury Estate that had been subdivided in 1874 by Frederick King in Deposited Plan 129.²

Mrs Drynan subsequently arranged for the building of her residence, Kelvin Grove, situated on the south side of Drynan Street (still standing at Nos 5-9) in about 1874. The architect is thought to have been John Fredrick Hilly (1810-1883), and the house is said to be oldest still standing in Summer Hill.³

The land release in 1886 formed Drynan Street and a total of 26 allotments distributed equally to the south and north of the new street, and with some of these facing Henson Street. The sale included Kelvin Grove (in Lot 9, Section 2), but it continued as Mrs Drynan's residence until her death in 1892.⁴ The connection with Teakle Street was put in at a later date.

Demand for building blocks within Kelvin Grove Estate was not great at first for by the early 1890s dwellings had been erected fronting Henson Street and also fronting Prospect Street (by re-subdividing original allotments). On Drynan Street there was no development on the north side, and very little on the south side. The sales of the allotments on the north side commenced in early 1894 after they had come into the possession of Thomas Macnab Drynan (1844-1918)⁵ (relationship to Mrs Drynan has not been established, possibly her step son).

2.4 ARDMORE, NO. 16 DRYNAN STREET

The house at No. 16 Drynan Street was built in 1894, and it was one of a number on the north side of the street built in either 1894 or 1895. All of these houses between Nos. 2 and 16 Drynan Street were erected either by builder Samuel Benjamin (1853-1927) or builder Alfred Collin (1853-1945).⁶ No. 16 Drynan Street was a development undertaken by Collin as were Nos. 12 and 14.⁷ Collin by the 1910s was the proprietor of a house and land agency at Cremorne,⁸ and he died at Mosman in 1945.⁹

The house at No. 16 Drynan Street evidently was built early in the summer of 1894 for Collin acquired the property in November 1894,¹⁰ and sold it in December 1894.¹¹ The first owner of the new house was Mrs Elizabeth McCredie McMillan (1864-1930), wife of William McMillan.¹² Evidently proud of her all too evident Scottish heritage, Mrs McMillan named the house Ardmore possibly after the village of that name on the Isle of Islay, with Mrs McMillan originating from the nearby Isle of Arran.¹³ The McMillans were listed as occupying Ardmore by the 1896 edition of the annually produced Sands' Directory.

² Torrens Title Vol. 182 Fol. 109

³ Pratten 1999, p. 140

⁴ Deaths, Sydney Morning Herald, 7 December 1892, p.12

⁵ Torrens Title Dealing 213047

⁶ Torrens Title Vol. 1011 Fol. 100

⁷ Torrens Title Dealing 230000

⁸ State Archives NSW Index to Registered Business Names - 2/8549-33422

⁹ Deaths, Sydney Morning Herald, 11 October 1945, p.12

¹⁰ Torrens Title Dealing 232503

¹¹ Torrens Title Dealing 233198

¹² Torrens Title Dealing 233198

¹³ Deaths, Sydney Morning Herald, 13 December 1930

THIS AFTERNOON.
KELVIN GROVE.
SUMMER HILL HEIGHTS.
The GRANDEST POSITION at SUMMER HILL.
On the HIGH LAND, commanding EXTENSIVE VIEWS,
within 5 MINUTES' WALK of the STATION.
7½ ACRES of SPLENDID LAND,
subdivided
into 26 SUPERIOR VILLA SITES,
fronting
PROSPECT-ROAD,
HENSON-STREET,
and
DRYNAN-STREET.
about the best AVAILABLE POSITION on the
SUBURBAN LINE.

Note the DIMENSIONS of the LOTS,
 50 x 150, and 50 x 178.
 Plenty of GARDEN and YARD ROOM in such Lots as these.

The subdivided has been ably carried out by Mr. Licensed Surveyor
 C. B. Dawson, of 88, Pitt-street,
and
 PLANS may be obtained at the Rooms.

The TITLE is TORRENS' ACT.

A REMARKABLE on part of the land is a most SUBSTANTIAL
 BUILDING, well finished with Cedar Fittings, and all im-
 provements, and contains large verandah (all round), pan-
 tries, bathroom; HALL, 33 x 7; DINING-ROOM, 23 x 16;
 DRAWING-ROOM, 22 x 13; Library, 18 x 12; study or
 bedroom, 15 x 12; 4 bedrooms, 13 x 12.6, 14 x 12.6, 14 x 12.6,
 and 12 x 8 respectively; kitchen, servant's room, observa-
 tory, nicely laid out GARDEN GROUNDS, &c.

BATT, RODD, and PURVES have received instruc-
 tions from Mrs. DRYNAN to sell by public auction,
 ON THE GROUND,
THIS AFTERNOON, 20th February,
at 3 p.m.,
 The above choice Subdivision, known
 KELVIN GROVE,
 on the following extremely LIBERAL TERMS,

viz.,
 10 per cent. DEPOSIT, 10 per cent. in 3 months without interest,
 balance by 7 equal YEARLY PAYMENTS, from day of sale,
 interest at 6 per cent.

