



DEVELOPMENT ASSESSMENT PANEL REPORT

Application No.	DA/2024/1041
Address	45 Henson Street SUMMER HILL
Proposal	Alterations and additions to an existing heritage listed dwelling, including partial demolition of existing structures, construction of ground floor addition, pool, pool cabana, and ancillary works.
Date of Lodgement	3 December 2024
Applicant	Katrina Sokias
Owner	John Bourakis
Number of Submissions	Initial: 21 (17 unique, 4 duplicates)
Cost of works	\$750,000.00
Reason for determination at Planning Panel	Number of submissions Heritage Item
Main Issues	Heritage conservation
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Significance



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 an existing heritage listed dwelling, including partial demolition of existing structures, construction of ground floor addition, first floor studio, pool and ancillary works at 45 Henson Street Summer Hill.

The application was notified to surrounding properties and 21 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Heritage conservation
- Bulk and scale
- Landscaped area

The proposal was amended during the assessment and the non-compliances were addressed and are now acceptable given the scale of the works and changes to the heritage item were reduced, therefore the application is recommended for approval.

2. Proposal

The proposal involves the following works:

- Partial demolition of the rear lean-to wing of the dwelling house, the laundry outbuilding and the rear of the existing garage.
- Construction of a ground floor rear addition to the dwelling house with alfresco area
- Internal changes and reconfiguration to retained portion of the dwelling
- Construction of a cabana adjoining the existing garage
- Construction of an in-ground pool
- New side boundary fence
- Landscaping works

3. Site Description

The subject site is located on the western side of Henson Street, between Herbert Street and James Street. The site consists of one allotment and is generally rectangular shaped with a total area of 771.4 sqm and is legally described as Lot 51 in DP 5430.

The site has a frontage to Henson Street of 18.6 metres and a secondary frontage of approximate 42.2 metres to Herbert Street. The site is affected by a sewer main transversing the site approximately 2m off the rear boundary.

The site supports a single storey dwelling, double garage, and laundry outbuilding. The adjoining properties support single and two storey dwelling houses.

The subject site is listed as a local heritage item and is located within a conservation area.

No trees are located on the site however some are located in neighbouring sites in the vicinity of the development.

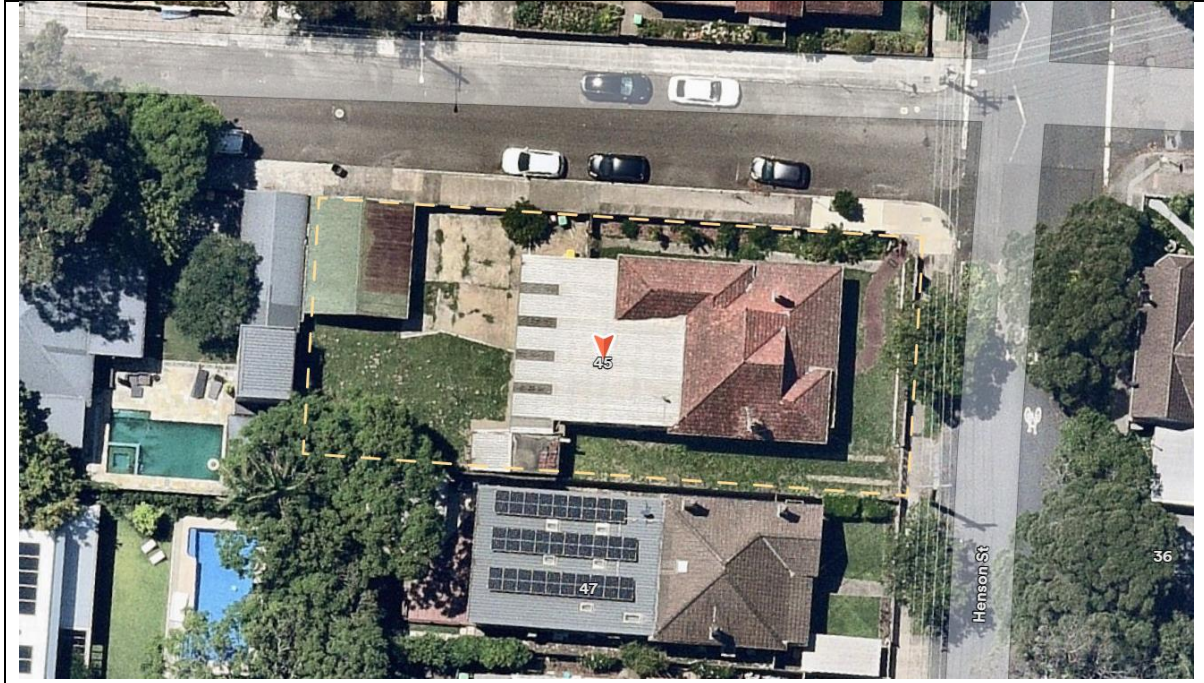


Figure 1: Aerial photo of subject site



Figure 2: Zoning Map (subject site in red)

4. Background

Site history

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

Surrounding properties

Application	Proposal	Decision & Date
DA/2024/0803 - 2 Rosemount Avenue	Alterations and additions to an existing detached dwelling, including partial demolition of existing structures, construction of ground floor and first floor additions, a new garage and pool deck	07/02/2025 Approved
010.2018.00000097.001 - 2 Rosemount Avenue	Alterations and additions to existing dwelling including extending rear verandah roof, extending carport, new studio and landscaping.	12/07/2018 Approved
010.2007.00000259.002 - 47 Henson Street	S.96. Amendments- Modification of Development Consent 10.2007.259 to retain the existing carport (the carport will no longer be enlarged, as previously approved).	23/04/2009 Approved
010.2007.00000259.001 - 47 Henson Street	Dwelling (Alts & Adds)- Enclose existing deck to extend living area.	19/12/2007 Approved
0102020000002.1 - 2 Herbert St	Alterations and additions to an existing dwelling including a first-floor addition	15/04/2020 Approved
0102019000123.1 - 4 Rosemount Avenue	Alterations and additions to an existing dwelling	26/05/2020 Approved LPP

Application history

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

Date	Discussion / Letter / Additional Information
29 January 2025	<p>A request for further information was sent to the applicant requiring the following;</p> <ul style="list-style-type: none"> Amended plans to address heritage matters including the deletion of the first-floor studio to the garage, the outbuilding and carport, reconfiguration of the internal works to ensure no wet areas are located within the front rooms of the dwelling, amendments to materials and finishes schedule and the boundary fences Increasing the landscaped area Reducing overshadowing on the subject site and neighbouring properties

13 2025	February	Amended plans and supporting documentation were received. Renotification was not required in accordance with Council's Community Engagement Strategy. The amended plans and supporting documentation are the subject of this report.
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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* (EP&A Act 1979).

A. Environmental Planning Instruments

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

Sydney Water Act 1994

A wastewater main traverses the subject site and as such the application was referred to Sydney Water in accordance with Section 78 of the Sydney Water Act 1994. Sydney Water raised no objections to the proposal subject to the imposition of conditions which are included in the recommendation of this report.

State Environmental Planning Policies (SEPPs)

SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

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

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

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

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

SEPP (Sustainable Buildings) 2022

Chapter 2 Standards for residential development - BASIX

The application is accompanied by a BASIX Certificate (lodged within 3 months of the date of the lodgment of this application) in compliance with the *EP&A Regulation 2021*.

Inner West Local Environmental Plan 2022

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

Part 1 – Preliminary

Section	Proposed	Complies
Section 1.2 Aims of Plan	The proposal satisfies the section as follows: <ul style="list-style-type: none"> The proposal conserves and maintains the natural, built and cultural heritage of Inner West, The proposal encourages diversity in housing to meet the needs of, and enhance amenity for, Inner West residents. 	Yes

Part 2 – Permitted or prohibited development

Section	Proposed	Complies
Section 2.3 Zone objectives and Land Use Table R2 Low Density Residential	<ul style="list-style-type: none"> The application proposes alterations and additions to a dwelling house, dwelling houses are permissible with consent in the R2 zone. The proposal is consistent with the relevant objectives of the zone, as it will assist to provide for the housing needs of the community within a low-density residential environment. 	Yes
Section 2.7 Demolition requires development consent	The proposal satisfies the section as follows: <ul style="list-style-type: none"> Demolition works are proposed, which are permissible with consent; and Standard conditions are recommended to manage impacts which may arise during demolition. 	Yes, subject to conditions

Part 4 – Principal development standards

Section	Proposed		Complies
Section 4.3 Height of buildings	Maximum	8.5m	Yes
	Proposed	4.87m	
Section 4.4 Floor space ratio	Maximum	0.7:1 or 539.98sqm	Yes
	Proposed	0.32:1 or 243.66sqm	
Section 4.5	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes

Section	Proposed	Complies
Calculation of floor space ratio and site area		

Part 5 – Miscellaneous provisions

Section	Proposed	Complies
Section 5.10 Heritage conservation	See comments below:	Yes
<p>The subject site is a listed heritage item (I1585), known as “House including interiors”, and is a contributory building within the Prospect Hall Heritage Conservation Area (HCA)</p> <p>The proposal achieves the objectives of this section as follows:</p> <ul style="list-style-type: none"> • It is noted that the proposal has been amended during the assessment in response to heritage concerns and that the proposal in its current form is the subject of the following assessment. • The existing dwelling has been modified throughout the years with evidence of internal reconfigurations, the addition of a rear lean-to extension and addition of the laundry outbuilding. The proposal aims to reconfigure the internal layout closer to the original with a rear extension. • The extension to the main dwelling has been designed to provide separation between the new and original built form and is considered to complement and not overwhelm the original dwelling form. • It is evident that the floorplan of the dwelling has been altered over the years but still retains many original features and evidence of its original configuration in the main portion of the house. The proposal includes the reinstatement of original hallway openings and reconfigures the floor plan close to what the original floor plate may have been. The front four rooms of the building and most of the walls under the original roof form are being retained which is a positive outcome for the heritage item. • The proposal includes wet areas (ensuite and powder room) within the original room on the north side of the dwelling under the original roof form. Concern is raised that this location will require the removal of original fabric to create new openings for servicing (see figure 3 below) as well as waterproofing measures. It is noted that the proposal was amended during the assessment to move all wet areas from the front four (4) rooms of the dwelling (see figure 4 showing original proposed configuration). This has resulted in the relocation of the ensuite as currently proposed. In comparison to the front four rooms of the dwelling, this room is not considered to have as high significance but still remains as an intact original room under the main roof form. <p>In considering the appropriateness of location the bathrooms within this part of the dwelling the following justification is made:</p> <ul style="list-style-type: none"> • Given the size of the retained part of the building, pushing the bathrooms out of the original part would compromise the functionality of the dwelling and require a larger extension which would not be a good heritage outcome. • Locating the wet areas as currently proposed within this existing room ensures that the size of the extension is kept to a minimum and will maintain the original window which is visible from the streetscape. <ul style="list-style-type: none"> • Given the above, it is considered that the location of the bathrooms will have the best outcome for the functionality of the dwelling while preserving a proportion of the original fabric and layout of the heritage item. 		

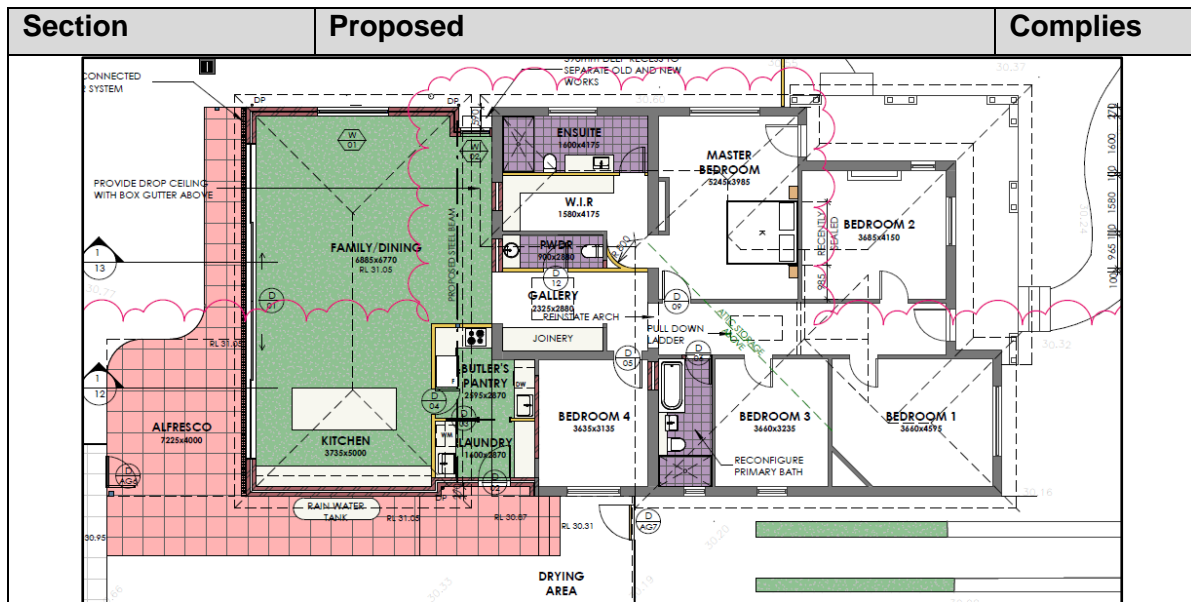


Figure 3: Proposed Floor plan of the dwelling issue C with relocated ensuite.

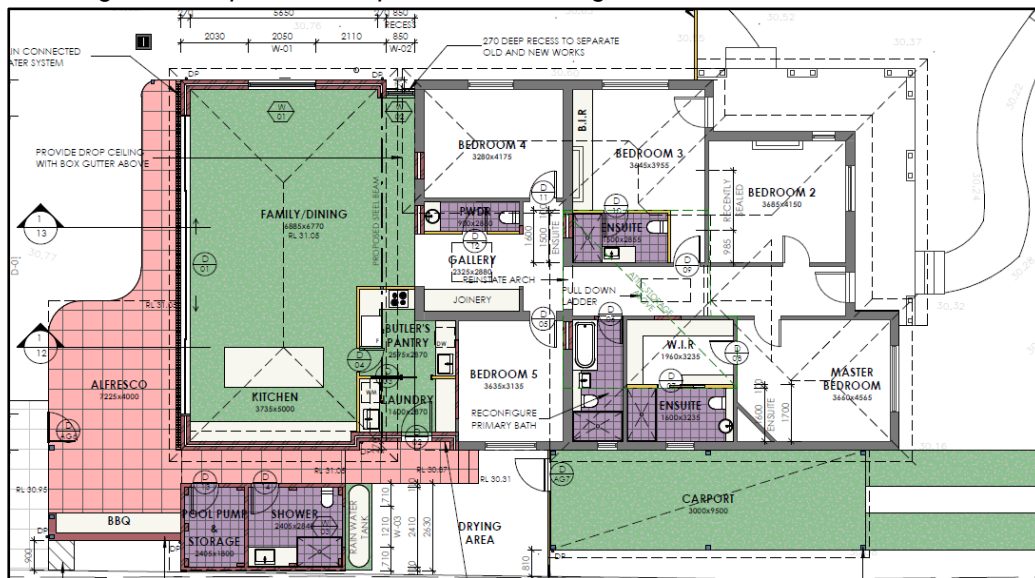


Figure 4: original proposed floor plan of the dwelling issue B with ensuites located within the front rooms.

- Outbuildings have been kept to a minimum with a cabana addition to the existing double garage that maintains the established roof line and materials. The proposal also includes the demolition of the laundry outbuilding addition within the southern side setback which is a positive outcome in reversing unsympathetic changes. The resulting site coverage is considered satisfactory as the additions won't obstruct views of the heritage item and HCA as viewed from the streetscape.
- The proposal maintains the existing vehicle access off Henson Street with the extension of the existing wheel-strips further into the side setback to allow vehicles to park behind the front building line.
- While it would be preferable to replace the mid-century front fence, this is outside of the scope of works proposed. The side fence is being reconstructed as a lap and cap timber fence which is appropriate for the dwelling.
- The landscaped area has been increased on the site and provides opportunity for plantings which will help soften and complement the built form.

Section	Proposed	Complies
	<ul style="list-style-type: none"> The clear-polycarbonate sheet for the pergola roof and the use of Dulux “Nereus” for the fascias, gutters and downpipes are not considered appropriate. Hence it is recommended that these features are conditioned to be finished in Colorbond “Windspray” to match the new roof. As conditioned, the proposed materials and finishes are considered appropriate and complementary to the existing building. Given the above and subject to conditions, the development has been designed to respond to the significance of the conservation area and preserve contributory elements and fabric of the existing building. 	
<p>Subject to the satisfaction of the recommended conditions, it is considered the proposal will satisfactorily conserve the heritage significance of the heritage item and HCA, thereby satisfying Section 5.10 of IWLEP 2022.</p>		

Part 6 – Additional local provisions

Section	Proposed	Complies
Section 6.2 Earthworks	<ul style="list-style-type: none"> The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability. 	Yes
Section 6.3 Stormwater Management	<ul style="list-style-type: none"> The development maximises the use of permeable surfaces, includes on site retention as an alternative supply and subject to standard conditions would not result in any significant runoff to adjoining properties or the environment. 	Yes, subject to conditions

B. Development Control Plans

Summary

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

CIWDCP 2016	Complies
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
5 - Landscaping	Yes
8 - Parking	Yes
11 - Fencing	Yes
15 - Stormwater Management	Yes
C – Sustainability	
1 – Building Sustainability	Yes

2 – Water Sensitive Urban Design	Yes
3 – Waste and Recycling Design & Management Standards	Yes
4 – Tree Management	Yes
E1 – Heritage items and Conservation Areas (excluding Haberfield)	
1 – General Controls	Yes
2 – Heritage Items	Yes
3 – Heritage Conservation Areas (HCAs)	Yes
4 – Building Types and Building Elements within HCAs	Yes
8 - Demolition	Yes
9 – Heritage Conservation Areas, Character Statements and Rankings	Yes
F – Development Category Guidelines	
1 – Dwelling Houses	Yes

The following provides discussion of the relevant issues:

Comprehensive Inner West Development Control Plan 2016

The application was assessed against the following relevant parts of the Comprehensive Inner West Development Control Plan for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill 2016 (CIWDCP 2016).

Chapter A – Miscellaneous

Control	Assessment	Complies
Part 2 – Good Design	<ul style="list-style-type: none"> The development is well designed and appropriately considers context, scale, built form, density and resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics. 	Yes
Part 5 – Landscaping	<ul style="list-style-type: none"> The proposal maintains and enhances the landscape character of the subject site. The landscaping proposed will create visual interest, increase residential amenity and supports the intention of the CIWDCP 2016 in retaining, protecting and integrating significant vegetation within development. 	Yes
Part 8 – Parking	<p><u>Car Parking</u></p> <ul style="list-style-type: none"> One (1) car parking space is required Three (3) car parking spaces are proposed in the form of an existing double garage accessed off Herbert Street and a new hard stand space access from the existing wheel strips off Henson Street. <p><u>Design</u></p> <ul style="list-style-type: none"> The configuration and design of the car parking is in accordance with this part of the Plan. Standard conditions are recommended to ensure compliance with the design requirements. 	Yes
Part 11 - Fences	<ul style="list-style-type: none"> The proposed northern side boundary fence measures 1.8m in height. 	Yes

Control	Assessment	Complies
Part 15 – Stormwater Management	<ul style="list-style-type: none"> Standard conditions are recommended to ensure the appropriate management of stormwater. 	Yes, subject to conditions

Chapter C – Sustainability

Control	Assessment	Complies
Part 1 – Building Sustainability	<ul style="list-style-type: none"> The proposal demonstrates good environmental design and performance and will achieve efficient use of energy for internal heating and cooling. 	Yes
Part 2 – Water Sensitive Urban Design	<ul style="list-style-type: none"> A BASIX Certificate was provided which demonstrates compliance with this section. 	Yes, subject to conditions
Part 3 – Waste and Recycling Design & Management Standards	<ul style="list-style-type: none"> Adequate waste storage areas and access to these areas have been provided. Waste management has been designed to minimise impacts on residential amenity. Standard conditions are recommended to ensure the appropriate ongoing management of waste and during the construction phase. 	Yes, subject to conditions
Part 4 – Tree Management	<ul style="list-style-type: none"> No prescribed trees were found on the property. Given the site area is 771.4sqm, one tree planting is recommended to be conditioned in accordance with C11 of this part. 	Yes, subject to conditions

Chapter E1 – Heritage Items and Conservation Areas (excluding Haberfield)

Control	Assessment	Complies
Part 1 – General	<ul style="list-style-type: none"> The proposal will enhance the character and heritage significance of heritage item and heritage conservation area. The development is designed to respond positively to the heritage character of adjoining and nearby heritage buildings and heritage features in the public domain. 	Yes
Part 2 – Heritage Items	<ul style="list-style-type: none"> The application was supported by a Heritage Impact Assessment. Significant elements and features of heritage items are retained and conserved. New development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials, and does not impact the heritage significance The proposal includes the removal of unsympathetic changes. 	Yes
Part 3 - Heritage Conservation Areas	<ul style="list-style-type: none"> The proposed alterations and additions are designed to retain and complement the character and significance of the conservation area. The proposal includes the removal of unsympathetic changes. 	Yes

Chapter F – Development Category Guidelines

Control	Assessment	Complies
Part 1 - Dwelling houses	<u>PC8 Landscaped area and site coverage</u> <ul style="list-style-type: none"> • Minimum landscaped area required: <ul style="list-style-type: none"> ○ 501sqm+ - 35% • 292.45sqm (37.91%) landscaped area proposed. • Maximum site coverage required: <ul style="list-style-type: none"> ○ 501sqm+ - 50% • 309.1sqm (40.07%) site coverage proposed. 	Yes
	<u>PC9 Principal private open space</u> <ul style="list-style-type: none"> • The proposed private open space is directly accessible from the ground floor living area, is at least 20sqm with a minimum dimension of at least 3.5m and has an appropriate level of solar access, natural ventilation and privacy. 	Yes
	<u>PC13 Solar access</u> <ul style="list-style-type: none"> • The proposal maintains sunlight to at least 50% of private open space areas of adjoining properties for at least 3 hours between 9.00am and 3.00pm on 21 June. • Existing solar access is maintained to at least 40% of the glazed areas of the neighbouring north facing primary living area windows for at least 3 hours between 9.00am and 3.00pm on 21 June. 	Yes
	<u>PC14 Visual privacy</u> <ul style="list-style-type: none"> • An adequate level of visual privacy for the proposed development and adjoining properties is maintained. 	Yes
	<u>PC20 Swimming pools</u> <ul style="list-style-type: none"> • The finished ground level of the areas around the swimming pool is not raised. • Appropriate conditions of consent are recommended. 	Yes, subject to conditions

C. The Likely Impacts

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

D. The Suitability of the Site for the Development

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

E. Submissions

The application was required to be notified in accordance with Council’s Community Engagement Strategy between 10 December 2024 to 14 January 2025.

A total of 17 unique submissions were received in response to the initial notification.

A Request For Information was sent during the assessment and the main issues raised in the submissions were addressed in the amended proposal. Nonetheless, the issues raised in the submissions are discussed below:

Concern	Comment
Streetscape and heritage impacts of the first floor studio addition to the garage	The first-floor studio addition to the garage has been deleted from the proposal. The proposal as amended includes a cabana addition to the southern end of the existing garage which extends the existing roof of the garage. The garage addition is considered to have a negligible visual impact when viewed from the streetscape and neighbouring properties. Hence these concerns are considered to be resolved with the amended proposal.
Visual privacy and overshadowing impacts of the first floor studio addition to the garage	The first floor studio has been deleted and replaced with a single storey cabana addition to the existing garage. Given the cabana is a ground floor addition it does not present any opportunities for overlooking and any overshadowing to neighbouring properties will be minimal. Hence these concerns are considered to be resolved with the amended proposal.
Streetscape and heritage impacts of the carport within the southern side setback	Concern was raised regarding the proposed tandem carport within the southern side setback, in particular the compatibility with the heritage item, the visual impact to the streetscape, and the fact the site has an existing double garage within the rear of the site and hence does not need a carport. The amended proposal deleted the carport from within the southern side setback and extended the existing wheel strips further into the side setback to still allow parking as this would have been the original driveway. With the removal of the proposed carport, it is considered that these concerns have been addressed.
Lack of landscaping	Concern was raised regarding the lack of landscaped area on the subject site and large amount of impervious paved surfaces and outbuildings. The amended proposal increased the landscaping on the subject site to comply with the controls within the DCP and allow more deep soil planting. It is considered that the proposal as amended, satisfies these concerns and will allow sufficient soft landscaped area for the subject site.
Loss of internal fabric of the heritage item	Concern was raised that the proposal involves a significant amount of internal demolition and reconfiguration which will result in a loss of contributory fabric of the heritage item. The proposal was amended to relocate wet areas out of the front four rooms of the dwelling which has been complied with. Investigation of the site found that the floor plan has been significantly altered throughout time and this proposal seeks to reinstate some of the original openings and rationalise the floor plan to what the original plan may have been. The proposal in its current form is considered to be appropriate in preserving contributory fabric and concentrating the majority of the works away from the intact front four rooms of the dwelling.
Visual clutter cause by the number of structures	Concern was raised regarding the visual clutter and site coverage resulting from the outbuildings and structures proposed on the site. The proposal was amended to rationalise the structures by deleting

	the laundry outbuilding, carport, wrap around pergola roof, and first floor studio addition. No structures are proposed within the side setbacks of the dwelling and the addition to the garage is a scale which is considered appropriate for the site. hence, the concerns regarding visual clutter are considered to be resolved with the amended proposal.
Inadequacy of the documentation addressing heritage	Concern was raised the documentation provided does not adequately address and understand the heritage value of the subject site and that the proposal is inappropriate in consideration of the heritage significance. The proposal was reviewed by Council’s heritage specialist and the proposal has amended to respond to the non-compliances to the heritage provisions and recommendations provided by Council. In its current form, it is considered that the proposal is appropriate in preserving the heritage item on the site and improving its setting by removing unsympathetic alterations and additions.

