Inc.1874

Burwood

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

Attachments Excluded from Agenda

Burwood Local Planning Panel Meeting

Thursday, 18 September, 2025

6:00 PM

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Development Applications

DA11/25 DA.2025.48 - Alterations and additions to an existing sex services premises, including demolition of existing unauthorised outbuildings and construction of a new single-storey extension containing an office, staff room and kitchenette, and new carport awning roof and gate.

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ATTACHMENT 1

Recommended Reasons for Approval

1. The sex services premises is an approved existing use, and the development makes use of existing use rights as set out the EP&A Act and EP&A Regulations;

2. The proposed alterations and additions will not unreasonably compromise the amenity of nearby properties or have an adverse impact on surrounding area;

3. Appropriate conditions of approval have been imposed to ensure works are carried out accordance with the National Construction Code (BCA) and relevant Australian Standards, and to minimise any adverse impacts on the surrounding area;

4. The development generally accords with objectives of relevant planning controls.

Recommended Conditions of Approval

1) Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans and support documents (stamped approved by Council):

Plan/Document	Prepared by	DWG No.	Project No.	Date
Schedule of Materials & Finishes	Space Up	A1-02	2025-164	3.7.2025
Site Plan	Space Up	A1-01	2025-164	3.7.2025
Demolition Plan	Space Up	B1-02	2025-164	3.7.2025
Demolition Plan - Roof	Space Up	B1-03	2025-164	3.7.2025
Proposed Ground Floor Plan	Space Up	B1-04	2025-164	3.7.2025
Proposed Roof Plan	Space Up	B1-05	2025-164	3.7.2025
East Elevation	Space Up	C-01	2025-164	3.7.2025
North Elevation	Space Up	C-02	2025-164	3.7.2025

West Elevation	Space Up	C-03	2025-164	3.7.2025
Long Section	Space Up	D-01	2025-164	3.7.2025
Stormwater Drainage Plan	JAS Engineers	1/1	JS330625	9.7.2025
Waste Management Plan	Space Up	For 10 Elizabeth Street, Burwood.		7.7.2025
RESPONSE TO FLOOD-LEVEL ENQUIRY	Burwood Council	TRIM 25/26096 for 10 Elizabeth Street, Burwood.		28.5.2025

FEES

2) **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during construction work - **$3000.00.** Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/ excavation.

PLANNING & ENVIRONMENTAL HEALTH CONDITIONS

3) Any services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Sydney Water, NBN, Jemena, Ausgrid, etc.), with all costs associated with this alteration to be borne by the applicant/owner.

4) Any external lighting is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.

5) This consent does not alter the hours of operation of the premises.

6) This consent does not alter the number of staff permitted to work at the premises at any one time.

7) This consent does not approve any new signage.

8) No sexual services are to be conducted within the new staff room, office, or kitchenette.

9) Car parking areas, driveways and walkways are to be kept clear of goods.

10) All loading and unloading in connection with the use of the premises being carried out within the site.

11) Waste and recycling bins shall be stored out of public view and kept in a clean and hygienic condition.

12) The premises shall be maintained in a clean and hygienic condition and any direction issued by an authorised Council Officer regarding cleanliness is to be complied with as directed.

13) The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provision of the *Protection of the Environment Operation Act 1997*. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

DEMOLITION CONDITIONS

14) Any demolition work is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.

15) Access to the demolition site is to be restricted and the site is to be secured when demolition work is not in progress.

16) The demolition site is to be provided with measures to mitigate against dust nuisances arising on adjoining sites and roadways. To achieve this, a fence or barrier is to be erected around the site. The construction may be steel mesh which is covered with a suitable filtering medium or such other construction acceptable to Council. An effective program of watering the site is also required to be maintained.

17) The applicant/demolisher/builder shall take all necessary precautions to adequately protect adjoining properties during demolition. This shall include the submission to the Principal Certifier of specific details of the protection to be employed prior to any works commencing.

18) Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice "How to Safely Remove Asbestos" dated December 2022.

19) A SafeWork NSW licensed contractor must undertake removal of more than 10 square metres of any bonded asbestos. Removal of any friable asbestos must only be undertaken by a contractor that holds a current friable asbestos removal licence.

20) Demolition sites that involve the removal of any asbestos must display a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm erected in a prominent visible location at the site to the satisfaction of Council Officers. The sign is to be erected prior to the commencement of demolition works and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

21) All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation.

22) All asbestos laden waste must be disposed of at an approved waste disposal depot (Refer to the Office of Environment and Heritage or Waste Service NSW for details of sites).

23) Written notice must be provided to Council and adjoining neighbours at least two working days prior to commencement of any works.

Such written notice is to include the following details:

- Date of asbestos removal; and
- Name, address contact details (including afterhours contact telephone number) and SafeWork NSW licence number of the asbestos removal contractor.

Work is not to commence prior to the nominated date.

24) The applicant/demolisher/builder shall take all necessary precautions to adequately protect adjoining properties during demolition and construction works. This shall include the submission to the Principal Certifier of specific details of the protection to be employed prior to demolition and construction commencing.

BUILDING CONDITIONS

25) **Prior to the commencement of any works**, the following is to be carried out:

a) Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier" via the NSW Planning Portal.
b) Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by an Accredited Certifier.

(Vide Section 6.6 *Environmental Planning & Assessment Act 1979*)

26) **Prior to the commencement of any works,** a sign must be erected and maintained in a prominent position on the site, which contains the following details:
a) name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable);
b) name, address and telephone number of the *Principal Certifier;*
c) a statement stating that 'unauthorised entry to the work site is prohibited".

27) Hours of construction work shall be from 7:00am to 7:00pm Mondays to Fridays inclusive (**during daylight savings period**), 7:00am to 6:00pm Mondays to Fridays inclusive (**outside daylight savings period**) and from 7:00am to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be

responsible for the compliance of this condition by all sub-contractors, including demolishers.

28) Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

a. must be a standard flushing toilet, and
b. must be connected:
   (i) to a public sewer, or
   (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

29) All building works being erected wholly within the boundaries of the property.

30) All building work must be carried out in accordance with the National Construction Code (BCA) and any applicable Australian Standards.

31) **Prior to the issue of Construction Certificate,** structural engineering design details for footings must be provided to the Principal Certifier for assessment to NCC 2022 Volume 1 specific to construction in a flood prone area. The design to include but not limited to considerations for flood flow and flood - structural stability.

32) **Prior to the issue of the Construction Certificate**, detailed design for essential fire safety measures including but not limited to egress from the building must be provided to the Principal Certifier for assessment of Section D and Section E of NCC 2022 Volume 1.

33) **Prior to the issue of the Construction Certificate**, design drawings are to be provided to the Principal Certifier including but not limited to fire wall details, fire separation construction details to the underside of roof covering as per Part C2 and Part C3 of NCC 2022 Volume 1.

34) **Prior to the issue of the Construction Certificate**, accessibility measures and compliance with AS1428.1 and NCC 2022 must be provided to the Principal Certifier for approval.

35) **Prior to issue of the Construction Certificate**, the Principal Certifier is to determine if a Fire Safety Schedule ought to be issued for the proposed use and development to include new or modified essential fire safety measures. The Principal Certifier is to consider adequacy of existing / as-installed essential fire safety measures – including any performance solutions fire engineering applicable.

36) **Prior to the issue of the Construction Certificate,** design details for stormwater disposal and discharge of stormwater via downpipes must be provided to the Principal Certifier for approval. Stormwater shall be collected and discharged by means of a

gravity pipe to Council's street drainage system and maintained in compliance with NCC 2022 Volume 1.

37) The building must be maintained to comply with the requirements of the NCC 2022 Volume 1 for a Class 5 building.

38) Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call "Dial Before You Dig" on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a backyard renovator, an individual tradesman or a professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction works.

39) **Building Plan Approval:** The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Tap in™ service provides 24/7 access to a range of services, including:

-building plan approvals
-connection and disconnection approvals
-diagrams
-trade waste approvals
-pressure information
-water meter installations
-pressure boosting and pump approvals
-changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available on Sydney Water's website: www.sydneywater.com.au

Sydney Water recommends you apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

40) A hoarding or fence at least 1.8m in height must be provided between the area of works and any adjoining property or public place. Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

41) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

42) The building works are to be inspected during construction by the Principal Certifier (PC) or an appropriate Accredited Certifier authorised by the Principal Certifier. The Principal Certifier must be satisfied that the construction satisfies the standards specified in the National Construction Code (BCA) before proceeding beyond the relevant stage of construction.

43) Structural Engineer details prepared and certified by a practicing Structural Engineer for all footings and foundations, reinforced concrete and structural members or design with engineering principles being submitted to the Principal certifier for approval **prior to the issuing of a Construction Certificate.**

44) The Structural Engineer is to supervise the construction where required. All certificates from the supervising Structural Engineer are to be submitted to the Principal Certifier before an Occupation Certificate is issued stating that all works have been erected in accordance with their certified engineering design drawings.

45) All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.

46) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

    a. must preserve and protect the building from possible damage, and
    b. if necessary, must not compromise the footings-foundations of adjoining building in an approved manner, and
    c. must, at least 7 days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
    d. The notice of intention must include protection works designed by a qualified structural / civil engineer. Those protection works are to be implemented concurrently with the excavation.

    The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

    Allotment of land includes a public road and any other public place.

47) All plumbing and drainage work being carried out by licenced tradespeople and in accordance with the requirements of the Plumbing Code of Australia.

48) The floor of internal wet areas being of a material impervious to moisture and graded and drained to the sewers of Sydney Water.

49) All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.

50) Smoke alarms are to be installed in accordance with the National Construction Code (BCA) and AS3786.2014. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**

51) No materials are to be stored on Council's roads, footpaths, nature strips or parks.

52) All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation. When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited.

53) Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.

54) The approved development must not be utilised until an Occupation Certificate (OC) as referred to in Section 6.4 (c) of the *Environmental Planning and Assessment Act 1979* is issued by the Principal certifier (PC). Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied.

55) If the Principal Certifier with prescribed new or modified essential fire safety measures issues a fire safety schedule, the owners of the building must issue a Final Fire Safety Certificate prior to occupation and use of part of building relating to the Fire Safety Schedule.

    The Final Fire Safety Certificate is to be given to the Principal Certifier prior to applying for an Occupation Certificate. A copy of the Final Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW by the building owner and copies of these documents are to be prominently displayed in the building.

56) Thereafter once in every 12-month period, the owners must issue an Annual Fire Safety Statement to Council (collectively for whole of building). A fee is payable to Council. The Annual Fire Safety Statement attests to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures.

    Copy each of Annual Fire Safety Statement is to be given to the Commissioner of Fire and Rescue NSW and displayed in the building adjacent to Final Fire safety Certificate.

ENGINEERING CONDITIONS

57) All activities and works external to the site, or that affect public roads, are to be carried out in accordance with the Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.

58) A road-opening permit and/or a construction permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's **Schedule of Fees and Charges**. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of $20 million and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. Please see **Burwood Council's web site** **www.burwood.nsw.gov.au** - Go to Rates and Payments/ Works on Council Property/ Application for Works on Council Property

59) Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.

60) The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be always maintained.

61) The following matters shall apply to the Damage Deposit listed in Condition no. 2:

a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during demolition and/or construction.

b. The council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to work commencing and at the completion of all work covered by this consent. The council is aware that damage may be caused by individual contractors that culminate in the damage inspected at the Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. The council will not refund any part of a damage deposit until the completion of the work is covered by this consent.

c. The applicant shall lodge an application to the Council for a refund of damage deposit after obtaining an Occupation Certificate (OC). The OC must be formally submitted to Council prior to lodging the application for refund of damage deposit.

62) Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the construction area into Council's laneway.

63) All demolition and excavation materials are to be removed from the site or disposed of site using methods that comply with relevant environmental protection legislation

64) Flood Control: As per Burwood Council's draft flood study report, the land at No. 10 Elizabeth Street is identified as flood affected. The following flood control measures must be adhered to:

    a. Minimum floor level adopted for any habitable room must not be below Flood Plain Level (FPL), 1% AEP plus 300mm freeboard (26.50 AHD), as obtained from Council by lodging an 'Application for Flood Enquiry' shall be implemented.

    b. Any part of the dwelling house built below Flood Plain level shall be constructed of flood compatible materials.

    c. The proposed development must not result in increased flooding elsewhere in the floodplain.

END OF CONDITIONS



EXTERNAL WALL

DESCRIPTION: EXTERNAL WEATHERBOARD CLADDING
LOCATION: External Wall
PRODUCT CODE: -
SUPPLIER: James Hardie
NOTE: -



METAL ROOF

DESCRIPTION: DARK GREY KLIP LOK METAL ROOF
LOCATION: ROOF & AWNING
PRODUCT CODE: Klip-Lok / Monument
SUPPLIER: Colorbond
NOTE: -



EXTERNAL STAIRCASE

DESCRIPTION: GALVANIZED STAIRCASE WITH HANDRAIL
LOCATION: STAIRCASE
PRODUCT CODE: -
SUPPLIER: By Contractor
NOTE: -

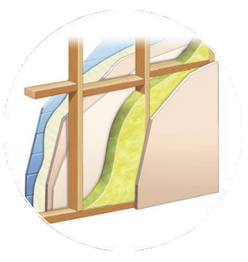
EXTERNAL WALL PAINT FINISH

DESCRIPTION: WHITE EXTERNAL WALL PAINT FINISH
LOCATION: WALL
PRODUCT CODE: Lexicon Quarter
SUPPLIER: Dulux
NOTE: -



WINDOW

DESCRIPTION: DARK GREY ALUMINIUM WINDOW
LOCATION: WINDOW
PRODUCT CODE: Monument
SUPPLIER: By Contractor
NOTE: -



90/90/90 FIRE RATED WALL

DESCRIPTION: ONE WAY FIRE RATED WALL SYSTEM - 90/90/90
LOCATION: External Wall
PRODUCT CODE: -
SUPPLIER: James Hardie
NOTE: -

SPACE UP
ARCHITECT & INTERIOR DESIGN

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GLADESVILLE, NSW 2111
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E: BRIAN@SPACE-UP.COM.AU
PETER@SPACE-UP.COM.AU

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REV:	DATE:	DESCRIPTION:	CHK
-	2025.02.20	PROPOSED LAYOUT	B.I / P.C
-	2025.03.07	PRE-DA DRAWING SET	B.I / P.C
-	2025.05.09	REVISED LAYOUT	B.I / P.C
-	2025.07.03	DA DRAWING SET	B.I / P.C

SCALE:
SIZE:
NORTH POINT:

PROJECT TITLE :
BURWOOD - 10 Elizabeth Street

SITE LOCATION :
10 ELIZABETH STREET
BURWOOD NSW 2134

DRAWING TITLE :
SCHEDULE OF MATERIAL & FINISHES

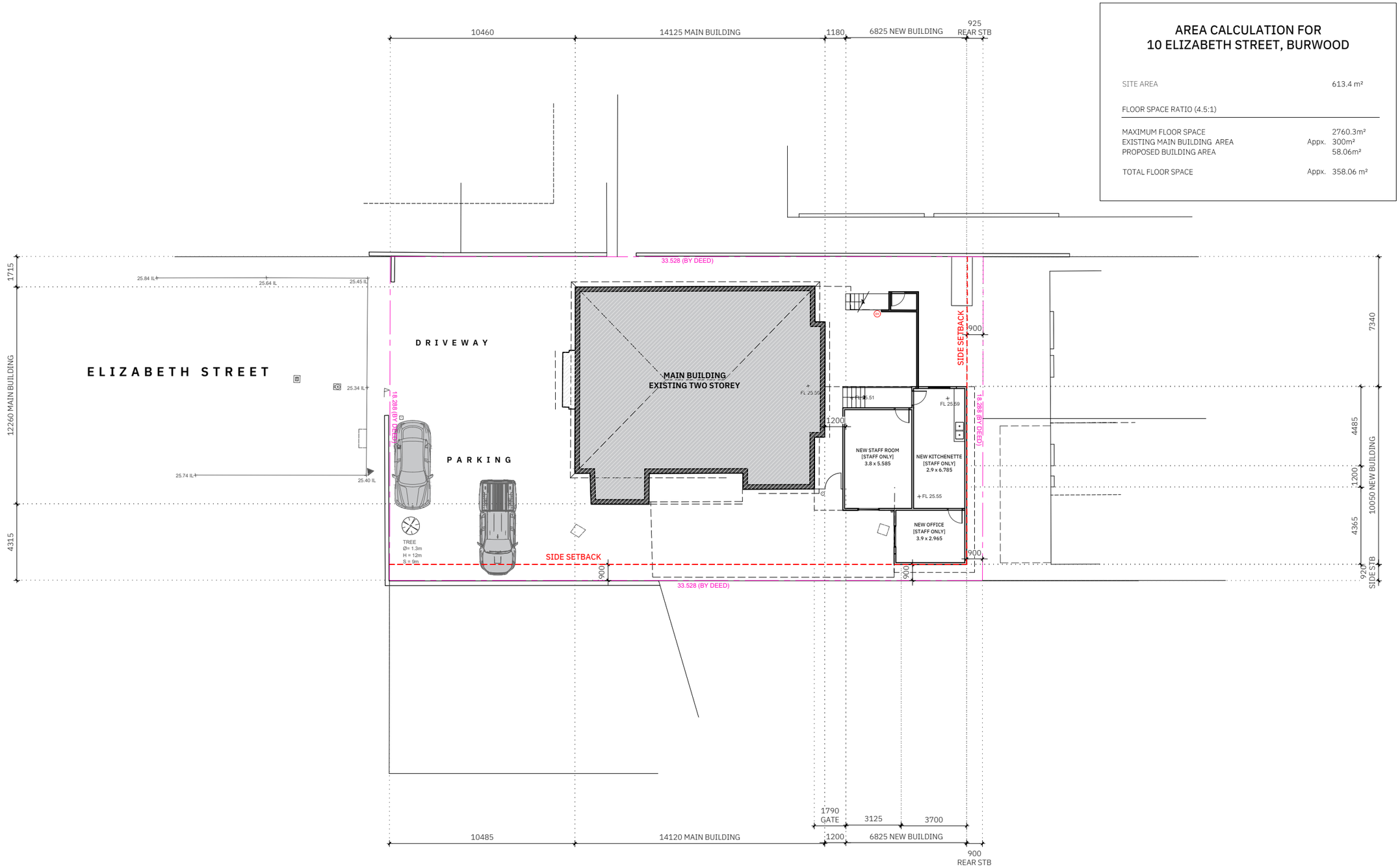
PROJECT NO. :
2025-164

DRAWING NO. :
A1-02

Attachment 2 - Architectural Plans

AREA CALCULATION FOR 10 ELIZABETH STREET, BURWOOD

SITE AREA		613.4 m²
FLOOR SPACE RATIO (4.5:1)		
MAXIMUM FLOOR SPACE		2760.3m²
EXISTING MAIN BUILDING AREA	Appx.	300m²
PROPOSED BUILDING AREA		58.06m²
TOTAL FLOOR SPACE	Appx.	358.06 m²



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	2025.03.07	PRE-DA DRAWING SET	B.I / P.C
	2025.05.09	REVISED LAYOUT	B.I / P.C
	2025.07.03	DA DRAWING SET	B.I / P.C

SCALE: 1:200
SIZE: A3
NORTH POINT:
0 2 4 6 10m

PROJECT TITLE : BURWOOD - 10 Elizabeth Street
SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134
DRAWING TITLE : SITE PLAN
PROJECT NO. : 2025-164
DRAWING NO. : A1-01

PROPOSED ALTERATIONS & ADDITIONS

10 ELIZABETH STREET, BURWOOD 2134

A1-01	SITE PLAN
B1-01	DEMOLITION PLAN
B1-02	DEMOLITION PLAN - ROOF
B1-03	PROPOSED FLOOR PLAN
B1-04	PROPOSED ROOF PLAN
C-01	EAST ELEVATION
C-02	NORTH ELEVATION
C-03	WEST ELEVATION
D-01	LONG SECTION

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REV:	DATE:	DESCRIPTION:	CHK
. . . . .	2025.02.20	PROPOSED LAYOUT	B1 / P.C
. . . . .	2025.03.07	PRE-DA DRAWING SET	B1 / P.C
. . . . .	2025.05.09	REVISED LAYOUT	B1 / P.C
. . . . .	2025.07.03	DA DRAWING SET	B1 / P.C

SCALE: SIZE: NORTH POINT:

PROJECT TITLE :
BURWOOD - 10 Elizabeth Street

SITE LOCATION :
10 ELIZABETH STREET
BURWOOD NSW 2134

DRAWING TITLE :
PRE-DA SET

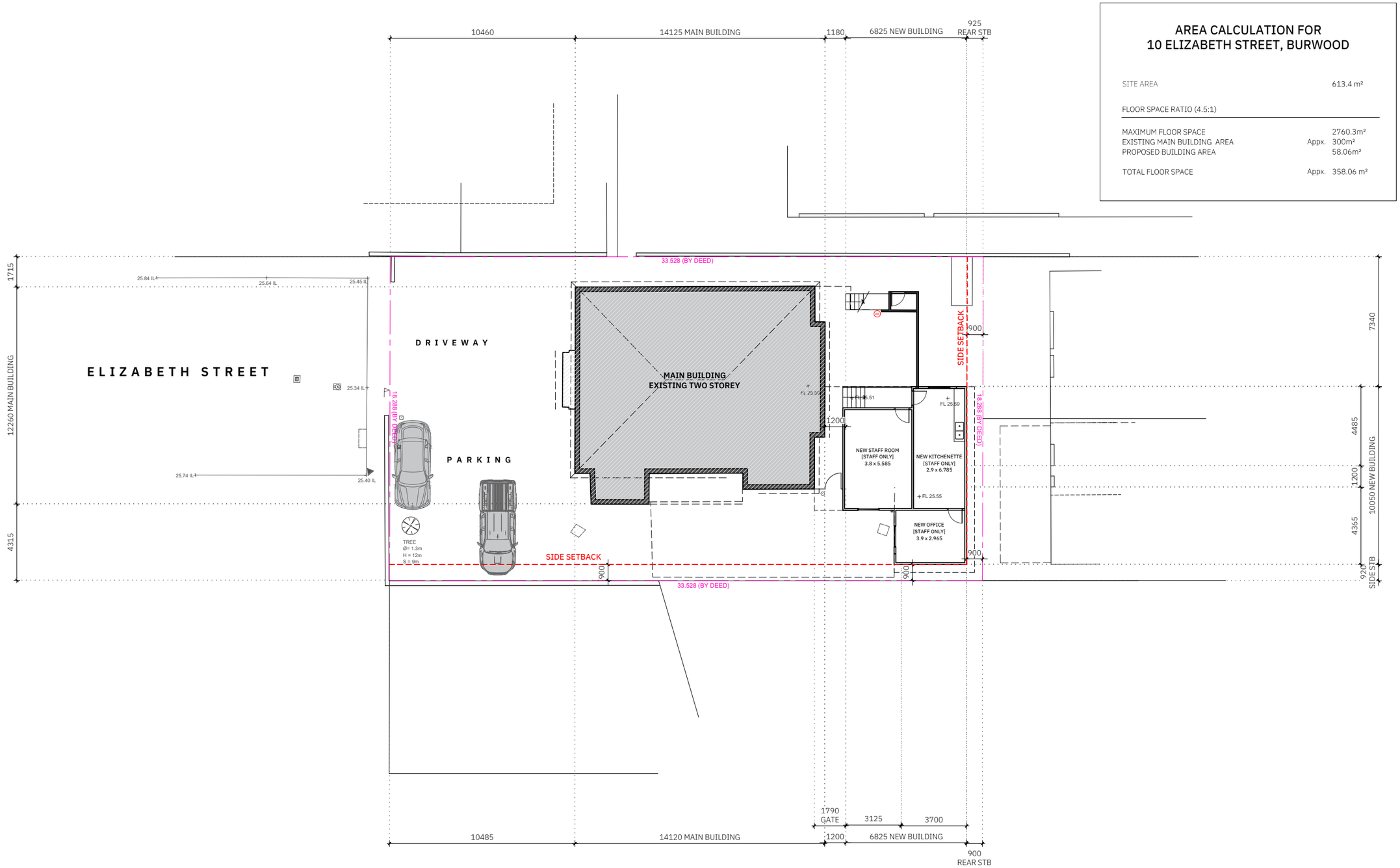
PROJECT NO. :
2025-164

DRAWING NO. :

Attachment 2 - Architectural Plans

AREA CALCULATION FOR 10 ELIZABETH STREET, BURWOOD

SITE AREA		613.4 m²
FLOOR SPACE RATIO (4.5:1)		
MAXIMUM FLOOR SPACE		2760.3m²
EXISTING MAIN BUILDING AREA	Appx.	300m²
PROPOSED BUILDING AREA		58.06m²
TOTAL FLOOR SPACE	Appx.	358.06 m²



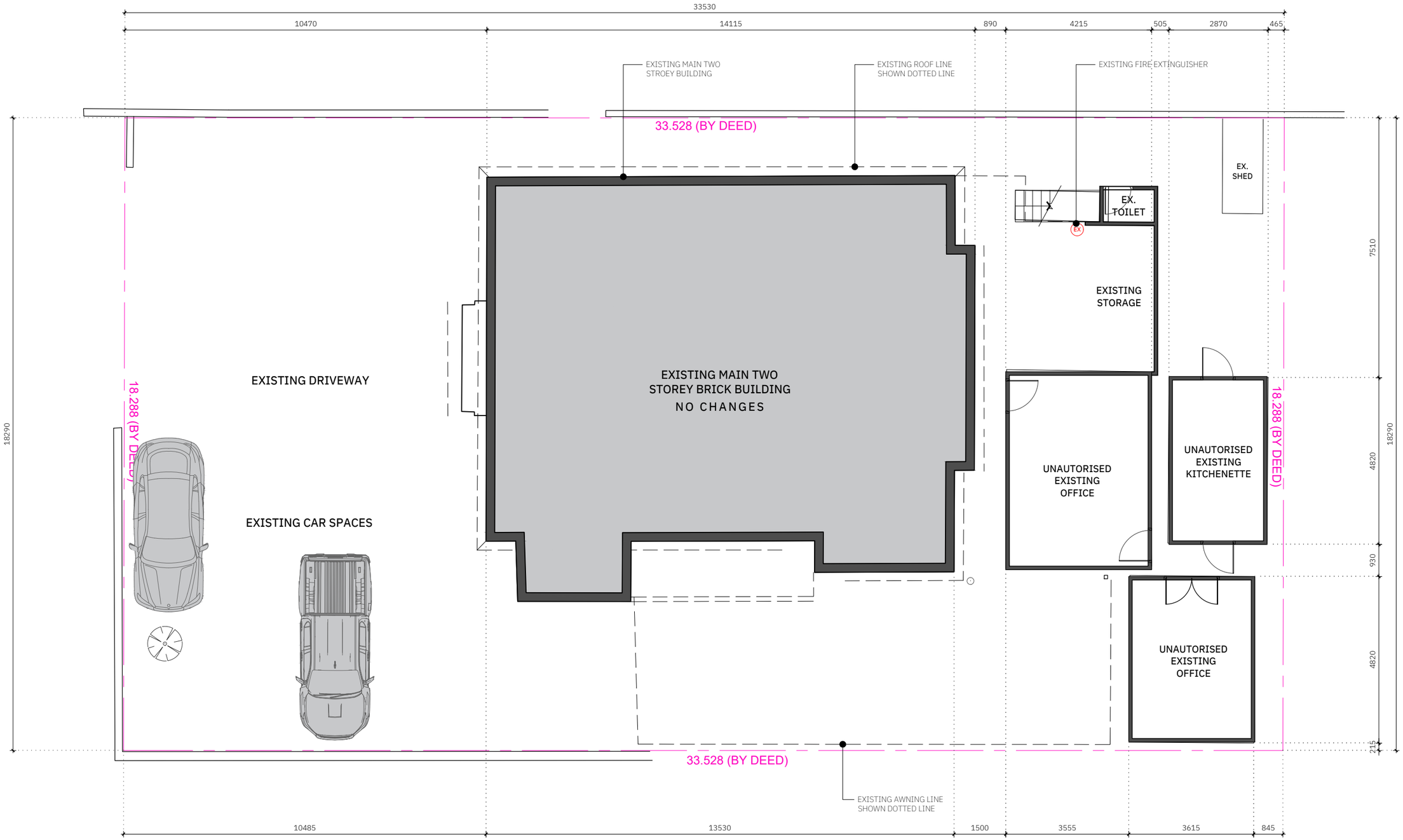
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	2025.07.03	DA DRAWING SET	B.I / P.C

SCALE: 1:200
SIZE: A3
NORTH POINT:
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PROJECT TITLE : BURWOOD - 10 Elizabeth Street
SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134
DRAWING TITLE : SITE PLAN
PROJECT NO. : 2025-164
DRAWING NO. : A1-01



EXISTING FLOOR PLAN

1:100@A3

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NORTH POINT:

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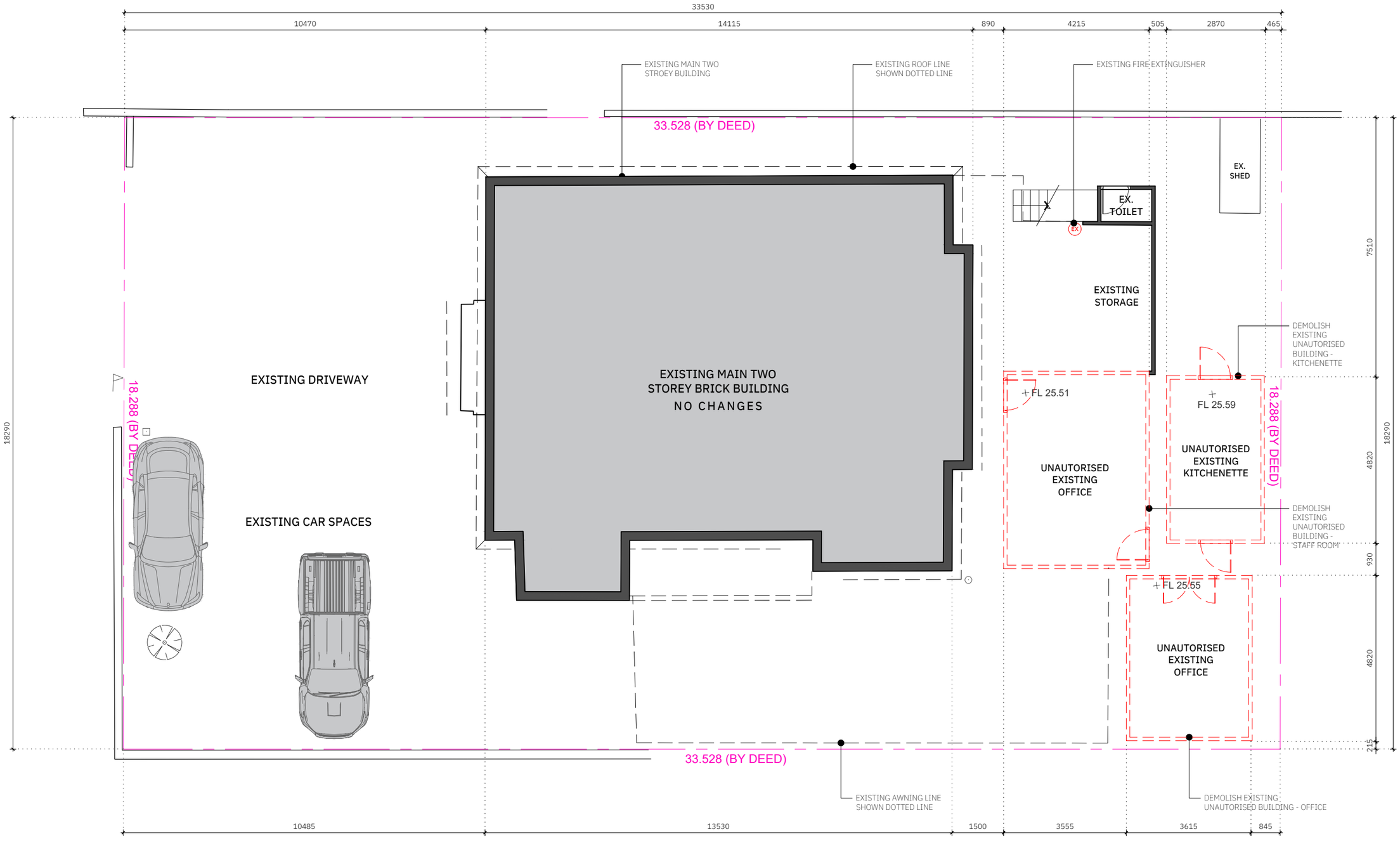
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SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : EXISTING GROUND FLOOR PLAN

PROJECT NO. : 2025-164

DRAWING NO. : B1-01



DEMOLITION PLAN

1:100@A3

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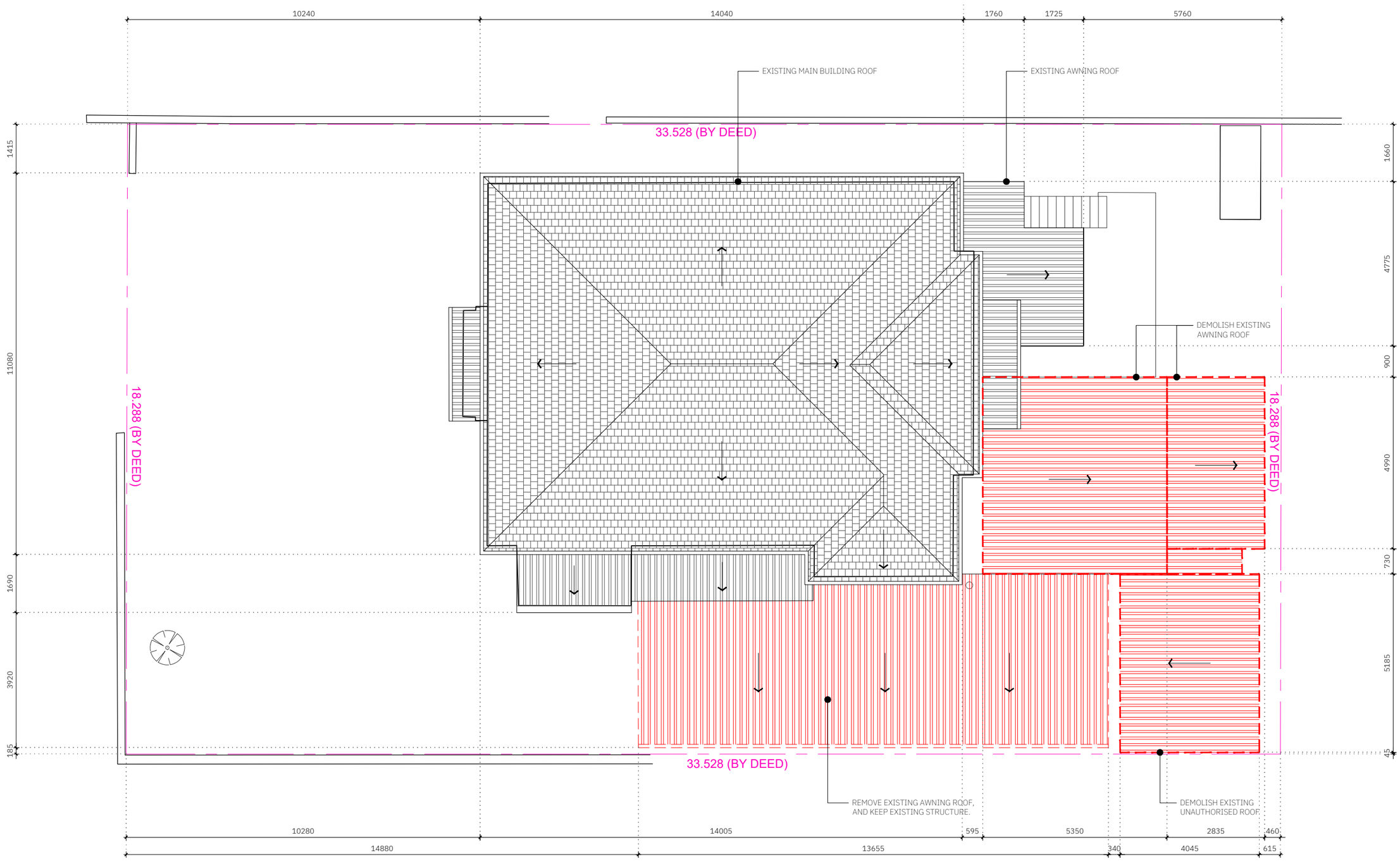
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SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : DEMOLITION PLAN

PROJECT NO. : 2025-164

DRAWING NO. : B1-02



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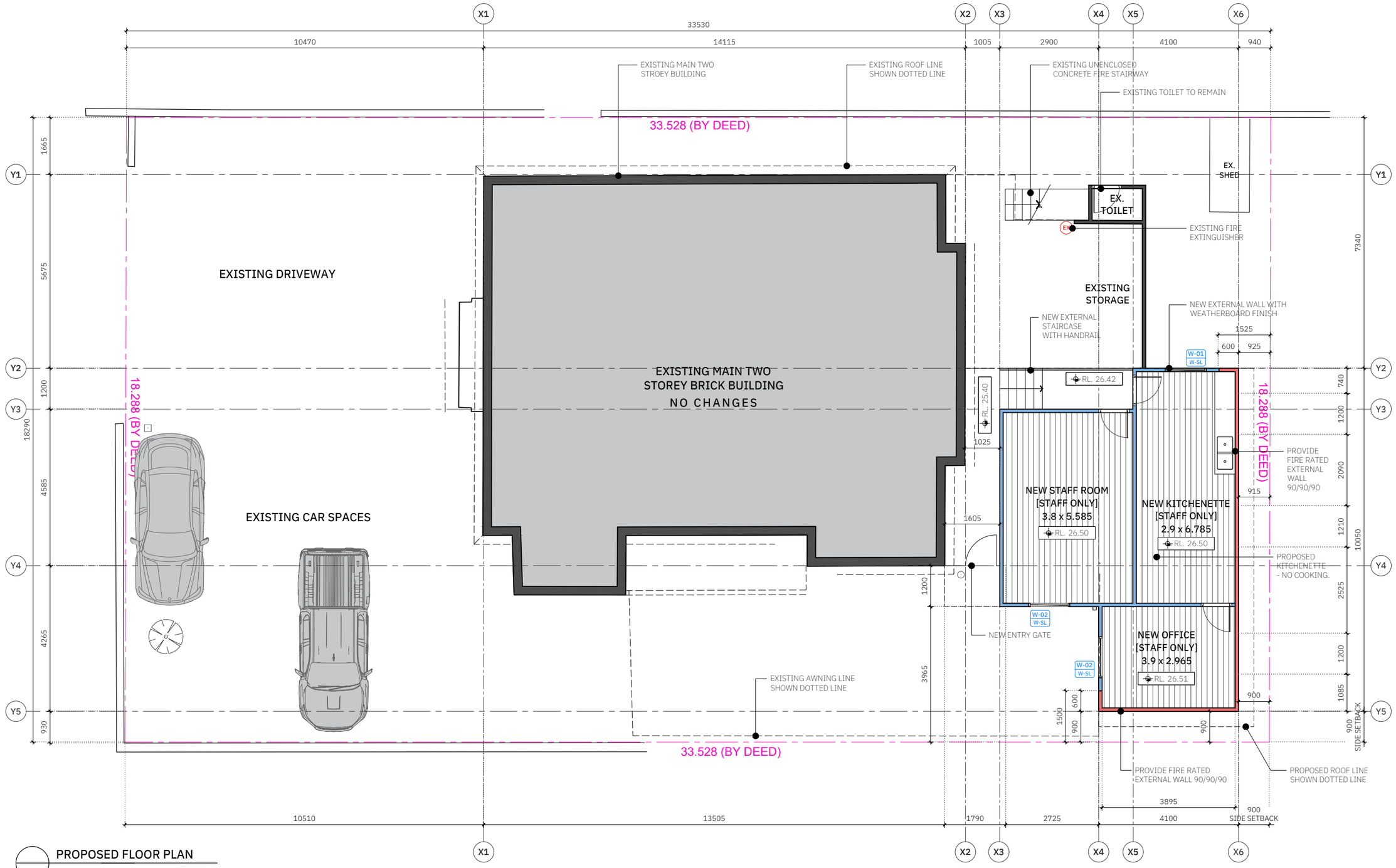
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SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : DEMOLITION PLAN - ROOF