The Auctioneers have pleasure in directing the SPECIAL
 ATTENTION of THOSE about to BUILD to the sale of KELVIN
 GROVE the POSITION, LIBERAL MANNER of SUBDIVISION,
 and CONVENIENT DISTANCE from SUMMER HILL STATION
 rendering it one of the BEST BUILDING ESTATES for PRI-
 VATE RESIDENCES that has come into the market for some
 time.

The Title is TORRENS' ACT.

PLANS may be obtained at the Rooms.

Figure 23 Details of the Kelvin Grove Estate published at the time of the sale in February 1886. Spruikd as possessing the grandest position at Summer Hill, the land release comprised both building blocks and Kelvin Grove, the home of vendor Mrs Jane Hunter Drynan. The land area of 7½ acres stated in this advertisement was greater than the land deed that recorded 6 acres.

Source: Sydney Morning Herald, 20 February 1886, p.19

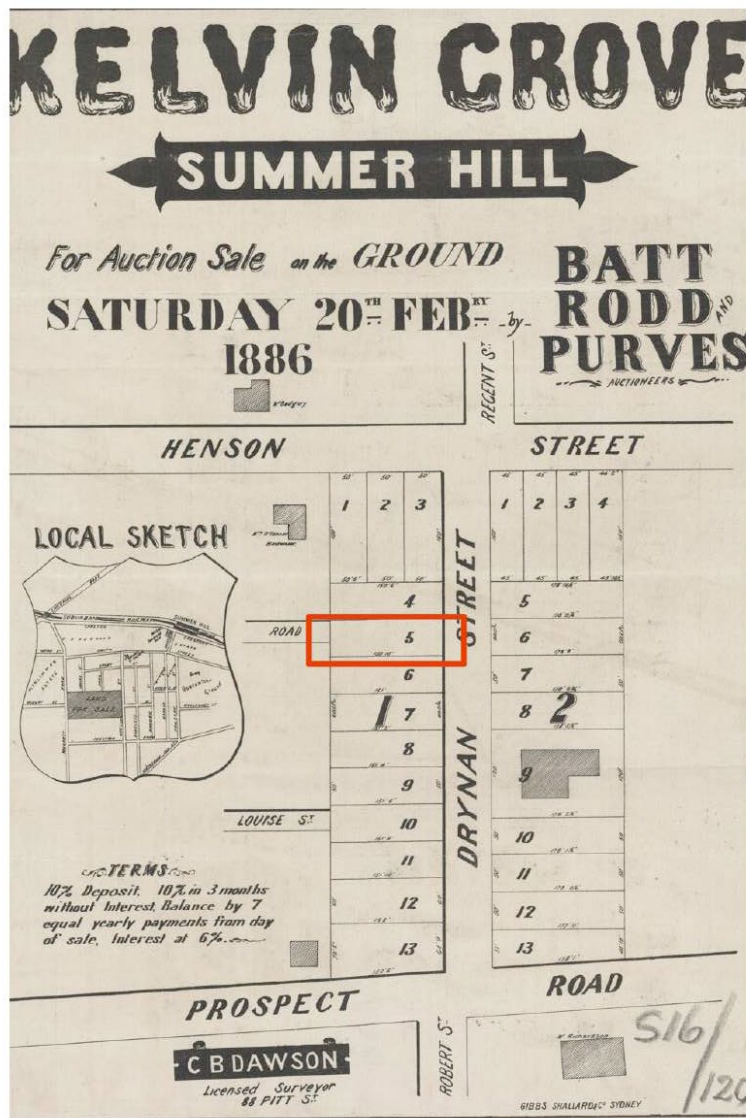


Figure 2.4 The subdivision plan of the Kelvin Grove Estate land release of 1886. The house at No. 16 Drynan Street is situated within Lot 5, Section 1 of this land release. Mrs Drynan's Kelvin Grove is located on the south side of the new street. Image reorientated for reproduction in this report.

Source: State Library of NSW (Summer Hill Subdivision Plan No. 120)



Figure 2.5 Ashfield Sheet No. 28 of the Public Works Department's series of detailed surveys of metropolitan Sydney. The sheet is dated 1890 and included amendments in hatched line work seemingly undertaken prior to issuing the sheet in 1890. This survey recorded the initial building developments within the Kelvin Grove Estate mostly fronted either Prospect Street or Henson Street

Source: Former Ashfield Library

The McMillans sold Ardmore in November 1914 for 900 pounds (\$108,947 adjusted for inflation).¹⁴ By that date Ardmore had been let by the McMillans for a considerable number of years, with the tenants including Vero Read by 1901, William Halley by 1905, and Albert Paiser by 1910.¹⁵ The new owner and occupier from 1915 was Leslie Frederick Phillips.¹⁶ Phillips (1879-1968) was draughtsman and he practiced his trade from the house.¹⁷

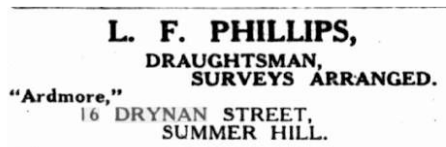


Figure 2.6 A newspaper advertisement placed by Phillips for his services as a draughtsman.