F. The Public Interest

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

This has been achieved in this instance.

6. Section 7.12 Contributions

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$7,500 would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023.

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

7. Referrals

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

- Heritage Specialist
- Development Engineer
- Urban Forest

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

- Sydney Water

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

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

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

9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2024/1041 for alterations and additions to an existing dwelling, including partial demolition of existing structures, construction of ground floor addition, pool, pool cabana, and ancillary works at 45 Henson Street, SUMMER HILL subject to the conditions listed in Attachment A;

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

GENERAL CONDITIONS

Condition	
1.	<p>Permits</p> <p>Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:</p> <ul style="list-style-type: none"> • 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; • A concrete pump across the roadway/footpath; • Mobile crane or any standing plant; • Skip Bins; • Scaffolding/Hoardings (fencing on public land); • Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.; • Awning or street veranda over the footpath; • Partial or full road closure; and • Installation or replacement of private stormwater drain, utility service or water supply. <p>If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.</p> <p>Reason: To ensure works are carried out in accordance with the relevant legislation.</p>
2.	<p>Insurances</p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>

<p>3.</p> <p>Documents related to the consent</p> <p>The development must be carried out in accordance with plans and documents listed below:</p>	Documents related to the consent			
	The development must be carried out in accordance with plans and documents listed below:			
	Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by
	03 Issue C	Proposed Demolition Plan	13/02/2025	Design Studio 407
	04 Issue C	Proposed Site Plan	13/02/2025	Design Studio 407
	05 Issue C	proposed Ground Floor Plan	13/02/2025	Design Studio 407
	06 Issue C	Proposed Roof Plan	13/02/2025	Design Studio 407
	07 Issue C	Proposed backyard and Garage Roof	13/02/2025	Design Studio 407
	08 Issue C	Proposed East Elevation	13/02/2025	Design Studio 407
	09 Issue C	Proposed South Elevation	13/02/2025	Design Studio 407
	10 Issue C	Proposed West Elevation	13/02/2025	Design Studio 407
	11 Issue C	Proposed North Elevation	13/02/2025	Design Studio 407
	12 Issue C	Proposed Section 1	13/02/2025	Design Studio 407
	13 Issue C	Proposed Section 2	13/02/2025	Design Studio 407
	14 Issue C	Garage Elevations	13/02/2025	Design Studio 407
	15 Issue C	Garage Sections - Proposed Section 3&4	13/02/2025	Design Studio 407
	16 Issue C	Proposed Pool Plans and Sections	13/02/2025	Design Studio 407
	17 Issue C	Proposed Fence Plan and Elevations	13/02/2025	Design Studio 407
	18 Issue C	Door, Window, Skylight &	13/02/2025	Design Studio 407

	Gate Schedule		
21 Issue C	Landscape Plan	13/02/2025	Design Studio 407
27 Issue C	Finishes Schedule 1	13/02/2025	Design Studio 407
28 Issue C	Finishes Schedule 2	13/02/2025	Design Studio 407
A1773661	BASIX Certificate	19/11/2024	Building & Energy Consultants Australia
24MB9494/D01 Issue A	Site & Roof Drainage Plan	15/11/2024	United Consulting Engineers

As amended by the conditions of consent.

Reason: To ensure development is carried out in accordance with the approved documents.

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

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

Reason: To ensure that acoustic privacy treatment protects the amenity of the neighbourhood.
- 5. Works Outside the Property Boundary**
 This development consent does not authorise works outside the property boundaries on adjoining lands.

Reason: To ensure works are in accordance with the consent.
- 6. 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.

Reason: To protect pedestrian safety.

<p>7.</p>	<p>Other works</p> <p>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 <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
<p>8.</p>	<p>National Construction Code (Building Code of Australia)</p> <p>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.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
<p>9.</p>	<p>Notification of commencement of works</p> <p>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:</p> <ul style="list-style-type: none"> a. In the case of work for which a principal contractor is required to be appointed: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. <p>Reason: To ensure compliance with legislative requirements.</p>
<p>10.</p>	<p>Dividing Fences Act</p> <p>The person acting on this consent must comply with the requirements of the <i>Dividing Fences Act 1991</i> in respect to the alterations and additions to the boundary fences.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
<p>11.</p>	<p>Swimming Pools</p> <p>Applicants are advised of the following requirements under the <i>Swimming Pools Act 1992</i>:</p> <ul style="list-style-type: none"> a. The owner of the premises is required to register the swimming pool on the NSW State Government's Swimming Pool Register. Evidence of registration should be provided to the Certifying Authority. b. Access to the pool/spa is restricted by a child resistant barrier in accordance with the regulations prescribed in the. The pool must not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed. The barrier is to conform to the requirements of Australian Standard AS 1926:2012. c. A high level overflow pipe has been provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not

	<p>directly vent the receiving Sydney Water sewer. Evidence from the installer, indicating compliance with this condition must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.</p> <ul style="list-style-type: none"> d. Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends on in-ground pools / spas and on the outside of aboveground pools / spas. e. A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the <i>Swimming Pool Regulation 2008</i>. f. Access to the swimming pool/spa must be restricted by fencing or other measures as required by the <i>Swimming Pools Act 1992</i> at all times. <p>All drainage, including any overland waters associated with the pool/spa, must be pipe-drained via the filter to the nearest sewer system in accordance with the requirements of Council & Sydney Water. No drainage, including overflow from the pool or spa must enter Council's stormwater system.</p> <p>Reason: To ensure the pool does not result in any ongoing safety or amenity issues.</p>
<p>12.</p>	<p>Construction of Vehicular Crossing</p> <p>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.</p> <p>Reason: To protect assets, infrastructure and pedestrian safety.</p>
<p>13.</p>	<p>Lead-based Paint</p> <p>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.</p> <p>Reason: To protect human health.</p>
<p>14.</p>	<p>Dial before you dig</p> <p>Contact "Dial Before You Dig" prior to commencing any building activity on the site.</p> <p>Reason: To protect assets and infrastructure.</p>

15.	<p>Asbestos Removal</p> <p>Hazardous and industrial waste arising from the use must be removed and / or transported in accordance with the requirements of the NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.</p> <p>Reason: To ensure compliance with the relevant environmental legislation.</p>
16.	<p>Bin Storage - Residential</p> <p>All bins are to be stored within the property. Bins are to be returned to the property within 12 hours of having been emptied.</p> <p>Reason: To ensure resource recovery is promoted and residential amenity is protected.</p>

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition				
17.	<p>Security Deposit - Custom</p> <p>Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.</p> <table border="1" style="margin: 10px auto; width: 60%;"> <tr> <td style="padding: 2px;">Security Deposit:</td> <td style="padding: 2px;">\$6,238.00</td> </tr> <tr> <td style="padding: 2px;">Inspection Fee:</td> <td style="padding: 2px;">\$389.90</td> </tr> </table> <p>Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.</p> <p>The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.</p> <p>Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may</p>	Security Deposit:	\$6,238.00	Inspection Fee:	\$389.90
Security Deposit:	\$6,238.00				
Inspection Fee:	\$389.90				

	<p>recover, in any court of competent jurisdiction, any costs to Council for such restorations.</p> <p>A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.</p> <p>The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.</p> <p>Reason: To ensure required security deposits are paid.</p>
<p>18.</p>	<p>Dilapidation Report – Pre-Development – Minor</p> <p>Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.</p> <p>Reason: To ensure Council assets are protected.</p>
<p>19.</p>	<p>Stormwater Drainage System – Minor Developments (OSD is not required)</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:</p> <ol style="list-style-type: none"> a. The design must generally be in accordance with the Stormwater Drainage Concept plan on Drawing No. D01 prepared by United Consulting Engineers Pty Ltd and dated 28 November 2024. b. Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together overflow pipeline from the rainwater tank by gravity to the kerb and gutter of a public road. c. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank. d. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes. e. As there is no overland flow/flood path available (southern side) from the rear and central courtyards to the Henson Street frontage, the design of the sag pit and piped drainage system is to meet the following criteria: f. Capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe. g. The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building.

	<ul style="list-style-type: none"> h. The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. i. No nuisance or concentration of flows to other properties. j. 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. k. A silt arrestor pit must be installed inside the property, adjacent to the boundary, for the stormwater outlet. l. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site. m. Any new pipeline within the footpath area that is 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. n. Any new stormwater outlet through sandstone kerb must be carefully core drilled in accordance with Council standard drawings. o. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated. p. Stormwater drainage must be located such that any waters leaving the pool must drain to pervious areas prior to potentially draining to the site stormwater drainage system. q. No impact to street tree. <p>Reason: To ensure that the adequate provision of stormwater drainage is provided.</p>
<p>20.</p>	<p>Building Plan Approval (including Tree Planting Guidelines)</p> <p>The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in@ to apply.</p> <p>Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.</p> <p>Tree Planting</p> <p>Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.</p> <p>For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery</p>

	<p>for all loss and associated compensation for the removal.</p> <p>For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water’s Technical guidelines – Building over and adjacent to pipe assets.</p> <p>Reason: To ensure Sydney Water assets are protected.</p>
21.	<p>Long Service Levy</p> <p>Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid at the prescribed rate of 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.</p> <p>Reason: To ensure the long service levy is paid.</p>
22.	<p>Design Change</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:</p> <ul style="list-style-type: none"> a. The roof for the pergola, and all new fascias, gutters and downpipes are to be finished in Colorbond "Windspray" to match the new roof. <p>Reason: To ensure that the design changes protect the amenity of the neighbourhood.</p>
23.	<p>Structural Certificate for retained elements of the building</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.</p> <p>Reason: To ensure the structural adequacy of the works.</p>
24.	<p>Sydney Water – Tap In</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water’s online ‘Tap In’ program to determine whether the development will affect Sydney Water’s sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.</p> <p>Note: Please refer to the web site http://www.sydneywater.com.au/tapin/index.htm for details on the process or telephone 13 20 92.</p> <p>Reason: To ensure relevant utility and service provides requirements are provided to the certifier.</p>

25.	<p>Section 7.12 Development Contribution Payments</p> <p>In accordance with section 7.12 of the <i>Environmental Planning and Assessment Act 1979</i> and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), a monetary contribution of \$7,500 shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.</p> <p>At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:</p> <p>$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$</p> <p>Where:</p> <ul style="list-style-type: none"> • C_{payment} = is the contribution at time of payment • C_{consent} = is the contribution at the time of consent, as shown above • CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 139.7 for the Dec-24 Quarter. • CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment <p>Note: The contribution payable will not be less than the contribution specified in this condition.</p> <p>The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.</p> <p>It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.</p> <p>Council's Plan may be viewed at www.innerwest.nsw.gov.au or during normal business hours at any of Council's customer service centres.</p> <p>Please contact any of Council's customer service centres on 9392 5000 or council@innerwest.nsw.gov.au to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.</p> <p>Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to www.innerwest.nsw.gov.au/invoice; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).</p>
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	<p>The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.</p> <p>Reason: To ensure payment of the required development contribution.</p>
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BEFORE BUILDING WORK COMMENCES

	Condition
26.	<p>Hoardings</p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>
27.	<p>Waste Management Plan</p> <p>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.</p> <p>Reason: To ensure resource recovery is promoted and local amenity is maintained.</p>
28.	<p>Erosion and Sediment Control</p> <p>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.</p> <p>Reason: To ensure resource recovery is promoted and local amenity is maintained.</p>
29.	<p>Standard Street Tree Protection</p> <p>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.</p> <p>Reason: To protect and retain trees.</p>

30.	<p>Construction Fencing</p> <p>Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.</p> <p>Reason: To protect the built environment from construction works.</p>
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DURING BUILDING WORK

Condition	
31.	<p>Excavation Methods to Limit Impacts to Trees</p> <p>Excavation for the southern and western edges of the swimming pool is not to exceed the swimming pool outline shown on the approved plans. No underground services are to be located between the southern and western edges of the swimming pool and the southern and western boundary fences.</p> <p>Reason: To protect and retain trees.</p>
32.	<p>Advising Neighbours Prior to Excavation</p> <p>At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, reasonable notice must be provided to the owner of the adjoining allotment of land including particulars of the excavation.</p> <p>Reason: To ensure surrounding properties are adequately notified of the proposed works.</p>
33.	<p>Construction Hours – Class 1 and 10</p> <p>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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>
34.	<p>Survey Prior to Footings</p> <p>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.</p> <p>Reason: To ensure works are in accordance with the consent.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
35.	<p>Protect Sandstone Kerb</p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent has been replaced.</p> <p>Reason: To ensure Council assets are protected.</p>
36.	<p>Certification of Tree Planting</p> <p>Prior to the issue of any Occupation Certificate, the Certifying Authority is to be provided with evidence in the form of an image and a purchase invoice to confirm that:</p> <p>A minimum of 1 x 75L litre size tree, which will attain a minimum mature height of 6 metres, has been planted in a suitable location within the property and allowing for future tree growth. The tree must meet the requirements of AS2303—<i>Tree stock for landscape use</i>. Trees listed as exempt species from Council's Tree Management Development Control Plan and species recognised to have a short life span, will not be accepted.</p> <p>Trees required by this condition must be maintained and protected until they are protected by Council's Tree Management DCP. Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month.</p> <p>Reason: To ensure appropriate landscaping is undertaken.</p>

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

Condition	
37.	<p>Hoardings</p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>

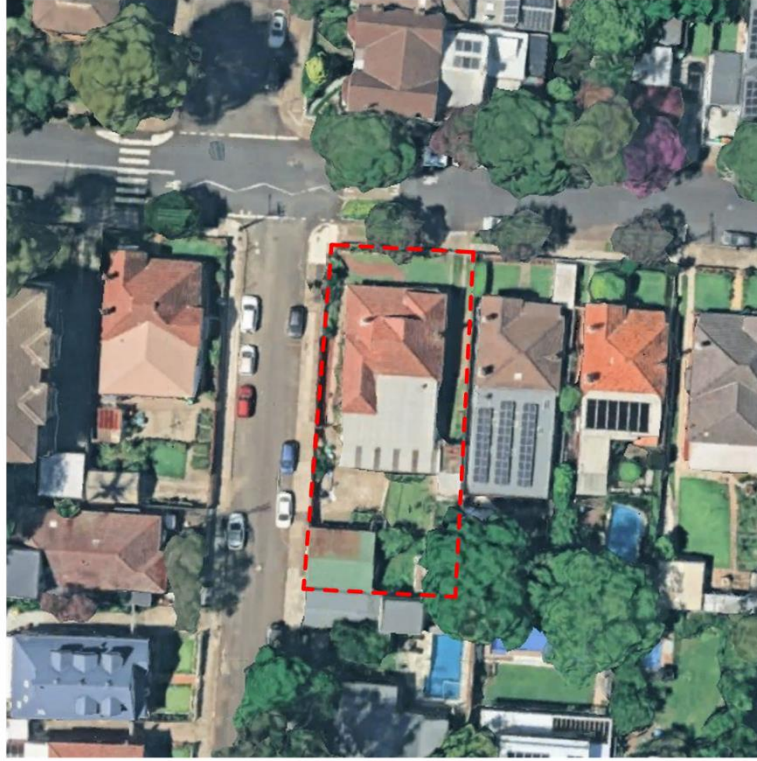
Attachment B – Plans of proposed development

**DEVELOPMENT APPLICATION
ALTERATIONS & ADDITIONS
AT
45 HENSON ST, SUMMER HILL
FOR
JE GRP DESIGN & CONSTRUCT PTY LTD**

ARCHITECTURAL DRAWING LIST

Sheet No. Sheet Name

- 01 EXISTING SITE PLAN
- 02 EXISTING FLOOR PLANS
- 03 PROPOSED DEMOLITION PLAN
- 04 PROPOSED SITE PLAN
- 05 PROPOSED GROUND FLOOR PLAN
- 06 PROPOSED ROOF PLAN
- 07 PROPOSED BACKYARD AND GARAGE ROOF
- 08 PROPOSED EAST ELEVATION
- 09 PROPOSED SOUTH ELEVATION
- 10 PROPOSED WEST ELEVATION
- 11 PROPOSED NORTH ELEVATION
- 12 PROPOSED SECTION 1
- 13 PROPOSED SECTION 2
- 14 GARAGE ELEVATIONS
- 15 GARAGE SECTIONS - PROPOSED SECTION 3 & 4
- 16 PROPOSED POOL PLAN AND SECTIONS
- 17 PROPOSED FENCE PLAN AND ELEVATIONS
- 18 DOOR, WINDOW, SKYLIGHT & GATE SCHEDULE
- 19 EXISTING AREA CALCULATIONS
- 20 PROPOSED AREA CALCULATIONS
- 21 LANDSCAPE PLAN
- 22 PROPOSED SITE ANALYSIS PLAN
- 23 PROPOSED SHADOW DIAGRAMS - JUNE 21st 9am - 3pm
- 24 BASIN
- 25 SEDIMENT CONTROL, CONSTRUCTION & WASTE MANAGEMENT PLAN
- 26 SEWER PEG-OUT PLAN
- 27 FINISHES SCHEDULE 1
- 28 FINISHES SCHEDULE 2
- 29 PERSPECTIVES 1
- 30 PERSPECTIVES 2



AMENDMENT - ISSUE C REV 1 - 13/02/2025		LANDSCAPE CALCULATIONS	
ISSUE C		AMENDMENTS	
C - AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	E.I.S. RD
B - DEVELOPMENT APPLICATION	25/11/2024	DP	E.I.S. RD
A - CONCEPT DESIGN		DP	E.I.S. RD
ISSUE	DATE	DRN	CRK

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- SHADOW DIAGRAMS
- INTERNAL RECONFIGURATION
- FINISHES SCHEDULE

CLIENT
JE GRP DESIGN & CONSTRUCT PTY LTD

ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT TITLE
ALTERATIONS & ADDITIONS DEVELOPMENT APPLICATION

PROJECT STATUS
DEVELOPMENT APPLICATION

DESIGNER
JE GRP DESIGN & CONSTRUCT PTY LTD

DATE
13/02/2025

SCALE
@A3

SHEET NO.
00

JOB NO.
888-1794

DESIGNER
DP

DRAWN
DP

CHECKED BY
E.I.S. RD

REVISION
C

DS407
DESIGN STUDIO

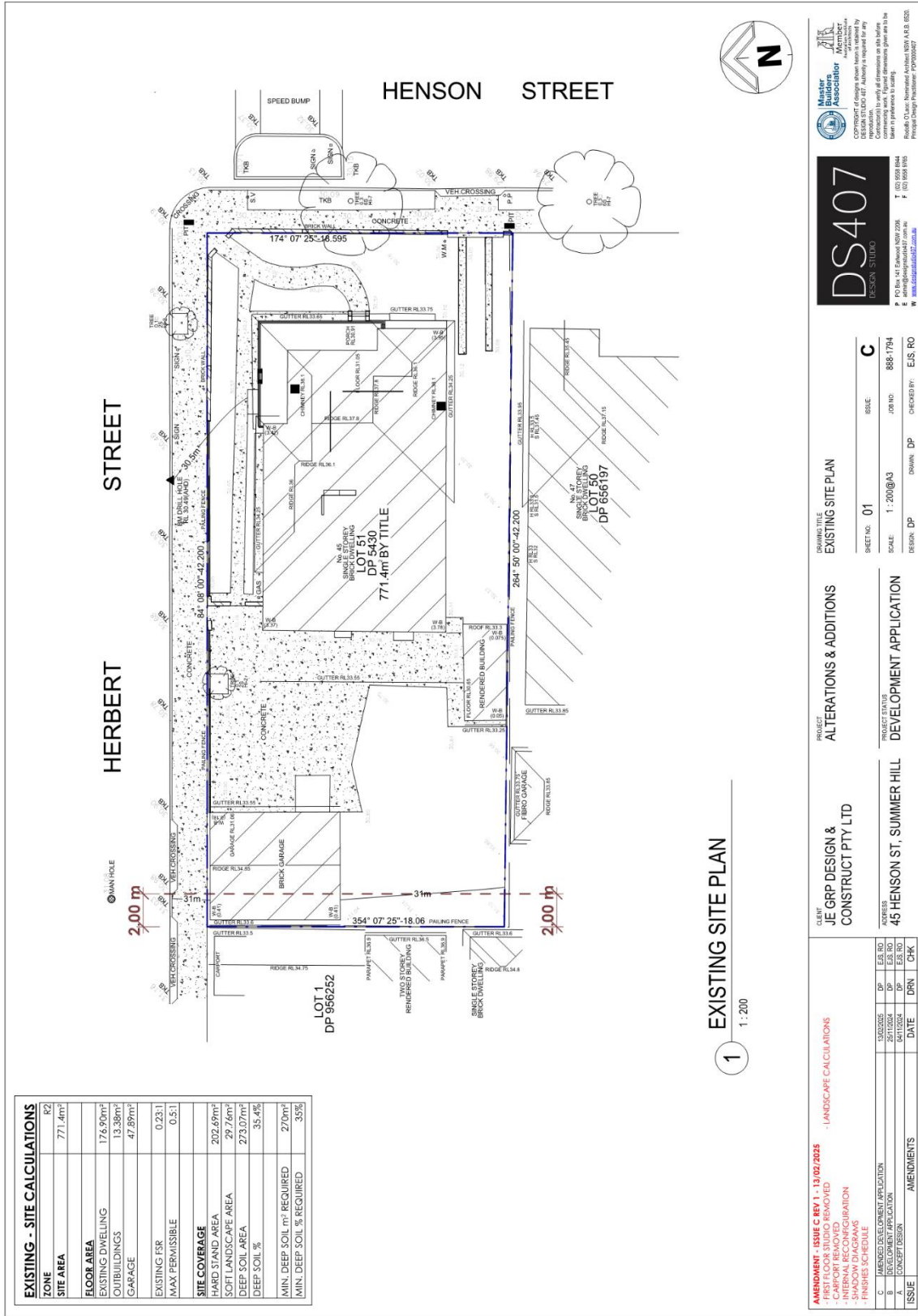
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Project Design Practitioner: P10000047

Document Ref: 422943898 | Drawing No: AMENDED DA - ISSUE C REV 1 - 45 HENSON ST, SUMMER HILL
 Version: 1, Version Date: 12/03/2025
 PRINT DATE: 13/02/2025 10:21 PM A3



1 EXISTING SITE PLAN 1:200

EXISTING - SITE CALCULATIONS	
ZONE	EP
SITE AREA	771.4m ²
FLOOR AREA	
EXISTING DWELLING	176.90m ²
OUTBUILDINGS	13.38m ²
GARAGE	47.89m ²
EXISTING FSR	0.231
MAX PERMISSIBLE	0.51
SITE COVERAGE	
HARD STAND AREA	202.49m ²
SOFT LANDSCAPE AREA	297.6m ²
DEEP SOIL AREA	273.07m ²
DEEP SOIL %	35.4%
MIN. DEEP SOIL m ² REQUIRED	270m ²
MIN. DEEP SOIL % REQUIRED	35%

AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025		
B	DEVELOPMENT APPLICATION	25/11/2024		

DS407
DESIGN STUDIO

13/02/2025
25/11/2024

AMENDMENT - ISSUE C REV 1 - 13/07/2025

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Professional Seal: Registered Architect (NSW) A.A.N.S.W.
Professional Design Practitioner: P20000027

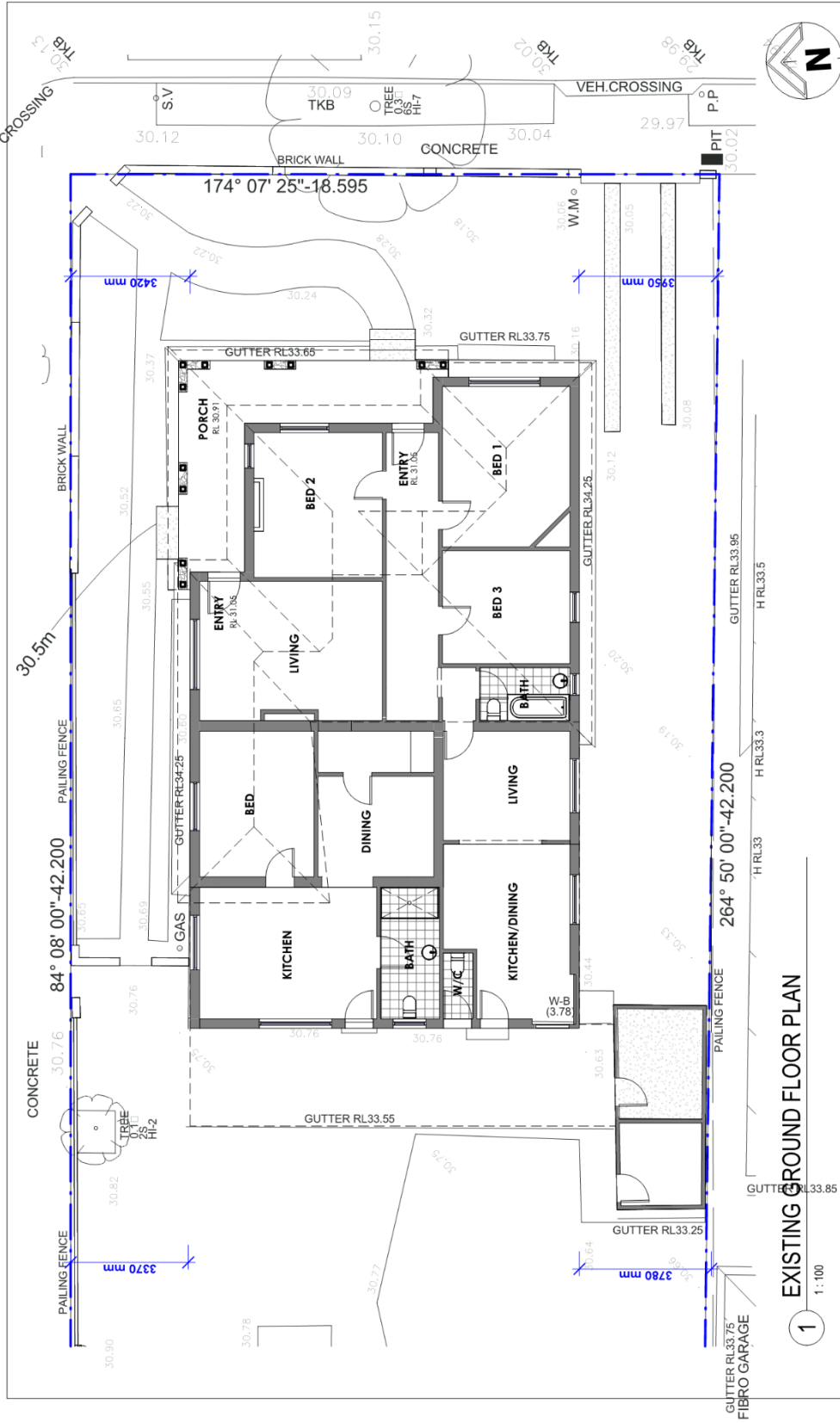
CLIENT: JE GRP DESIGN & CONSTRUCT PTY LTD
ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT: ALTERATIONS & ADDITIONS
PROJECT STATUS: DEVELOPMENT APPLICATION