PROJECT NO. : 2025-164

DRAWING NO. : B1-03



PROPOSED FLOOR PLAN

1:100@A3

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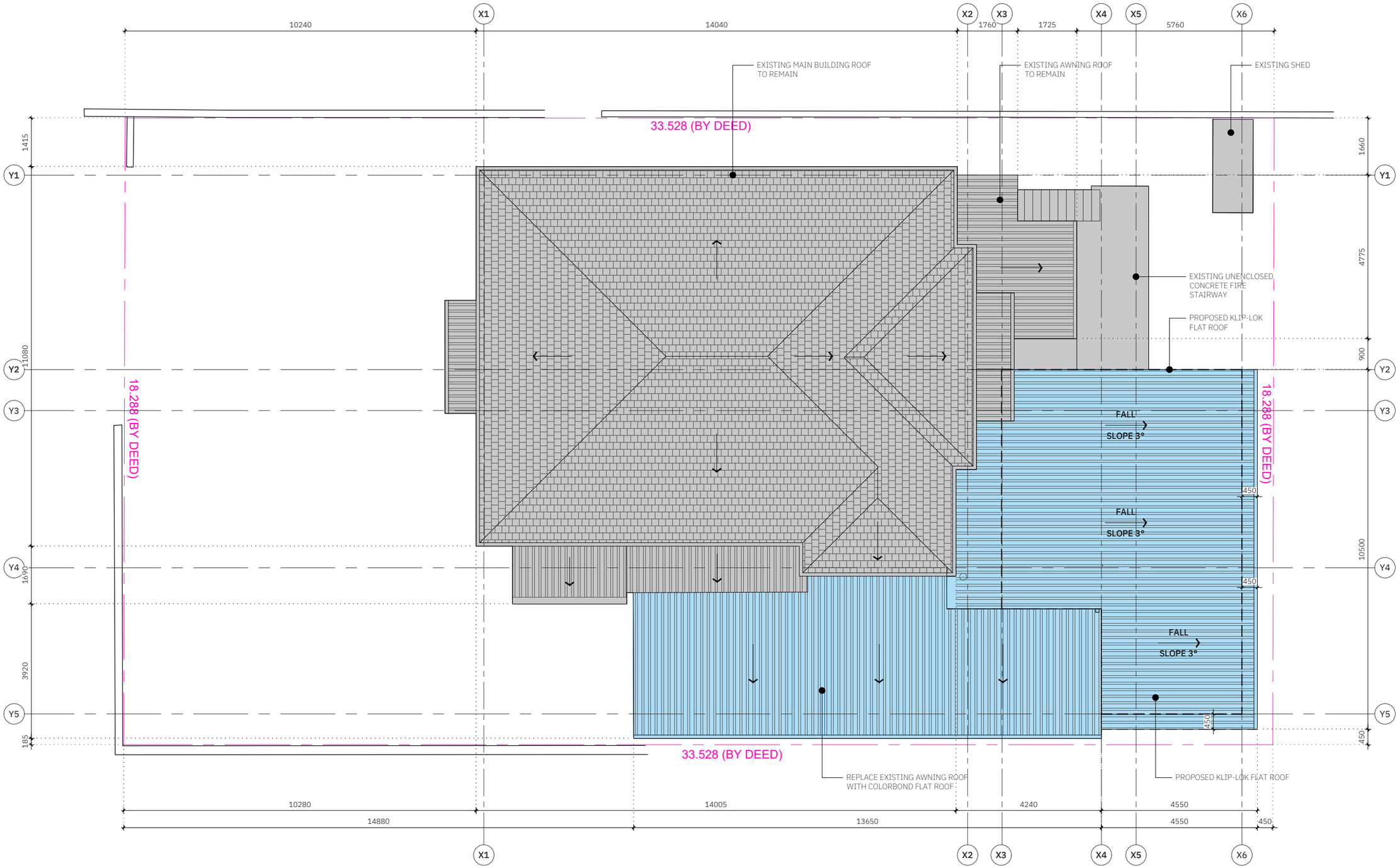
PROJECT TITLE : BURWOOD - 10 Elizabeth Street

SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : PROPOSED GROUND FLOOR PLAN

PROJECT NO. : 2025-164

DRAWING NO. : B1-04



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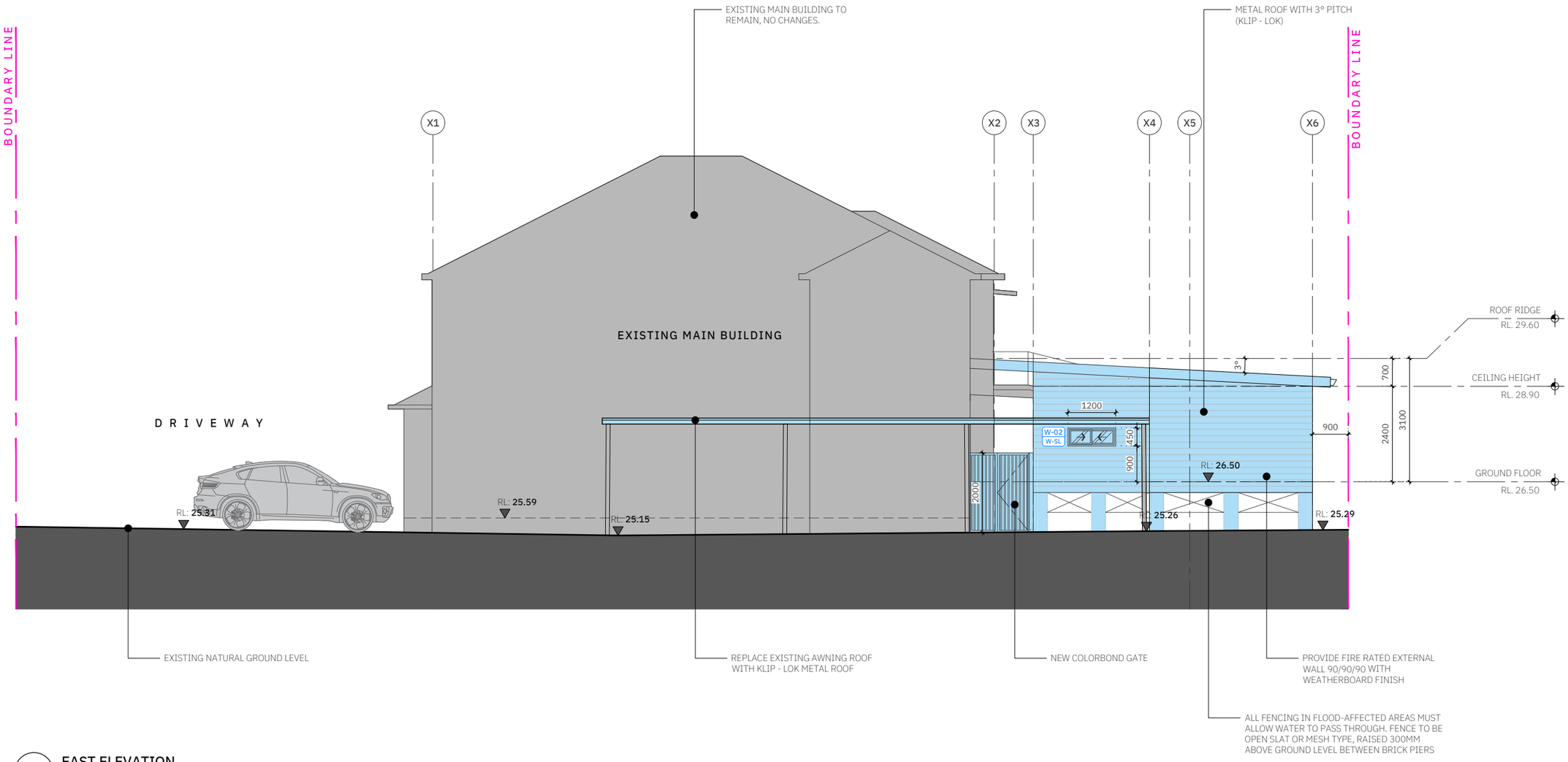
PROJECT TITLE : BURWOOD - 10 Elizabeth Street

SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : PROPOSED ROOF PLAN

PROJECT NO. : 2025-164

DRAWING NO. : B1-05



EAST ELEVATION

1:100@A3

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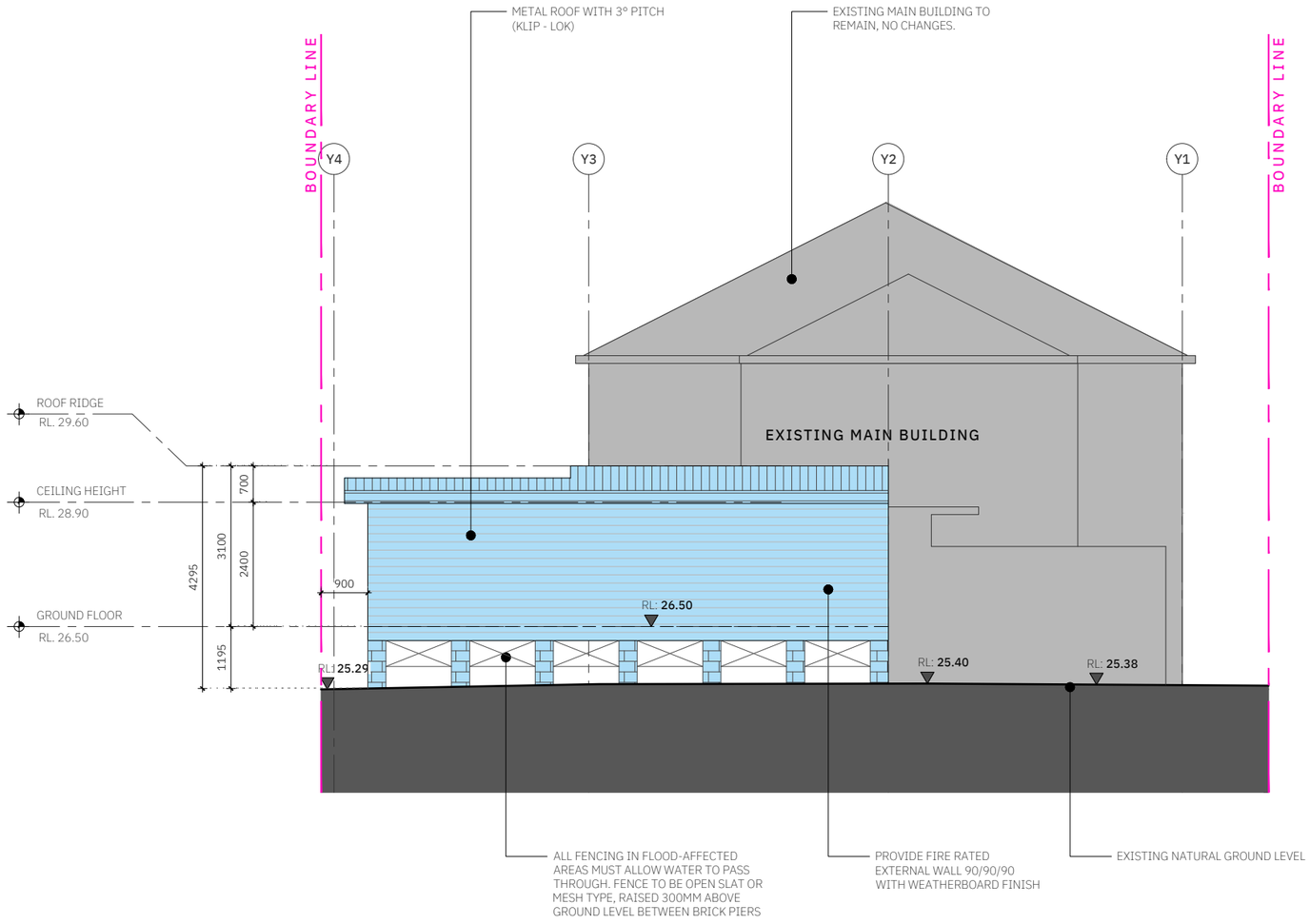
PROJECT TITLE : BURWOOD - 10 Elizabeth Street

SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : EAST ELEVATION

PROJECT NO. : 2025-164

DRAWING NO. : C-01



NORTH ELEVATION

1:100@A3

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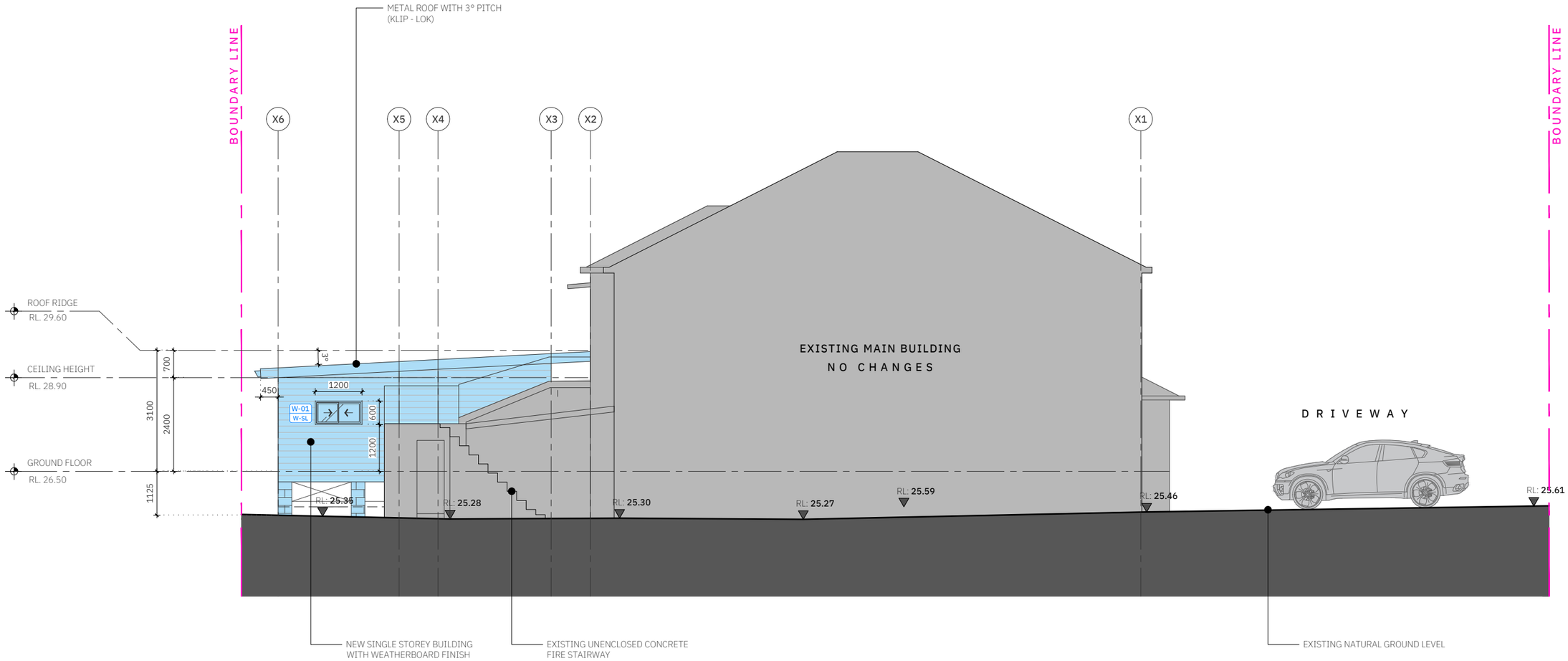
PROJECT TITLE : BURWOOD - 10 Elizabeth Street

SITE LOCATION :
10 ELIZABETH STREET
BURWOOD NSW 2134

DRAWING TITLE : NORTH ELEVATION

PROJECT NO. : 2025-164

DRAWING NO. : C-02



WEST ELEVATION

1:100@A3

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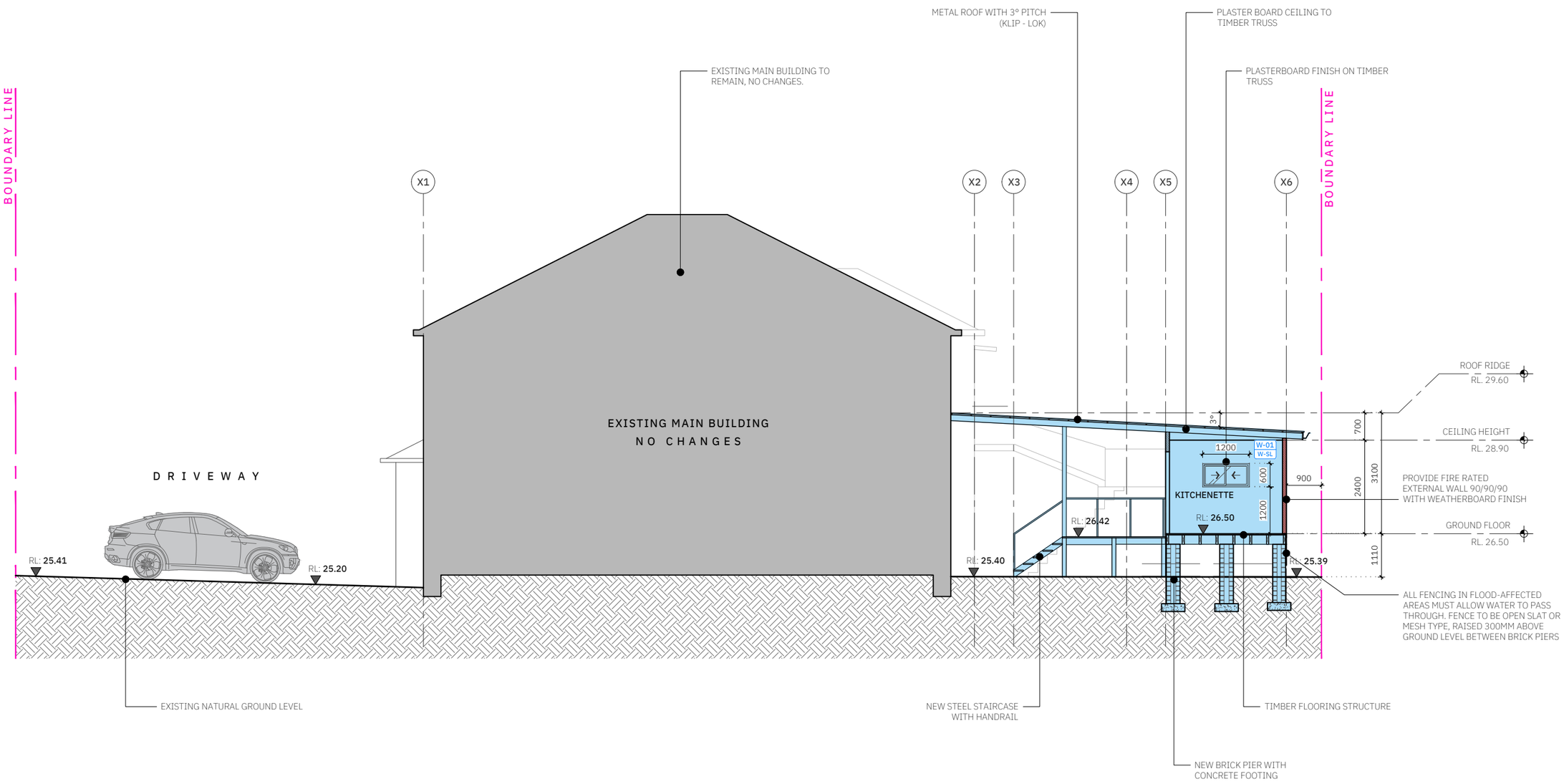
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SITE LOCATION :
10 ELIZABETH STREET
BURWOOD NSW 2134

DRAWING TITLE : WEST ELEVATION

PROJECT NO. : 2025-164

DRAWING NO. : C-03



EAST ELEVATION

1:100@A3

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SCALE: 1:100
SIZE: A3
NORTH POINT:
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PROJECT TITLE : BURWOOD - 10 Elizabeth Street

SITE LOCATION : 10 ELIZABETH STREET BURWOOD NSW 2134

DRAWING TITLE : LONG SECTION

PROJECT NO. : 2025-164

DRAWING NO. : D-01

In the Land and Environment Court of New South Wales

No. 10151 of 2002

Tammy Dixon

Applicant

Burwood Council

Respondent

Order

The Court orders that:

1. The appeal is upheld.

2. Development Application No. 332/01 to use the existing building at 10 Elizabeth Street, Burwood, as a brothel is approved subject to the conditions in Annexure "A".