Source: Watchman, 19/9/1918, p.4

¹⁴ Recent Sales, Daily Telegraph, 21 November 1914, p.12

¹⁵ Sands' Directory

¹⁶ Torrens Title Dealing A161122

¹⁷ Advertising, Watchman, 19 September 1918, p.4

Between 1921 and 1954 Ardmore was owned and occupied by members of the Clark family. Initially, this was the widowed Mrs Ann Clark (1854-1934) who lived at Ardmore in the company of her married daughter Olive Emily (1884-1953) and son-in-law Hugh McCutcheon Kerr Murray.¹⁸ After the death of Mrs Clark at Ardmore in 1934,¹⁹ the property passed to her daughter who died there in 1953.²⁰

After 1955 ownership of Ardmore changed twice in an annual turnover until things settled in 1957 with the sale to Richard Ambrose Ricketts (died 1964) and his wife Ellen.²¹ Mrs Ricketts owned the property until the early 1970s at least.



Figure 2.7 Detail of aerial photography dated 1943 with the allotment of No. 16 Drynan Street highlighted

Source: NSW Spatial Services

¹⁸ Torrens Title Dealing A706394. Sand's Directory

¹⁹ Deaths, Sydney Morning Herald, 13 August 1934, p.8

²⁰ Torrens Title Dealing C324385. Deaths, Sydney Morning Herald, 24 August 1953, p.12

²¹ Torrens Title Dealing G820771

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in September 2021 to ascertain its layout, condition and intactness from original construction. The current plan is shown on Figure 3.1.

16 Drynan Street is a single storey, double fronted, late Victorian house in the Filigree/Italianate style set on a large lot to the north side of the street. The house is largely intact to its original form and detail though it has been extended and modernized at the rear.

The house is in coursed, rendered masonry with a hipped, slate roof with terracotta hip and ridge cappings with rendered masonry chimneys with decorated cappings. There is a projecting, faceted bay to the front with a hipped, slate roof. The windows have stucco architraves, cills and segmental arched heads with recessed panels to the spandrels.

The bay flanks a verandah with a hipped, bullnose, corrugated metal roof supported on cast iron posts with a lace valance. The verandah is laid in black and white tiles (possible later) with a sandstone edge and the windows here are to a similar detail as the bay but with flat heads. The house has a large, rendered masonry skillion wing to the rear with a skillion, corrugated metal roof. There is a single storey, projecting wing to the east to the same detail.

Internally the house has the typical pattern of a central hall divided with a 'broken' arch on decorated piers with the major rooms off. The hall opens to the rear wing that has the kitchen, dining room and study and services areas. The front study and lounge rooms have a large opening between with folding doors.

Floors are polished timber (O). Walls are in plastered masonry with moulded timber skirtings and picture rails (O). Ceilings are in fibrous plaster with moulded plaster cornices and roses (L). Doors are four panel timber with moulded timber architraves. There are modern glazed doors to the dining room. Windows are largely two pane, double hung timber sashes but there are later windows to the rear including a leadlight window to the bathroom (L).

There are fireplaces to the major rooms at the front with marble surrounds with open earths or tiled cast iron inserts and tiled hearths (O). The living room fireplace appears to be later. There is a later fireplace to the rear sitting room (formerly the kitchen range). The kitchen and bathrooms are modern. There is a modern timber deck to the rear.

The house has a garden to the front laid to lawn with perimeter tree and shrub plantings with a tessellated tile path and a brick drive to the side. The garden is bounded by metal palisade fence on a sandstone plinth. There are gardens to the sides with concrete paths and tree and shrub plantings.

There is a large garden to the rear laid to lawn and bounded by high, metal fences with perimeter shrub plantings and mature trees. There is a small shed at the rear with a small hardstand that opens to Lindsay Avenue.

Drynan is lined with a mix of single storey houses from the late Victorian period onwards with some Inter War and Post War apartments. To the east is a three storey, Post War apartment block. To the west a single storey late Victorian house in rendered masonry with a hipped and gabled, concrete tile roof. To the rear is a row of Inter War houses along Lindsay Avenue with a modern, two storey, aged care facility immediately to the northeast.