DRAWING TITLE: EXISTING SITE PLAN

SHEET NO.: 01 **SCALE:** 1:200@A3 **JOB NO.:** 888-1794

DESIGNER: DP **DRAWN:** DP **CHECKED BY:** EIS, RO



1
EXISTING GROUND FLOOR PLAN
1:100

Master Builders Association Member

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Project Title: Domestic Architectural A.B. 6025
Project Design Practitioner: P3000007

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PROJECT TITLE
EXISTING FLOOR PLANS

SHEET NO: 02

SCALE: 1:100@A3

REVISION NO: 02

PROJECT
ALTERATIONS & ADDITIONS

CLIENT
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ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
DEVELOPMENT APPLICATION

DATE: 13/02/2025
E.L.S. NO.: 25/11/2024
DP: 12/10/2024
DATE: 12/10/2025

ISSUE: AMENDMENTS

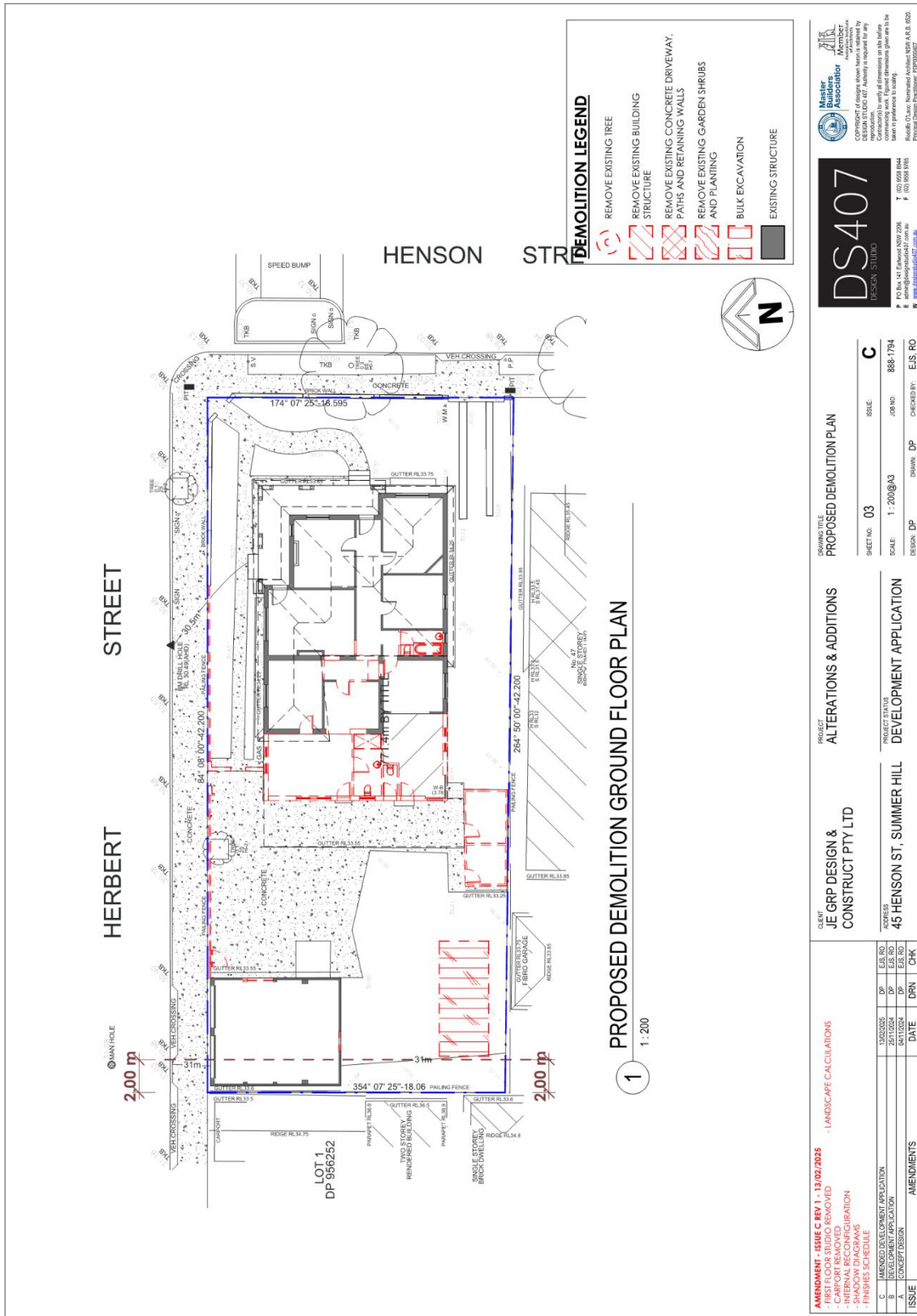
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PRINT DATE: 13/02/2025 10:22:19 AM A3

Document ID: 469284896
Drawing ID: 469284896
Revision: 1, Version Date: 12/10/2025



DEMOLITION LEGEND

- REMOVE EXISTING TREE
- REMOVE EXISTING BUILDING STRUCTURE
- REMOVE EXISTING CONCRETE DRIVEWAY, FANS AND RETAINING WALLS
- REMOVE EXISTING GARDEN SHRUBS AND PLANTING
- BULK EXCAVATION
- EXISTING STRUCTURE



1 PROPOSED DEMOLITION GROUND FLOOR PLAN
1:200

AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- CONCEPT DESIGN
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ.RD
A	CONCEPT DESIGN	12/07/2024	DP	EAJ.RD

LANDSCAPE CALCULATIONS

CLIENT: **JE GRP DESIGN & CONSTRUCT PTY LTD**
 ADDRESS: **45 HENSON ST, SUMMER HILL**

PROJECT STATUS: **DEVELOPMENT APPLICATION**

PROJECT TITLE: **PROPOSED DEMOLITION PLAN**

PROJECT: **ALTERATIONS & ADDITIONS**

ISSUE NO: **03** | ISSUE: **C**

SCALE: **1:200@A3** | JOB NO: **888-1794**

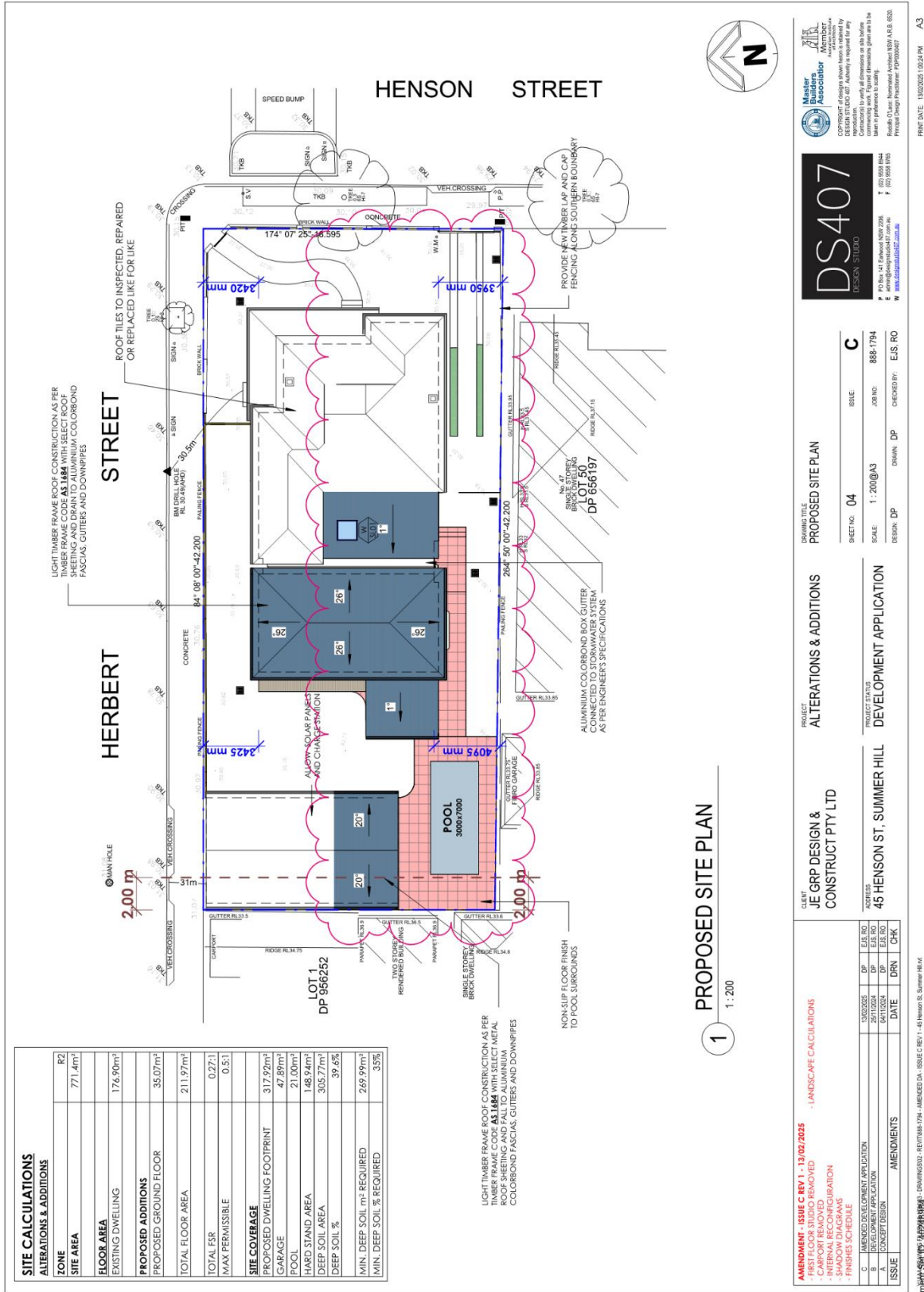
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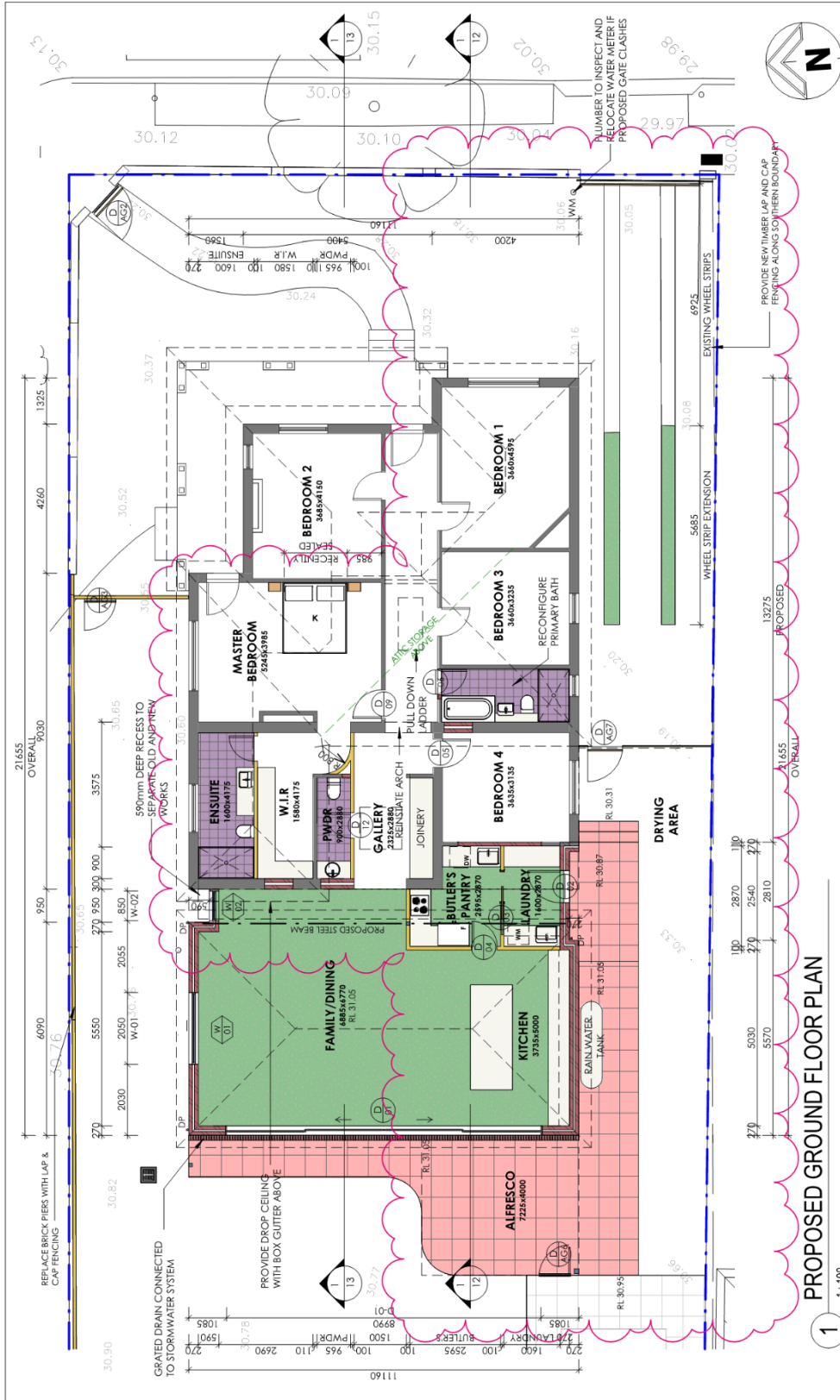
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 Version: 1, Version Date: 12/03/2025
 PRINT DATE: 13/02/2025 10:23 PM A3





1 PROPOSED GROUND FLOOR PLAN
1:100

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRP
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ.RD
A	CONCEPT DESIGN	13/02/2024	DP	EAJ.RD

PROJECT
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

CLIENT
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ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
PROPOSED

SCALE
1:100@A3

SHEET NO.
05

REVISION
C

DESIGNER
DP

DRAWN
DP

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EIS, RO

JOB NO.
888-1794

DATE
13/02/2025

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PROJECT ARCHITECT
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PROJECT ENGINEER
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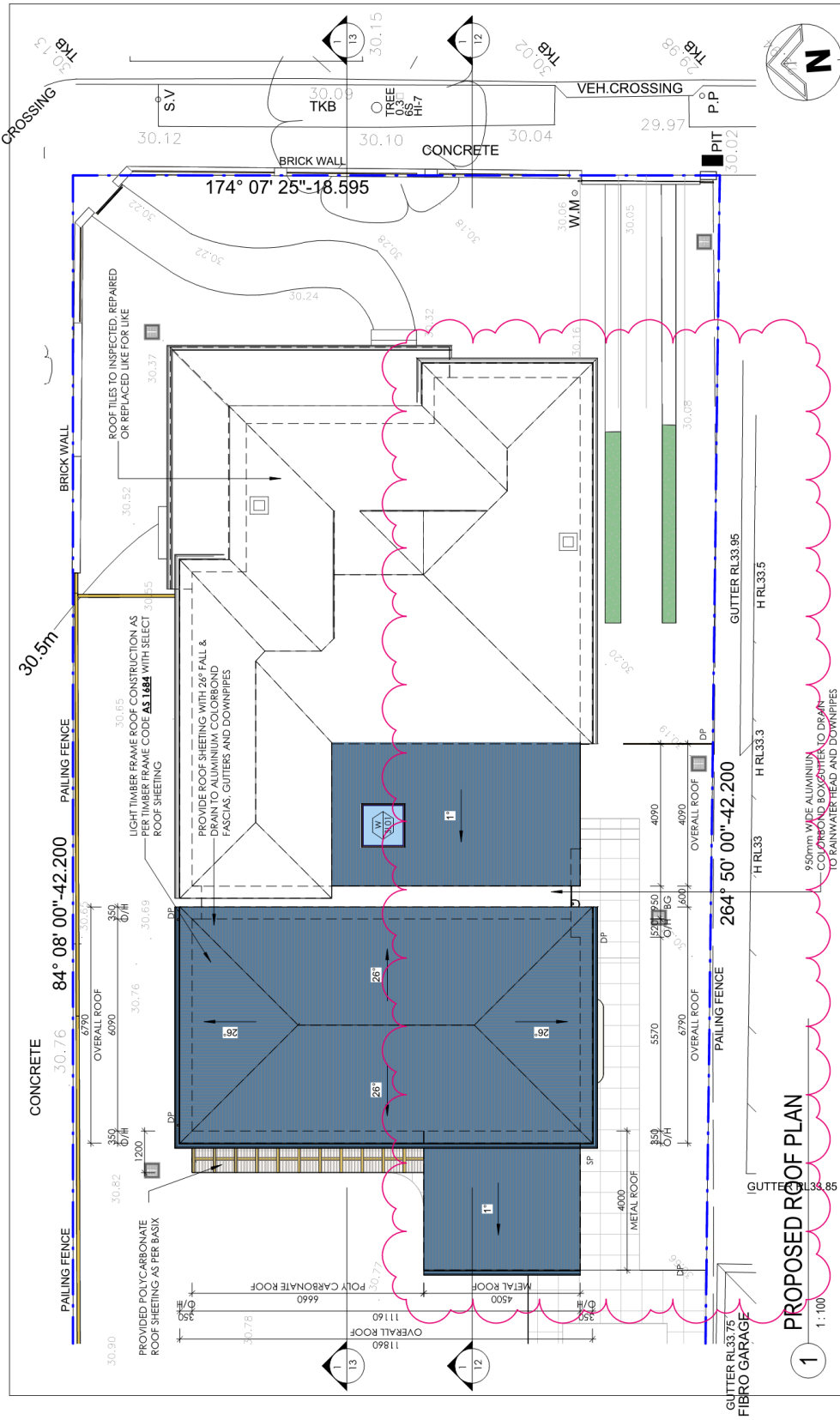
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 Project Design Practitioner: P2000007

Document Ref: 4228488888; DRAWING NO.: REV1/100; AMENDED DA - ISSUE C REV 1 - 45 HENSON ST, Summer Hill; PREP DATE: 13/02/2025 10:22 PM; A3



AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

LANDSCAPE CALCULATIONS

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	E.I.S. RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	E.I.S. RD
A	CONCEPT DESIGN		DP	E.I.S. RD

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ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED ROOF PLAN

SHEET NO. 06 **ISSUE** C

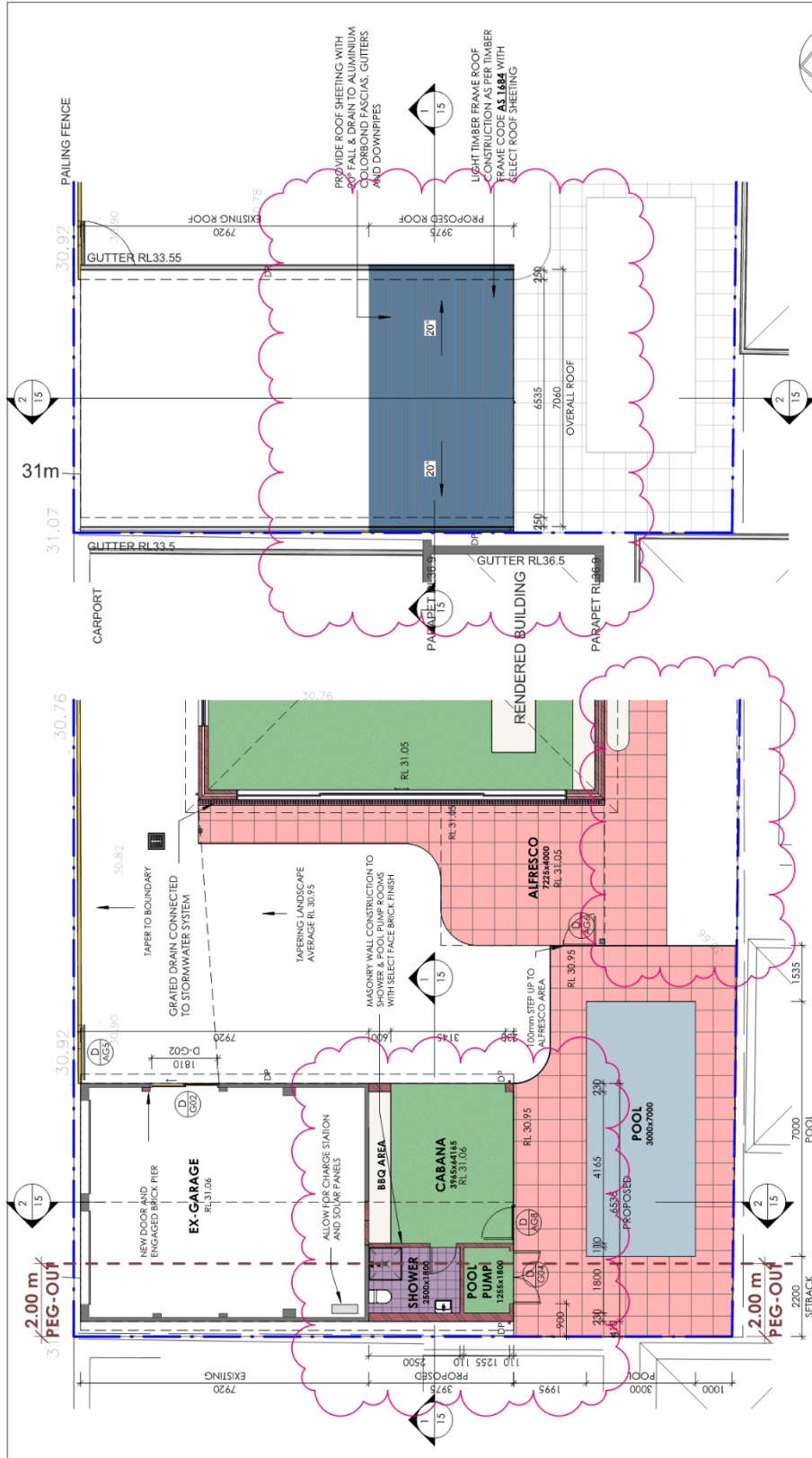
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Principal Design Practitioner PCP000027

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1 PROPOSED BACKYARD PLAN
1:100

2 PROPOSED GARAGE ROOF PLAN
1:100

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

AMENDMENTS

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ:RO
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ:RO
A	CONCEPT DESIGN			EAJ:RO