3. The exhibits are returned with the exception of Exhibits A, 5 and 10.

Ordered: 31 October 2002

By the Court

M. Greenwood
Registrar
db/rjs

COURT SEAL NEW SOUTH WALES

Appeal No 10151 of 2002

Conditions of Development Consent

Annexure A

T Dixon v Burwood Council

Development Application No. D322/01 10 Elizabeth Street, BURWOOD NSW 2134

1. The development being carried out in accordance with the plans and specifications submitted on 26 September 2001, except where amended by the conditions of consent.

TABLE OF FEES

FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

2. **If Council is nominated as the Principal Certifying Authority** (PCA) an inspection fee is to be paid.

   This fee is for one (1) **Final** inspection and any additional inspections, including re-inspections, shall be levied and paid to Council upon booking of an appointment at the rate of $69.80 (including GST) per half hour or part thereof. $69.80 **(Payment to be made to Council)**

2. An application for a Construction Certificate is to be made to Council or an Accredited Certifier. Council's 'Construction Certificate Application' (Form 11) is to be used where application is made to Council. Copies are available upon request. A Construction Certificate must be obtained **prior to the commencement of building work.**

4. The operation of the premises is to be in accordance with the "Code of Practice - Health & Safety Guidelines for Brothels in NSW". (Obtainable from the NSW Department of Health and WorkCover).

5. The premises must be kept in a clean condition and good state of repair at all times. The Regular use of a contact cleaning service is required with spot cleaning carried out by staff. Particular attention must be paid to the regular cleaning of showers, baths and toilets and cleaning of linen.

6. The premises shall be ventilated and lighted in accordance with the requirements of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications prior to the issuing of a Construction Certificate.

7. The premises must be fitted with the necessary fire safety equipment and services as required under the Building Code of Australia. Emergency lighting, exit signs, fire extinguishers, etc must be provided. Details of the method of achieving this must be noted on the plans or in the specifications prior to the issuing of a Construction Certificate.

8. The use of the premises shall not give rise to the following:

   (a) The transmission of vibration to any other place of different occupancy.

   (b) An "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.

9. Each room used for sexual services must obtain its own hand basin and the premises must contain showers and sanitary facilities for the use of both sex workers and their clients. All required wash hand basins shall be provided with an adequate supply of potable water at a temperature of at least 40 degrees Celsius delivered through an approved mixing device which can be adjusted to enable hands to be washed under hot water.

10. Spa baths provided at the premises must at all times comply with the requirements of the Public Health Act and regulations thereunder, and any other legislation in respect to cleanliness, sanitation and disaffection and be registered with Council. Any registration issued by Council is subject to constant review.

11. Contaminated waste must be removed from the premises and disposed of by environment protection authority licensed waste collectors. Used condoms are to be double bagged in plastic and placed in waste receptacles on the premises.

12. No materials are to be stored on Council's roads, footpaths or parks.

13. The brothel being confined to that part of the premises shown on the plans.

14. The maximum number of persons working on the premises being limited to eleven (11) without further approval of Council.

15. Deleted.

16. Deleted.

17. The street number of the brothel is to be displayed on or near the front door of the brothel in a clearly visible position. The street number to be at least twenty centimetres in height.

18. No advertising signs to be displayed on the outside of the premises.

19. The provision and consumption of alcohol is prohibited in the premises.

20. Deleted.

THE SEAL OF THE LAND AND ENVIRONMENT COURT NEW SOUTH WALES

21. The sex workers within the premises are to be medically checked at least every four (4) months for sexually transmitted diseases. Sex Workers should attend a sexual health centre or private doctor for sexual health assessment counselling and education appropriate to the individual needs. Evidence of attendance for sexual health tests must not be used as an alternative for safer sex practices.

22. The practise of safe sex should be the basis on which the brothel operates. The proprietor must provide an adequate supply of condoms, dental dams, gloves and water based lubricants free of charge to sex workers and their clients. The proprietor must ensure that workers are well informed about the need to use condoms, dental dams, gloves and water based lubricants and well instructed in their use. All sex workers must wash hands thoroughly after disposal of the condoms.

23. The side gate in the side fence to be fitted with a self-closing mechanism.

24. The side and rear yard area to be fitted with sensor lights.

25. A minimum of four (4) car parking spaces shall be provided on site. These are to be line marked and hard paved.

26. The parking area to be well lit at night, such that a person can see into the back seat of a car before entering the car.

27. Spotlights may externally light signs only. Internally illuminated signs are not permitted. No "chain" bulb or "flashing sign" type lighting is permitted. (Note: Advertising premises specifically for the purposes of prostitution is an offence under the Summary Offences Act, 1988.)

28. Approved sharp containers are to be provided to each area and these sharp containers shall be used in the disposal of used razor blades, skin penetration and other used sharps. The applicant is to furnish to Council, in writing, details of the company that he or she will engage to dispose of these sharp container(s). Please take note that these containers are not to be disposed of in normal garbage bins.

29. Deleted.

30. Deleted.

31. Deleted.

32. Deleted.

33. Deleted.

34. Deleted.

THE SEAL OF THE LAND AND ENVIRONMENT COURT NEW SOUTH WALES

35. The builder is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property. Pedestrian access across the footpath must be maintained at all times. Any damage caused will be made good by Council at Council's restoration rates, at the builder's expense.

36. No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's Schedule of Fees and Charges.

37. No materials are to be stored on Council's roads, footpaths or parks.

38. The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be provided where necessary.

39. Public roads to be kept clean and free of any material which may fall from vehicles or plant. Waste containers shall be placed in accordance with Council's Code for Activities Affecting Roads and are subject to the payment of appropriate fees.

40. Hours of construction work shall be from 7 am to 5.30 pm Mondays to Fridays inclusive, and from 7 am to 1 pm Saturdays. No construction work shall be carried out on Sundays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.



G T Brown
Commissioner of the Court
rjs

dvyne design

STATEMENT OF ENVIRONMENTAL EFFECTS

For the Proposal of:

Rear Addition + Basement, Pool & Cabana

Council District:

Burwood City Council

Address:

No. 4 Woodside Avenue, Burwood

Client:

Christopher Ghaleb

Date:

November 2024

Our Reference:

24210 – 01

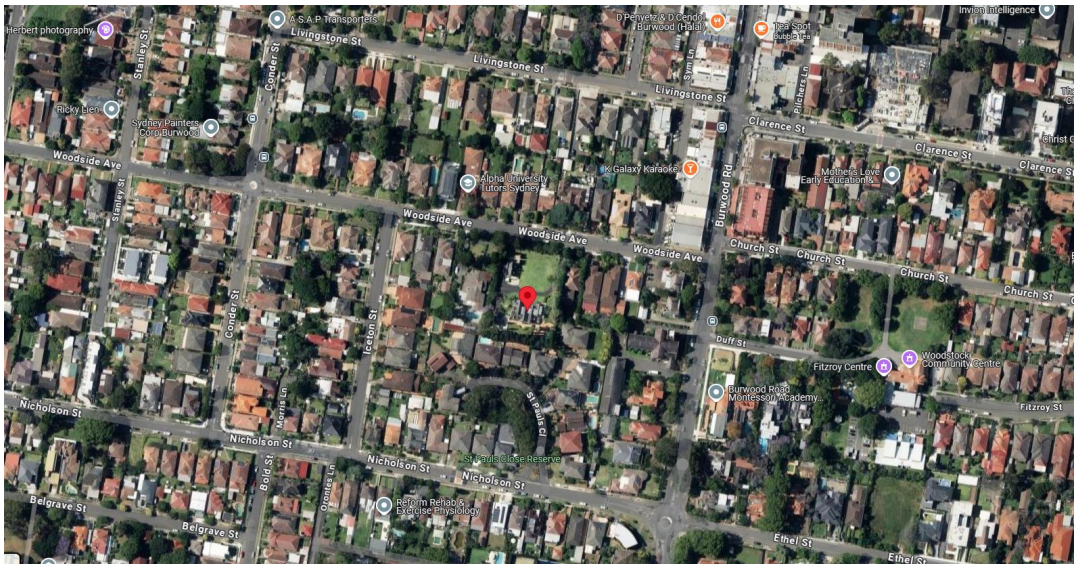
(02) 9637 1111 | jack@dvyne.com.au | Shop 1, 23-27 Paton St, Merrylands West
www.dvyne.com.au

1.0 INTRODUCTION

This development application is submitted to council for assessment and approval of the Rear Addition + Basement, Pool & Cabana.

2.0 SITE (locality)

Lot No: 1 **SEC:** - **D.P:** 231995



2.1 Streetscape Analysis

The site is located on the southern side of Woodside Avenue. The site is described as Lot 1, DP 231995 (4 Woodside Avenue, Burwood). There are two, two story weatherboard cladding dwellings on the site and it is within a Heritage conservation area and is a listed item.

The surrounding area and allotments are primarily of single storey and two storey homes.

Our proposal has been designed to fit in with the surrounding areas and dwellings.

The site is zoned R2 (Low Density Residential) under the Burwood Local Environmental Plan 2012 State Environmental Planning Policy Amendment (Land Use Zones) 2023. The BLEP prescribes a minimum lot size of 400m2, maximum building height of 8.5m and contains a mapped maximum floor space ratio of 0.55:1 for this site.

The area has a low-density residential character, with a number of intact cottages and (generally) bungalows and semi-detached housing of a mixed age and character.

The area has a rectilinear subdivision pattern and houses are set uniformly from the street. The site is not mapped as being constrained by natural constraints such as flooding, biodiversity or bushfire

3.0 The Proposal

The proposed works are specifically outlined below:

Rear Addition + Basement, Pool & Cabana

- The relocation of the kitchen and the addition of a butler's pantry on the ground floor
- The addition of a Walk-In-Robe and Ensuite to the master bedroom on the first floor
- Additional roof tiles to match the existing to cover the extension.
- The construction of a basement at the rear of the existing dwelling.
- The construction of a swimming pool at the rear of the existing dwelling
- The addition of timber picket infills on the front fence.
- The addition of stone cladding on the front fence.
- The addition of a cabana in the proposed pool area.

4.0 Zoning

Current zoning: Residential R2
LEP 2012 zoning: R2 Low Density Residential

5.0 Floor space ratio

Based on Floor Space Ratio Map BLEP 2012 the FSR for this site is 0.55:1 as it falls in the category E area.

0.55 x 3686 sqm (lot size) = 2027.30 sqm
Total Floor area:

Existing Ground Floor Area:	258.8 sqm
Proposed Extension:	38.95 sqm
Existing First Floor Area:	239.16 sqm
Proposed First Floor Extension:	41.88 sqm
Total Floor Area:	**578.79 sqm = 0.15 : 1**
Proposed Basement Parking Area:	265.16 sqm

Building footprint increases and change. Internal alterations are proposed as well as an extension to the dwelling.

6.0 Sub-division

No subdivision is required for the subject allotment.

7.0 Setbacks

The Rear setbacks change and become smaller.

All the setbacks achieved comply with council's regulations.

8.0 Building Height

LEPP 2012 Max. ridge height allowed:	8.5m
Max. Ridge height achieved:	existing

9.0 Landscape

Total site area:	3686 sqm (25% of site area req)
Landscaped area achieved:	1381.57 sqm

10.0 Private Open Space

the private open space area is as existing:

Site area:	3686 sqm
Proposed courtyard area:	828.15 sqm

11.0 Bulk & Scale

The proposal has been well articulated to avoid the box-shaped appearance. The articulation in the front facade has ensured that the dwelling fits into the locality. Therefore, the bulk and scale of the development complies with council's requirements.

12.0 Building Appearance

Materials similar to the existing heritage item have been used to keep the look of the extension as close as possible to the original dwelling.

13.0 Basix

Refer to basix certificate

14.0 Heritage

The whole or part of the subject land IS WITHIN A CONSERVATION AREA. Development consent is required for the alteration of the exterior or any change to the property, for construction of a building on, or for subdivision of, the land. Our proposal has NIL impacts to the Heritage Conservation area/dwelling being that our development is an alteration to the rear of the dwelling and is not visible from the street.

Number 6 Woodside Avenue, Burwood is a listed item which is located next door to our site.
The dwelling is described as a Bungalow / Garden style house. See below.



Views to and from 6 Woodside Avenue are unaffected by the proposed upgrade works.

Refer to the below snippets showing Lucas Road proposed perspectives with existing trees retained.



Above and below. Woodside Avenue elevation showing all Street landscaping, street trees and shrubs and natural terrain is to be protected and conserved.

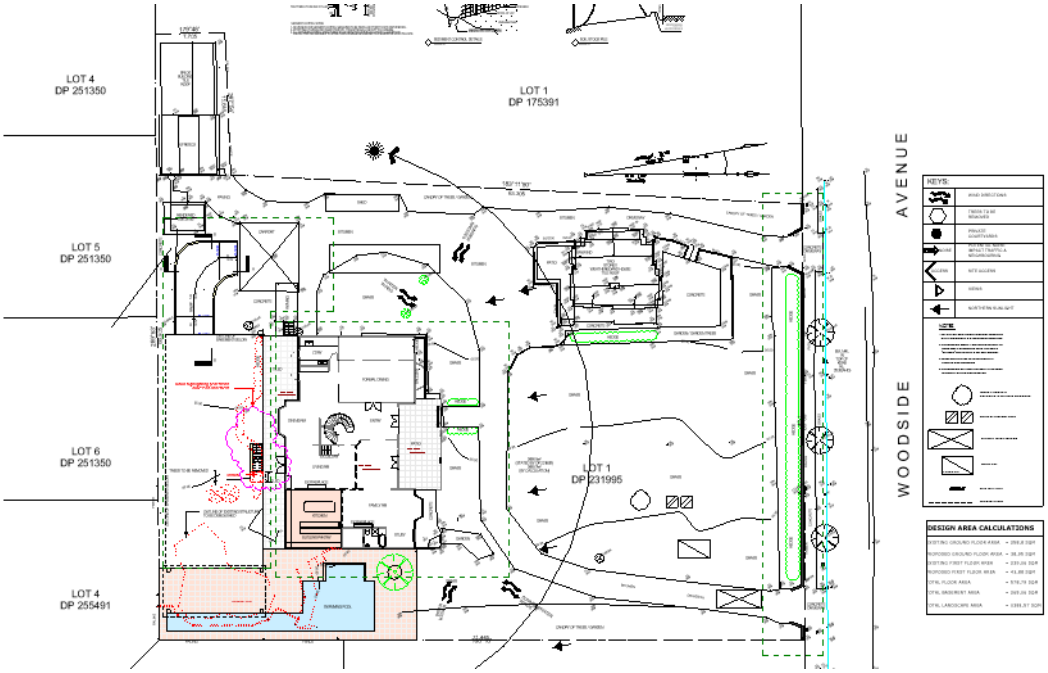


15.0 DCP 2013 & LEP 2012

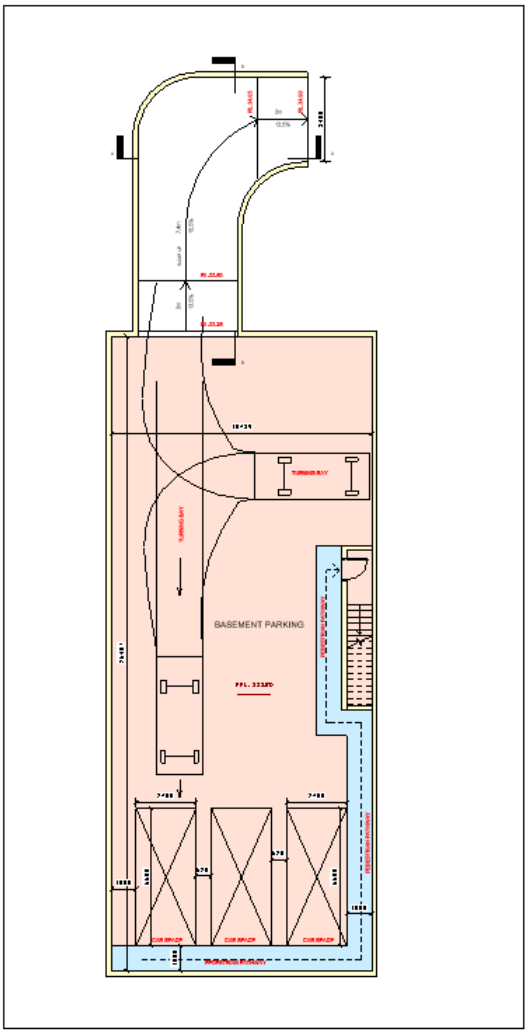
All controls found in the statement of environmental effects comply with council's LEP 2012 & DCP 2013. Therefore, the local council of this precinct could reasonably approve the proposed alteration & addition in the manner and form submitted.