- O ORIGINAL
- L LATER
- M MODERN

Figures 3.2 - 3.13



Figure 3.1 16 Drynan Street, Summer Hill

Plan as existing

Source: Architect

16 DRYNAN STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT



Figure 3.2 16 Drynan Street, Summer Hill
Front elevation



Figure 3.3 16 Drynan Street, Summer Hill
Rear elevation



Figure 3.4 16 Drynan Street, Summer Hill
Rear garden



Figure 3.5 16 Drynan Street, Summer Hill
Hall

JOHN OULTRAM HERITAGE & DESIGN

13

16 DRYNAN STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT



Figure 3.6 16 Drynan Street, Summer Hill
Living room



Figure 3.7 16 Drynan Street, Summer Hill
Living room fireplace



Figure 3.8 16 Drynan Street, Summer Hill
Later roses and cornices

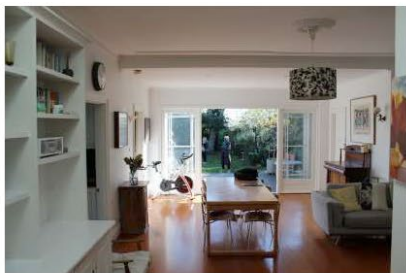


Figure 3.9 16 Drynan Street, Summer Hill
Dining room

JOHN OULTRAM HERITAGE & DESIGN

14

16 DRYNAN STREET, SUMMER HILL

HERITAGE IMPACT STATEMENT



Figure 3.10 16 Drynan Street, Summer Hill
Bathroom



Figure 3.11 16 Drynan Street, Summer Hill
Sitting room



Figure 3.12 16 Drynan Street, Summer Hill
Kitchen

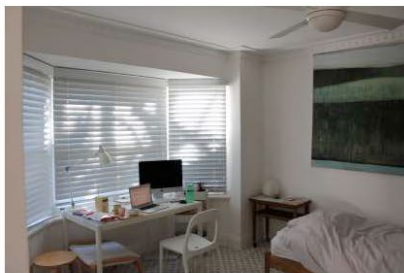


Figure 3.13 16 Drynan Street, Summer Hill
Rear study/bedroom

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 NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (amended 1998), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, 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 on the Inventory (SHI 1020439) but the listing sheet has no pertinent information.

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

4.3 LOCAL AUTHORITY

The local authority for the area is the Inner West Council²². The property is listed as a heritage item (along with the houses at 10 and 14 Drynan Street) in Schedule 5 Part 1 of the *Ashfield Local Environmental Plan 2013* (as amended) (LEP).

REF	ADDRESS	ITEM	RANKING
498	10, 14 and 16 Drynan Street	Houses - group of three	Local

The property is not within a heritage conservation area but is within the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
496	5 Drynan Street	Convent Building	Local
497	9 Drynan Street	House	Local

A draft Inner West Local Environmental Plan 2020 (IWLEP) is current awaiting gazettal and the property is listed as a heritage item, along with the houses at 10 and 14 Drynan Street in Schedule 5 Part 1.

REF	ADDRESS	ITEM	RANKING
I-24-498	10, 14 and 16 Drynan Street	Houses - group of three, including interiors	Local

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

Development may also be the subject of the heritage provisions *Ashfield Comprehensive Development Control Plan 2016* (DCP).

²² The Council has recently been amalgamated and till new controls are gazetted the Ashfield planning controls apply



Figure 4.1 Ashfield Local Environmental Plan 2013 Heritage Map HER_002

Source: NSW Planning Portal

5.0 DISCUSSION OF SIGNIFICANCE

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

16 Drynan Street is an example of a late Victorian villa built in 1894 by builder Alfred Collin as a speculative development.

The site was original part of the Canterbury Estate amassed by merchant Robert Campbell that was later subdivided and sold largely by his heirs. Development at Summer Hill was prompted by the opening of the railway station at Ashfield in 1855.

The site part of the Kelvin Grove land release in 1886 that formed Drynan Street and that was carried out by Mrs Jane Hunter Drynan who had built a large house there c. 1874 known as Kelvin Grove (opposite the subject site). Collin purchased several lots of the estate in 1894 and erected three, similar style houses along the street (12, 14 and 16 Drynan Street – all extant).

Collin sold the house in the same year to Mrs Elizabeth McCredie McMillan, wife of William McMillan, who named the house *Ardmore* after a town on Islay. The house was later tenanted and sold in 1914 to Leslie Frederick Phillips.

The house signals the early development of houses for the well-to-do following the coming of the railway station in 1879 and the subdivision the Kelvin Grove Estate.

5.1.2 Historical Associations

The place is most closely associated with Alfred Collin (1853-1945), a land agent and builder, but no biographical details were available.

The house also has some associations with the Kelvin Grove Estate and Mrs Jane Hunter Drynan.

5.2 AESTHETIC SIGNIFICANCE

The house is a good example of a single storey, late Victorian villa in the Filigree/Italianate style with well detailed front elevation and well appointed interiors.

The house retains its original form and much of its original detail, though oddly, all of the interior ceilings have been replaced. The house has later additions at the rear. The house forms a part of a interesting group of late Victorian houses to the north side of Drynan Street that are to a similar detail and form.

5.3 SOCIAL SIGNIFICANCE

The place has no particular associations with any particular group.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

There were no previous buildings on the site and the place has no archaeological potential. The house is of no technical merit.