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PROJECT
ALTERATIONS & ADDITIONS
PROPOSED BACKYARD AND GARAGE ROOF

PROJECT STATUS
DEVELOPMENT APPLICATION

SCALE
1:100@A3

SHEET NO. 07

JOB NO. 888-1794

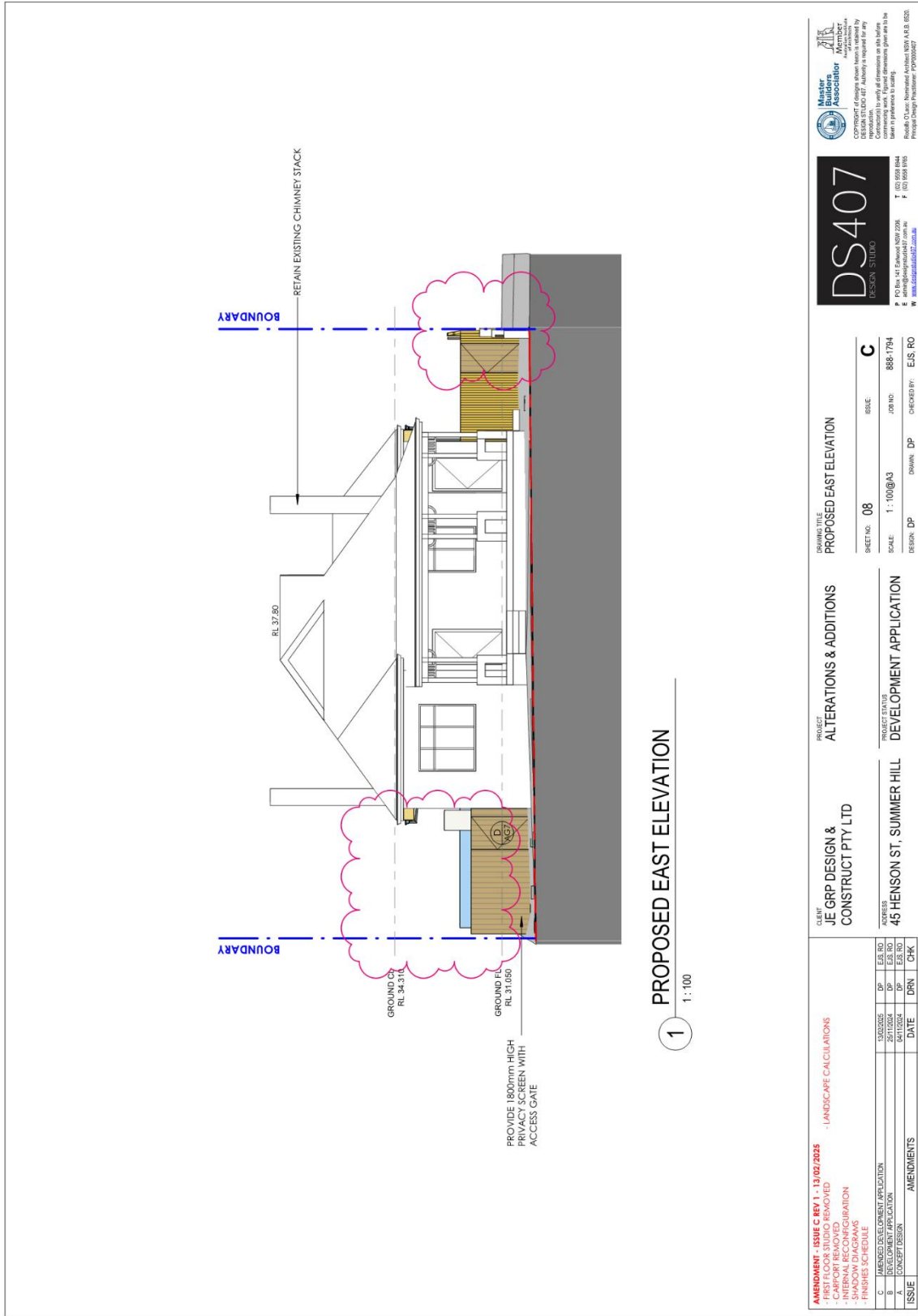
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Project Title: Summer Hill Alterations & Additions
Project Design Practitioner: P2000007

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1 PROPOSED EAST ELEVATION
1:100

AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- CONCEPT DESIGN
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD
A	CONCEPT DESIGN	12/07/2024	DP	EAR, RD

LANDSCAPE CALCULATIONS

DATE	DRN	CRK
13/02/2025	DP	EAR, RD
25/11/2024	DP	EAR, RD
12/07/2024	DP	EAR, RD

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ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT: ALTERATIONS & ADDITIONS
PROJECT STATUS: DEVELOPMENT APPLICATION

DRAWING TITLE: PROPOSED EAST ELEVATION

SHEET NO: 08
SCALE: 1:100@A3
REVISION: C

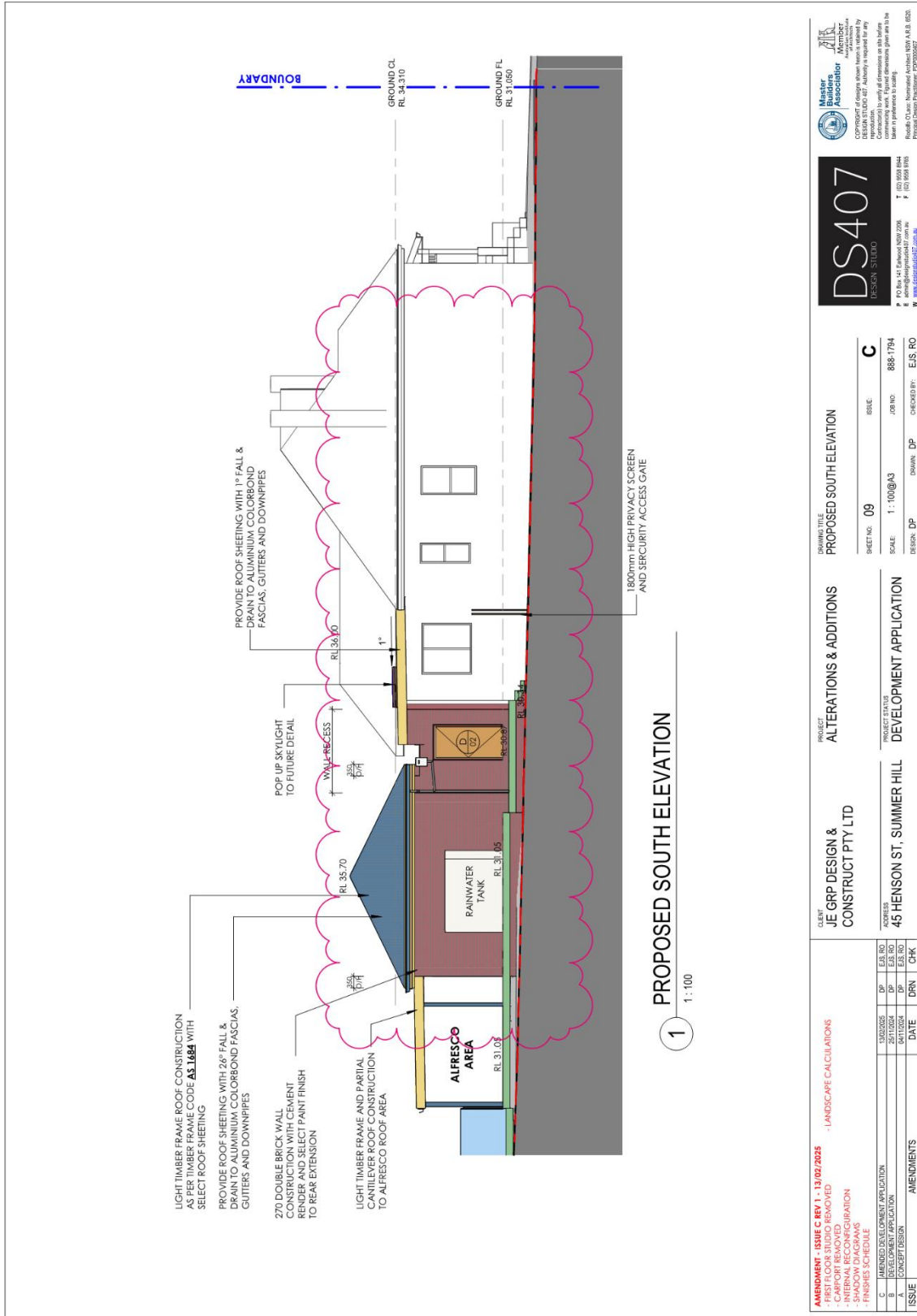
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DRAWN: DP
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JOB NO: 888-1794
DATE: 13/07/2025

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Project Design Practitioner: P20000027

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Version: 1, Version Date: 12/03/2025



- LIGHT TIMBER FRAME ROOF CONSTRUCTION AS PER TIMBER FRAME CODE AS 1188.1 WITH SELECT ROOF SHEETING
- PROVIDE ROOF SHEETING WITH 26° FALL & DRAIN TO ALUMINIUM COLORBOND FASCIAS, GUTTERS AND DOWNPIPES
- 270 DOUBLE BRICK WALL CONSTRUCTION WITH CEMENT RENDER AND SELECT PAINT FINISH TO REAR EXTENSION
- LIGHT TIMBER FRAME AND PARTIAL GABLE ROOF CONSTRUCTION TO ALFRESCO ROOF AREA

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- LANDSCAPE CALCULATIONS
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRP
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	LEA, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	LEA, RD
A	CONCEPT DESIGN	12/02/2024	DP	LEA, RD

CLIENT
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PROJECT
ALTERATIONS & ADDITIONS

ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT CONTACT
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DRAWING TITLE
PROPOSED SOUTH ELEVATION

SHEET NO. 09

SCALE 1:100@A3

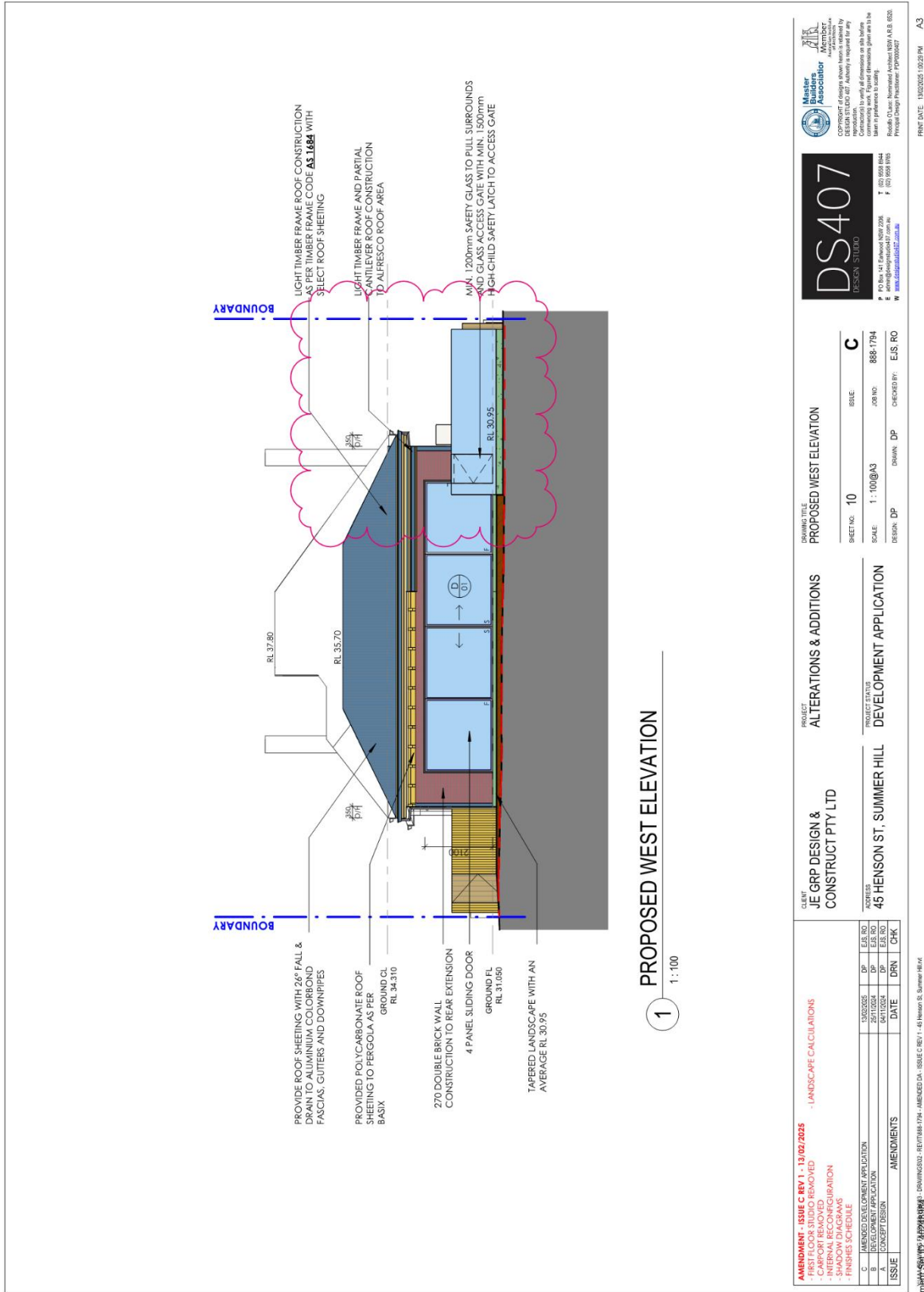
JOB NO. 888-1794

DESIGN: DP **DRAWN: DP** **CHECKED BY: EIS, RO**

REVISION: C

PRINT DATE: 13/02/2025 10:23 PM A3

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Version: 1, Version Date: 12/03/2025



AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRN
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ.RD
A	CONCEPT DESIGN	12/07/2024	DP	EAJ.RD

LANDSCAPE CALCULATIONS

CLIENT: **JE GRP DESIGN & CONSTRUCT PTY LTD**
 ADDRESS: **45 HENSON ST, SUMMER HILL**

PROJECT: **ALTERATIONS & ADDITIONS**
 PROJECT STATUS: **DEVELOPMENT APPLICATION**

DRAWING TITLE: **PROPOSED WEST ELEVATION**

SHEET NO: **10** | ISSUE: **C**

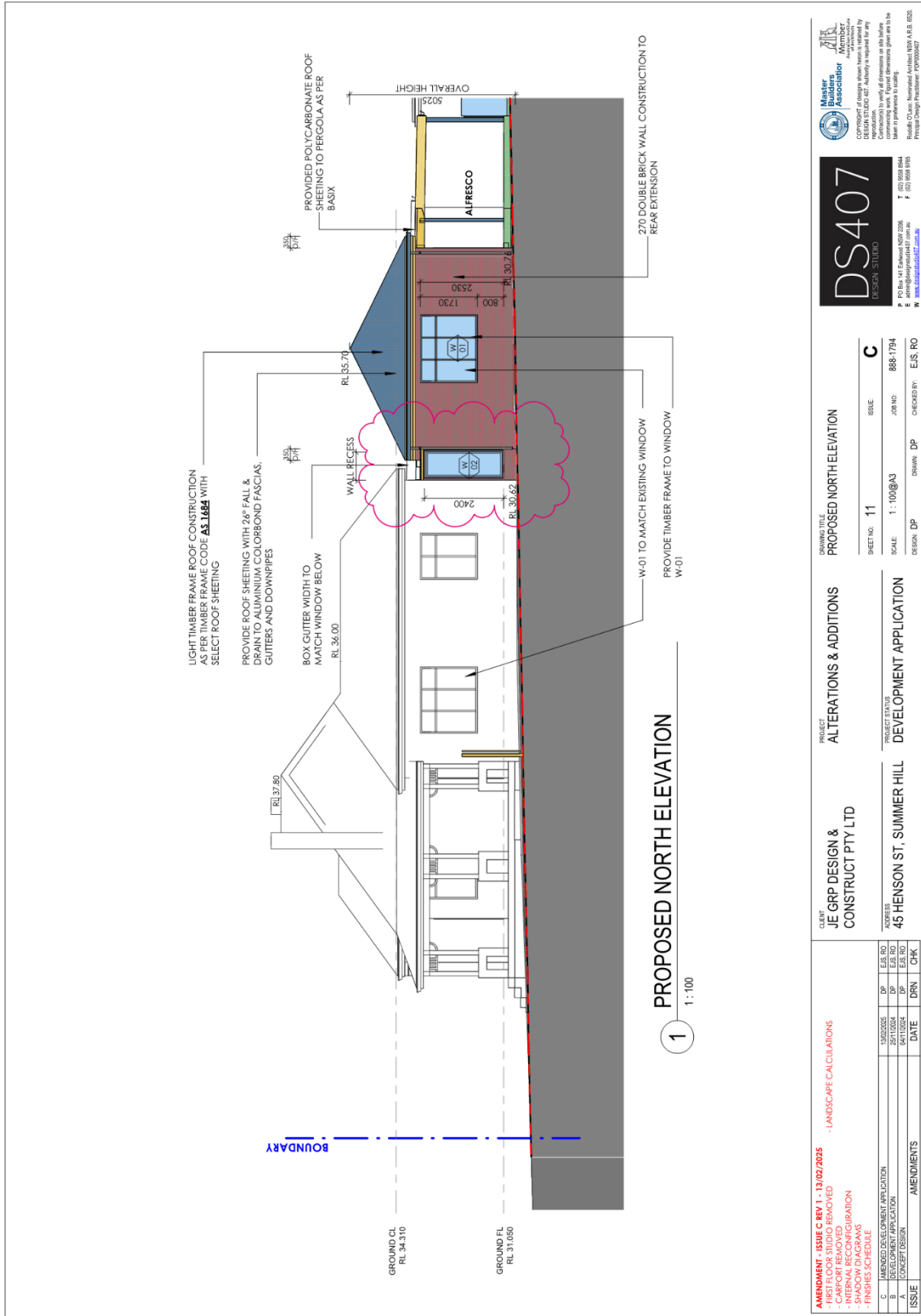
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 Project Design Practitioner: **DP000007**



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- FIRST FLOOR STUDIO REMOVED
- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAB, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAB, RD
A	CONCEPT DESIGN			EAB, RD

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PROJECT
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED NORTH ELEVATION

PROJECT STATUS
DRAWN: DP
CHECKED BY: EIS, RO

SCALE: 1 : 100 @ A3
SHEET NO.: 11
JOB NO.: 888-1794
DATE: 13/02/2025

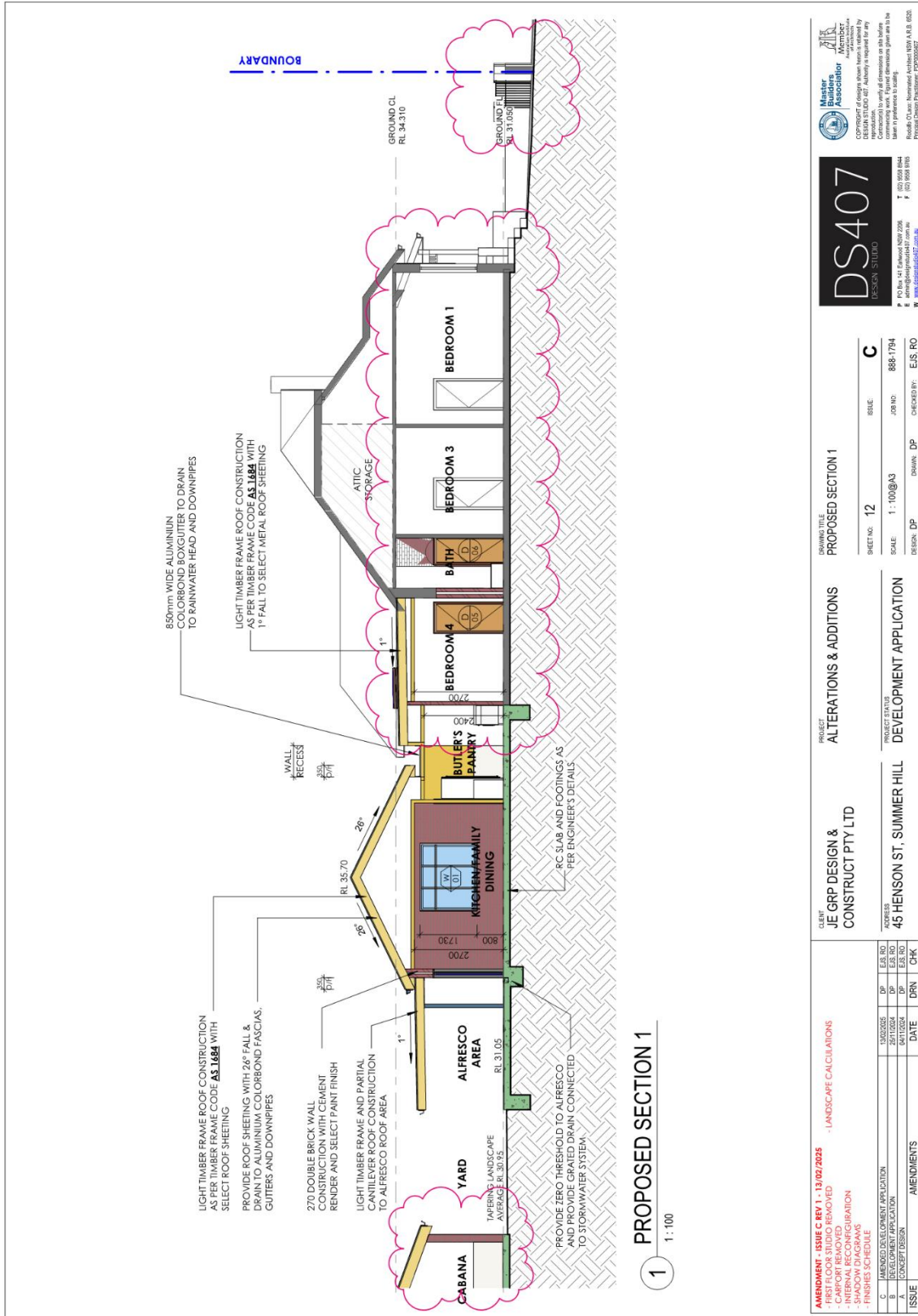
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Drawing: 1, Version Date: 12/03/2025



AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRP
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ.RD
A	CONCEPT DESIGN	12/07/2024	DP	EAJ.RD

PROJECT
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

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ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT DETAILS
DRAWING TITLE: PROPOSED SECTION 1
SHEET NO: 12
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JOB NO: 888-1794
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Project Design Practitioner: P20000007

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1 PROPOSED SECTION 2

1:100

AMENDMENT - ISSUE C REV 1 - 13/02/2025

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- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE C

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EA.B.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EA.B.RD
A	CONCEPT DESIGN	25/11/2024	DP	EA.B.RD

PROJECT

ALTERATIONS & ADDITIONS

DEVELOPMENT APPLICATION

CLIENT

JE GRP DESIGN & CONSTRUCT PTY LTD

ADDRESS

45 HENSON ST, SUMMER HILL

PROJECT STATUS

PROPOSED SECTION 2

SHEET NO. 13

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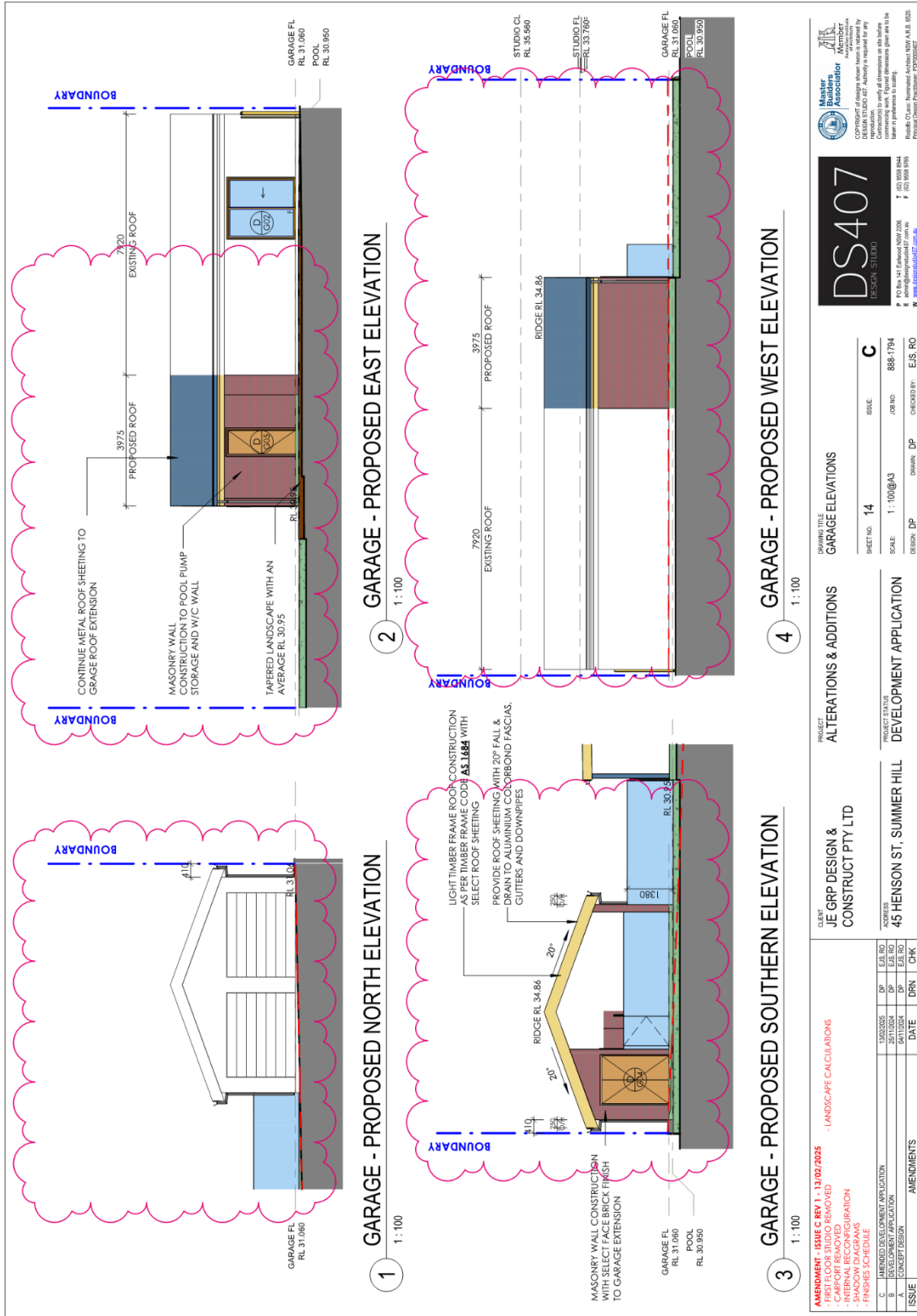
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Project Design Practitioner: P10000007



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 - SHADOW DIAGRAMS
 - FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ RD
A	CONCEPT DESIGN		DP	EAJ RD

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ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT: ALTERATIONS & ADDITIONS
DRAWING TITLE: GARAGE ELEVATIONS