ARCHITECTURAL PLANS COMPLYING WITH COUNCILS PLANNING CONTROLS MARKED ON THE PLANS THORUGHOUT THE DESIGN

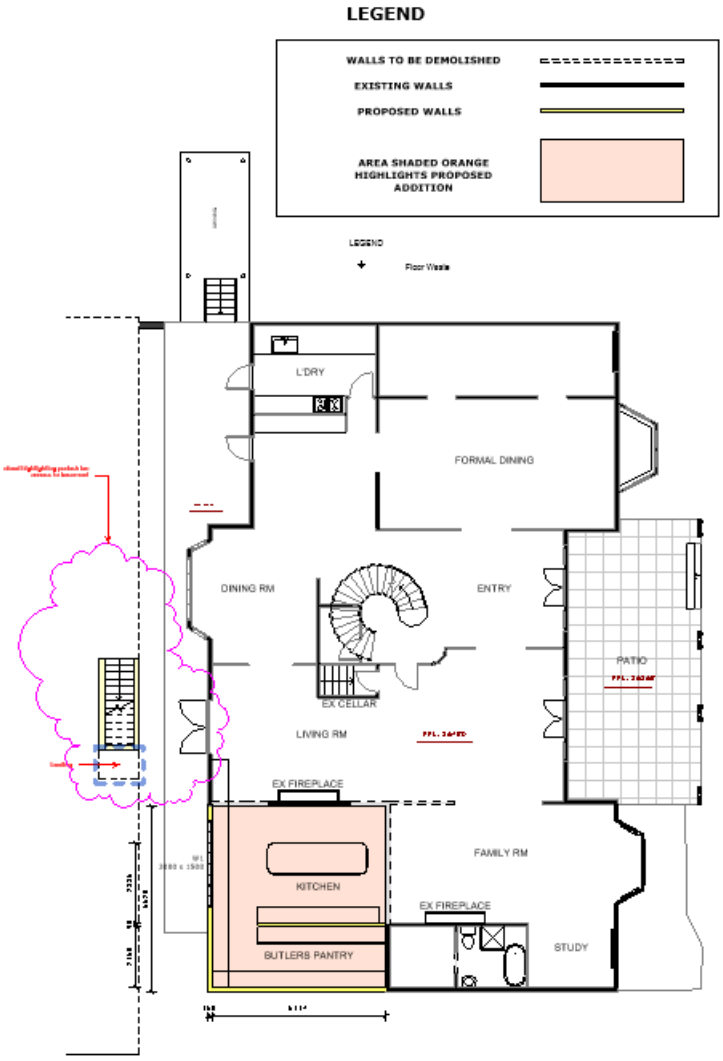
SITE PLAN



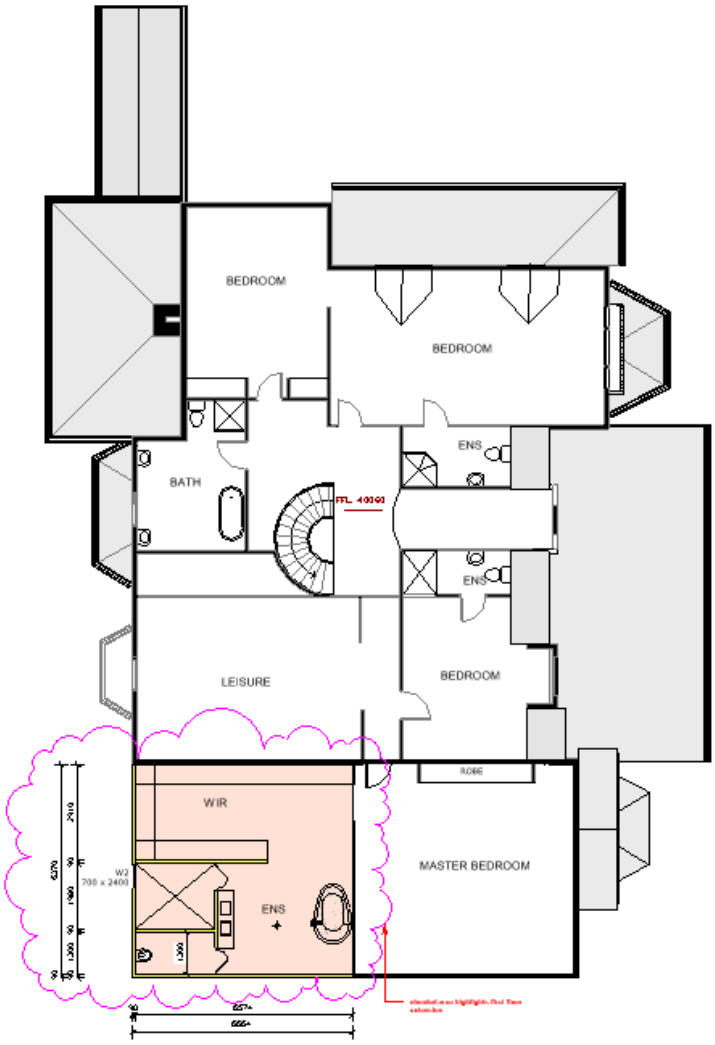
BASEMENT FLOOR PLAN



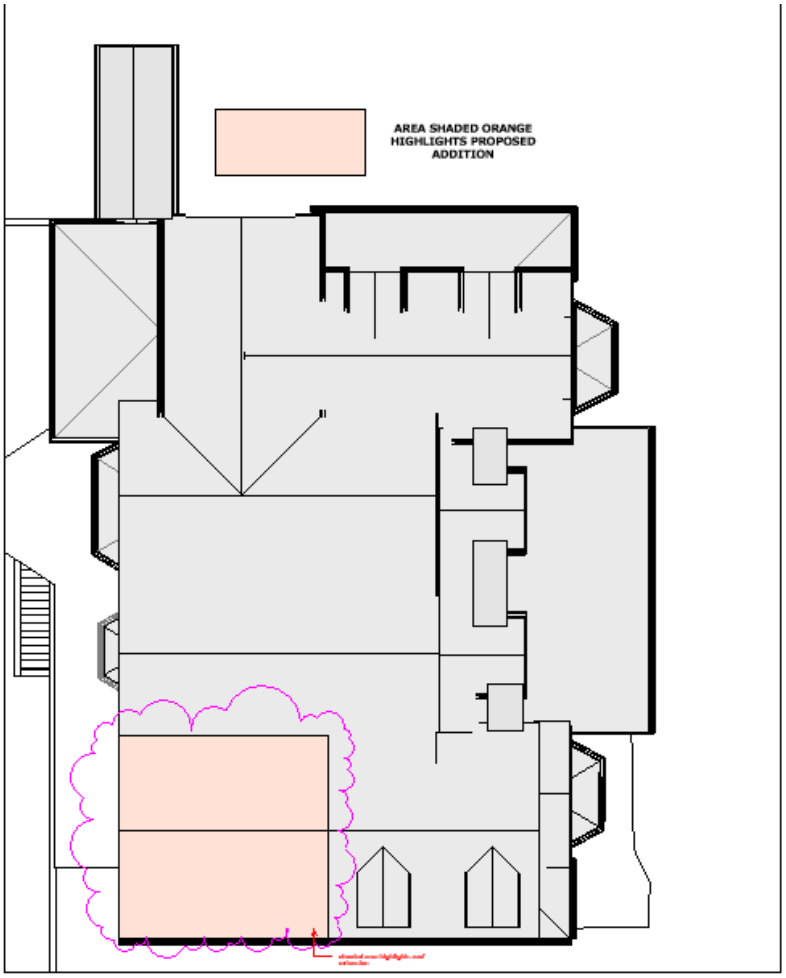
GROUND FLOOR PLAN



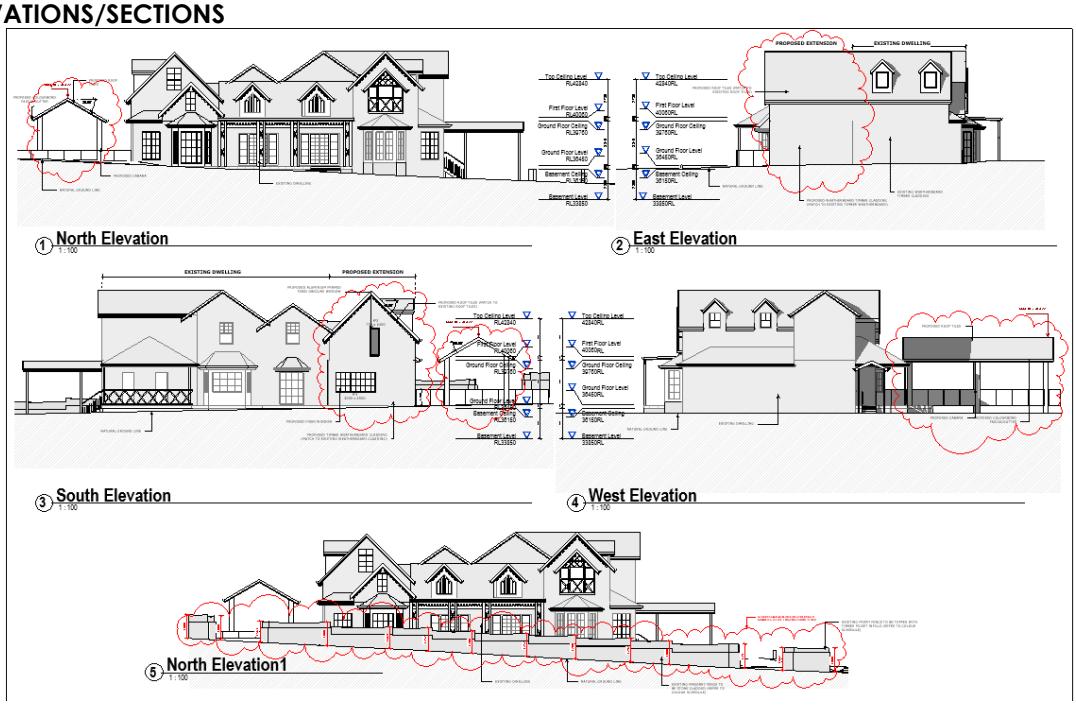
FIRST FLOOR PLAN



ROOF PLAN



ELEVATIONS/SECTIONS



2 Site Planning

2.1 Minimum Lot size and Frontage
Lot 1 DP 231995 = 3686 SQM site area

2.2 Landscaping and Permeable Surfaces
A minimum 30% of the front setback (i.e. front yard) is to consist of soft landscaping. P2 Rear yards will not be permitted to be dominated by hard landscaping. A minimum of 70% of the rear yard shall be soft landscaping.

The total landscape area achieved is 1381.57 sqm
The front yard must have 414.47sqm (30%)
Existing Landscape in the front = 1212.72 sqm
The Rear yard must have 967.01sqm
Rear yard Landscaped area achieved = 414.56sqm

3 Building Envelope

3.1 Floor Space Ratio
The FSR allowed on the site is found in the BURWOOD LEP Floor Space Ratio Map.
As per the BURWOOD LEP FSR MAP, the maximum FSR allowed on the site = 0.55:1

0.55 x 3686 sqm (lot size) = 2027.30 sqm m(max FSR)

Existing Ground Floor Area:	258.8 sqm
Proposed Extension:	38.95 sqm
Existing First Floor Area:	239.16 sqm
Proposed First Floor Extension:	41.88 sqm
Total Floor Area:	**578.79 sqm = 0.15 : 1 Complies**

3.2 Building height
Single dwellings must not exceed 8.5 metres in height from the natural ground level to the ridge as measured vertically at any point.
The minimum floor to ceiling height got living areas (e.g. living room/lounge and dining room) is 2700mm.
The subject site has a maximum wall height of 8000mm (existing) therefore complies with councils controls.

3.3 Setbacks

Setbacks define the overall footprint of a building and the outer walls in relation to the front, side and rear boundaries. Appropriate street setback controls can contribute to the public domain by enhancing the streetscape character and the continuity of street facades.

OBJECTIVES
- To ensure that new single dwellings or alterations to existing single dwellings are of consistent scale and maintain the character of existing development in the street.

CONTROLS
- Single dwellings must comply with the minimum setback requirements as set out in the table below:

Table 3. Setback Requirements for Single Dwelling Houses

Front Setback	
(i) Two storey (second storey component of the dwelling only)	9m
(ii) Single storey	Average of localised existing building line
Side Setback	
(i) Two storey (second storey component of the dwelling only)	1.5m
(ii) Single storey	900mm
Except for the common wall of an attached dwelling or semi-detached dwelling	
Rear Setback	
(i) Two storey (second storey component of the dwelling only)	6m
(ii) Single storey	3m
Corner Property Setbacks	
(i) Main Street Setback	As per front setback for street to which property is rated, or the street with the narrower frontage.
(ii) Side Street Setback	As per side setback
(iii) Other two (2) boundaries	As per side and rear setback

Single dwellings must provide setbacks that are consistent with the existing setback

This front setback exists as the proposal is for an alteration addition with the setbacks remaining the same.

Side setbacks are to comply with the table above

The minimum side setback required for the dwelling is 900mm.
The existing side setback is 10000mm and 16000mm, therefore complies.

The minimum rear setback must be 3 metres

- All single dwellings must provide an eave overhang. The minimum width of the eave including the gutter must be 450mm.
- Council may consider a variation to reduce the eave heights, provided that there is no increased overshadowing.
- Single dwellings must provide setbacks that are consistent with the existing setback.
- A reduced setback which utilises existing foundations may be acceptable for single storey dwellings.
- An increased front setback may be required for new building works that are bulkier than the existing single dwellings on the adjoining sites.
- The maximum length of a first floor elevation of a single dwelling is 10m along its southern elevation where it is provided as one continuous and uniform elevation (Refer to Figure 74).
- Where a first floor elevation is greater than 10m along the southern elevation, that part of the first floor elevation greater than
- Encroachments of up to 1.5m into the 9m front setback of the first floor level of a single dwelling may be approved for architectural elements such as bay windows, balconies, decorative timber and brick subject to the following:

(i) Minimal adverse impact on surrounding properties in terms of overshadowing and privacy
(ii) High quality architectural design
(iii) Variation to the front setback not to exceed 50% of the width and height of the first floor front elevation

- Ancillary structures such as garages, sheds and the like, that are attached to the dwelling on a site must be setback 900mm from the respective side boundary. Exceptions may be given for open structures such as carports, awnings and pergolas, subject to compliance with the Building Code of Australia requirements.

4 Building Design

4.1 Building Appearance

These Building Appearance controls apply only to streets and sites identified on the map in Section 8.2 titled Streets and Sites Subject to Building Appearance and Streetscape Provisions. These streets and sites have been recognised as having a high quality building appearance which should be maintained.

The appearance of single dwellings must be of a high standard to ensure that the character and visual cohesiveness of Burwood's residential areas are not diminished. Alterations to the façade of existing houses can seriously disrupt the unity of a group of single dwellings and detract from their existing character. This section encourages the use of suitable materials, sympathetic design and appropriate building practices to maintain and enhance the visual character of Burwood's residential buildings.

OBJECTIVES

- To ensure that new building works achieve a level of high quality design and are compatible with the character of Burwood's residential areas.
- To maintain or enhance the quality and identity of development in the areas identified in the map in Section 8.2.

CONTROLS

- The design of the single dwelling must aim to match or complement the best design and detailing of development in the area, as well as be of high architectural quality.
- Care must be given to the design of building forms and to all elevations, roof forms, windows, door openings and building features generally to ensure that the single dwelling is compatible with and complementary to its neighbors' and the streetscape.
- Building heights must relate to the general character of the houses in the immediate locality and in the street.
- Overall massing of building volumes must be articulated or modulated to avoid a bulky appearance. Articulation must be reflected in the building and roof forms.
- Wide and/or long elevations must be treated to provide visual relief in the form of setbacks, recesses and articulations.
- The front entry of the single dwelling must be clearly visible and obvious from the street. An exception to this provision is side entrances to Californian Bungalow and Interwar designs.
- Where there is a side entrance, it must be clearly identified by design and detailing such as paths, planting, fencing or side porches. Materials, Workmanship and Finishes
- Materials and workmanship must be of high quality and compatible with the style of the single dwelling and with the best of surrounding development.
- Appropriate materials and finishes must complement the architectural style of the single dwelling.

- Samples of finished surface materials such as bricks, tiles, ridge capping, windows, doors and a schedule of paint colors must be submitted to Council as part of the Development Application.
- An orderly pattern of door and window treatment is required to complement the style of the single dwelling. Window and door openings must be finished with appropriate lintels and sills. Window panels must be of vertical proportions and must be set in solid reveals and provide consistency in appearance.

Building Elements

- Ancillary structures such as garages, carports and outbuildings must be designed to reflect the style of the single dwelling in relation to height, roof form, architecture, materials and the like. These should conform to relevant DCP controls and complement the character of the residential area.
- Window treatments such as hoods, bay window design and/or timber framing in appropriate situations may be required to enhance the building appearance.
- The location or size of verandahs and balconies adjacent to garden areas and rooms within the house must be carefully designed and take into consideration the orientation for sun/shade and privacy for surrounding properties.
- Balconies and first floor verandahs must be of modest dimensions so as not to facilitate excessive use and impact upon the amenity and privacy of adjoining premises.
- P16 External stairways are not permitted on the first-floor level of the single dwelling or to balconies and first floor verandahs.

4.2 Building Height

The height of the single dwelling has a bearing on the visual and physical bulk and scale of the building. The height of the single dwelling should maintain consistency with the majority of the single dwellings in the street.

OBJECTIVES

- To ensure that new single dwellings or alterations to existing single dwellings are in scale with and maintain the character of existing development in the street.

CONTROLS

- Single dwellings must not exceed 8.5 metres in height from the natural ground level to the ridge as measured vertically at any point.
- Notwithstanding the point above, in particular circumstances there may be exceptions granted for steeper pitched roofs that do not detract from the aesthetics of the single dwelling.
- Single dwellings must not exceed two stories in height above the natural ground level. However, consideration may be given to a basement where such area has a ceiling height not exceeding 2.3 metres from the underside of the

edge beam and is below existing ground level as described in Point 5 below. The basement area must not be used as a habitable room.
- Basement areas must not exceed existing natural ground level by more than 750mm when measured to the top of the ground floor slab above the existing ground level.
- The basement wall must be designed so as to form an integral part of the building and not look like a basement wall from the external elevation.
- The basement shall be wholly within the footprint of the dwelling above.
- The floor to ceiling height of the first-floor level is not to exceed 2.6 metres to minimise overshadowing and excessive height.
- The floor to ceiling height of the ground level of new development is not to exceed 2.7 metres.
- The ceiling height for attic rooms, rooms with a sloping ceiling or projections below ceiling lines, non-habitable rooms or the like must not interfere with the room or space's intended purpose.
- The floor to ceiling height of rooms must satisfy the requirements of the Building Code of Australia Housing Provisions Part 3.8.2.2 "Ceiling Height" and must ensure that the room or space is used for its intended purpose, and that the level of fire safety, health and amenity is not reduced.
- Building heights must relate to the general character of houses in the immediate locality and in the street.

- Storage areas in roofs of single dwellings are permitted as long as there are no permanent stairs and no dormer windows within the roof so as to ensure it does not appear as a habitable room. The roof may contain ventilated skylight windows.

Summary

The proposal seeks to obtain an approval for Rear Addition + Basement, Pool & Cabana. The proposal offers a high level of compliance and provides residences with a high level of amenity.

The proposal complies with all of the Council's technical design requirements and town planning objectives and will have no significant adverse impact on any other adjoining or nearby properties.

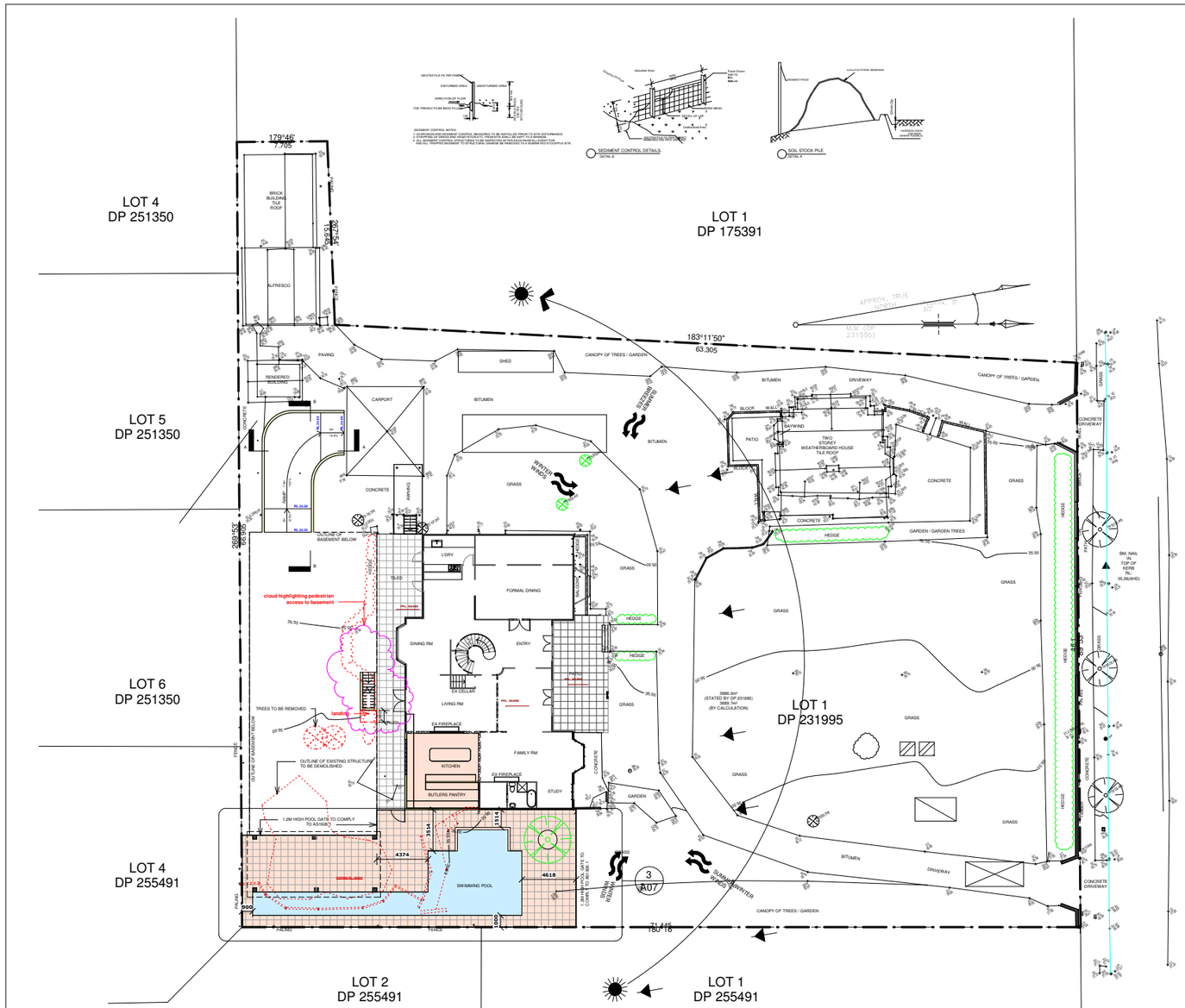
The design, parking, traffic and drainage aspects of the proposed development have been considered and are satisfactorily seen.