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
	16 Drynan Street is an example of a late Victorian villa built in 1894 by builder Alfred Collin
	The house signals the early development of the area following the establishment of the train line to Summerhill and the subdivision of the Kelvin Grove Estate
	Local Significance
Criterion (b)	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)
	The place has no associations of note
	Does not meet the criterion
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
	The house is a good example of a single storey, late Victorian villa in the Filigree/Italianate style and forms part of an important grouping to the north side of Drynan Street
	Local Significance
Criterion (d)	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
	The place has no particular associations with any particular group
	Does not meet the criterion
Criterion (e)	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)
	The place has no archaeological potential
	Does not meet the criterion
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The house type is common in the area
	Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house is a good example of a single storey, late Victorian house
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The house is a very good example of a two storey, late Victorian house in the Filigree/Italianate style
	Representative Historically Locally
	Representative Aesthetically Locally

6.2 STATEMENT OF SIGNIFICANCE

16 Drynan Street is a good example of a late Victorian villa built in 1894 by builder Alfred Collin in the Filigree/Italianate style and forms part of an important grouping of similar to the north side of Drynan Street.

The house retains its original form and much of its original detail and signals the early development of the area following the establishment of the train line to Summerhill and the subdivision of the Kelvin Grove Estate.

7.0 PROPOSED WORKS

7.1 PROPOSED WORKS

The current owners would like to alter and extend the house. The proposals are shown on Drawings Nos. 5644 1000, 1010, 1020, 1030, 1040, 1050, 1100, 1101, 1200 and 1201 (all issue P7) dated September 2021 and prepared by Panov Scott Architects.

7.1.1 House

The proposal include:

- Demolition of the rear, skillion wing
- New single and two storey addition

7.1.2 External Works

- Extension to the rear shed

The addition follows the existing setbacks to the west and the setback of the side wing at the east. It projects further into the rear garden at the east but the single storey section is set close to the existing, rear alignment.

The addition is single storey to the west with a two storey section set to the east. The lower section is set below the rear eave of the house and the higher section is in a pavilion form and separated for the primary roof. There is a central court between the two sections.

The addition is in timber cladding with extensive use of full height glazing to the rear and western side of the two storey component, some with timber screens. The roof is flat and set just above the main ridge to the existing house with a flat roof behind a low parapet. The eastern section visible from the street has timber cladding and large format windows.

8.0 IMPACT OF THE PROPOSED WORKS

8.1 GENERALLY

16 Drynan Street is a good example of a late Victorian villa that retains much of its external form and detail and that has high quality interiors to the front.

The rear section of the house is less intact and has been altered and modernized and the layout reconfigured. There are later additions to the rear and side.

The proposals are sensibly concentrated at the rear and aim to replace the current rear wing with a single and two storey wing in a pavilion form with no change to the important front rooms, primary form and front elevation.

8.2 IMPACT OF THE PROPOSED WORKS

8.2.1 Demolitions

The rear section of the house under the skillion roof will be demolished. This is in part original but has been extended and reconfigured and has no features of note. The kitchen range has been altered but retains its original chimney and this will also be removed. The house has two other chimneys to the front section that will be retained allowing the original detail to remain readable.

There is scope for retaining the masonry side walls to the current wing at the west and altering these to suit rather than demolition and this could be considered as it will lessen the extent of removal of fabric and may provide a playful integration of new and old at the rear.

We consider that the extent of demolition is commensurate with the significance of the affected parts.

8.2.2 Alterations

No works are proposed to the retained section of the house to the front.

The rear shed will be enlarged slightly but the change is minor.

8.2.3 Addition

The addition has been carefully sited to allow the retention of a large tree to the west of the garden setting the extension to the east on the alignment of the current wing there. The western section is single storey and is in part cantilevered off the ground to ensure there is no impact on the tree roots.

The site is overlooked by the three storey apartment building to the east and the two storey section is set to this side to provide some much need privacy to the garden particularly at the house.



Figure 7.1 View to the apartments to the east of the house

The addition is set on the current alignments of the east and west walls of the house and the single storey section is close to the existing alignment at the rear. The two storey section extends further into the garden but provides for privacy and the rear garden is very large and can easily accommodate an addition of this scale. A small tree to the east will be removed but others retained.

The addition is single storey to the west where it is close to the neighbouring, single storey property and is two storey to the east reflecting the scale of the apartments.

The single storey section is set below the rear eave of the primary roof form and the two storey section is in a pavilion form separated from the main roof and set just above the current ridge. The addition will not be seen over the existing roof apart from a small section to the east that will be seen in slot views down the eastern garden. From the street it is shielded by trees and will read as a lower element in perspective.

Part of the addition will be visible from the street and has large format windows and we would recommend that these have external louvres to avoid too modern an element when viewed from the street.

The addition is contemporary in style, form and detail as befits its modernity and to provide a clear contrast with the complex form and detail of the original house. For the more visible sections, the walls have a good balance of solid over void.

The materials reflect the contemporary nature of the design and the timber cladding provides a good contrast with the solidity of the existing house.

The rear garden is very large and can easily accommodate a structure of this scale. The addition will not be highly visible from Lindsay Avenue due to the extensive plantings along the rear boundary.