PROJECT STATUS: DEVELOPMENT APPLICATION

SCALE: 1:100@A3
JOB NO: 888-1794
ISSUE NO: 14
REVISION: C

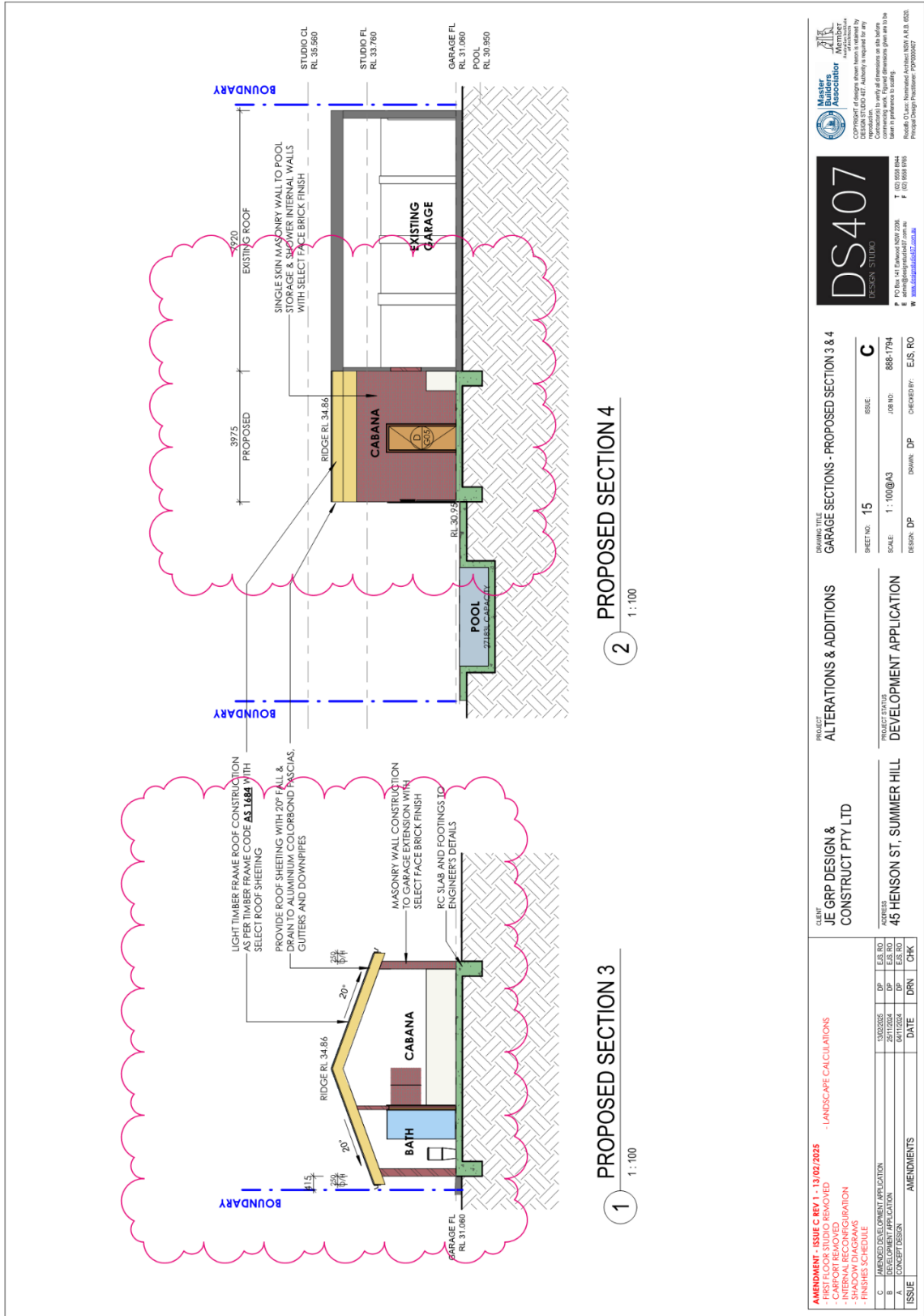
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 Project Design Practitioner: P2000007

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AMENDMENT - ISSUE C REV 1 - 13/02/2025

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- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRN
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	E.L.B. RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	E.L.B. RD
A	CONCEPT DESIGN			E.L.B. RD

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PROJECT: ALTERATIONS & ADDITIONS
PROJECT STATUS: DEVELOPMENT APPLICATION

DRAWING TITLE: GARAGE SECTIONS - PROPOSED SECTION 3 & 4

SHEET NO.: 15
SCALE: 1 : 100 @ A3
REVISION: C

DESIGN: DP
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JOB NO.: 888-1794

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 Project Design Practitioner: DP000007

PRINT DATE: 13/02/2025 10:52:19 AM
A3

Swimming pool fencing shall comply with the following requirements:

- a) The Swimming Pools Act 1972 No 47 & Regulations
- b) National Standards AS/NZS 1926-2:2007 (Part 2 - Safety Barriers for Swimming Pools)
- c) Australian Standard AS/NZS 1926-2:2007 (Part 2 - Location of Safety Barriers for Swimming Pools)
- d) Council's Domestic Swimming Pool Policy
- e) Building Code of Australia

GENERAL
Fences and gates shall be designed and constructed to present an effective barrier to young children and shall be permanent and so long as the pool exists be maintained in a good state of repair.

DURABILITY OF MATERIALS
All materials connected with safety aspects of the fencing shall be of a durable nature when exposed to weather and chemicals associated with pool use.

FENCING HEIGHT
Fences and gates shall have an effective minimum height and clear outside span of **1.2 metres** at any point.

GROUND CLEARANCE
The height of any gap between the fence and finished ground level shall not exceed **100mm** at any point.

HORIZONTAL MEMBERS
Any horizontal components of the fence shall not provide hand or footholds for climbing and shall be placed not less than 900mm apart.

VERTICAL MEMBERS
The clear gap between any adjacent vertical components of the fence shall not exceed 100mm and shall comply with the test method pursuant to Appendix A, AS1926.1 for strength and rigidity.

GATES AND FITTINGS
Gates shall be mounted so that they swing outwards only, away from the pool area. All gates shall be fitted with a device to return the gate to the closed position and operate the latching device. The closing device shall comply with these requirements with the gate at any position from resting on the latching mechanism to fully open. The latching device shall be located not less than **1.8m** above finished ground level or shall be shielded in accordance with AS1926 and Council's Domestic Swimming Pool Policy.

LANDSCAPING
Landscaping of the pool surrounds shall be completed to council's satisfaction prior to filling the pool with water.

OVERFLOW
Pool water overflow shall be contained within the property by drip drains or bond beams and disposed of so as not to cause any nuisance to adjoining neighbours.

RESUSCITATION & WARNING SIGNS
A sign shall be displayed and maintained in close proximity to the pool, detailing approved resuscitation techniques for adults, children and infants, and a statement that "Young children should be supervised when using this swimming pool".

DEPTH MARKERS
The depth of the pool shall be clearly marked at the deep and shallow ends of the pool.

POOL FILTER AND POOL NOISE
The motor, filter, pump and all sound producing equipment or fittings associated or forming part of the pool filtering system shall be sound insulated and/or isolated so as not to create offensive noise to the occupants of any adjoining property.

BACKWASH
Backwash of the filter and other discharge of water shall be drained to the sewer in accordance with Water Board requirements. Note: Where the sewer is a vacuum system the backwash cannot be discharged to the sewer and only paper or like filters shall be used.

PROPOSED POOL PLAN
1:100

PROPOSED POOL SECTION 1
1:100

AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	LEA, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	LEA, RD
A	CONCEPT DESIGN			LEA, RD

CLIENT
JE GRP DESIGN & CONSTRUCT PTY LTD
ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

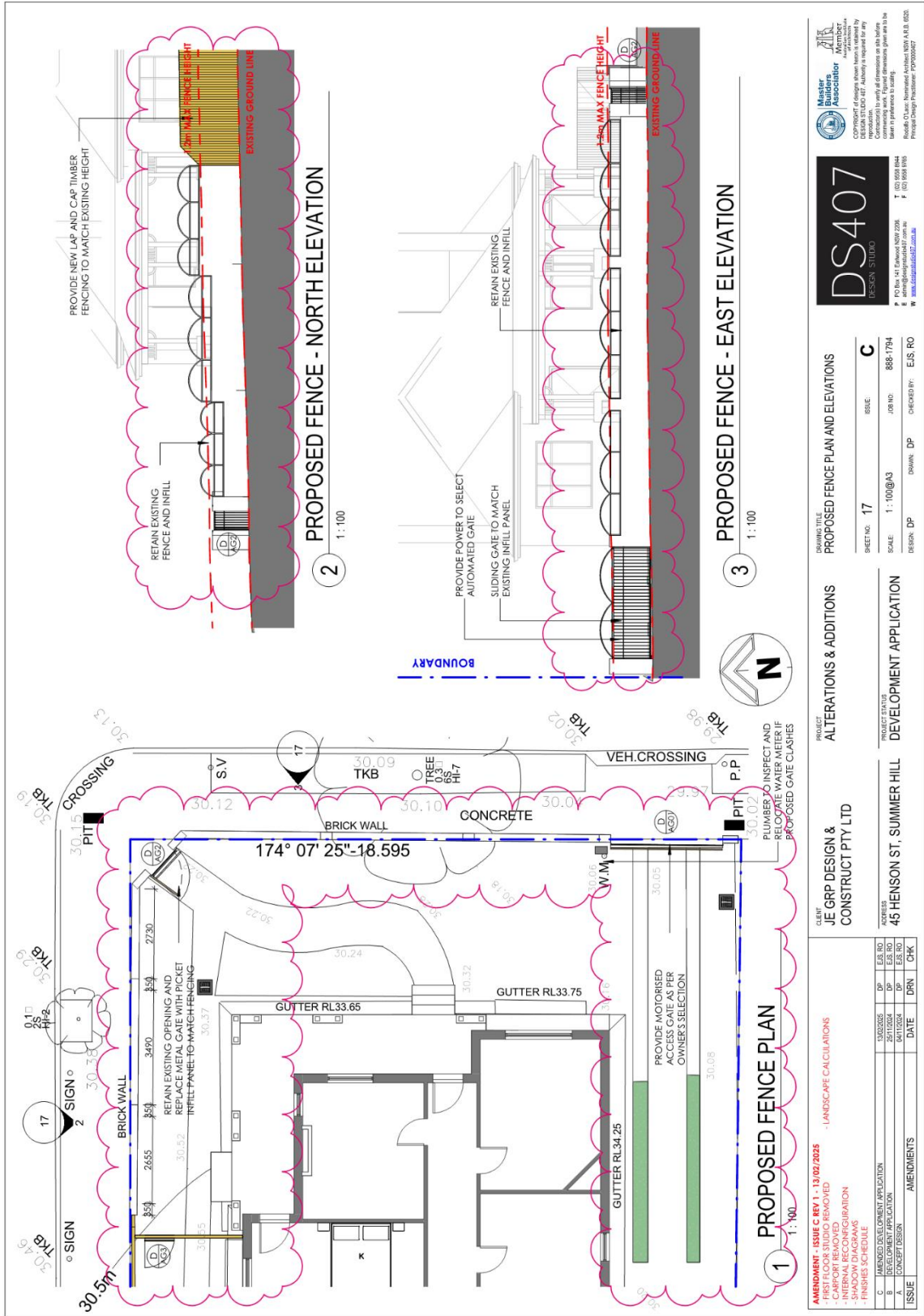
DRAWING TITLE
PROPOSED POOL PLAN AND SECTIONS

SHEET NO. 16
SCALE 1:100@A3
JOB NO. 888-1794
DESIGN DP
DRAWN DP
CHECKED BY: EIS, RO
DATE: C

COMPANY
DS407 DESIGN STUDIO
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Project C/O: Nominated Architect NSW A.B. 8025
Project Design Practitioner: P2000007

PRINT DATE: 13/02/2025 10:23:19 AM A3
Document ID: 4929483896 - DRAWING: REV1/ISSUE C - ISSUE C REV 1 - 45 HENSON ST, Summer Hill
Version: 1, Version Date: 12/03/2025



PROPOSED FENCE PLAN AND ELEVATIONS

CLIENT: JE GRP DESIGN & CONSTRUCT PTY LTD
 ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT: ALTERATIONS & ADDITIONS
 DEVELOPMENT APPLICATION

ISSUE C REV 1 - 13/02/2025
 - LANDSCAPE CALCULATIONS
 - FIRST FLOOR STUDIO REMOVED
 - INTERNAL RECONFIGURATION
 - SHADOW DIAGRAMS
 - FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD
A	CONCEPT DESIGN	13/02/2024	DP	EAR, RD

PROJECT STATUS: DEVELOPMENT APPLICATION

DRAWING TITLE: PROPOSED FENCE PLAN AND ELEVATIONS

SHEET NO: 17
 SCALE: 1:100@A3
 JOB NO: 888-1794
 CHECKED BY: EIS, RO

DS407 DESIGN STUDIO
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Document ID: 492848898
 Version: 1, Version Date: 12/03/2025
 DRAWING NO: 17
 SCALE: 1:100@A3
 JOB NO: 888-1794
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DOOR SCHEDULE						
Level	Mark	Height	Width	Door Area	Description	Basix Requirements
GROUND FL	01	2100	8970	18,88	4 Panel Sliding Alum. Frame w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Clear. [or U-Value: 7.63, SHGC: 0.75]
GROUND FL	02	2040	920	1,88	Timber Solid Core Single Swing Door	N/A
GROUND FL	03	2040	920	1,88	Timber Hollow Core Cavity Sliding Door	N/A
GROUND FL	04	2040	720	1,47	Timber Solid Core Internal Single Swing Door	N/A
GROUND FL	05	2040	810	1,65	Timber Solid Core Internal Single Swing Door	N/A
GROUND FL	06	2040	720	1,47	Timber Solid Core Single Swing Door	N/A
GROUND FL	09	2040	820	1,67	Timber Solid Core Internal Single Swing Door	N/A
GROUND FL	11	2040	720	1,47	Timber Solid Core Internal Single Swing Door	N/A
GROUND FL	12	2040	720	1,47	Timber Solid Core Internal Single Swing Door	N/A
GARAGE FL	G02	2040	1810	3,69	2 Panel Sliding Alum. Frame w/ 6.38mm Lam. Clear Glazing	N/A
GARAGE FL	G04	2040	1450	2,96	Timber Solid Core Internal Double Door	N/A
GARAGE FL	G05	2040	720	1,47	Timber Solid Core Single Swing Door	N/A

WINDOW SCHEDULE							
Level	Mark	Height	Width	Window Area	Head Height	Description	Basix Requirements
GROUND FL	01	1730	2050	3,55	2530	Timber Frame Casement Window w/ 6.38 Lam. Clear Glazing	Standard Aluminium, Single Polycrylic Low-E. [U-Value: 5.7, SHGC: 0.47]
GROUND FL	02	2400	850	2,04	2400	Alum. Frame Fixed Window w/ 6.38mm Lam. Clear Glazing	Standard Aluminium, Single Polycrylic Low-E. [U-Value: 5.7, SHGC: 0.47]

SKYLIGHT SCHEDULE						
Mark	Height	Width	Window Area	Description	Basix Requirements	
S.L01	1200	1,44	Powdercoated Alum. Frame Skylight	Standard Aluminium, Double Clear/AF Fill. [or U-Value: 4.3, SHGC: 0.5]		

ACCESS GATE SCHEDULE						
Level	Mark	Height	Width	Door Area	Description	Basix Requirements
GROUND FL	AG01	1175	3400	4,00	Select Powered Sliding Gate	N/A
GROUND FL	AG2	1050	1100	1,16	Select Access Gate	N/A
GROUND FL	AG3	1800	900	1,62	Select Access Gate	N/A
GROUND FL	AG5	1800	1500	2,70	Select Access Gate	N/A
GROUND FL	AG6	1200	1000	1,20	Select Access Gate	N/A
GROUND FL	AG7	1800	1000	1,80	Select Access Gate	N/A
GROUND FL	AG8	1200	1000	1,20	Select Access Gate	N/A

NOTE:
THE FOLLOWING HAVE BEEN REMOVED:
DOORS:
07, 08, 10, 13, 14, G01, G03
WINDOWS:
G01, G02, G03, G04, G05, G06, G07

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE C AMENDED DEVELOPMENT APPLICATION
B DEVELOPMENT APPLICATION
A CONCEPT DESIGN

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	E.S. RO
B	DEVELOPMENT APPLICATION	25/11/2024	DP	E.S. RO
A	CONCEPT DESIGN	13/02/2024	DP	E.S. RO

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 ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

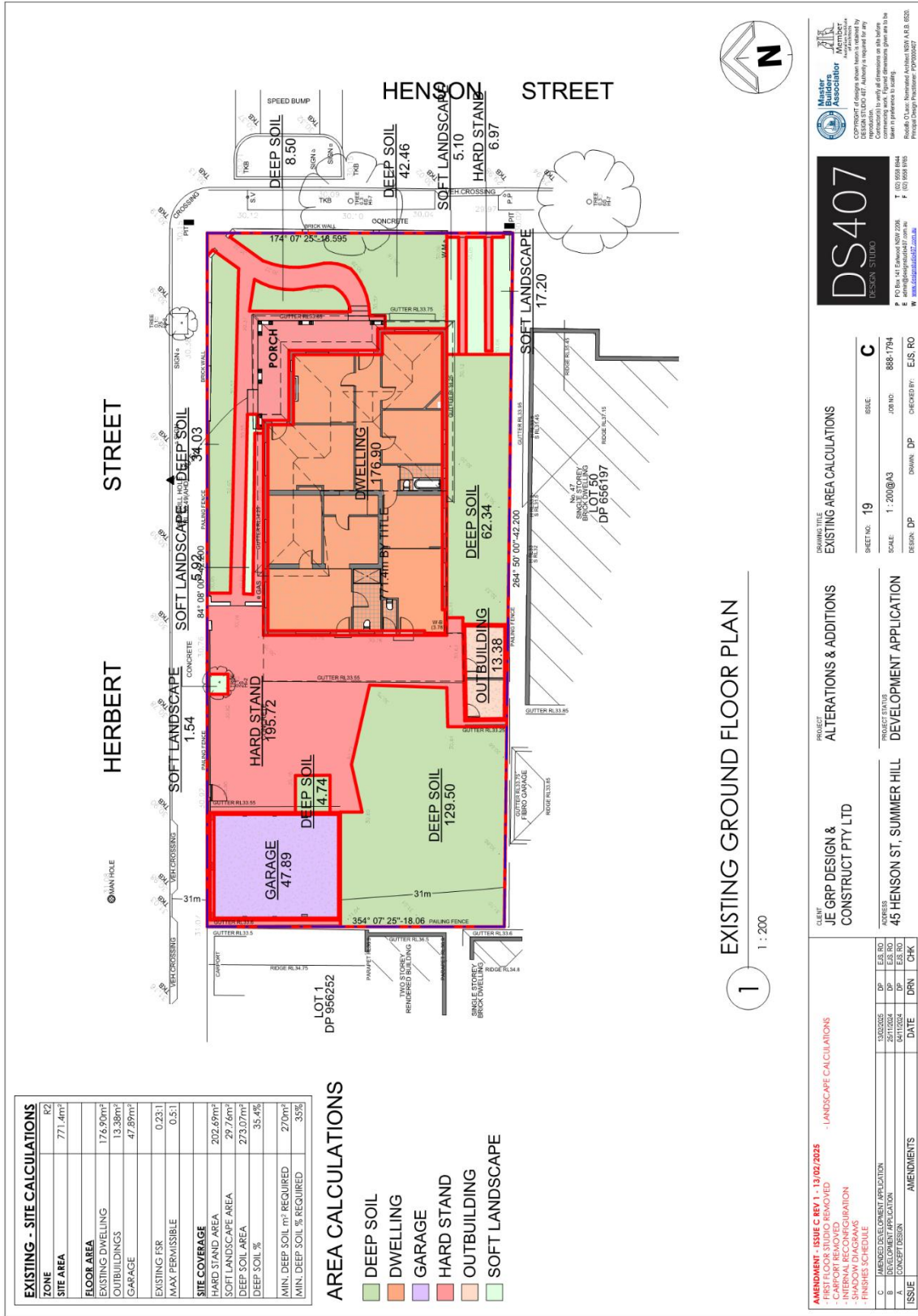
DRAWING TITLE
DOOR, WINDOW, SKYLIGHT & GATE SCHEDULE

SHEET NO. 18 **REVISION** C
SCALE @A3 **JOB NO.** 888-1794
DESIGN DP **DRAWN** DP **CHECKED BY:** E.S. RO

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 Product Design Practitioner: P10000407

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EXISTING - SITE CALCULATIONS	
ZONE	EP
SITE AREA	771.4m ²
FLOOR AREA	
EXISTING DWELLING	176.90m ²
OUTBUILDINGS	13.38m ²
GARAGE	47.89m ²
EXISTING FSR	
MAX PERMISSIBLE	0.231
	0.51
SITE COVERAGE	
HARD STAND AREA	202.69m ²
SOFT LANDSCAPE AREA	297.6m ²
DEEP SOIL AREA	273.07m ²
DEEP SOIL %	35.4%
MIN. DEEP SOIL m² REQUIRED	
	270m ²
MIN. DEEP SOIL % REQUIRED	
	35%

AREA CALCULATIONS

- DEEP SOIL
- DWELLING
- GARAGE
- HARD STAND
- OUTBUILDING
- SOFT LANDSCAPE

EXISTING GROUND FLOOR PLAN

1 : 200

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD
A	CONCEPT DESIGN	13/02/2024	DP	EAR, RD

PROJECT
ALTERATIONS & ADDITIONS

CLIENT
JE GRP DESIGN & CONSTRUCT PTY LTD

ADDRESS
45 HENSON ST, SUMMER HILL

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
EXISTING AREA CALCULATIONS

SHEET NO. 19 **SCALE** 1:200@A3

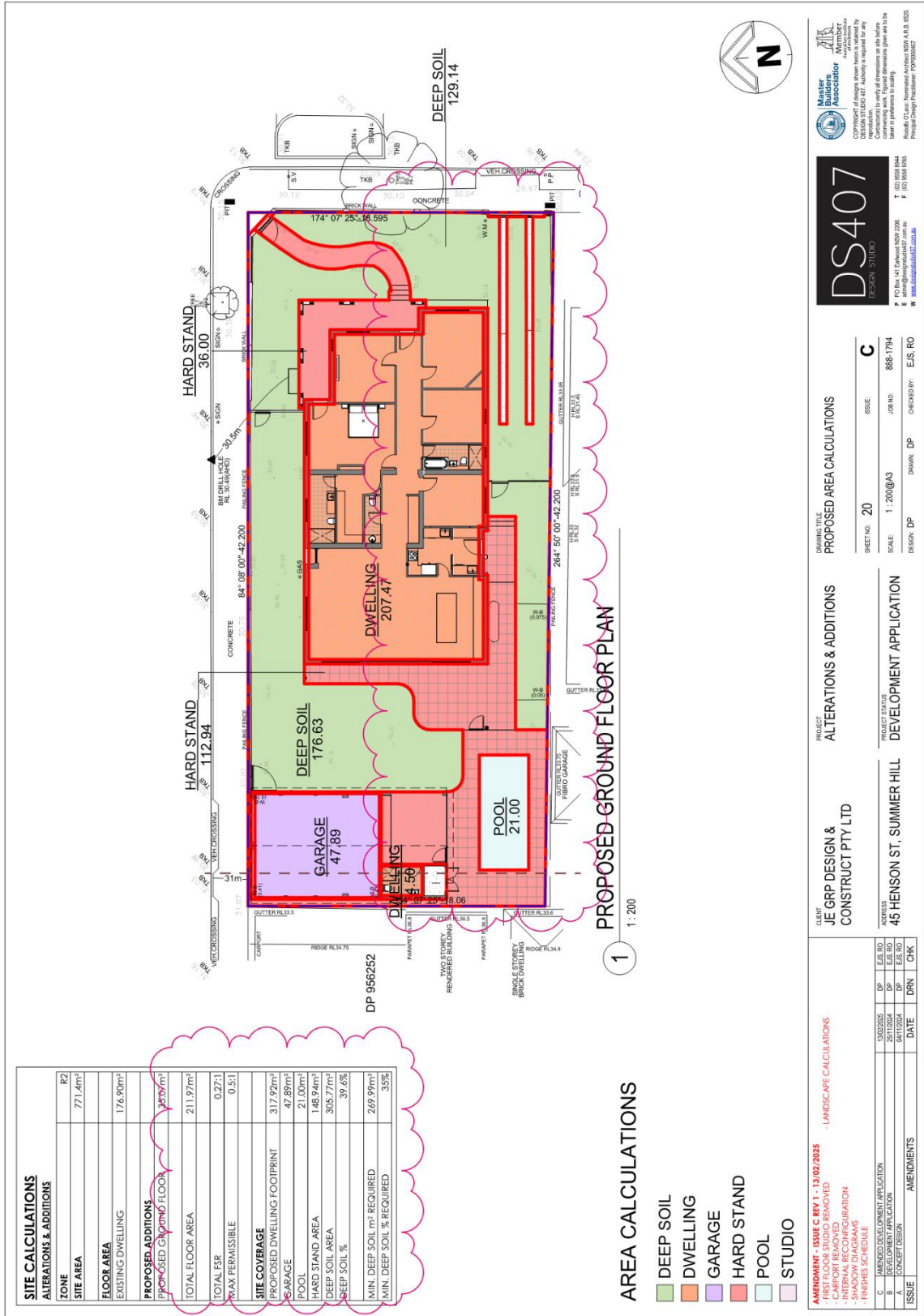
DATE 13/02/2025 **JOB NO.** 888-1794

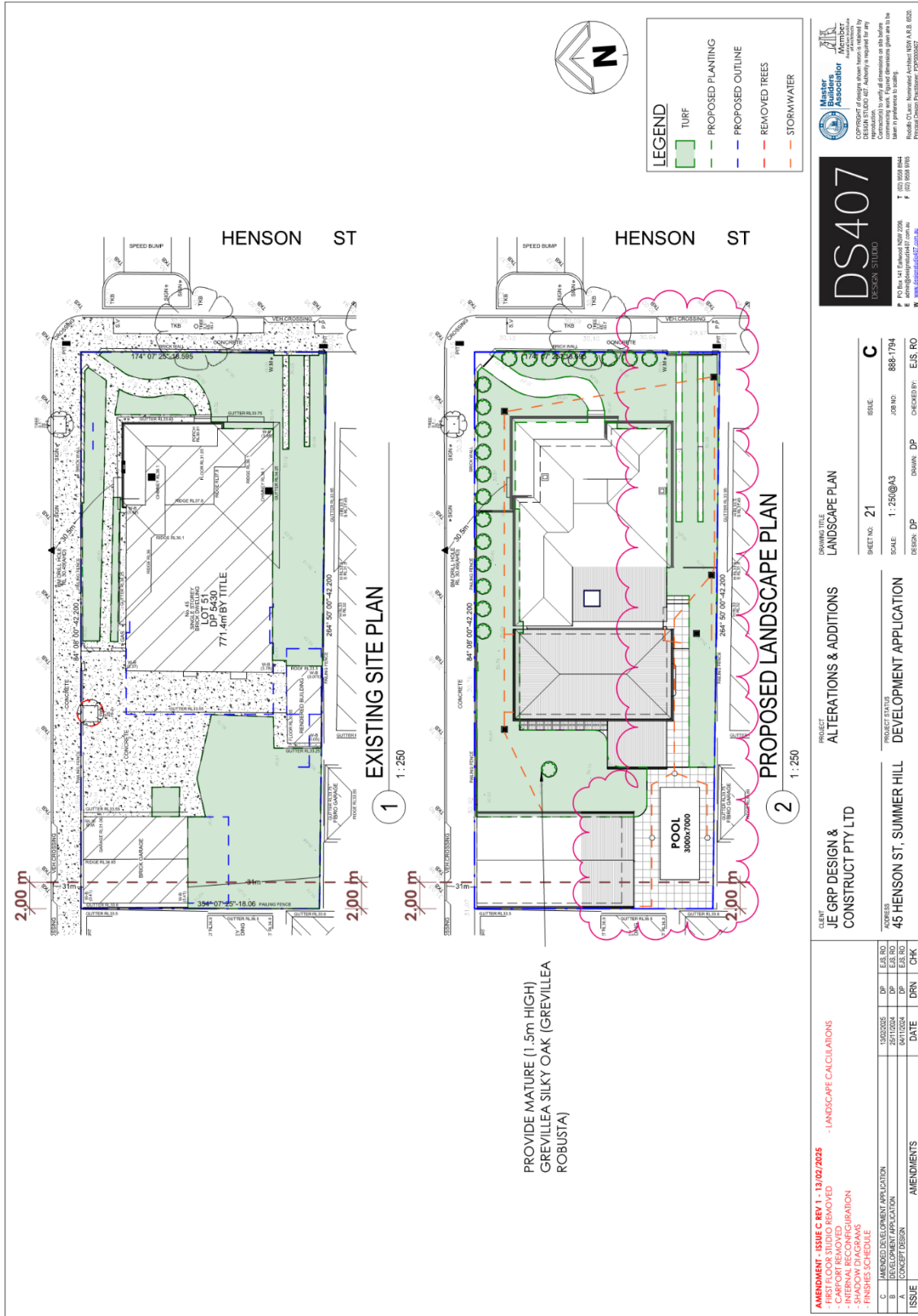
DESIGNER DP **DRAWN** DP **CHECKED BY:** EIS, RO