The site can adequately accommodate the proposed development, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Yours Faithfully
Jack Tannous
Director
Dvyne Design



DESIGN AREA CALCULATIONS

EXISTING GROUND FLOOR AREA	= 258.8 SQM
PROPOSED GROUND FLOOR AREA	= 38.95 SQM
EXISTING FIRST FLOOR AREA	= 239.16 SQM
PROPOSED FIRST FLOOR AREA	= 41.88 SQM
TOTAL FLOOR AREA	= 578.79 SQM
TOTAL BASEMENT AREA	= 265.16 SQM
TOTAL LANDSCAPE AREA	= 1381.57 SQM

BASIX COMMITMENTS

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 869.54 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rainwater runoff from at least 566 square metres of roof area.		✔	✔
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✔	✔
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 20 kilolitres.	✔	✔	✔
The swimming pool must have a pool cover.		✔	✔
The applicant must install a pool pump timer for the swimming pool.		✔	✔
The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).		✔	✔

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	S	4.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.68	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

1 SITE PLAN / ANALYSIS

SCALE 1:200 @A1

dvyne design
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MERRYLANDS WEST, NSW 2160
(02) 9637 1111
jack@dvyne.com.au
www.dvyne.com.au
DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION
PROPOSED EXTENSION + POOL AT
4 WOODSIDE AVENUE, BURWOOD

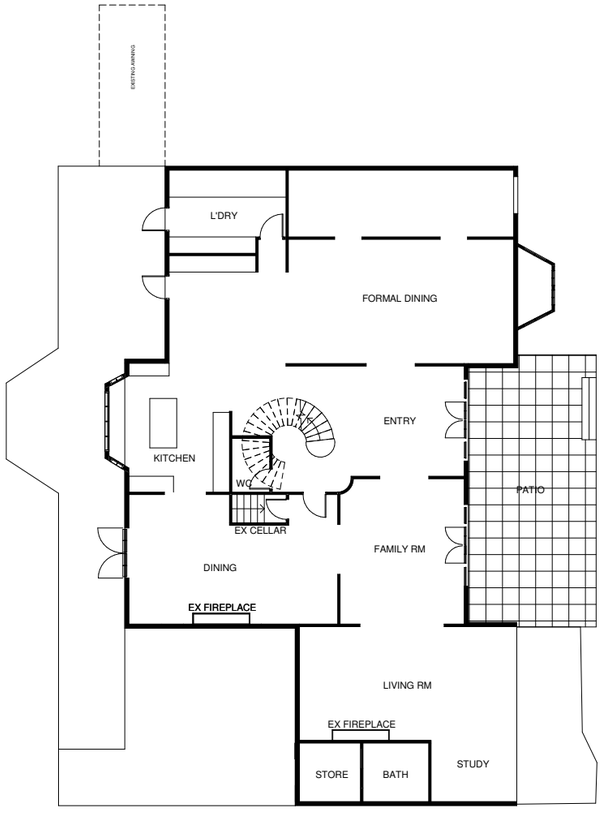
DRAWING TITLE
SITE / SEDIMENT CONTROL PLAN

CLIENT DETAILS
CHRISTOPHER GHALEB

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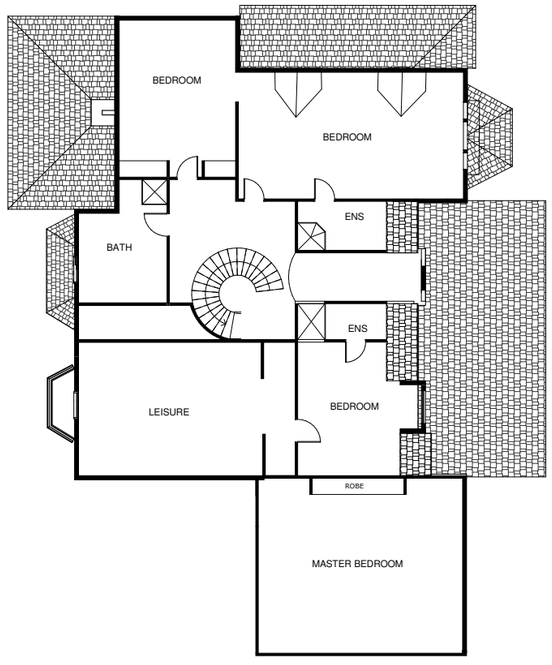
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DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A01
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24



1 EXISTING GROUND FLOOR PLAN

SCALE 1:100 @A1



2 EXISTING FIRST FLOOR PLAN

SCALE 1:100 @A1

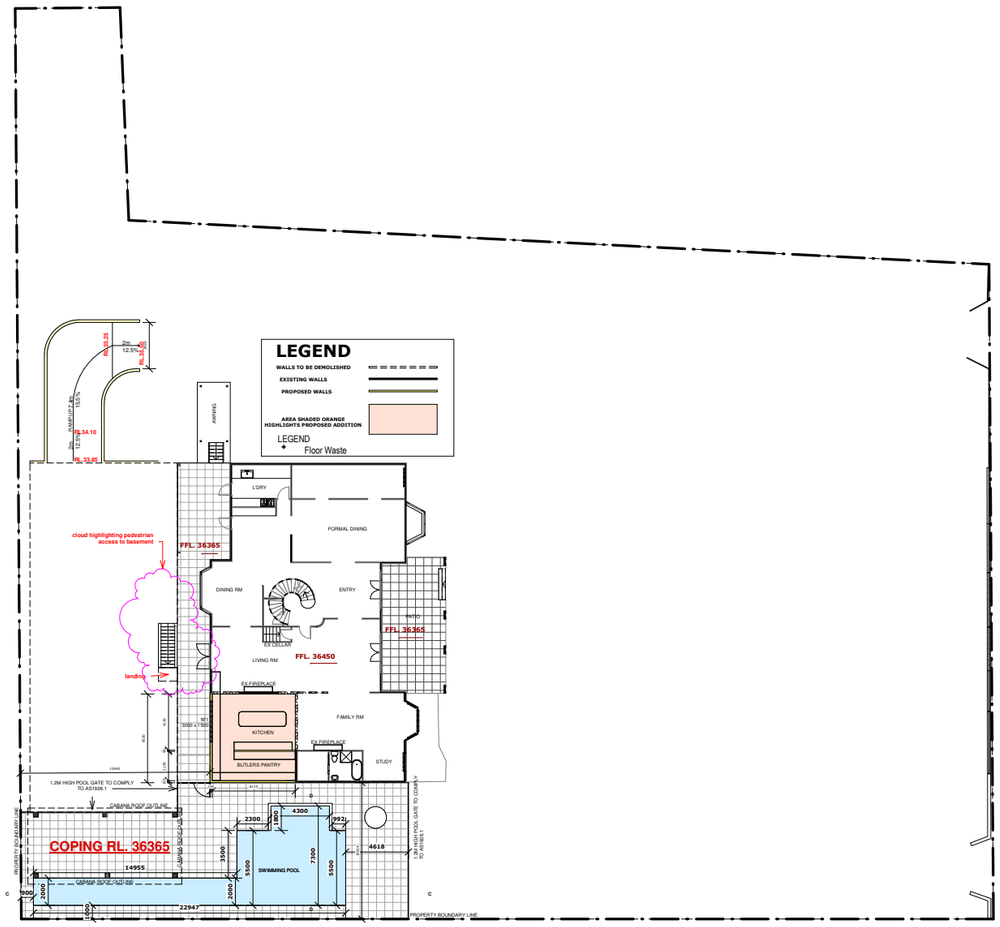
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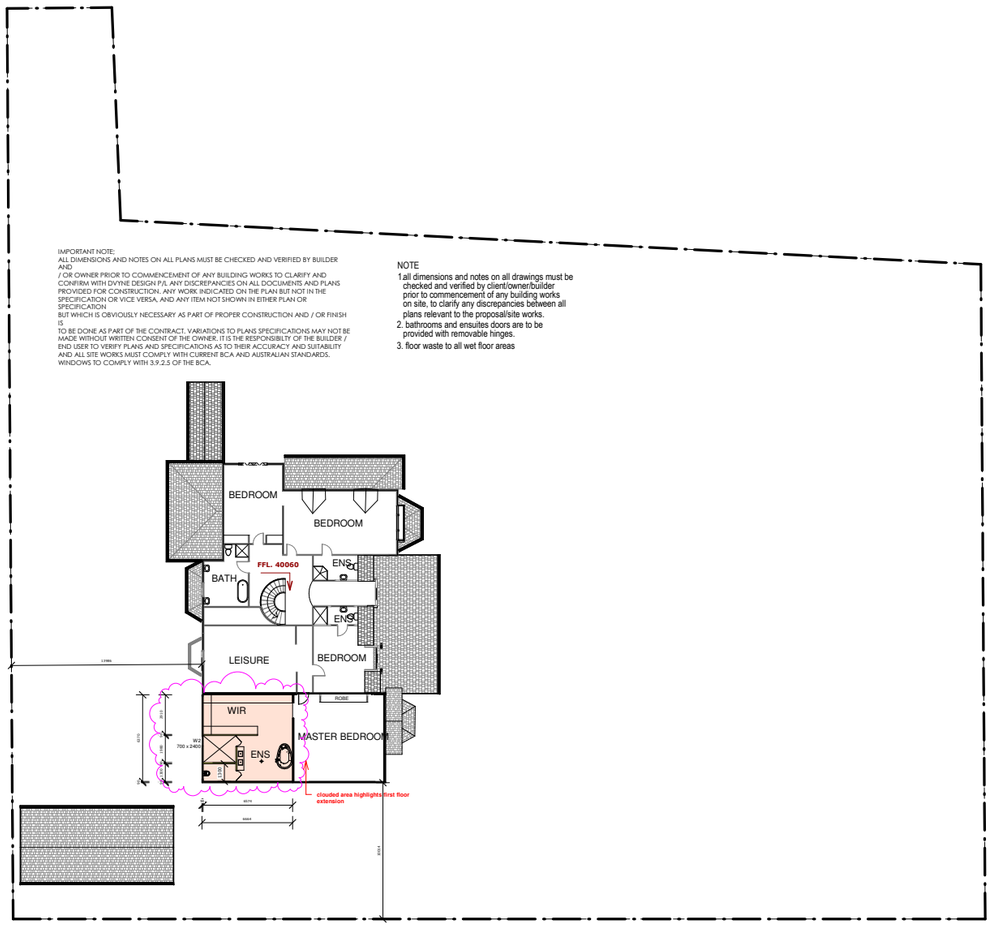
JOB DESCRIPTION	DRAWING TITLE
PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD	EXISTING FLOOR PLANS
CLIENT DETAILS	
CHRISTOPHER GHALEB	

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DRAWN	JB
DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A02
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24





1 PROPOSED GROUND FLOOR PLAN

SCALE 1:200 @A1

2 PROPOSED FIRST FLOOR PLAN

SCALE 1:200 @A1

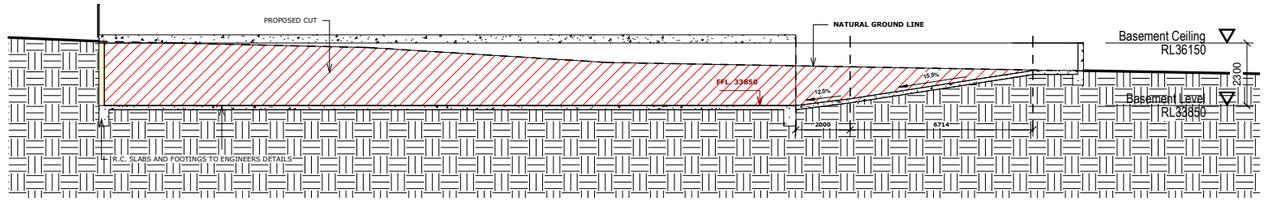
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JOB DESCRIPTION	DRAWING TITLE
PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD	PROPOSED FLOOR PLANS
	CLIENT DETAILS
	CHRISTOPHER GHALEB

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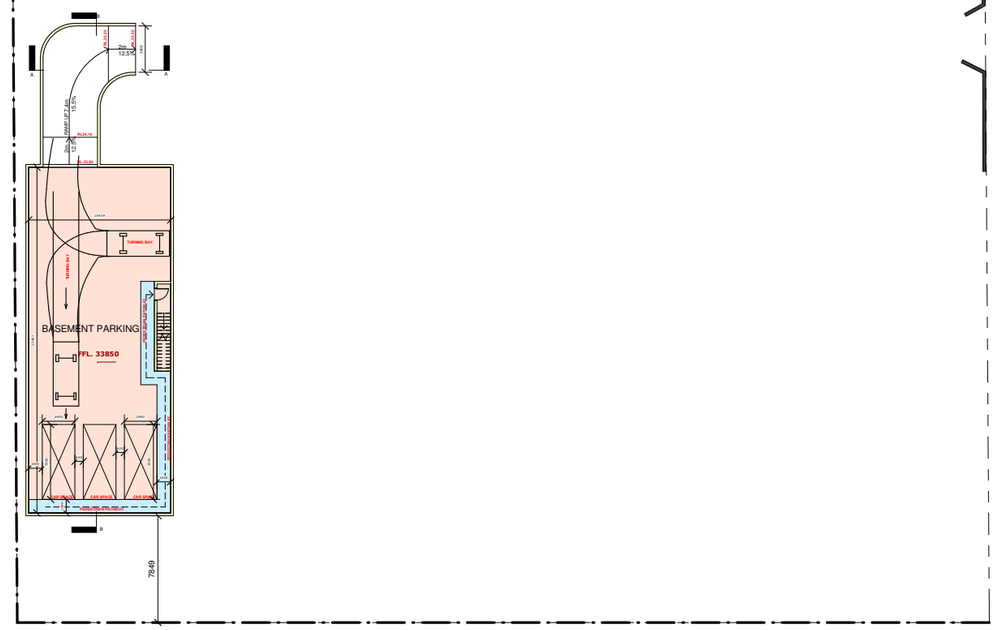
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DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A03
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24



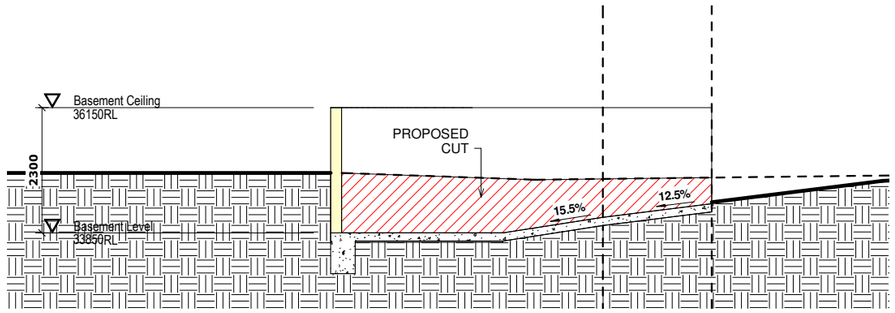
2 SECTION BB

SCALE 1:100 @A1



1 PROPOSED BASEMENT PLAN

SCALE 1:200 @A1



3 SECTION AA

SCALE 1:50 @A1

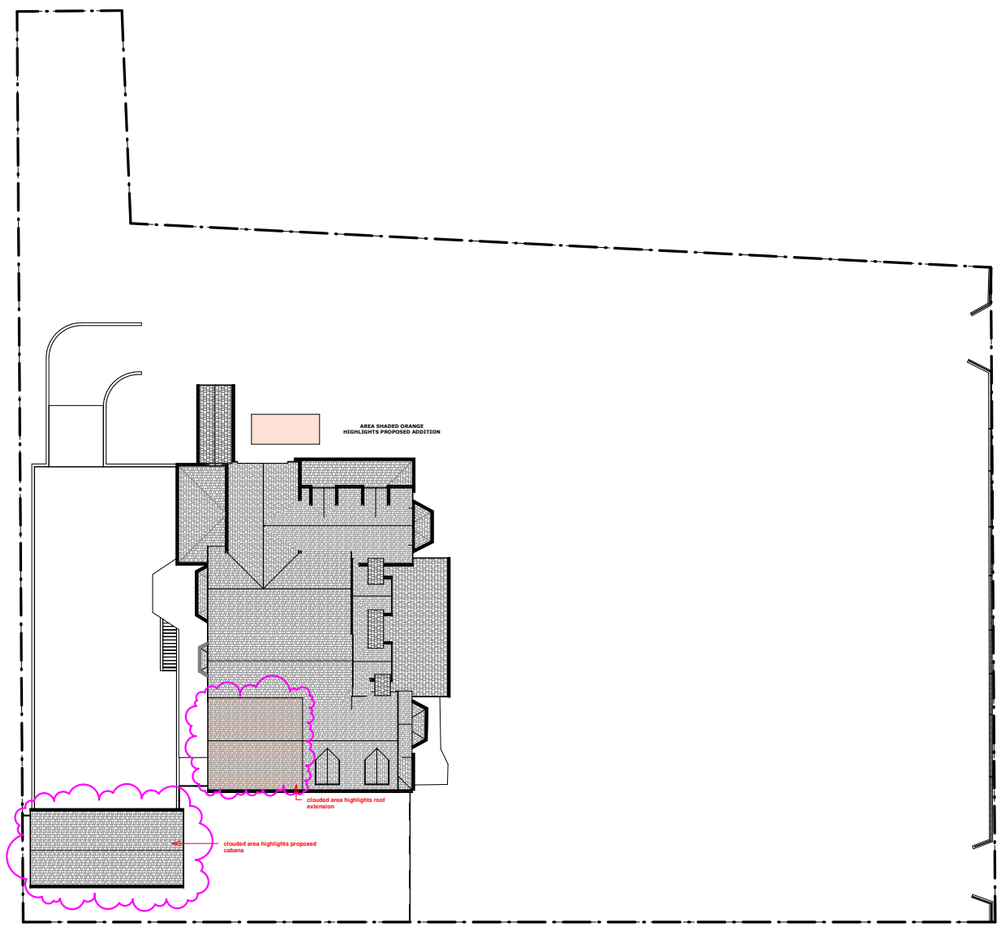
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JOB DESCRIPTION	DRAWING TITLE
PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD	BASEMENT DETAILS
CLIENT DETAILS	
CHRISTOPHER GHALEB	

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DRAWN	JB
DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A04
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24



ROOF PLAN

1 SCALE 1:200 @A1

SCHEDULE OF COLOUR

PROPOSED ROOF TILE



MONIER ELABANA BLACK ROOF TILES
(TO MATCH EXISTING ROOF)

PROPOSED STONE CLADDING



ARTISAN BRIBIE ORGANIC
STONE WALL CLADDING
(OR SIMILAR)

PROPOSED FRONT FENCE
TIMBER PICKET INFILL



'CRAFT IN WOOD' WHITE TIMBER
PICKET FENCE
(OR SIMILAR)

PROPOSED TIMBER
WEATHERBOARD CLADDING



TIMBER WEATHERBOARD CLADDING
WITH DULUX WHITE PAINT FINISH
(TO MATCH EXISTING)

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JOB DESCRIPTION
PROPOSED EXTENSION + POOL AT
4 WOODSIDE AVENUE, BURWOOD

DRAWING TITLE
ROOF PLAN / COLOUR SCHEDULE

CLIENT DETAILS
CHRISTOPHER GHALEB

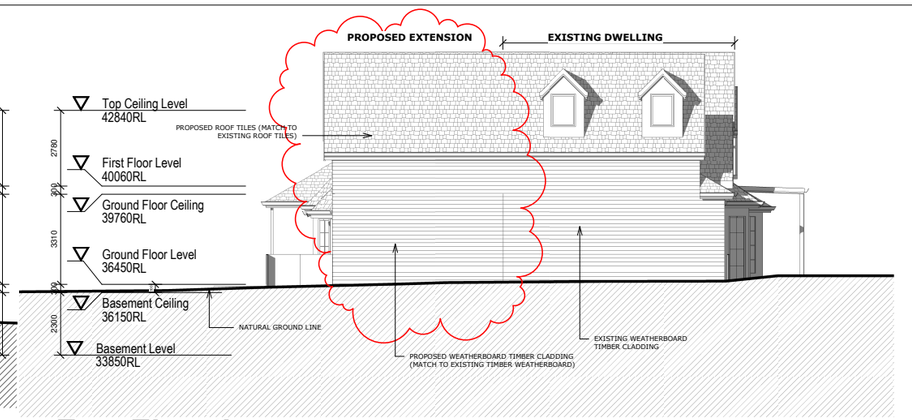
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DRAWN	JB
DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A05
ISSUE	B

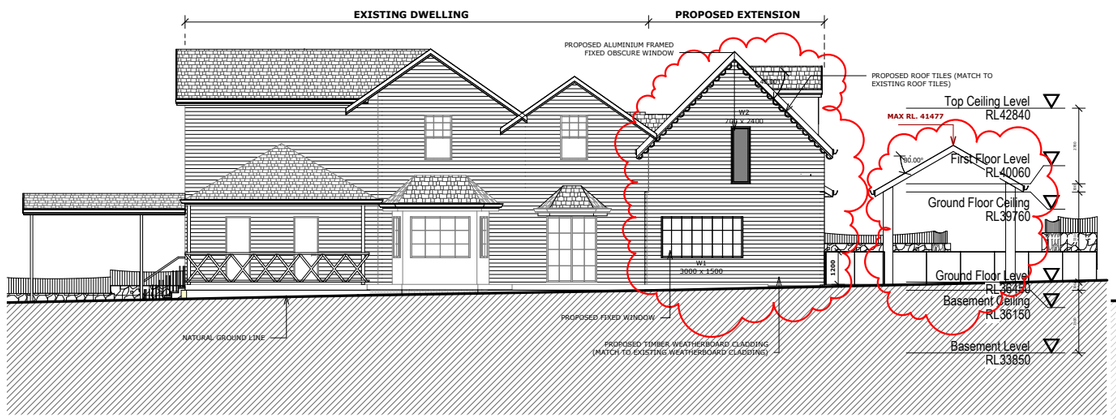
ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24