Overall we consider that the proposals are very well considered and will considerably improve the amenity of the house while retaining the significant features of the house

8.3 ASHFIELD LOCAL ENVIRONMENTAL PLAN 2013 (LEP)

8.3.1 Impact on the Heritage Items and Heritage Items in the Vicinity

The listing sheet for the three items at 10, 12 and 16 Drynan Street (SHI 1020439) has no assessment or statement of significance.

Based on the above, we consider that the proposal will have a limited and acceptable impact on setting or significance the subject house retaining its significant form, detail and features and retaining its garden setting to the front and rear.

The items at 10 and 12 Drynan Street are separated from the subject site by intervening development and the two storey section of the works is set to the east well away from the items. The houses are not a matching group but the form and detail to the subject house will be retained at the front and its single storey presentation to the street maintained.

Controls for development in the vicinity of heritage items are contained in Chapter E2 of the Ashfield Comprehensive DCP (2016). The proposals are assessed against the relevant controls below:

	Objective/Control	Comment
1.8	Development in the Vicinity of Heritage Items	
C1	Be designed to respond to the setting, setbacks, form, scale and style of nearby heritage items.	The additions are to the rear of the subject site
C2	Maintain significant views to and from the heritage item.	No impact
C3	Ensure adequate setbacks from the site of the heritage item to retain its visual setting.	The sites are well separated
C4	Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.	No impact
C5	Use materials, finishes and colours selected to avoid strong contrast with the heritage item in order to retain the visual importance or significance of the heritage item.	The additions will not be visible in relation to the items

We consider that the works will have no impact on the setting or significance of the items.

8.4 ASHFIELD COMPREHENSIVE DEVELOPMENT CONTROL PLAN 2016

Controls for alterations to heritage items are contained in Chapter E2 of the Ashfield Comprehensive DCP (2016). The proposals are assessed against the relevant controls below:

	Objective/Control	Comment
2.2	<i>External Form and Setting</i>	
O1	<i>Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.</i>	Complies. This report provides the research to understand the history and significance of the house and guide change.
O2	<i>Ensure significant elements and features of heritage items are retained and conserved.</i>	Complies. The main portion of the house and its intact primary form and external and internal features will be retained.
O3	<i>Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.</i>	The additions are well scaled, sensibly sited and in appropriate contemporary materials with setbacks similar to the existing house
O4	<i>Encourage reinstatement of missing significant details and the removal of unsympathetic changes.</i>	N/A
O5	<i>Allow changes to the rear of heritage items where the new work does not impact on the heritage significance of the heritage item.</i>	Complies. The new work is located at the rear behind the house
O6	<i>Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.</i>	Complies. No change to current use.
O7	<i>Encourage changes to significant parts of the place to be reversible where possible.</i>	Complies. There are no irreversible changes proposed to the main portion of the cottage.
O8	<i>Retain significant settings, garden and landscape features and details.</i>	Complies
C1	<i>Retain features (including landscape features) that contribute to the significance of the item.</i>	Complies
C2	<i>Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.</i>	N/A
C3	<i>New work is to be consistent with the setback, massing, form and scale of the heritage item.</i>	Complies
C4	<i>Retain significant fabric, features or parts of the heritage item that represent key periods of the item.</i>	Complies
C5	<i>Alterations and additions are to be generally located away from original and intact areas of the heritage item</i>	Complies
C6	<i>Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.</i>	Complies
2.3	<i>Interior Elements of Heritage Items</i>	
C1	<i>Minimise change to significant internal room configurations, layouts and finishes of heritage items.</i>	Complies – no change
C2	<i>Generally retain original significant building entrances and associated hallways.</i>	Complies

	<i>Objective/Control</i>	<i>Comment</i>
C3	<i>Locate changes away from main rooms that have intact or significant features.</i>	Complies
C4	<i>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.</i>	No change
C5	<i>Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc..</i>	Complies
C6	<i>Avoid locating kitchen, bathroom or laundry fit-outs within primary rooms of significance.</i>	No change - all these elements are in the additions
C7	<i>Allow for reversibility of internal changes to significant areas where possible.</i>	N/A

We consider that the proposal meets the heritage objectives and controls in the DCP.

9.0 SUMMARY & RECOMMENDATION

9.1 SUMMARY

Overall the proposals are very well considered and retain the most important characteristics of the place with no changes to the primary form, layouts and detail to the more intact section of the house.

The additions are very well scaled and detailed and provide for a complementary, contemporary form and detail that will have a limited and acceptable impact on the significance and setting of the item.

The changes will not impact on the setting and significance heritage items in the vicinity and are in accordance with the heritage provisions of the DCP.

In heritage terms, we would recommend that the proposals be approved.

9.2 RECOMMENDATIONS

9.2.1 Archival Recording

Prior to the works commencing the house be photographically recorded in accordance with Heritage NSW guidelines for digital capture and the record lodged with a suitable archive.