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Project Designer: Practitioner ID: P2000007





Document Ref: 422848898
 Version: 1, Version Date: 12/03/2025



AMENDMENT - ISSUE C REV 1 - 13/07/2025

- FIRST FLOOR STUDIO REMOVED
- CONCEPT DESIGN
- INTERNAL RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAJ.RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAJ.RD
A	CONCEPT DESIGN	13/02/2025	DP	EAJ.RD

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PROJECT STATUS
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

PROJECT NO. 22
SCALE 1:200@A3
JOB NO. 888-1794

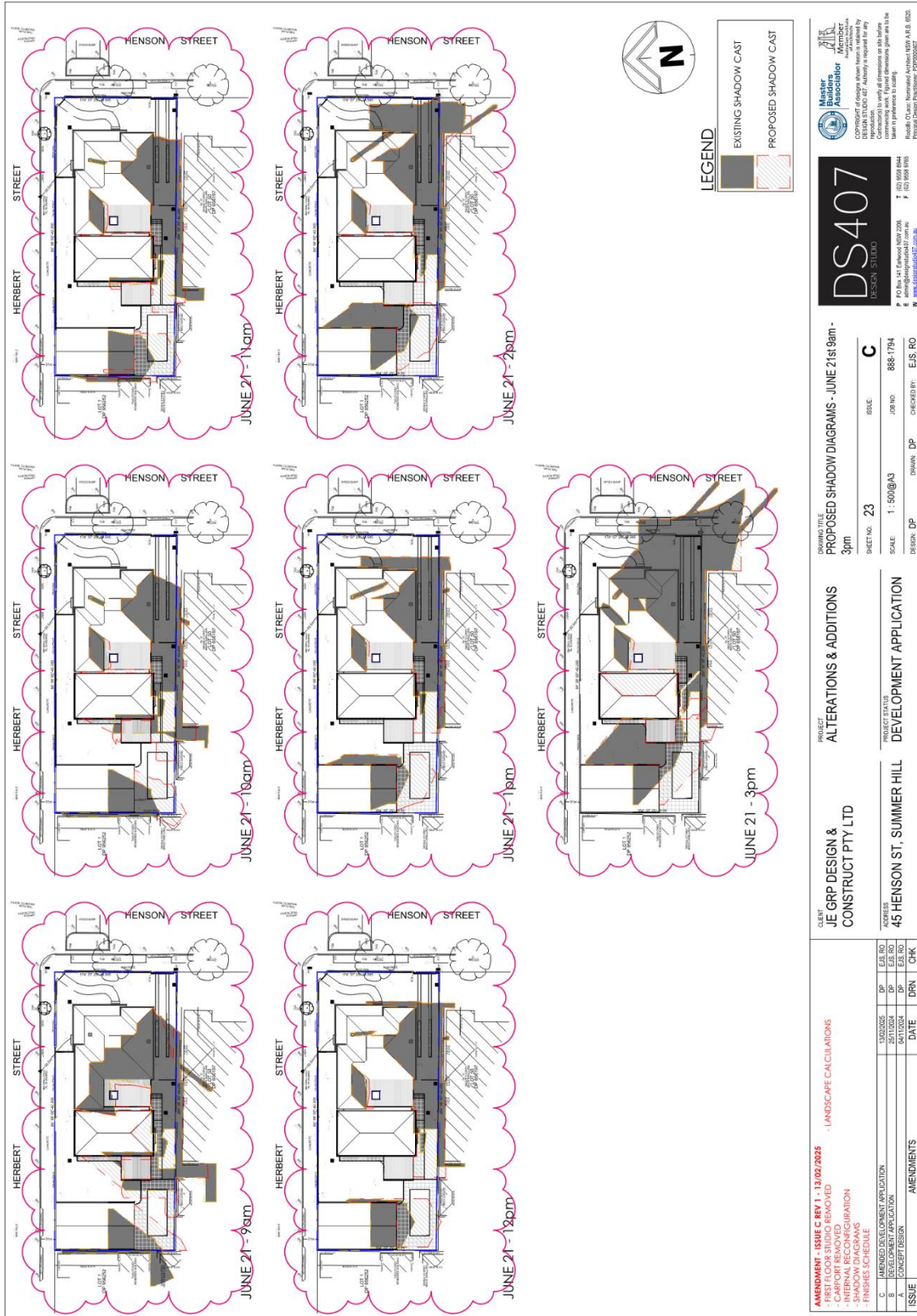
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Project Owner: Nominated Architect NSW A.B. 6025
Project Design Practitioner: PD000007

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Document Ref: 422818189
 Version: 1, Version Date: 12/03/2025

BASIX Certificate
Building Sustainability Index: www.basix.nsw.gov.au

Alterations and Additions
Certificate number: A17265

This certificate confirms that the proposed development will meet the BASIX requirements for the project. The project details are listed below. The BASIX requirements are based on the project details and the BASIX requirements for the project. The BASIX requirements are based on the project details and the BASIX requirements for the project.

Project address: 45 HENSON ST, SUMMER HILL
Project name: Alterations and Additions
Local Government Area: City of Ryde
Site type and number: 51
Project type: Dwelling house (detached)
Type of alteration and addition: Alterations and Additions
Date: 13/02/2025
Certificate prepared by: NSW Building Certifiers
NSW Building Certifiers

Window and glass door glazing requirements	Window and glass door glazing requirements	Window and glass door glazing requirements	Window and glass door glazing requirements
Window number	Description	Area of glass (m ²)	Shading device
W001
W002
W003
W004
W005
W006
W007
W008
W009

Window and glass door glazing requirements	Window and glass door glazing requirements	Window and glass door glazing requirements	Window and glass door glazing requirements
Window number	Description	Area of glass (m ²)	Shading device
W010
W011
W012
W013
W014
W015
W016
W017
W018
W019
W020

Pool and Spa

Removal tank

Outdoor swimming pool

Features and systems

Lighting

Water

Construction

The applicant must ensure that the swimming pool is constructed in accordance with the BASIX requirements for the project. The applicant must ensure that the swimming pool is constructed in accordance with the BASIX requirements for the project. The applicant must ensure that the swimming pool is constructed in accordance with the BASIX requirements for the project.

Construction	Other specifications
Concrete slab on ground floor	...
Brickwork	...
Roofing	...
Windows	...
Doors	...
Stairs	...
Other	...

AMENDMENT - ISSUE C REV 1 - 13/02/2025

FIRST FLOOR STUDIO REMOVED

INTERNAL RECONFIGURATION

SHADOW DIAGRAMS

FINISHES SCHEDULE

AMENDMENT APPLICATION

DEVELOPMENT APPLICATION

CONCEPT DESIGN

ISSUE

ALTERATIONS & ADDITIONS

DEVELOPMENT APPLICATION

JE GRP DESIGN & CONSTRUCT PTY LTD

45 HENSON ST, SUMMER HILL

13/02/2025

25/11/2024

20/08/2024

13/02/2025

DATE

DRN

CRP

Project address

Project name

Local Government Area

Site type and number

Project type

Type of alteration and addition

Date

Certificate prepared by

NSW Building Certifiers

Alterations and Additions

DEVELOPMENT APPLICATION

JE GRP DESIGN & CONSTRUCT PTY LTD

45 HENSON ST, SUMMER HILL

13/02/2025

25/11/2024

20/08/2024

13/02/2025

DATE

DRN

CRP

AMENDMENT - ISSUE C REV 1 - 13/02/2025

FIRST FLOOR STUDIO REMOVED

INTERNAL RECONFIGURATION

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FINISHES SCHEDULE

AMENDMENT APPLICATION

DEVELOPMENT APPLICATION

CONCEPT DESIGN

ISSUE

ALTERATIONS & ADDITIONS

DEVELOPMENT APPLICATION

JE GRP DESIGN & CONSTRUCT PTY LTD

45 HENSON ST, SUMMER HILL

13/02/2025

25/11/2024

20/08/2024

13/02/2025

DATE

DRN

CRP

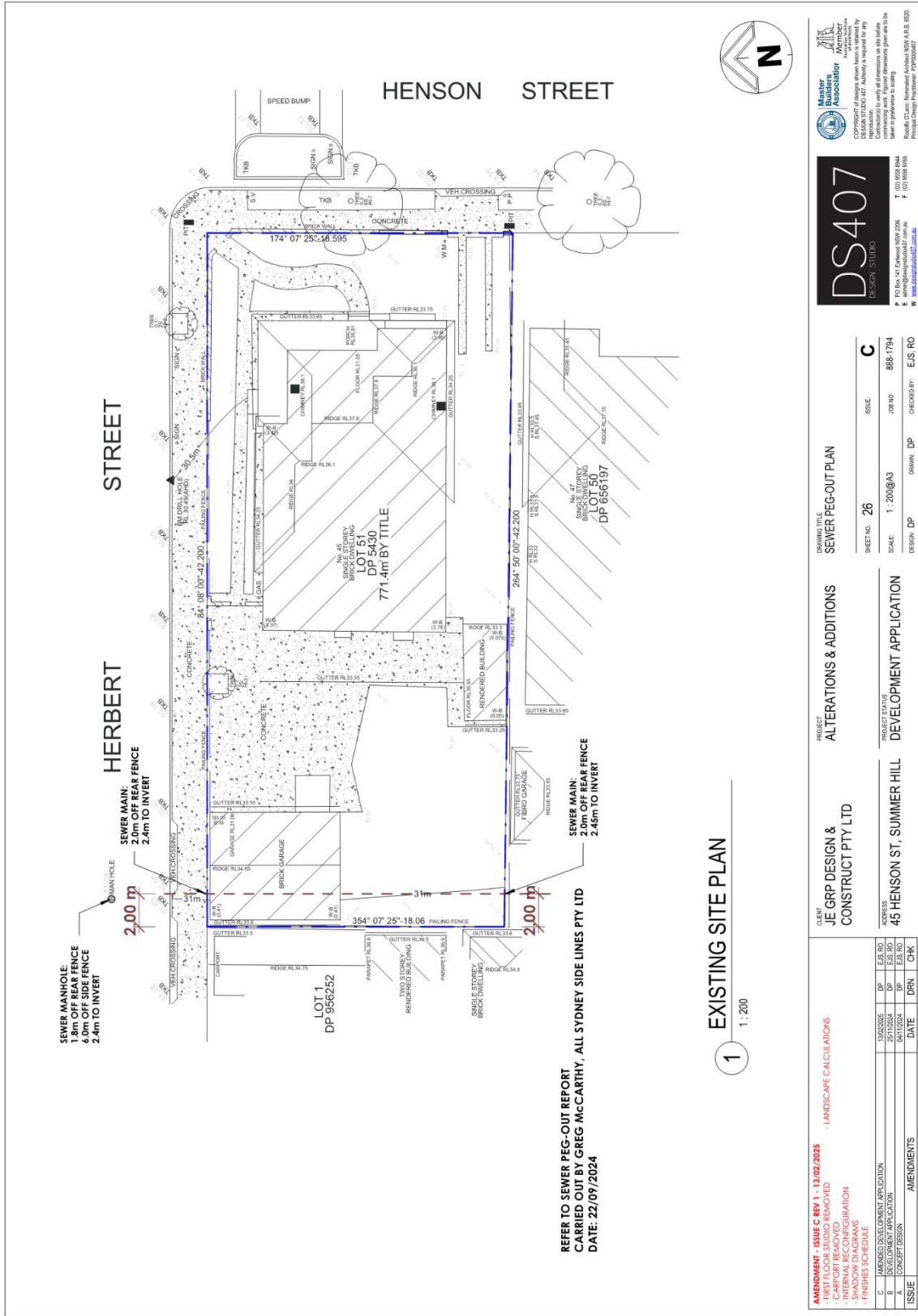
Document Ref: 469848888; DRAWING NO: REV1001.014; AMENDED CA - ISSUE C REV 1 - 45 HENSON ST, SUMMER HILL
Version: 1, Version Date: 12/03/2025

PROJECT: ALTERATIONS & ADDITIONS
PROJECT STATUS: DEVELOPMENT APPLICATION

CLIENT: JE GRP DESIGN & CONSTRUCT PTY LTD
ADDRESS: 45 HENSON ST, SUMMER HILL

DRAWING TITLE: BASIX
SHEET NO: 24
SCALE: @A3
JOB NO: 885-1794
JOB DATE: 14/02/2025
JOB TIME: 10:00 AM
JOB LOCATION: 45 HENSON ST, SUMMER HILL
JOB CONTACT: je@jegrpdesign.com.au
JOB PHONE: 02 9399 9988
JOB FAX: 02 9399 9989
JOB EMAIL: je@jegrpdesign.com.au
JOB WEBSITE: www.jegrpdesign.com.au

PROJECT DATE: 13/02/2025 10:02 AM A3



1 EXISTING SITE PLAN
1:200

REFER TO SEWER PEG-OUT REPORT
CARRIED OUT BY GREG MCCARTHY, ALL SYDNEY SIDE LINES PTY LTD
DATE: 22/09/2024

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025		
B	DEVELOPMENT APPLICATION	25/11/2024		

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13/02/2025
SCALE: 1:200@A3
JOB NO: 888-1794
SHEET NO: 26
REVISION: C

PROJECT: ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

CLIENT: JE GRP DESIGN & CONSTRUCT PTY LTD
ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT STATUS: DEVELOPMENT APPLICATION

DESIGNER: DP
DRAWN: DP
CHECKED BY: EIS, RO

AMENDMENT - ISSUE C REV 1 - 13/02/2025

- FIRST FLOOR STUDIO REMOVED
- INTERIOR RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025		
B	DEVELOPMENT APPLICATION	25/11/2024		

NEW BRICKWORK - BOWRAL BLEND "BARGO"

METAL ROOF SHEETING - DULUX COLORBOND "WINDSPRAY"

FACIAS, GUTTERS & DOWNPIPES - DULUX "Nereus"

CEMENT RENDER DULUX "PORTLAND STONE"

AMENDMENT - ISSUE C REV 1 - 13/07/2025
 - FIRST FLOOR STUDIO REMOVED
 - INTERIOR RECONFIGURATION
 - SHADOW DIAGRAMS
 - FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR, RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD
A	CONCEPT DESIGN		DP	EAR, RD

LANDSCAPE CALCULATIONS

CLIENT: JE GRP DESIGN & CONSTRUCT PTY LTD
 ADDRESS: 45 HENSON ST, SUMMER HILL

PROJECT STATUS: ALTERATIONS & ADDITIONS
 DEVELOPMENT APPLICATION

DRAWING TITLE: FINISHES SCHEDULE 1

SHEET NO: 27
 SCALE: @A3
 JOB NO: 888-1794
 DESIGN: DP
 DRAWN: DP
 CHECKED BY: EIS, RO

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 Project Title: Unnamed Architect NSW A.B. 6025
 Project Design Practitioner: P20000027

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Document Ref: 4928181894 - DRAWING NO: REV1181174 - AMENDED CA - ISSUE C REV 1 - 45 HENSON ST, Summer Hill
 Version: 1, Version Date: 12/03/2025

METAL ROOF SHEETING - DULUX COLORBOND "WINDSPRAY"
(Weatherable Coatings)

NEW BRICKWORK - BOWRAL BLEND "BARCO"

WINDOW, DOOR AND POSTS AS2700 - N14 "WHITE OR SIMILAR TO EXISTING"

CEMENT RENDER DULUX "PORTLAND STONE"

FASCIAS, GUTTERS & DOWNPIPES - DULUX "Nereus"

AMENDMENT - ISSUE C REV 1 - 13/07/2025

- LANDSCAPE CALCULATIONS
- FIRST FLOOR STUDIO REMOVED
- INTERIM RECONFIGURATION
- SHADOW DIAGRAMS
- FINISHES SCHEDULE

ISSUE	DESCRIPTION	DATE	DRN	CHK
A	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	E.S. RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	E.S. RD
C	CONCEPT DESIGN		DP	E.S. RD

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PROJECT
ALTERATIONS & ADDITIONS
DEVELOPMENT APPLICATION

PROJECT STATUS
PROJECT NO: 28
SCALE: @A3
JOB NO: 888-1794
DESIGN: DP
DRAWN: DP
CHECKED BY: E.S. RO

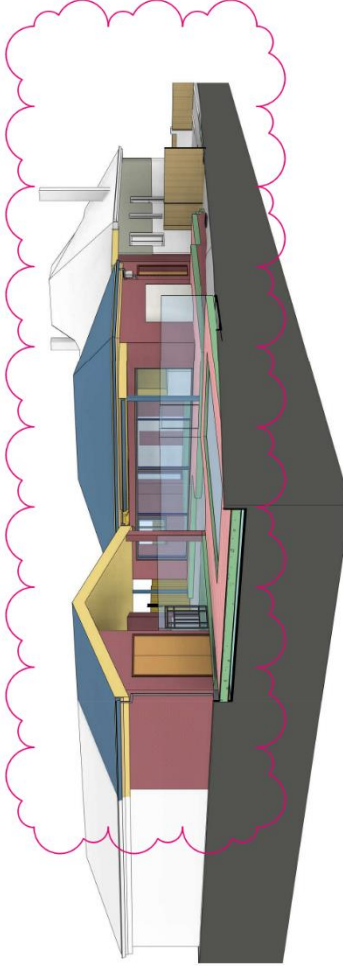
FINISHES SCHEDULE 2

ISSUE NO: 28
SCALE: @A3
JOB NO: 888-1794
DESIGN: DP
DRAWN: DP
CHECKED BY: E.S. RO

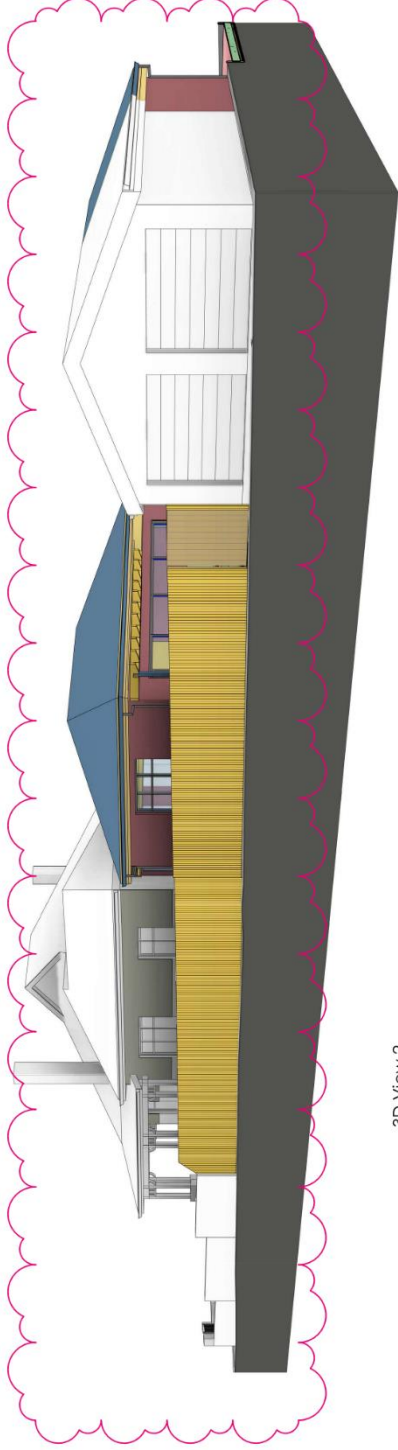
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W: www.ds407.com.au

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Resident Contact: Nominated Architect NSW A.B.S. 6202
Project Design Practitioner: P130000027

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3D View 1



3D View 2


<p>AMENDMENT - ISSUE C REV 1 - 13/02/2025</p> <ul style="list-style-type: none"> - FIRST FLOOR STUDIO REMOVED - INTERIOR RECONFIGURATION - SHADOW DIAGRAMS - FINISHES SCHEDULE 	<p style="text-align: center;">- LANDSCAPE CALCULATIONS</p>	<p>ISSUE C</p> <p>AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>AMENDMENTS</th> <th>DATE</th> <th>DRN</th> <th>CRK</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>AMENDED DEVELOPMENT APPLICATION</td> <td>13/02/2025</td> <td>DP</td> <td>EAR, RD</td> </tr> <tr> <td>B</td> <td>DEVELOPMENT APPLICATION</td> <td>25/11/2024</td> <td>DP</td> <td>EAR, RD</td> </tr> <tr> <td>A</td> <td>CONCEPT DESIGN</td> <td></td> <td>DP</td> <td>EAR, RD</td> </tr> </tbody> </table>	ISSUE	AMENDMENTS	DATE	DRN	CRK	C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR, RD	B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD	A	CONCEPT DESIGN		DP	EAR, RD
ISSUE	AMENDMENTS	DATE	DRN	CRK																		
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B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR, RD																		
A	CONCEPT DESIGN		DP	EAR, RD																		

<p>CLIENT JE GRP DESIGN & CONSTRUCT PTY LTD</p> <p>ADDRESS 45 HENSON ST, SUMMER HILL</p>	<p>PROJECT STATUS ALTERATIONS & ADDITIONS</p> <p>PROJECT TITLE PERSPECTIVES 1</p>	<p>PROJECT NO. 29</p> <p>SCALE: @A3</p> <p>DESIGN: DP</p> <p>DRAWN: DP</p> <p>CHECKED BY: EIS, RO</p> <p>DATE: 13/02/2025</p> <p>JOB NO: 888-1794</p> <p>PROJECT DESIGNER: DS407</p>
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Professional Seal: Registered Architect NSW A.B. 6025
 Project Design Practitioner: P10000027

3D View 3

3D View 4

AMENDMENT - ISSUE C REV 1 - 13/02/2025
 - FIRST FLOOR STUDIO REMOVED
 - CONCEPT DESIGN
 - INTERNAL RECONFIGURATION
 - SHADOW DIAGRAMS
 - FINISHES SCHEDULE

ISSUE	AMENDMENTS	DATE	DRN	CRK
C	AMENDED DEVELOPMENT APPLICATION	13/02/2025	DP	EAR RD
B	DEVELOPMENT APPLICATION	25/11/2024	DP	EAR RD
	CONCEPT DESIGN		DP	EAR RD

CLIENT: **JE GRP DESIGN & CONSTRUCT PTY LTD**
 ADDRESS: **45 HENSON ST, SUMMER HILL**

PROJECT STATUS: **ALTERATIONS & ADDITIONS**
 DEVELOPMENT APPLICATION

PROJECT TITLE: **PERSPECTIVES 2**

SHEET NO: **30** | SCALE: **@A3** | ISSUE: **C**

DESIGN: **DP** | DRAWN: **DP** | CHECKED BY: **EIS RO**

JOB NO: **888-1794**

DESIGNER: **DP** | DRAWN: **DP** | CHECKED BY: **EIS RO**

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PRINT DATE: 13/02/2025 10:27 AM A3

Attachment C – Statement of Heritage Significance



Statement of Heritage Impact

45 Henson Street, Summer Hill, NSW

26 November 2024

3plus1heritage.com.au

Document Set ID: 40248985
Version: 1, Version Date: 12/03/2025

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1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the Standard Guidelines of Heritage NSW, the Inner West Local Environmental Plan 2022 (LEP) and the Inner West Comprehensive Development Control Plan 2016 (DCP) for 45 Henson Street, Summer Hill. The application involves the proposed modifications to the existing building on site.