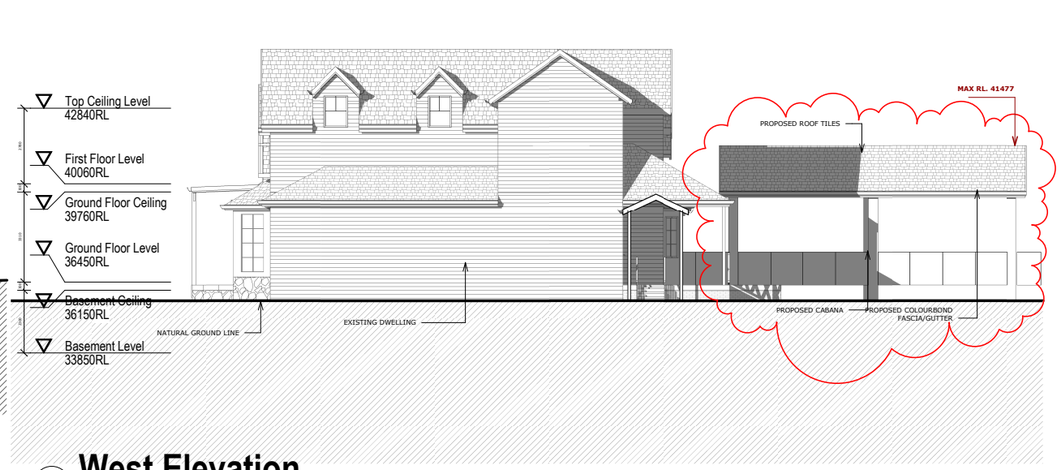
1 North Elevation
1 : 100 @A1



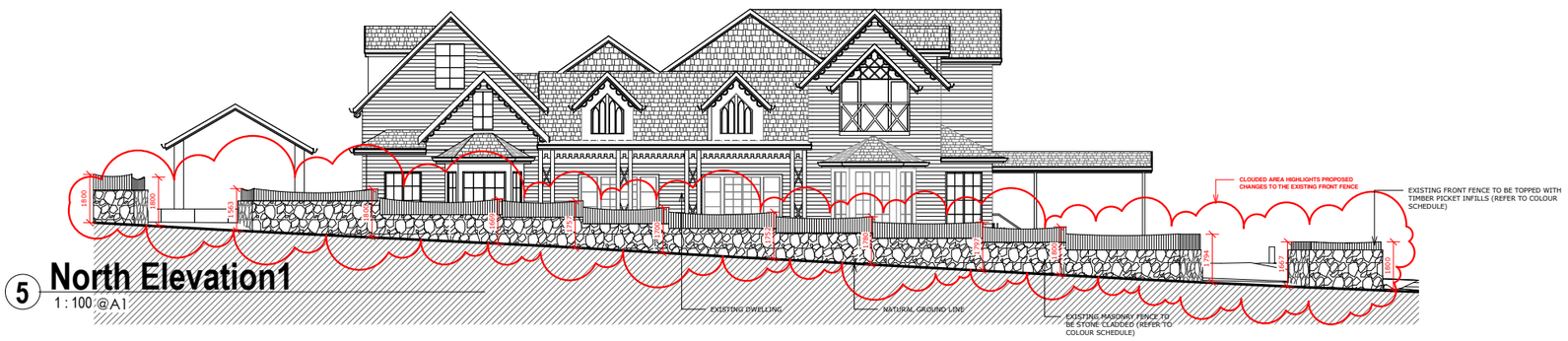
2 East Elevation
1 : 100 @A1



3 South Elevation
1 : 100 @A1



4 West Elevation
1 : 100 @A1



5 North Elevation1
1 : 100 @A1

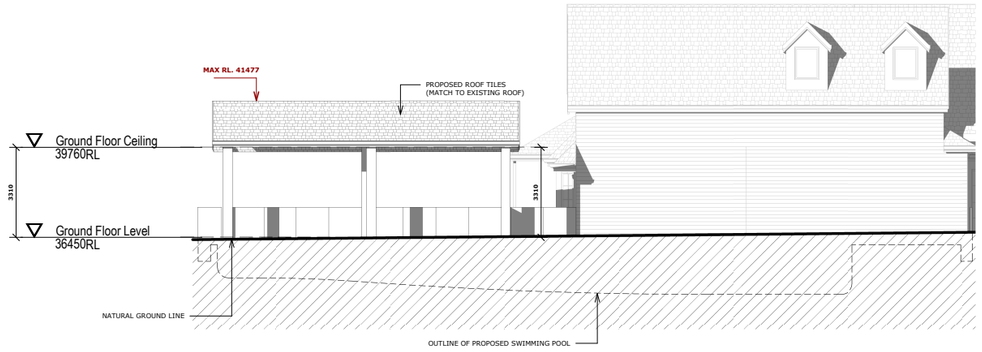
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JOB DESCRIPTION	DRAWING TITLE
PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD	ELEVATIONS
	CLIENT DETAILS
	CHRISTOPHER GHALEB

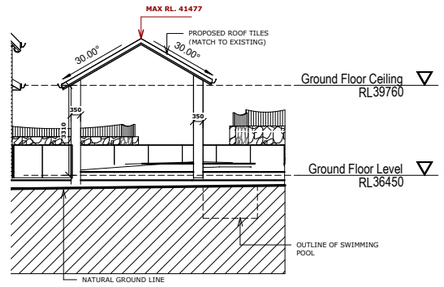
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DRAWN	JB
DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A06
ISSUE	B

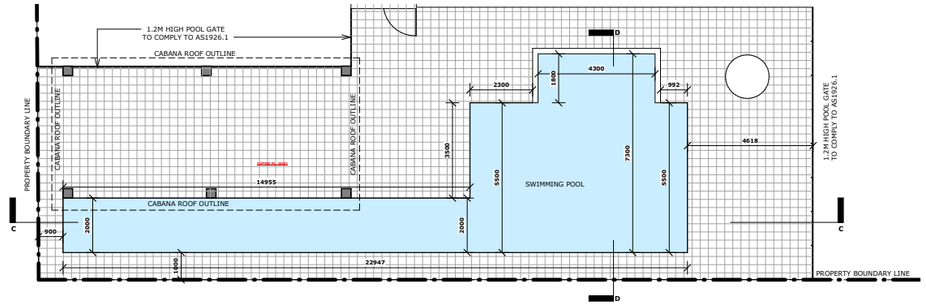
ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24



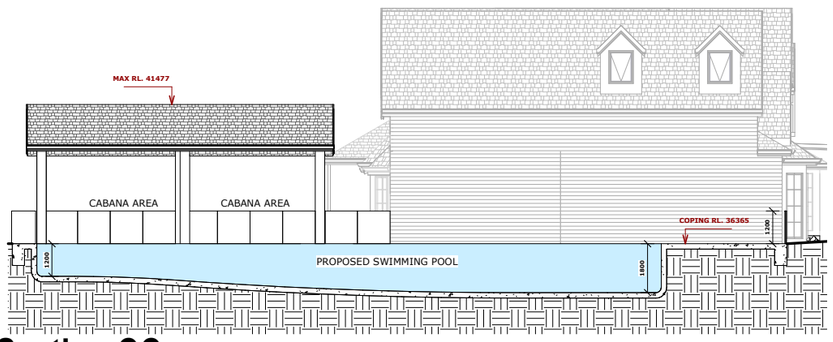
1 East Elevation 1
1 : 100 @ A1



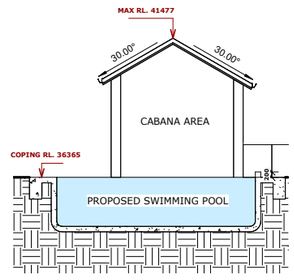
2 South Elevation1
1 : 100@ A1



3 POOL DETAILS
1 : 100 @ A1



4 Section CC
1 : 100 @ A1



5 Section DD
1 : 100 @ A1

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JOB DESCRIPTION	DRAWING TITLE
PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD	CABANA + POOL DETAILS
CLIENT DETAILS	
CHRISTOPHER GHALEB	

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DRAWN	JB
DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A07
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24

3. Tree Schedule

Tree #	Botanical Name (Common Name)	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)	TPZ (m)	SRZ (m)	TPZ Encroachment	SULE	Retention Value	Action
1	*Cupressus sempervirens* (Mediterranean Cypress)	8	3	300	320	3.60	2.05	0.0%	2A	Moderate	Remove
2	*Cupressus sempervirens* (Mediterranean Cypress)	8	3	240	380	2.88	2.20	0.0%	2A	Moderate	Remove
3	*Washingtonia robusta* (Mexican Fan Palm)	12	4	400	N/A	4.80	N/A	6.5%	2A	Moderate	Remove
4	*Chamaecyparis lawsoniana* (Lawson's Cypress)	9	3	330	360	3.96	2.15	0.0%	2A	Moderate	Retain
5	*Chamaecyparis lawsoniana* (Lawson's Cypress)	10	3	350	360	4.20	2.15	0.0%	2A	Moderate	Retain
6	*Celtis sinensis* (Chinese Hackberry)	4	3	Multi Stem	Multi Stem	Approx. 2.00	Approx. 1.50	100.0%	3B	Low	Remove
7	*Celtis sinensis* (Chinese Hackberry)	4	3	Multi Stem	Multi Stem	Approx. 2.00	Approx. 1.50	100.0%	3B	Low	Remove
8	*Phoenix canariensis* (Canary Island Date Palm)	8	7	600	N/A	7.20	N/A	16.3%	2A	Moderate	Retain
9	*Washingtonia robusta* (Mexican Fan Palm)	7	5	500	N/A	6.00	N/A	100.0%	2A	Moderate	Remove
10	*Chamaecyparis lawsoniana* (Lawson's Cypress)	5	4	200	220	2.40	1.75	100.0%	2A	Moderate	Remove
11	*Chamaecyparis lawsoniana* (Lawson's Cypress)	6	4	100	150	2.00	1.50	100.0%	2A	Moderate	Remove
12	*Chamaecyparis lawsoniana* (Lawson's Cypress)	12	4	100	110	2.00	1.50	100.0%	2A	Moderate	Remove
13	*Chamaecyparis lawsoniana* (Lawson's Cypress)	12	4	100	120	2.00	1.50	100.0%	2A	Moderate	Remove
14	*Chamaecyparis lawsoniana* (Lawson's Cypress)	14	4	200	220	2.40	1.75	100.0%	2A	Moderate	Remove
15	*Chamaecyparis lawsoniana* (Lawson's Cypress)	12	4	100	110	2.00	1.50	100.0%	2A	Moderate	Remove
16	*Chamaecyparis lawsoniana* (Lawson's Cypress)	12	4	300	305	3.60	2.01	100.0%	2A	Moderate	Remove
17	*Chamaecyparis lawsoniana* (Lawson's Cypress)	14	4	350	380	4.20	2.20	22.9%	2A	Moderate	Remove
18	*Chamaecyparis lawsoniana* (Lawson's Cypress)	14	4	320	350	3.84	2.13	11.7%	2A	Moderate	Remove
19	*Chamaecyparis lawsoniana* (Lawson's Cypress)	19	4	410	440	4.92	2.34	7.3%	2A	Moderate	Retain
20	*Chamaecyparis lawsoniana* (Lawson's Cypress)	14	4	350	400	4.20	2.25	0.0%	2A	Moderate	Retain
21	*Chamaecyparis lawsoniana* (Lawson's Cypress)	14	4	375	420	4.50	2.30	0.0%	2A	Moderate	Retain
22	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	250	310	3.00	2.02	0.0%	2A	Moderate	Retain
23	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	100	120	2.00	1.50	0.0%	2A	Moderate	Retain
Tree #	**Botanical Name (Common Name)**	**Height (m)**	**Canopy (m)**	**DBH (mm)**	**DAB (mm)**	**TPZ (m)**	**SRZ (m)**	**TPZ Encroachment**	**SULE**	**Retention Value**	**Action**
24	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	220	250	2.64	1.85	0.0%	2A	Moderate	Retain
25	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	100	110	2.00	1.50	0.0%	2A	Moderate	Retain
26	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	75	100	2.00	1.50	0.0%	2A	Moderate	Retain
27	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	100	100	2.00	1.50	0.0%	2A	Moderate	Retain
28	*Chamaecyparis lawsoniana* (Lawson's Cypress)	13	4	310	350	3.72	2.13	0.0%	2A	Moderate	Retain
29	*Lagunaria patersonia* (Norfolk Island Hibiscus)	14	8	700	800	8.40	3.01	100.0%	2B	Low	Remove
30	*Lagunaria patersonia* (Norfolk Island Hibiscus)	10	7	800	500	9.60	2.47	0.0%	2B	Low	Retain

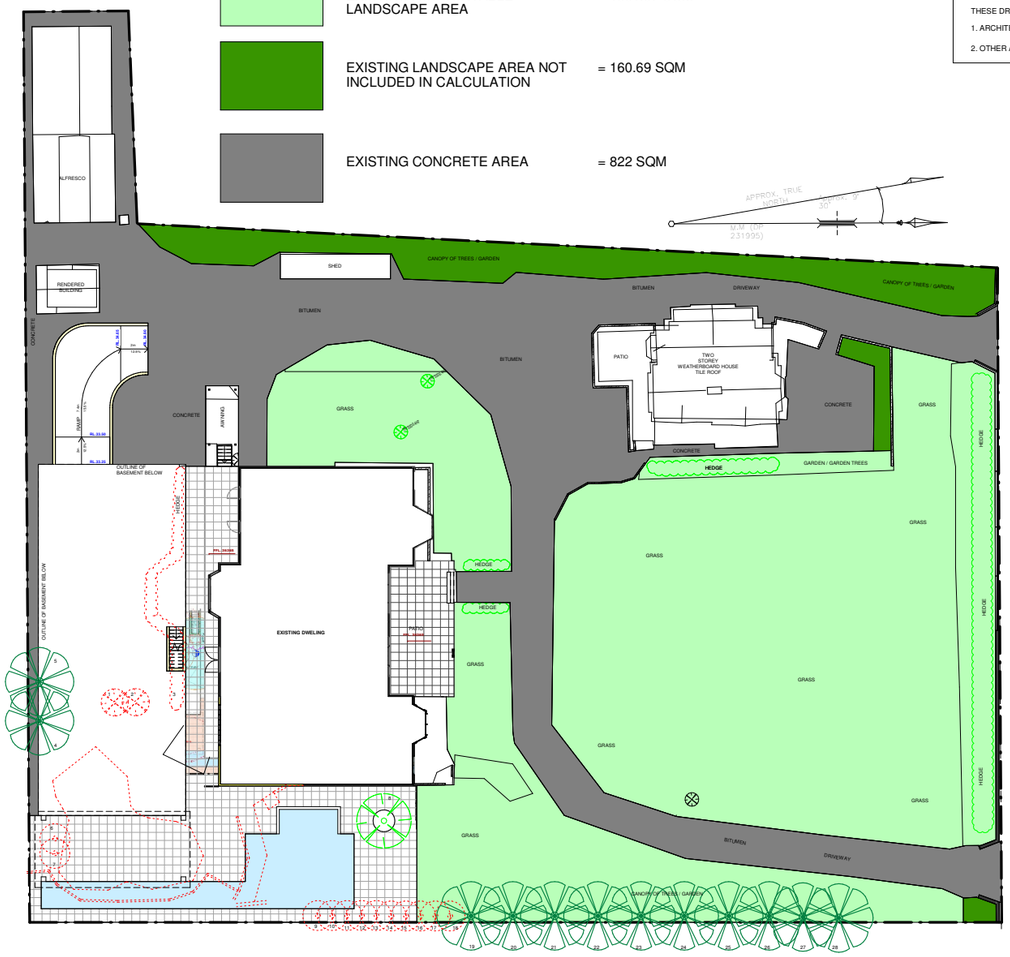
1 LANDSCAPE PLAN

SCALE 1:200 @A1

EXISTING ACCOUNTABLE LANDSCAPE AREA = 1381.57 SQM

EXISTING LANDSCAPE AREA NOT INCLUDED IN CALCULATION = 160.69 SQM

EXISTING CONCRETE AREA = 822 SQM



LANDSCAPE NOTES

DA APPROVED LANDSCAPE PLAN'S ARE REQUIRED TO BE CONSTRUCTED AS APPROVED TO OBTAIN OCCUPANCY CERTIFICATE.
PERMEABLE AREAS MAY BE INDICATED TO ACHIEVE SITE COVERAGE RESTRICTIONS & SHOULD BE CONSTRUCTED AS DRAWN ON THIS PLAN.
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH LOCAL COUNCIL GUIDELINES AND BASIX REQUIREMENTS. PROPOSED PLANTING CONSISTS MAINLY OF INDIGENOUS, COMMERCIALLY AVAILABLE PLANT SPECIES SELECTED FROM LOCAL GOVERNMENT PREFERRED PLANTING LISTS, BASIX LOCAL PLANT LIST AND SYDNEY WATER PLANT SELECTOR.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS AND/OR SPECIFICATIONS:

1. ARCHITECTURAL PLANS AS PREPARED BY DVYNE DESIGN.

2. OTHER ASSOCIATED SURVEY, HYDRAULIC, STRUCTURAL AND/OR, CIVIL ENGINEERING PLANS.

GENERAL NOTES

1. LEVEL DATUM AHD, ORIGIN OF LEVELS, REFER TO SURVEY PLAN.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER ASSOCIATED ENGINEERING PLANS.
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND/OR WRITTEN SPECIFICATIONS.
4. DO NOT SCALE FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
5. THE CONTRACTOR SHALL AT ALL TIMES IMPLEMENT ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES.
6. THE POSITION OF SERVICES SHOWN IS APPROXIMATE ONLY AND HAS BEEN PLOTTED FROM SURVEY INFORMATION SUPPLIED. THE POSITION AND TYPE OF SERVICES MUST BE CONFIRMED PRIOR TO THE COMMENCEMENT OF WORK.
7. THE BOUNDARIES HAVE NOT BEEN SURVEYED. IMPROVEMENTS AND FEATURES SHOWN ON OR NEAR THE BOUNDARIES ARE INDICATIVE ONLY AND FURTHER SURVEY WORK TO CONFIRM BOUNDARY POSITIONS SHOULD BE UNDERTAKEN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
8. ANY DISCREPANCIES WITH THESE DRAWINGS AND/OR WRITTEN SPECIFICATIONS ARE TO BE REPORTED TO THE DESIGN CONSULTANT OR PROJECT MANAGER IMMEDIATELY FOR A DECISION PRIOR TO THE COMMENCEMENT OF ANY WORKS.

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED

PROPOSED TREES (REFER TO PLANT SCHEDULE)

LARGE SHRUBS SCREEN PLANTING
(VARIABLE HEIGHT 2.0M TO 3.0m)

FEATURE PLANTS (ARCHITECTURAL PLANTING TYPES TO COMPLIMENT VISUAL SCALE)

MASS PLANTED AREAS (MIXED PLANTING HEIGHTS FROM 500mm - 1m HEIGHT)

TURF AREAS (REFER TO TURFING DETAIL AND SPECIFICATION)

COLOURED CONCRETE PAVEMENT
(SELECTED FINISH AS SPECIFIED)

TILING (TILING TO ARCHITECTS SPECIFICATION OR CLIENT SELECTION.)

DECORATIVE GRAVEL (75mm DEPTH, 20mm GRADE NEPEAN RIVER GRAVEL OR AS SELECTED BY CLIENT.)