JOHN OULTRAM


10.0 APPENDIX A-OWNERS 1894-1970S WITH PREAMBLE

Auto Folio 5/1/1681 (Source: NSW Land Registry Services)

Year	Owner
1794	3rd October CROWN GRANT Parish of Petersham 100 acres Joseph Foveaux
	Prior titles not searched
	PRIMARY APPLICATION 3100
1874	3rd June CERTIFICATE OF TITLE Vol. 182 Fol. 109 Lots 17-20 Canterbury Estate 35 acres 2 roods 17 perches Frederick King, Ashfield, gentleman
1874	Subdivision in Deposited Plan 129
1874	15th July Dealing 12405 Transfer of Lots 2-4 & 9-11 Jane Drynan
1874	21st August CERTIFICATE OF TITLE Vol. 188 Fol. 230 Lots 2-4 & 9-11 in Deposited Plan 129 6 acres 16 perches Jane Drynan, Ashfield, widow
1886	Subdivision in Deposited Plan 1681
1890	24th January CERTIFICATE OF TITLE Vol. 958 Fol. 121 Lots 5 to 13, Section 1, Deposited Plan 1681 1 acre 2 roods 26 perches Lots 2-5, Section 2, Deposited Plan 1681 2 roods 26&1/2 perches Jane Drynan, Summer Hill, widow
1890	22nd October CERTIFICATE OF TITLE Vol. 986 Fol. 197 Lots 5 to 13, Section 1, Deposited Plan 1681 1 acre 2 roods 26 perches Lot 5, Section 2, Deposited Plan 1681 32&3/4 perches Jane Hunter Drynan, Summer Hill, widow
1891	27th April CERTIFICATE OF TITLE Vol. 1011 Fol. 100 Lots 5 to 11, Section 1, Deposited Plan 1681 1 acre 34 perches Lot 5, Section 2, Deposited Plan 1681 32&3/4 perches Jane Hunter Drynan, Summer Hill, widow
1893	3rd March Dealing 6831 Transmission James Wilson Langdon, Petersham, builder Louis Francis Heydon, Sydney, solicitor
1893	21st June Dealing 213047 Transfer Thomas Macnab Drynan, Sydney, gentleman

1894	March Sales commenced
	As to No. 16 Drynan Street
1894	12th November Dealing 232503 Transfer of Lot 5, Section 1 Alfred Collin
1894	6th December CERTIFICATE OF TITLE Vol. 1148 Fol. 192 Lot 5, Section 1, Deposited Plan 1681 27&1/2 perches Alfred Collin, Summer Hill, builder
1894	10th December Dealing 233198 Transfer Elizabeth McCredie McMillan, wife of William McMillan
1915	5th January Dealing A161122 Transfer Leslie Frederick Phillips, Summer Hill, draughtsman
1921	10th May Dealing A706394 Transfer Ann Clark, widow
1935	22nd March Dealing C324385 Transmission Olive Emily Murray, wife of Hugh McCutcheon Kerr Murray, Summer Hill, clerk
1954	21st September Dealing G156495 Transmission Cashel Heather Bannerman-Cassie, wife of James Bannerman-Cassie, Summer Hill, sales manager
1955	22nd July Dealing G340423 Transfer Lindsay James Stewart, Ashfield, assistant manager
1956	5th July Dealing G540017 Transfer Frank Henry Small, Cronulla, retired shopkeeper, and wife Grace Catherine
1957	26th September Dealing G820771 Transfer Richard Ambrose Ricketts, Summer Hill, radio technician, and wife Ellen
1971	1st November CERTIFICATE OF TITLE Vol. 11726 Fol. 125 issued not searched
	Auto Folio 5/1/1681 not searched

Attachment E – Heritage Study Statement

ASHFIELD HERITAGE STUDY		1991-1992
NAME Group of Three Houses		REFERENCE NO. 078
OTHER NAMES Formerly MOURA (No. 10) & ARDMORE (No. 16)		REAL PROPERTY DESCRIPTION
LOCALITY / SUBURB Summer Hill	POSTCODE 2130	ZONING 2(a)
STREET ADDRESS 10, 14 and 16 Drynan Street		OWNER (10) Wells KW; Wells EA.
MAP	REFERENCE	(14) Suttle EW; Suttle CJ.
PHYSICAL CHARACTERISTICS/HISTORICAL NOTES - SEE OVER		(16) Grant RL; Grant MT.
CATEGORY	SUB CATEGORY	BOUNDARY / IDENTIFICATION
EVALUATION OF SIGNIFICANCE		The site boundary
Historic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>
Aesthetic: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>
Social: Rare <input type="checkbox"/>	Associative <input checked="" type="checkbox"/>	Representative <input type="checkbox"/>
Scientific: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
Other: Rare <input type="checkbox"/>	Associative <input type="checkbox"/>	Representative <input type="checkbox"/>
STATEMENT OF SIGNIFICANCE		SITE CONDITION
* Remnants of a once fine row of almost identical free standing houses.		Intact <input checked="" type="checkbox"/> No. 16
		Minor Alteration <input type="checkbox"/>
		Major Alteration <input type="checkbox"/>
		- Sympathetic <input type="checkbox"/>
		- Unsympathetic <input checked="" type="checkbox"/> Nos. 10 & 14
		Removed (site only) <input type="checkbox"/>
		