The documentary research and assessment of potential heritage impacts have been undertaken by Steve Nix, Heritage Consultant (M. Heritage Conservation, University of Sydney, ICOMOS).

Details of the development proposal have been prepared by DS407 Design Studio.

This report aims to:

- Provide a brief history of the subject site
- Provide a description of the proposed works
- Assess the impact of the proposed works on the heritage significance of the site, relevant heritage conservation areas and nearby listed items in accordance with the relevant legislative controls.

2.0 LIMITATIONS

This assessment of impacts has been based on available site evidence along with historic research. A site visit was undertaken in November 2024.

This report does not include or consider potential impacts on Aboriginal heritage or archaeological heritage within the site or vicinity.

3.0 THE SITE

The site is located on the western side of Henson Street on the corner of Herbert Street (to the north) [figures 1 and 2]. The property is a rectangular block and the dwelling on the site is part of a series of Queen Anne/Arts-&-Crafts style houses along Henson Street.

Street Address	Suburb/Town	LGA	Lot/DP	County
45 Henson Street	Summer Hill	Inner West Council	51-/DP5430	Cumberland



Figure 1 - Aerial image of the local area, with subject site in yellow (Source: SIX Maps, accessed 2024)



Figure 2 - Lot boundary plan of local area, with subject site in yellow (Source: SIX Maps, accessed 2024)

4.0 STATUTORY LISTINGS

4.1 HERITAGE LISTINGS

Listing Type	Item name and document details	Listing Number
Local heritage conservation area	Prospect Hall Heritage Conservation Area	C101
Local heritage item	House, including interiors	I1585
State agency s 170 heritage and conservation register	N/A	N/A
State Heritage Register	N/A	N/A
Commonwealth Heritage List	N/A	N/A
National Heritage List	N/A	N/A
World Heritage buffer zone	N/A	N/A
World Heritage List	N/A	N/A

4.2 HERITAGE LISTINGS IN PROXIMITY

The subject site is located in the vicinity of the following heritage items, listed within Part 1 of Schedule 5 of the Inner West Local Environmental Plan 2022 (LEP).

Listing Number	Description	Address	Lot	Listing Level
I1586	House, including interiors	51 Henson Street, Summer	Lot 52, DP 1048316	Local

The subject site is also located opposite the Clover Hill local Heritage Conservation Area (#C91).

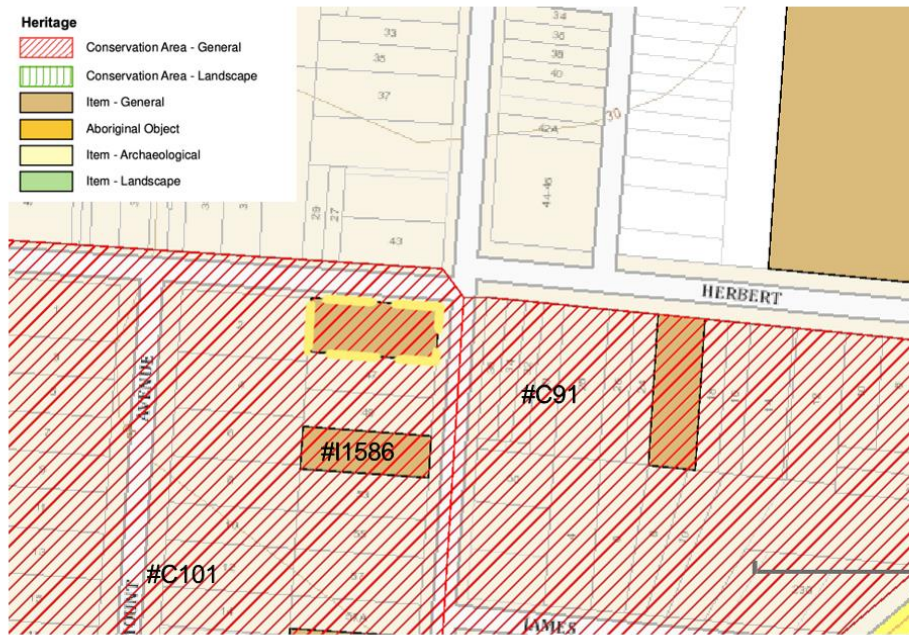


Figure 3 - Heritage map with location of the subject site (outlined in yellow dash) and the surrounding heritage context (Source: NSW State Heritage Inventory)



Figure 4 – The subject site north-eastern elevation on corner of Henson and Herbert Streets (Source: Google Maps)

5.0 DOCUMENTARY EVIDENCE

5.1 PRE-EUROPEAN OCCUPATION

The Sydney basin is referred to as Eora Country. The term 'Eora' translates to 'here' or 'place' and was used by the local Aboriginal people to describe to the British where they came from. Eora consisted of approximately 29 groups as shown in the below map. Prior to European settlement, the Summer Hill area was inhabited by the Wangal people, who occupied the Balmain peninsula, Goat Island and along the south bank of the Parramatta River to Parramatta. There were two main languages spoken within the Sydney region - Dharug and Tharawal (or Dharawal), with the Wangal people speaking the Dharug language, along with the neighbouring Gadigal people to the east.¹

Prior to European occupation, the Wangal people had lived for generations near river flats and creeks, fishing and gathering shellfish, and small game.² The mangrove-lined estuaries of Iron Cove (formerly Long Cove), and Cooks River provided a rich source of fish and shellfish. The land between Iron Cove and Cooks River, known in early colonial times as the 'Kangaroo Grounds', was formerly heavily wooded with Eucalypts, and was home to numerous native animals which were also an important food source for the Wangal people.³ Following European Settlement in 1788, Wangal populations were decimated through introduced diseases like small-pox, violence from colonisers and loss of traditional food sources through the dispossession of their land.⁴

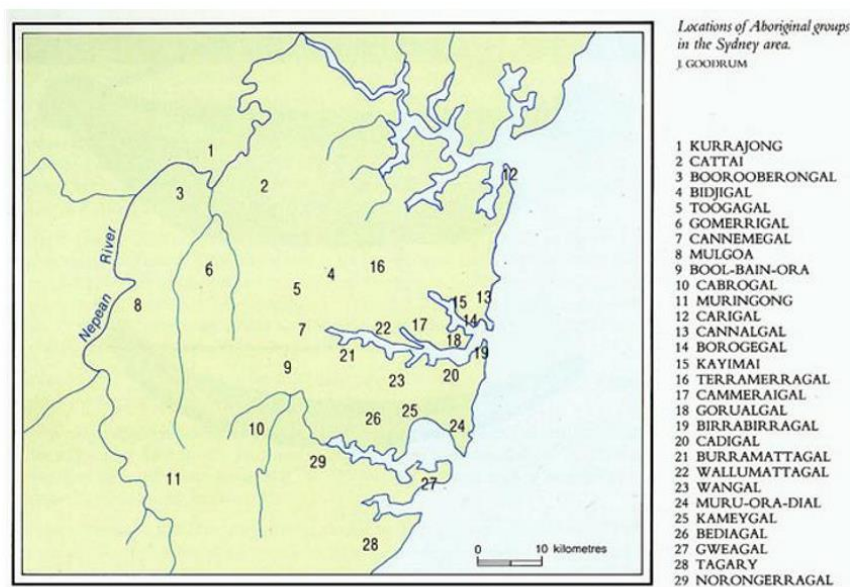


Figure 5 - Locations of Aboriginal groups within the Sydney area (Source: Goodrum J Goodrum in Mulvaney, D J and White, Peter, 1987, *Australians to 1788*, Fairfax, Syme & Weldon, Sydney, p. 345)

¹ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place.", Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

² Smith, An Aboriginal History of Ryde, (2005), 1

³ Chris Patten, "A Short Walk Through Ashfield's Past.", Ashfield Municipal Council, last modified 1996, http://www.ashfield.nsw.gov.au/files/your_council/ashfields_past.pdf

⁴ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place.", Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

5.2 BRIEF HISTORY OF THE LOCAL AREA

A road to Parramatta (then Rose Hill) was built in 1791, which would later become present-day Parramatta Road. The first land grants in the area were made to First Fleet Chaplain – Reverend Richard Johnson.⁵ Johnson was granted a number of adjacent properties north of Cooks River between 1793 and 1799, which he consolidated as ‘Canterbury Farm’. A road was constructed from Parramatta Road to Canterbury Farm in the late 1790s, which was extended to the early grants on the Georges River near Liverpool, and now forms part of the Georges River Road.⁶

In February 1794 Augustus Alt, surveyor general for the colony was granted 100 acres either side of Iron Cove Creek, which become known as Hermitage Farm. In the same year, Alt built a house known as The Hermitage thought to be the first dwelling constructed in the area.⁷ Several other land grants were made in the late 1700s and early 1800s as shown in the below figure. These early land grants formed the basis for the municipality of Ashfield, and also dictated local street patterns including Lang and Greenhill streets and Prospect Road.⁸

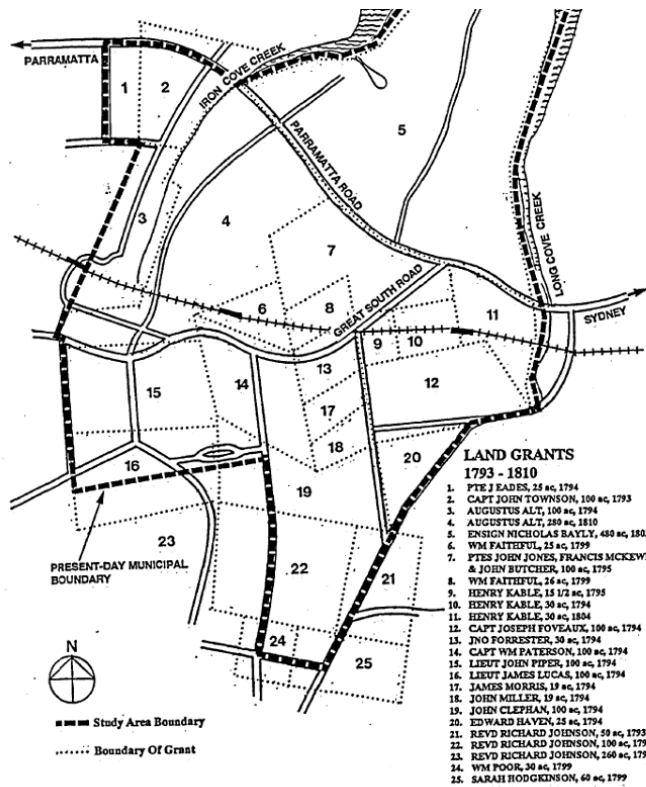


Figure 6 – Early land grants c.1793-1810 (Source: Ashfield Heritage Study Vol. 1, GML Heritage 1993 p32)

⁵ Chris Pratten, A Short Walk Through Ashfield’s Past, Ashfield & District Historical Society, Ashfield NSW 1998, 4
⁶ Madden & Muir, Campsie’s Past: A History of Campsie & Croydon Park NSW, Sydney, Canterbury Municipal Council, 1988, 2
⁷ GML Heritage, “Ashfield Heritage Study,” (1993): 28.
⁸ GML Heritage, “Ashfield Heritage Study,” (1993): 31.

Present-day Summer Hill is located within land granted to Emancipist Henry Kable in c.1794 (15-1/2 ac.), c.1795 (30 ac.) and c.1804 (30 ac.), which was added to with a further 100 acres to the west of the property. The property was sold to merchant James Underwood in c.1822. An area on the south side of the railway was set aside to be used as a sheep quarantine station to stop sheep traveling with scab travelling the roads.⁹ In 1838 the Underwood property was subdivided along the north side of Liverpool Road. This was followed by the subdivision of the south side of Liverpool Road in 1841 by Robert Campbell.¹⁰ The suburb's name is derived from 'Sunning Hill', the nearby property of New South Wales Corps officer Nicholas Bayly in current day Haberfield. Construction of the railway line between Redfern and Parramatta was completed in 1855. The Summer Hill Railway Station opened in c.1879, which in combination with the sale of Underwood's property saw the area develop rapidly throughout the late Victorian era. St Andrew's Church was built in c.1881, followed by Summer Hill Post Office in c.1882, and the Summer Hill public school in c.1883. The sheep quarantine station was sold in c.1885.¹¹

The area developed to be primarily residential, with the exception of the Summer Hill Flour Mill, which was established in the Inter-War period. Further subdivision of larger blocks occurred in the Inter-War period, which resulted in the demolition of several substantial Victorian-era buildings within the suburb and construction of 1930s apartment blocks.¹²

The post war period saw the further demolition of heritage buildings, replaced with multi-storey units prior to the implementation of heritage controls post 1977, which has allowed extant built heritage to be protected.¹³



Figure 7 - St Andrew's Cathedral built c.1881 (Source: State Library archives)

⁹ Francis Pollon, *The Book of Sydney Suburbs*, Angus & Robertson, Sydney 1990, 248/249

¹⁰ Chris Prattern, *A Short Walk Through Ashfield's Past*, Ashfield & District Historical Society, Ashfield NSW 1998, 1/2

¹¹ Francis Pollon, *The Book of Sydney Suburbs*, Angus & Robertson, Sydney 1990, 248/249

¹² Chris Prattern, *A Short Walk Through Ashfield's Past*, Ashfield & District Historical Society, Ashfield NSW 1998, 3

¹³ Chris Prattern, *A Short Walk Through Ashfield's Past*, Ashfield & District Historical Society, Ashfield NSW 1998, 4

5.3 BRIEF HISTORY OF SUBJECT SITE

The subject site is located on part of the land granted to Edward Haven by the crown in 1794, which was later acquired by Robert Campbell and incorporated into Canterbury Park Estate. After Campbell died the area was purchased by builder James Bartlett, who built a large house called 'Prospect Hall.' The house was located on Seaview Street between Prospect Road and Old Canterbury Road, which is only a few hundred metres from where the subject site currently stands. Bartlett died in 1904 and the land containing the subject site was purchased by Dr Henry Hinder, who subdivided the area into small allotments for sale. Prospect Hall was demolished as part of the development of these lots.¹⁴

The subject site being lot 51, was created by the Prospect Hall subdivision plan that was registered at the land title office as deposited plan 5430. This lot along with several adjoining parcels were purchased by Arthur Edward Mills a medical practitioner of Strathfield and Richard Stanton, the designer of the garden suburb of Haberfield. Title records indicate that Mills and Stanton most likely erected houses on the lots as part of sales.¹⁵



Figure 8 – Parish map showing land granted to Haven, near centre of image (Source: NSW LPI Historical Land Records Viewer)

¹⁴ "C49 - Prospect Hall Summer Hill Heritage Conservation Area ASH". Inner West Council. <https://www.innerwest.nsw.gov.au/ArticleDocuments/1690/C49%20-%20Prospect%20Hall%20Summer%20Hill%20Heritage%20Conservation%20Area%20ASH.pdf.aspxhttps://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045008>

¹⁵ "AD 2001 Ashfield Heritage Study Review of Areas Zoned 2(a)". Inner West Council. <https://www.innerwest.nsw.gov.au/ArticleDocuments/32734/45%20Henson%20Street,%20Summer%20Hill.pdf.aspx>

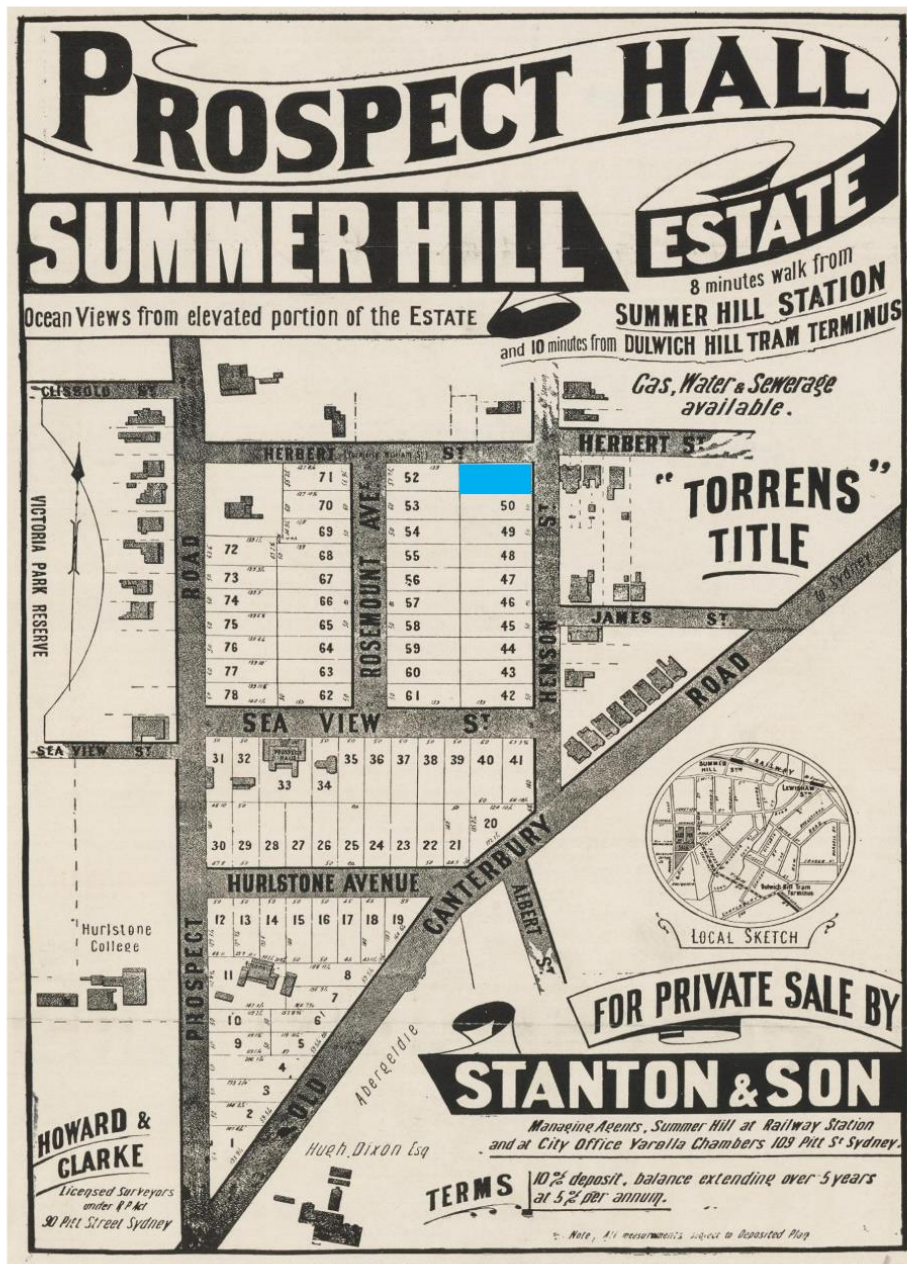


Figure 9 – Subdivision plan showing subject site in blue (Source: State Library NSW)

The subject parcel was first purchased in 1913 by Walter Seymour Grayson, a warehouseman of Summer Hill.

The Sands directory of postal addresses first shows an entry for the residence at 45 Henson Street, Summer Hill, in 1912, with the first occupant being Ecroyd, Edward. This would indicate that the building located on the subject site was constructed within a few years of this date. The title for the residence is given as "Karoola." The number of listings on this part of Henson Street proliferated after 1910 indicating the area was being developed. In 1914, Walter Seymour Grayson is shown in the Sands Directory as living at 45 Henson Street, Summer Hill. The final Sands directory published in 1933 shows Rees E.J.W. in occupation.

5.3.1 Historical Owners of 45 Henson Street, Summer Hill

Year	Owner
1913	Walter Seymour Grayson of Summer Hill, Warehouseman
1916	Jessie Rouse Hyles, wife of Richard Hyles of West Kogarah, Retired Grazier
1922	Maud Susan Cadden, wife of Thomas Cadden of Epping, Garage Proprietor
1923	Ernest James Walker Rees of Summer Hill, Subforeman of New South Wales Railways
1952	Lloyd Trevor Rees of Summer Hill, Engineer
1952	Reginald Edwin Nicholls of Summer Hill, Garage Proprietor
1964	George Constantinidis

5.3.2 Occupants of 45 Henson Street, Summer Hill listed in the Sands Directory

Year	Occupant
1912-1913	Ecroyd, Edward
1914-1917	Grayson Walter S.
1917-1919	Smith Walter J.
1920	Silverton Mrs. Mary
1921	Silverton Mrs. Nellie
1922	Houseman Alick
1923	Sauberzweg Paul
1924-1933	Rees E.J.W.

The address of 45 Henson Street, Summer Hill, was provided for Gladys Ina Silberthau, whose husband Rudolph Samuel Silberthau (Silverton), was a member of the Australian infantry, who died during the First World War in Belgium in 1917.¹⁶

State library records show Ernest and Winifred Rees as living at the subject site from the 1920's to the 1950's. Ernest died in 1950, and their son Lloyd Trevor Rees became the registered owner in 1952. Lloyd served as an aircraftman in the Second World War.¹⁷

¹⁶ "Rudolph Samuel Silberthau", Australian War Museum, <https://www.awm.gov.au/collection/R2014140>
¹⁷ "REES, Lloyd Trevor", Virtual War Museum Australia, <https://vwma.org.au/explore/people/1148996>

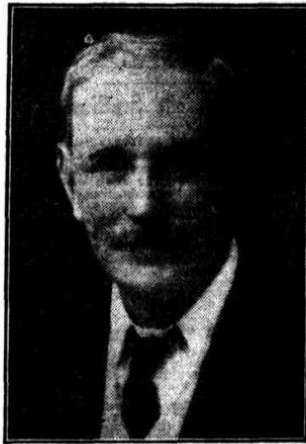


Figure 10 – Edward Ecroyd, who resided at the subject site with his wife Ada in 1913 (Source: Sydney Morning Herald)



Figure 11 - Historic aerial image, 1943, with subject site outlined in blue (Source: Historical Image Viewer)



Figure 12 - Historic aerial image, 1961, with subject site outlined in blue (Source: Historical Image Viewer)

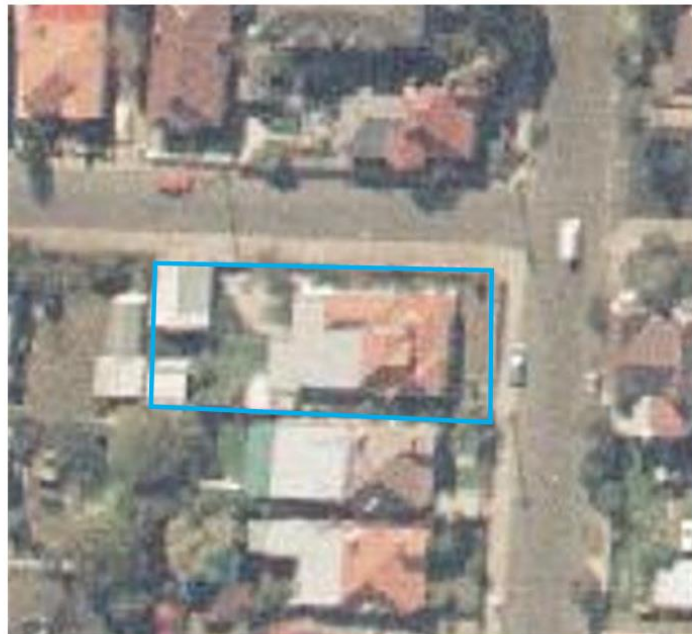


Figure 13 - Historic aerial image, 1986, with subject site outlined in blue (Source: Historical Image Viewer)



Figure 14 - Historic aerial image, 2005, with subject site outlined in blue (Source: Historical Image Viewer)

5.4 SITE DESCRIPTION

External

The building (and its setting) is significant as a good example of a Queen Anne – Arts & Crafts style house. It features a front verandah with original detailing, distinctive roof form with unglazed terracotta tiles, street facing gables and original chimneys, face brickwork and rendered facades, and original timber framed windows.



- Figure 15 – Northern elevation of building
- Unglazed terracotta roof tiles
- Stepped detailed chimney
- Steeplly pitched roof with gable ends
- Open eaves
- Decorative verandah timber work
- Timber framed windows
- Red brick boundary fence (intrusive)



- Figure 16 – Northern elevation of property
- Lean-to structure to rear of main roof
- Rough cast render to upper wall exposed brickwork to base
- Sandstone base course
- Open eaves with exposed rafters



- Figure 17 – front elevation of property
- Timber framed windows
- Tessellated tiles to front verandah
- Street facing gable end
- Rough cast render to upper wall exposed brickwork to base
- Open eaves with exposed rafters



- Figure 18 – southern elevation of building looking east
- Face brickwork to full façade
- Exposed timber rafters
- Timber framed windows with flat arched brick lintels
- Security bars to windows (intrusive)



- Figure 19 – southern elevation of building looking west
- Small detached rendered masonry laundry enclosure (modern)



- Figure 20 – rear elevation of building
- Rendered masonry lean to structure (modern) with skillion roof
- Aluminium framed windows
- Concrete slab to rear yard
- Timber lapped and capped fence to boundary



- Figure 21 – rear of site looking towards Herbert Street
- Modern brick garage structure with gable roof (corrugated sheeting)

Internal

The building has undergone a number of modifications over the years. However, it still retains some significant features, in particular to the front rooms.