PHOTOGRAPHS		DATE OF SURVEY
Band W ROLL 91-052-10	NEG NO. 8 (No. 16), 9 (No. 14), 10 (No. 10)	4/5/92
COLOUR SLIDES ROLL	FRAME NO.	SURVEYOR
STUDY TEAM: Richard Mackay, Robert Irving, Chris Pratten, Jill Sheppard, Stephen Harris		RI/CHP

GODDEN MACKAY PTY LTD 56 Waterloo Street, Surry Hills 2010 (02) 319 4811

ASHFIELD HERITAGE STUDY		1991-1992
HERITAGE LISTINGS <input type="checkbox"/> Register of the National Estate (AHC) - Registered <input type="checkbox"/> Register of the National Estate (AHC) - Interim <input checked="" type="checkbox"/> Register of National Trust (NSW) (14 & 16 only) <input type="checkbox"/> Within National Trust Conservation Area <input type="checkbox"/> Register of Significant Twentieth Century Architecture (RAIA) <input type="checkbox"/> Department of Public Works Heritage and Conservation Register <input type="checkbox"/> Heritage Council Register - Permanent Conservation Order <input type="checkbox"/> Heritage Council Register - Interim Conservation Order <input type="checkbox"/> Heritage Council Register - Section 130 Order <input type="checkbox"/> Heritage Council Register - Nomination <input type="checkbox"/> NSW Government Department Heritage Register (S170 Heritage Act) <input type="checkbox"/> Institution of Engineers (NSW) Heritage Register <input type="checkbox"/> Regional Environmental Plan Heritage Schedule <input checked="" type="checkbox"/> Local Environmental Plan Heritage Schedule (14 & 16 only) <input type="checkbox"/> Other	PERIOD Pre - 1800 <input type="checkbox"/> 1800 - 1825 <input type="checkbox"/> 1825 - 1850 <input type="checkbox"/> 1851 - 1875 <input type="checkbox"/> 1876 - 1900 <input checked="" type="checkbox"/> 1901 - 1925 <input type="checkbox"/> 1926 - 1950 <input type="checkbox"/> 1951 - 1975 <input type="checkbox"/> Post - 1975 <input type="checkbox"/>	REFERENCE NO. 078 DATE OF CONSTRUCTION: c. 1895 ARCHITECT / DESIGNER: Not known BUILDER: No. 10 Samuel Benjamin Nos. 14 & 16 A & R Collin
HISTORICAL THEMES: State Themes: A place to live. Booms and busts. Local Themes: Subdivision and consolidation. The boom years.		
HISTORICAL NOTES These three houses are built on a subdivision of Mrs Jane Drynan's land offered for sale in 1890/91. At various dates during 1894, two builders, Samuel Benjamin and the brothers Alfred and Robert Collin, purchased two-and-a-half lots each - a strange purchase. A & R Collin built Nos. 12, 14 and 16. Samuel Benjamin later purchased more land towards Prospect Road, and he built No. 10 (and also No. 8 which is recommended for removal from present schedule), and possibly Nos. 4 and 6 on the last purchased lots.		
INFORMATION SOURCES: Written: Oral: N. Peek, historical searches Graphic:		
INFORMATION SOURCES: Materials: Brick walls, front stuccoed, slate roof with terra cotta trim including crenellated ridge and finials. Decorative cast iron verandah. Exterior: L-shaped single storey houses with hipped main roof & skillion verandahs. Internal: Not inspected. Styles: Victorian Italianate.		
DESCRIPTION: These are three of a row of six houses which were originally almost identical, but with interesting variations including some Classical porches. All still stand but the others have lost their integrity. Only the iron palisade fences remain intact. The following notes refer to No. 16, the only intact house, but apply largely to Nos. 10 and 14 also. These are asymmetrical houses with a projecting bay alongside which is a 3-bay verandah with cast iron decorative ensemble. The bay is faceted and has a faceted roof. The front windows have semicircular heads and Ionic pilastration in stucco. The roof is fairly steep and has narrow eaves with small brackets. The doorcase of No. 16 has leaded glazing (possibly recent) and a 4 panel door with glazed round-headed top panels. No. 10 has a rectangular gable bay with a fretwork barge board and an additional rectangular window bay. It also has a parapetted porch with round arched openings.		
MODIFICATION: No. 16 is largely intact. One chimney missing. Verandah re-floored with black and white marble squares. No. 14 is seriously modified: roof replaced with light blue concrete tiles. Verandah floor replaced with ceramic tiles. Chimney is gone. No. 10 has been re-roofed with terra cotta tiles.		

GODDEN MACKAY PTY LTD 56 Waterloo Street, Surry Hills 2010 (02) 319 4811