- Figure 22 – Front room
- Blocked in fireplace
- Decorative plaster ceiling and cornices
- Timber framed casement windows with lead lights
- Timber skirtings



- Figure 23 – existing front bedroom
- Decorative plaster ceiling and cornices
- Timber framed casement bay windows with lead lights
- Timber skirtings
- Timber panelled door



- Figure 24 – existing bedroom
- Simple plaster cornice with flat ceiling
- Timber skirtings
- Timber panelled door



- Figure 25 – hallway
- Plaster cornices
- Timber skirtings
- Arched opening for entry to lean-to addition (modern)



- Figure 26 – existing bathroom
- Non-significant detailing, floor/wall tiles, fixtures and finishes (1960s)



- Figure 27 – existing kitchen (lean-to section)
- Non-significant detailing, floor tiles, fixtures, finishes and joinery

6.0 SIGNIFICANCE

6.1 SIGNIFICANCE ASSESSMENT

STATEMENT OF SIGNIFICANCE – House, including interiors (45 Henson Street Summer Hill)

The following Statement of Significance has been extracted from the State Heritage Inventory Database entry.

This is a pleasing Queen Anne/Arts-&-Crafts style house which addresses its corner position admirably and is an effective component of the streetscapes of this conservation area. It characterises the high quality of building promoted by Dr Henry Hinder's covenants on the titles of the Prospect Hall Estate when it was created after 1908. The history of the site has associations with prominent Ashfield personalities of the Federation period.

This site was part of the Prospect Hall Estate, having begun as part of Edward Haven's grant of 1794, which was later incorporated into Robert Campbell's Canterbury Park Estate. James Bartlett, an enterprising builder-developer, bought the land from Campbell's heir Sophia, and built his large residence Prospect Hall south of Seaview Street. After his death in 1904 part of his estate was purchased by Dr Henry Hinder in 1908. Houses including Prospect Hall were demolished to enable re-subdivision to proceed. The titles had covenants, limiting building to one residence or two semi-detached houses per lot, to be built of brick or stone, with roof of slate, tiles or shingles, to the value of not less than £300. No shops or business premises were allowed. A building application was lodged in 1910 on behalf of the Prospect Hall Estate by the builder D A Swain. Its estimated cost was £725. The house was described as a brick cottage with six rooms, kitchen, bathroom, laundry, pantry, fuel store and WC, and a dampcourse of slate. Its first purchaser is not known, but it was occupied by Edward Ecroyd and afterwards by Walter Grayson, in whose time the house was named. The property was purchased in 1920 by Jessie Rouse Hyles. Then, after several tenancies, it was bought by Ernest James Walker Rees, who paid £1,575 for it. At that time its valuation was £488 unimproved and £1,500. Rees was recorded as an occupier from 1924 and was still there in 1943. The valuation changed from £640/£1,650 in 1928 to £549/£1,450 in 1943, a reduction which is unexplained but was possibly an influence of the 1930s depression.

STATEMENT OF SIGNIFICANCE – Prospect Hall Heritage Conservation Area

The following Statement of Significance has been extracted from the State Heritage Inventory Database entry, updated in 2012.¹⁸

The Prospect Hall Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a 1908-1910 subdivision of the Prospect Hall Estate developed by Dr Henry Hinder (1908-1910) and after 1910 by Stanton & Son.

The area has strong historical association with Stanton & Son, who were responsible for building of much of the housing in the area.

The area has aesthetic significance deriving from the 1908 subdivision pattern with little re-subdivision since, and the original building covenants applying to the subdivision, resulting in an aesthetically consistent subdivision of wide streets with grass verges, pre-1943 brush box street tree plantings, and a consistent pattern of predominantly brick single storey detached housing in the Federation Queen Anne and Inter-war California Bungalow styles built with setbacks allowing for small front gardens.

¹⁸ State Heritage Inventory Database entry, Shops – Enmore-Newtown, Heritage Item ID 2030479, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemid=2030479>

7.0 PROPOSAL

The proposed works are part of a Development Application for 45 Henson Street Summer Hill. The works consist of the following:

1. Internal configuration changes consisting of:
 - o infill existing door openings
 - o create new door openings
 - o change of room usage i.e. existing bed 3 to WIR and ensuite, existing living to bedroom and ensuite
 - o new powder room
2. Demolition of rear of existing building (lean to) and laundry enclosure
3. New addition and extension to rear of existing building to include kitchen, living, dining and laundry areas
4. New carport, alfresco area, and pool
5. Addition to existing garage structure including first floor studio
6. Modification to front and side fencing

This Statement of Heritage Impact has assessed the attached drawings provided by DS407 Design Studio.

TABLE 7-0: LIST OF DRAWINGS

Drawing No	Title	Date	Revision
01	Existing Site Plan	19/11/2024	B
02	Existing Floor Plans	19/11/2024	B
03	Proposed Demolition Plan	19/11/2024	B
04	Proposed Site Plan	19/11/2024	B
05	Proposed Ground Floor Plan	19/11/2024	B
06	Proposed Roof Plan	19/11/2024	B
07	Proposed Backyard, Garage and Studio	19/11/2024	B
08	Proposed East Elevation	19/11/2024	B
09	Proposed South Elevation	19/11/2024	B
10	Proposed West Elevation	19/11/2024	B
11	Proposed North Elevation	2/10/2024	A
14	Garage Elevations	19/11/2024	B
16	Proposed Pool Plan and Sections	19/11/2024	B
17	Proposed Fence Plan and Elevations	19/11/2024	B
18	Door, Window, Skylight & Gate Schedule	19/11/2024	B
19	Existing Area Calculations	19/11/2024	B
20	Proposed Area Calculations	19/11/2024	B

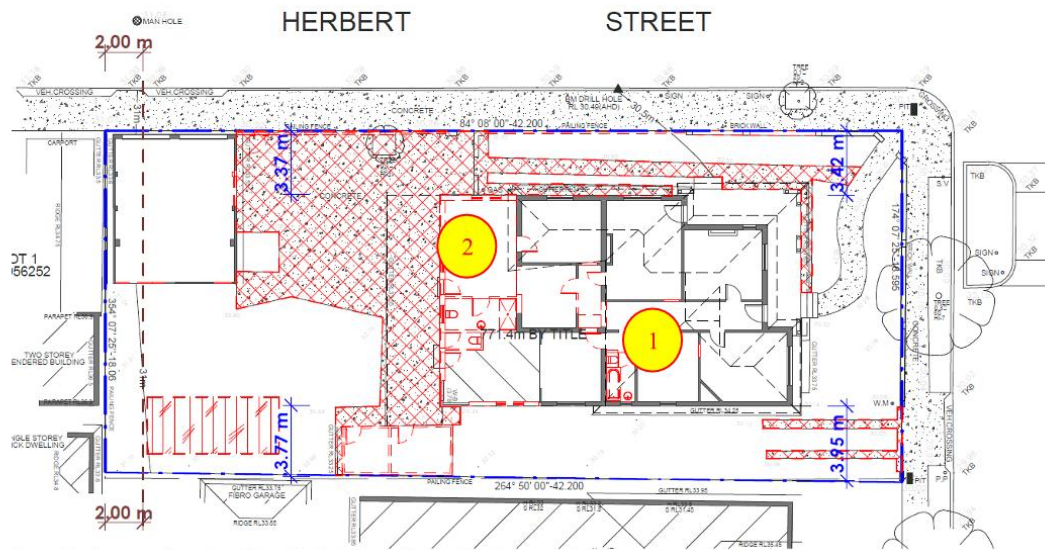


Figure 28 – Proposed Demolition Plan – DWG 03 Rev B (Source: DS407 Design Studio)

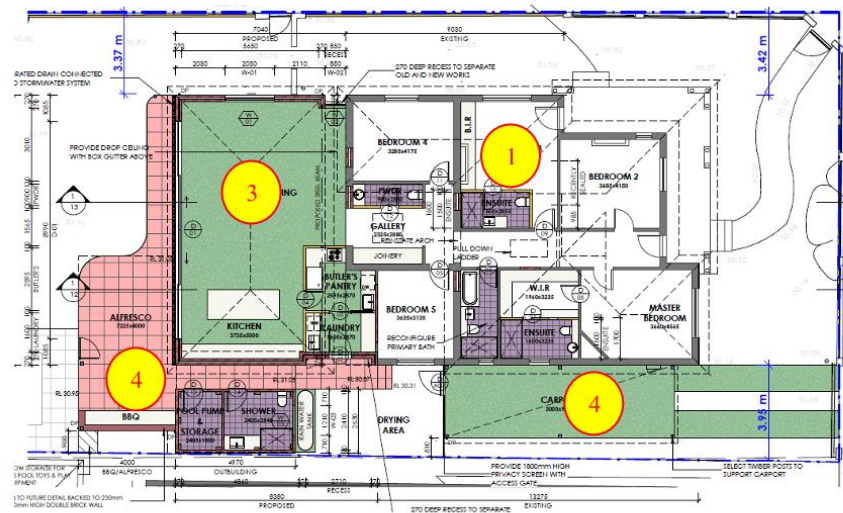


Figure 29 – Proposed Ground Floor Plan – DWG 05 Rev B (Source: DS407 Design Studio)

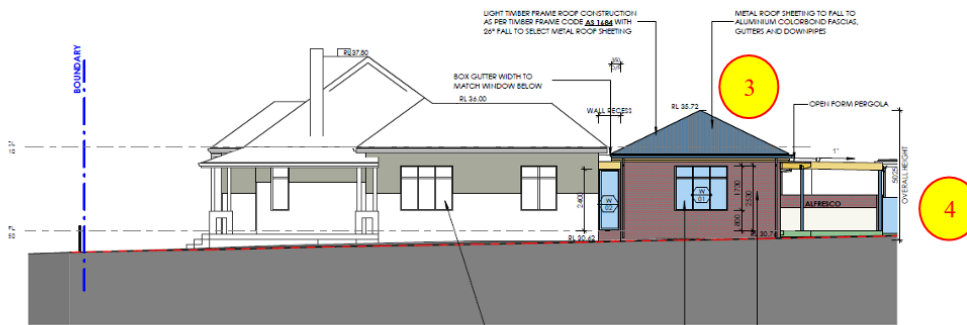


Figure 30 – Proposed North Elevation – DWG 11 Rev A (Source: DS407 Design Studio)

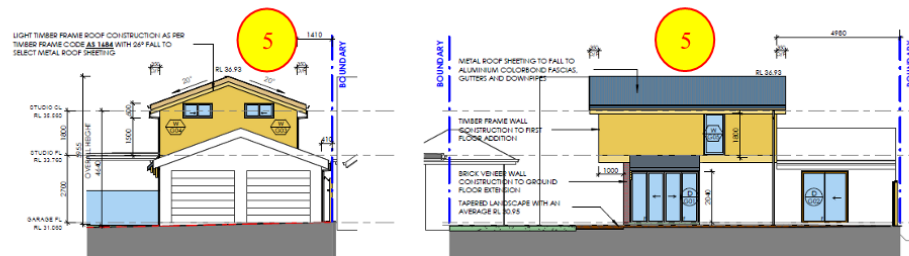


Figure 31 – Garage Elevations – DWG 14 Rev B (Source: DS407 Design Studio)

8.0 HERITAGE IMPACTS

8.1 INTRODUCTION

The following assessment is based on the Standard Guidelines of Heritage NSW, the Inner West Local Environmental Plan 2022 and the Inner West Comprehensive Development Control Plan 2016 to accompany a Development Application for the site at 45 Henson Street Summer Hill.

8.2 IMPACTS ON SIGNIFICANCE

This section assesses how each of the proposed works will impact on the heritage significance of the subject site as an individual item of environmental heritage - House, including interiors (I1585), and part of the Prospect Hall Heritage Conservation Area HCA (C101) and nearby listed items/conservation areas. This assessment is based on the proposed architectural plans supplied by DS407 Design Studio.

TABLE 8-2.1: ASSESSMENT OF HERITAGE IMPACTS

Proposed Work	Description of works	Impact (direct/indirect)
1. Internal configuration changes	To facilitate a more contemporary living arrangement, it is proposed to make some modifications to the existing layout of the original building.	The building is listed as a local heritage item due to it being a good example of a Queen Anne – Arts & Crafts style house with distinctive external and internal features including original detailing, distinctive roof form,

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This consists of the infilling of some existing openings and creating new door openings in walls to reconfigure the space to provide ensuites to two bedrooms, new WIR to the main bedroom, and a new powder room.

timber framed windows, decorative ceilings, timberwork and joinery (internal).

The internal works to the original building are limited in scope. The existing layout will be able to continue to be read.

In particular, the two main bedrooms (front rooms) and hallway (which feature the most original fabric and significant details) will have the least change, with only a new door opening proposed within the Master bedroom. Significant features such as decorative plaster ceilings, timber windows and joinery in these spaces will be retained and not impacted by the works.

New ensuites are proposed in areas of the original building that have less significant features (existing living and Bed 3). Unlike the two front rooms and the hallway, the finishes in these rooms are much simpler and less decorative. By limiting change of use in these areas, this minimises impact to significant fabric.

Where walls are proposed to be infilled, these will match the finish of the surrounding walls i.e. plasterwork to masonry construction **See recommendation**

New openings in walls will be limited to door opening sizes only. No full walls are proposed to be removed. This enables those original room layouts to continue to be understood. **See recommendation**

An upgrade to the existing bathroom is proposed. The fabric and finishes are non-original (1960s fabric), and removal will not have an impact on significant fabric.

Given the limited changes to the original layout, and the retention of significant fabric within these

original spaces, it is considered the overall physical (direct) and visual (indirect) impact of these works is considered **minor**.

<p>2. Demolition of rear of existing building (lean to) and laundry enclosure</p>	<p>It is proposed to demolish the existing rear addition of the building as well as the existing laundry enclosure outbuilding to enable construction of a more contemporary addition (see item 3)</p>	<p>The existing rear of the building is a simple skillion addition that is not original to the main building.</p> <p>The form and finishes are plain and feature aluminium framed windows, undecorated plaster cornices and simple skirtings. There are nil features from the significant historical phase of the building i.e. nil significant features relating to the listing.</p> <p>It is unclear when the addition was constructed (historic images indicate it was in place in 1943). However, it has also undergone major modifications over the years.</p> <p>No demolition work is proposed to the original building structure.</p> <p>Demolition will have nil impacts on significant fabric and the overall direct/indirect impact is considered minor</p>
<p>3. New addition and extension to rear of existing building to include kitchen, living, dining and laundry areas</p>	<p>A new modern pavilion addition is proposed to be constructed in place of the existing rear addition.</p> <p>The envelope of the new addition is proposed to be approx. 6m to the west.</p> <p>The new addition will be slab on ground, double brick construction, with hipped metal sheet roof.</p> <p>The existing outbuilding (laundry enclosure) will be reconstructed with a similar location/form to contain the proposed swimming pool pump/filter and bathroom, using single skin masonry walls and flat metal clad roof.</p>	<p>The new addition has been designed to sit at the rear of the building. This will limit visual access to it from Henson Street (primary elevation).</p> <p>The addition will however be visible from Herbert Street. To minimise the visual impacts, the addition has been designed to respond to the existing scale and ensure it is subservient to the original building, and that the original building remains the focal point in the streetscape.</p> <p>This is achieved by addressing scale, form, siting and character.</p> <p>The scale of the addition is subservient to the Queen Anne/ Arts & Crafts style building sitting below the lowest ridge line of the original building. It has also been</p>

designed to have lower ceiling heights than the original building to further reduce the overall scale.

The form (overall shape, volume and arrangement of parts of the building) has been designed as a simple hipped roof that takes cues from the distinctive roof of the existing building whilst respecting the hierarchy of forms on site. The design is deliberately simple and undecorated, presenting a contemporary structure that sits recessively against the more detailed original Queen-Anne style building.

Further, in order to provide delineation of the new addition from the principal building form, the provision of a small, recessed junction between the two structures has been provided. This 'link' further highlights the original extent of the existing dwelling.

The addition is designed using a simplicity of materials – rendered masonry and corrugated metal sheeted roof. Colours have been chosen to integrate with the existing building and its tones.

The new addition will not alter the historic subdivision pattern, or the consistent pattern of predominantly brick single storey detached housing in the Federation Queen Anne and Inter-war California Bungalow styles buildings.

As the outbuilding will be reconstructed with a similar form/location, it will result in minimal additional impact compared to the existing structure.

Overall, the physical (direct) impacts are **minor** with only a small connection to existing fabric, and the visual (indirect) impacts have been minimised through scale, form, siting and character and are considered **moderate**.

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<p>4. New carport, alfresco area, and pool</p>	<p>A new timber framed carport is proposed to be constructed to the south side of the building, accessed via Henson Street.</p> <p>A covered alfresco area, and new pool (and infrastructure) is proposed to be constructed to the southwest of the building (within rear yard).</p>	<p>The carport structure is designed as a simple, lightweight timber framed structure. The form of the structure will not detract from the more decorative façade of the primary building.</p> <p>It consists of four timber posts, responding to the timber posts of the verandah of the primary building.</p> <p>Its height has been determined by the height of the windows, to ensure windows along the south side are not obscured.</p> <p>The carport will be coloured to match timberwork of the primary building.</p> <p>There are nil physical (direct) impacts and visual impacts will be minor.</p> <p>The alfresco area and pool are sited to the rear of the building.</p> <p>Visual access to this area is minimal from the street.</p> <p>There are nil physical (direct) impacts from the works and nil visual impacts.</p>
<p>5. Addition to existing garage structure including first floor studio</p>	<p>A new first level studio is proposed to be constructed above the existing two car garage located to the north-west of the site (accessed via Herbert Street).</p> <p>The existing ground floor area of the existing garage will be expanded and converted for studio use.</p>	<p>The existing garage structure is located to the north-west corner of the site (Herbert Street). There is no connection to the garage structure and the primary building (separated by approx. 9m).</p> <p>The garage is a modern structure and does not contribute to the local heritage listing of the site, nor to the historic streetscape.</p> <p>The addition will increase the bulk to the garage structure. However, this has been reduced by setting back the addition 4.8m from the front (north) of the garage).</p> <p>Bulk has also been reduced through form, with the new addition to the garage structure</p>

being designed as a gable ended roof form that directly responds to the existing garage structure.

The addition is similar in scale to the adjacent 2 Rosemount Ave garage structure. However, it better integrates with the form of the existing garage structure.

Overall, there is no direct physical impact. The visual (indirect) impact has been lessened by siting, form and scale of the new addition and is considered to be **moderate** impact.

<p>6. Modification to front and side fencing</p>	<p>The existing low height front fence will be adapted to better align with the character of the streetscape. This consists of replacement of existing metal infill rails with picket fencing panels and reduction in height of brick panels. The brick will also be rendered and painted to match the building.</p> <p>A new lapped and capped timber fence to replace existing.</p>	<p>The existing front fencing is non-original (built in the 1960s) and is not in keeping with the character of the heritage streetscape.</p> <p>Works will better align with fencing typical for this style of building.</p> <p>The provision of a lapped and capped timber fence to the side boundary is in keeping with the character of the streetscape.</p> <p>The overall impact will be positive</p>
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8.3 MATTERS FOR CONSIDERATION (Heritage NSW Guidelines)

The following matters for consideration arranged into subheadings have been extracted from Template section 4 – Heritage impact assessment, of the document Guidelines for preparing a statement of heritage impact, 2023, prepared by Heritage NSW. The following section provides discussion on the potential impact of the proposed works against the relevant matters for consideration.

8.3.1 - Fabric and spatial arrangements

- The proposed alteration works to the existing building on site as described above, will have minimal impact on significant fabric.
- No works are proposed externally to the primary historic building, with the exception of repainting previously painted elements.
- Internal works will have limited impacts on the primary historic building and do not significantly alter the spatial arrangements of the building.
- The existing layout will not be substantially altered allowing the historic layout to continue to be understood.
- The spaces with most of the significant internal fabric i.e. decorative plaster ceilings, timber windows and joinery (two front rooms and hallway) will have the least change, with only a new door opening proposed within the Master bedroom. Significant features such as in these spaces will be retained and not impacted by the works.

- Areas with less significant fabric or decorative detailing (existing living and Bed 3) will be reconfigured to ensuites and WIRs. By limiting change of use in these areas, this minimises impact to significant fabric.

8.3.2 - Setting, views and vistas

- The proposed works will have minimal impact on the setting and views of the building when viewed from Henson Street (primary façade).
- Works are concentrated to the rear of the existing building, with the addition positioned to the north.
- There will be some visual impact to the item when viewed from the east and west along Herbert Street.
- Impacts have been minimised through appropriate scaling of building (setting the new addition below predominant height of the existing building), designing a form that allows the existing building to continue to be the focal point of the site (new addition simple hipped roof, with plain detailing), and the use of materials and colours that sit recessively in the background (new roofing to be coloured in similar tone to existing, with rendered walls coloured to match rendered sections of the principal building form).

8.3.3 - Landscape

- The proposed works do extend further into the landscaped area than existing. However, the existing landscape at the rear is mostly concrete slab. There is no significant landscaping or open space in this area.
- The front garden, characteristic of the heritage conservation area, will not be impacted by the works.
- In addition, the fencing to the property will be modified to better reflect those same characteristics that make the area significant.

8.3.4 – Use

- Not applicable.

8.3.5 - Demolition

- The proposed demolition is to a non-original rear addition. No significant fabric or space as part of the local heritage item will be impacted by demolition.

8.3.6 – Curtilage

- Not applicable.

8.3.7 - Moveable heritage

- Not applicable.

8.3.8 - Aboriginal cultural heritage

- The provision of advice or commentary on Aboriginal cultural heritage is outside the scope of this report.

8.3.9 - Historical archaeology

- The provision of advice or commentary on archaeological matters is outside the scope of this report. Nevertheless, it is advisable that, in the event of any unforeseen archaeological findings during ground works, an immediate 'STOP WORK' procedure be enforced, followed by an assessment conducted by a suitably qualified archaeologist. This approach will facilitate the appropriate path forward in consultation with Heritage NSW.

8.3.10 - Natural heritage

- Not applicable.

8.3.11 - Conservation areas

- The site is located within the Prospect Hall HCA, and opposite the Clover Hill HCA, with the listed subject site/dwelling contributing strongly to the local streetscape and HCA.
- The proposed works will retain the subject dwelling's principal building form unchanged (apart from repainting previously painted elements), including its most characteristic elements like its primary roof form, front verandah, chimneys and decorative timber detailing. The works instead are focused on the more modified rear sections of the dwelling.
- The impact of the proposed new additions to the site and HCA has been minimised through consideration of appropriate scale, form, siting and character.
- The site's front boundary fencing will be replaced to better reflect the dwelling's Federation-era construction.

8.3.12 - Cumulative impacts

- The proposed works are sought in isolation with no proposal for additional work or a long-term strategy for further development to the site.

8.3.13 - Other heritage items in the vicinity

- The subject site is located in proximity to House, and interior (I1586) at 51 Henson Street. Works will have nil impacts to this item.

8.4 INNER WEST DEVELOPMENT CONTROL PLAN 2016

The Inner West Local Environmental Plan 2022 (LEP) is supported by the provisions and controls of the Inner West Comprehensive DCP 2016, specifically Part E1 – Heritage Items and Conservation Areas (excluding Haberfield), which provides additional objectives and development standards for heritage items, properties within heritage conservation areas and properties within the vicinity of heritage items.

This Heritage Impact Statement has considered the relevant objectives and controls provided in Part E1, in assessment of the proposed works in Section 8.3 of this report.

9.0 RECOMMENDED MITIGATION MEASURES

This report has identified that there is potential for some direct and indirect impacts as a result of the proposal. It is therefore recommended that the following measures be implemented to reduce and mitigate impacts to the site’s identified heritage significance and values.

Mitigation measure	Description
New openings	The provision of new door openings should ensure that they are detailed to match the existing door opening frames. Where possible, the removed doors should be reused.
Infill openings	Infill of existing door openings should match surrounding fabric and include timber skirting to match existing adjacent to create a seamless finish
Site protection	<p>Significant elements, including external walls, surfaces, windows etc are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric is not damaged or removed.</p> <p>All contractors and subcontractors involved in the construction works should be briefed on the heritage significance of the site prior to work commencing.</p> <p>Any accidental damage caused to significant fabric must be reported immediately to the heritage consultant. Damage is to be made good in accordance with specialist heritage advice.</p>

10.0 CONCLUSION

45 Henson Street, Summer Hill is listed in Part 1 of Schedule 5 of the Inner West Local Environmental Plan 2012 (LEP) as an item of environmental heritage – 'House, including interiors' (I1585), as a pleasing example of a Queen Anne/Arts-&-Crafts style house which addresses its corner position admirably and is an effective component of the streetscape and the heritage conservation area. It also is significant for having associations with prominent Ashfield personalities of the Federation period.

The proposed modifications including demolition of the rear addition and construction of new rear addition, will have some impact on the significance of the place. However, these impacts have been minimised through the design, dressing, scale, form, siting and character of the new works and by responding to the existing heritage item and its significant features. Further impacts can be minimised by the implementation of the recommendations provided in Section 9.0 of this report.

11.0 BIBLIOGRAPHY

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