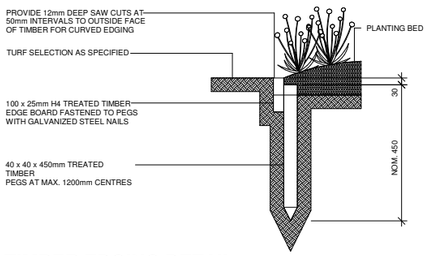
PROPERTY BOUNDARY LINE

TIMBER EDGING (100mm x 25mm H4 TREATED PINE TO ALL GARDEN BED AREAS ADJOINING TURF OR GRAVEL SURFACES)

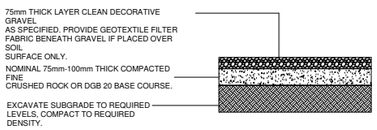
MASONRY WALLS (CONSTRUCTION AND FINISH TO ARCHITECT AND/OR ENGINEER'S SPECIFICATION)

LANDSCAPE MAINTANENCE PLAN

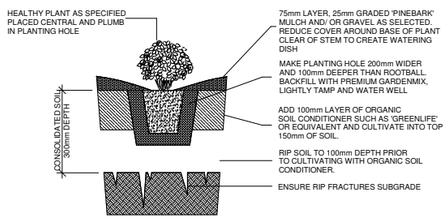
1. Watering of plants on site
2. Irrigation system may be implemented
3. Integrated plant management
4. Mulching
5. Pruning
6. Staking and guying
7. Turf mowing
8. Litter control
9. Weeding for pest management
10. Fertilization



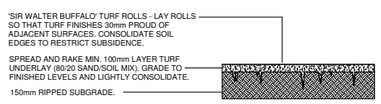
TIMBER EDGING DETAIL



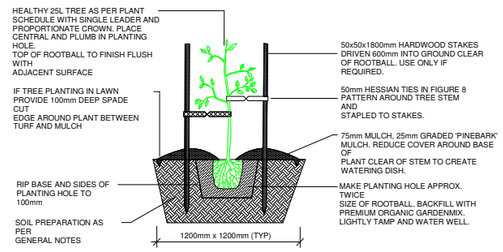
DECORATIVE GRAVEL DETAIL



SHRUB PLANTING ON GRADE DETAIL



TURFING DETAIL



TREE PLANTING ON GRADE DETAIL

dvyne design
SHOP 1, 23-27 PATON STREET,
MERRYLANDS WEST, NSW 2160
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jack@dvyne.com.au
www.dvyne.com.au
DESIGN | CONSTRUCT | CONSULT

JOB DESCRIPTION	PROPOSED EXTENSION + POOL AT 4 WOODSIDE AVENUE, BURWOOD
DRAWING TITLE	LANDSCAPE PLAN
CLIENT DETAILS	CHRISTOPHER GHALEB

DO NOT SCALE THE DRAWINGS, READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN JT PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

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DATE	NOV 2024
CHECKED	SARKIS
SCALE	1:100
JOB NUMBER	2410-00
NUMBER IN SET	A09
ISSUE	B

ISSUE	AMENDMENT	BY	DATE
A	CONCEPT PLANS	SB	SEP 24
B	DA SUBMISSION	SB	NOV 24

HIS & Heritage Impact Assessment

Urban Health Access & Heritage Consultants
Urban Health Consultants Pty Ltd © ACN: 625 027 910
36 Mountain Street, Ultimo, NSW 2007, access-consultants.com.au

Heritage Place:

WELLINGS ESTATE
A: 4 Woodside Avenue, Strathfield
NSW 2135

Designed by:

Dvyne Design
Co. Dvyne Design
A. Shop 1, 23-27 Paton Street
Merrylands West NSW 2160

Applicant:
GHALEB ENTERPRISE
A. 4 Woodside Avenue
Strathfield , NSW. 2135

Document:

Report:	UH24532.HISa.WELLINGS_HERITAGE.docx
First Edition:	16 July 2023
This Issue:	8 November 2024

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Documents Referenced

Australian Chapter of International Council on Monuments and Sites
Australia ICOMOS Burra Charter
Environmental Planning and Assessment Act 1979 section 76 (1)
Randwick City Council Local Environmental Plan 2012
SEPP INDUSTRIAL

Abbreviations

UH: Urban Health Consultants Pty Ltd
BCA: National Construction Code incorporating the Building Code of Australia 2019
CC: Construction Certificate
DA: Development Application
OC: Occupancy Certificate

Document Amendment Schedule

Section Revisions	Issue	Date	Comment
Heritage HIS	UH24532.Ha	08/11/2024	DRAFT
Heritage HIS	UH24532.Hb	08/11/2024	DRAFT

Heritage Consultant

Richard Brew

Bachelor of Architecture RMIT 1998,
Diploma in Risk Management, Work Health and Safety,
Diploma in ISO/AS/NZ 9001 Quality Auditing, and Quality Management Systems,
Accredited Access Consultant,
Heritage Consultant
Expert Witness
National Trust Member 122227

Rich Brew is an RMIT Graduate Architect with over 25 years' accomplished practice experience in architecture, architectural heritage conservation, ergonomics, building code consulting and public policy research. Augmenting architecture with diplomas in Auditing, Risk Management, and ISO 9001 Quality Management Systems Requirements.

He is Australia's preeminent expert and professional witness on heritage stairs, and stair ergonomics having completed a 2000-year review of the evolution and origin of stairs in building codes, and in 2017 the landmark Stair Code Document Review.

Major heritage practice projects include City of Sydney council offices, North Bondi Beach Seawall conservation study, alterations, and additions to heritage buildings by Seidler, Griffin, Blackett and Wardell, and Horbry Hunt. Historic sites; Cape Shank Light Station, Port Fairy Foreshore, Port Jackson, The Grampians, The Rocks, Bondi Beach and the Victorian Archives Centre itself.

Current projects include the restoration of the maritime yachting legacy of the late Emeritus Professor Peter Joubert, and progressive practice research about heritage stairways and stair ergonomics, to inform public policy in this important field.

EXECUTIVE SUMMARY

The proposed venture subject of this Heritage Impact Assessment and Conservation Management Plan report is the new alterations and additions to an existing house at 4 Woodside Avenue, Strathfield NSW 2135. The house Gate House and Curtilage are local heritage listed items and adjacent to a conservation area. This report is supporting documentation of the Development Application (DA) for works that are limited to alterations and additions to the interior and rear of the house and a new street front fence.

A desktop document review and a site audit were conducted to identify known and potential assets of heritage significance or value to the community and assess the likely impacts of any change to the conservation area. The audit process and this HIS confirmed the existing listed items subject to the application for modification and upgrade works are of interests as an early homestead building with progressive upgrades over 200 years; evolving from its colonial farm homestead origins to an inner-city mansion.

Wellings estate grew organically outwards over 200 years from what is believed to be the original farm building and has continuously evolved an upgraded to meet changing demands interests and lifestyles. External factors, uses and pressures have and continue to influence activity on the site; originally a farm building surrounded by Eucalypt Forest then a homestead amongst rolling pastures and animals and now a mansion house boxed in by 4 level apartments and boarding houses.

Progressive changes to the site to improve privacy and security, modifications to the interior of the existing with minor modifications to historic building elements that are not visible beyond the site improve the amenity of the buildings for the building owners. A new basement carparking responds to the change in transport types and reduces the pressure on the front drive area as a carpark and roadway.

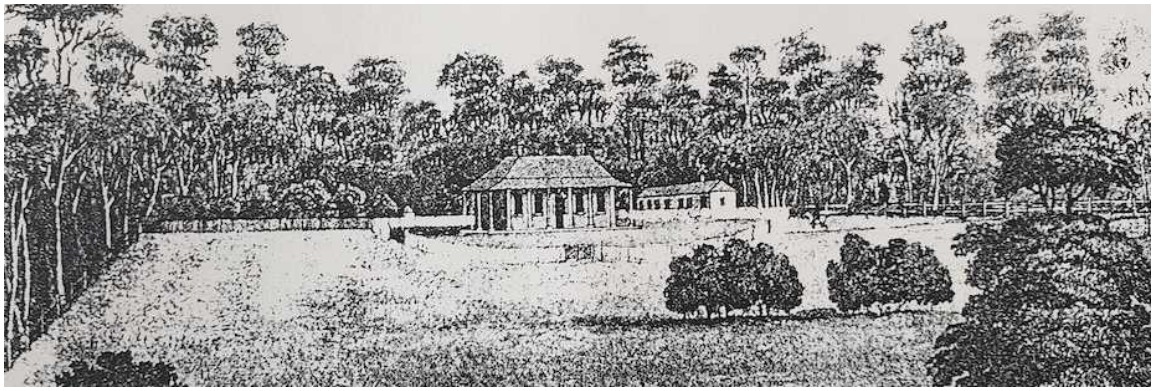
This HIS concludes that the net impact of the proposed new works about the heritage assets and heritage conservation area would be beneficial and contribute to the continued occupation and use. The cultural heritage and aesthetic value of the existing assets to the community is substantially preserved within the proposal. The proposed alterations and additions are improvements intended to secure the assets from neglect and ensure its relevance to the new generations.

The proposed works and conservation management plan commitments are focused on preservation and continued occupation and use of the heritage house and site. The proposed new works are generally associated with the interior and rear of the buildings and changes are located within spaces of lesser heritage significance, not visible from the street.

This report advises the heritage aspects of the application be considered for approval subject to adopting the detailed advice herein and detailed resolution of the proposed design.

130 Lucas Road Bungalow

Established C. 1820 Picture courtesy of Heritage NSW



INTRODUCTION

The WELLINGS ESTATE project includes alterations and additions to an existing house at 4 Woodside Avenue, Strathfield NSW 2135, on behalf of the clients GHALEB ENTERPRISE.

The client group GHALEB ENTERPRISE engaged Urban Health Consultants Pty Ltd to verify the proposed building works accord with, inter alia the objectives Environmental Planning and Assessment Act 1979 section 76(1), the Burwood LOCAL ENVIRONMENTAL PLAN 2012.

Aim

An informative qualitative quantitative assessment of the proposed works to accepted criteria for assessing and managing change to heritage items.

Review method
This report methodologies concurs with the NSW *Heritage Manual*, NSW *Assessing Heritage Significance'* (2001) and the Australia ICOMOS Burra Charter 2013.

A non-exhaustive document review of applicable NSW Acts, Regulations and Heritage Guidelines which forms the basis of the assessment criteria. A desktop review and field investigations were undertaken to confirm the existing assets, building and site conditions concur with the LEP and DCP listings as well as to locate and identify any other potential valued artefact for protection, conservation and rectification works.

In consultation with relevant stakeholders, a conservation plan accompanies this report; prepared to manage or mitigate any potential risks identified in the site study and document review process.

Legislation and Assessment Pathways

Legislative Requirements	**Acceptance Criteria**
Australian Chapter of International Council on Monuments and Sites	Australia ICOMOS Burra Charter. The Burra Charter is a nationally accepted non-statutory guideline for assessing and managing change to heritage items. National Heritage List Commonwealth Heritage List Register of National Estate- interim
Environmental Planning and Assessment Act 1979 (NSW) Heritage Act 1977 (NSW)	Environmental Planning and Assessment Regulation 2000 (NSW) LEP Local Environment Plan DCP Development Control Plan
Heritage Council of New South Wales State Heritage Register (SHR) State Heritage Inventory (SHI)	The State Heritage Inventory is a database of heritage items in New South Wales which includes: • items listed on the State Heritage Register • items on State Agency Heritage Registers, and, items listed of local heritage significance on a local council's Local Environmental Plan.
Local Authority: - Randwick City Council Local Environmental Plan 2012 (Amendment No 9)	Heritage mapping Local significance/ Listed and itemised
Development Control Plan (DCP) Randwick City Council Local Environmental Plan 2012	Refer to conservation Management Plan section for detailed comparison to DCP
Non-Statutory Heritage Listing	Works in the vicinity of heritage items.

1. THE HERITAGE ITEM

1.1 Site Description

1.1.1 Heritage Item

4 Woodside Avenue Strathfield



Above. 4 Woodside Avenue, Strathfield ; Courtesy NSW 6 Maps

Building Established

Construction Year ~ C. 1812

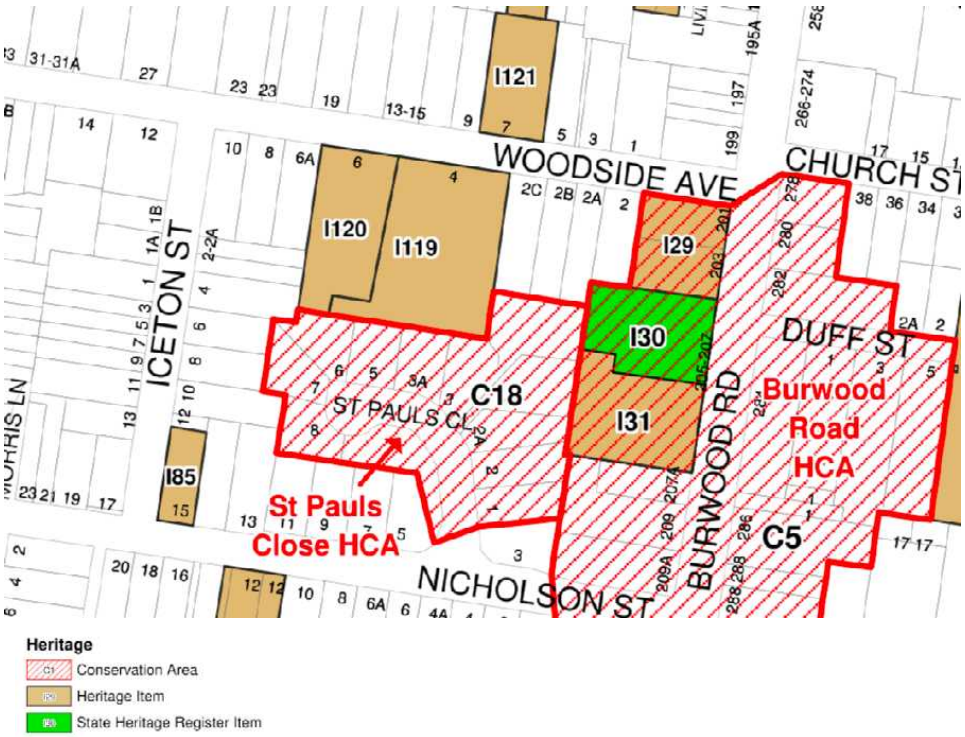
Location; 4 Woodside Avenue, Strathfield NSW 2135

Local Government; Randwick City Council

Site; LOT; 1, DP 231995

1.1.2 Heritage Listing

Randwick City Council Local Environmental Plan 2012, SCHEDULE 5.1 – Environmental heritage, Part 1 - Heritage item, Part 2- Heritage Conservation Areas (Map No. M37-3 Drawn 2003-2018)



Above. Site **Item119**

Listing.

4 Woodside Avenue, Strathfield NSW 2135

Listing Name; Bungalow, and Lucas Road Heritage Conservation Area

Listing Title; Randwick City Council Local Environmental Plan 2012

Listing Number; Item I119

Gazette Date;

Listing Type: Heritage Item



LEP Part 1 Heritage items

Locally listed buildings in the vicinity of the subject site and proposed development.

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	Federation bungalows	23, 25 and 27 Woodside Avenue	Lot 10, DP 935162; Lot 11, DP 166782; Lot 1, DP 936531; Lot 1, DP 925281	Local	I236
Burwood	**"Wellings" and gatehouse**	**4 Woodside Avenue East**	**Lot 1, DP 231995**	**Local**	**I119**
Burwood	Bungalow and garden	6 Woodside Avenue East	Lot 1, DP 175391	Local	I120
Burwood	St Pauls Close Heritage Conservation Area	Shown by red hatching and marked "C18"	Local		C18
Burwood	St Paul's Anglican Church and pipe organ	205–207 Burwood Road	Lot 344, DP 581746	State	I30

*Note LEP lot numbers very to the survey Lot and DP numbers.

LEP Part 2 Heritage conservation areas

The site is in the vicinity of a conservation area

Name	Identification on *Heritage Map*	Significance
St Pauls Close Heritage Conservation Area	Shown by red hatching and marked "C18"	Local

Related items

Heritage Listed Items related to the Gate House building

Street Address	Suburb/Town	LGA	LALC
4 Woodside Avenue East	**BURWOOD / NSW**	**Burwood**	**Unknown**
Eridge Park Road	BURRADOO / NSW	Wingecarribee	Unknown
1 Passy Avenue	HUNTERS HILL / NSW	Hunters Hill	Unknown
2 Yerton Avenue	HUNTERS HILL / NSW	Hunters Hill	Metropolitan

1.1.4 Site and Context

Wellings (Origin C.1812) is a Local heritage listed site adjacent to the other heritage listed items and adjacent to the Burwood Road Conservation Areas and St. Paul's Anglican Church listed above. The site is inclusive of the original homestead garden and the later 1970 addition of the 'Gate House' which was relocated from the former Passy Estate paddock in 13 Ferry Street Hunters Hill in 1967.

The application subject of this report is modifications of the existing ground level with extended living dinning and family rooms, upgraded swimming pool, basement car parking and front fence. Conservation works to the heritage building include a new Welsh Slate roof and maintenance works. The conservation project aims to enable the continued use and economic viability of the building.

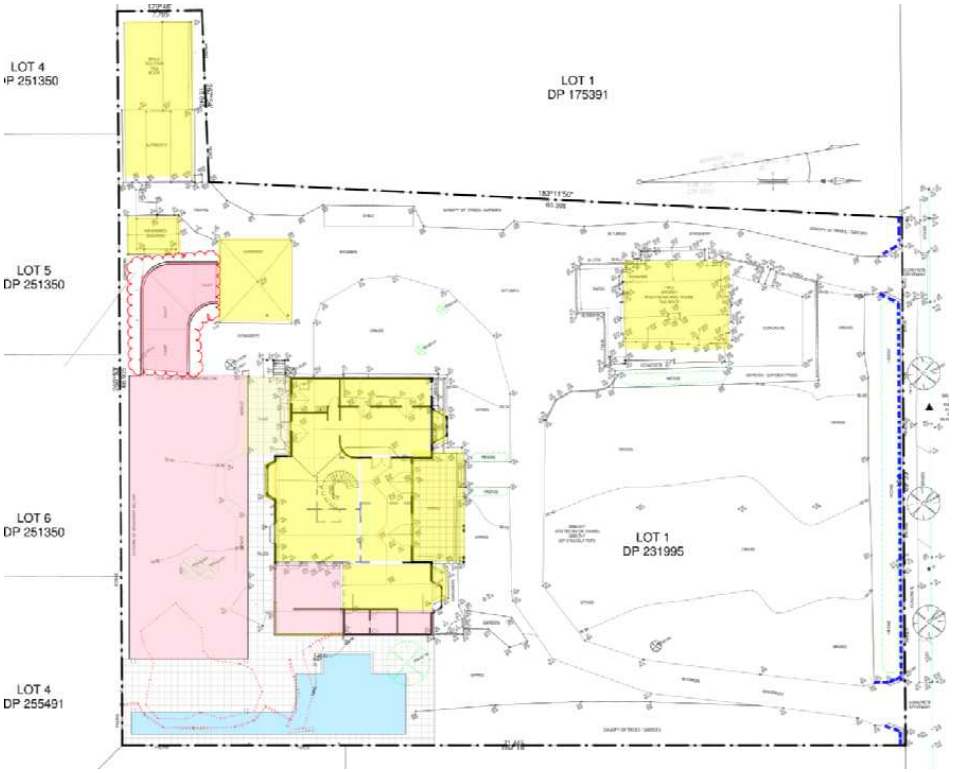
Site Elements and Zones
The works zones subject of this application is the alterations and additions to the existing. The front street curtilage, setbacks, off-street carparking, landscaping and existing fencing and gates are to be retained with a new privacy fence proposed behind the existing.

Woodside Road Frontage
No changes are proposed to the soft landscaping and all significant heritage trees to the street front and sides are to be retained. No changes are proposed to the large significant trees that have survived since listing in the Statement of Landscape Heritage Significance 1992.

Pool and rear Yard
Additions to rear yard (South) include a new swimming pool to replace the existing pool and a new basement carpark. The rear yard was cleared and level in C. 1994 and with it the remnants of the former entryways, tennis courts, laundry and service yards areas.



Above, Existing layout plan. By Dvyne Design Existing pool (blue) and existing House (Yellow)



Above, Plan overview of new works (Pink). By Dvyne Design

Proposed new building work includes a new street front privacy fence behind the existing 1920's picket fence, a new basement carpark with landscaping over and drive access indicated by the pink rectangle to the rear, and a new swimming pool to replace the existing. Modification to the existing building is limited to the Southeast corner and all ground level internal structural walls.

No changes are proposed for the Gate House building or front landscape.

1.1.5 The proposed works area

Referring to the overlay below, the new works zones are as follows; -

A. The front fence,
B. Southeast corner Ground and Level 1 extensions
C. New internal Ground Level open plan layout and
D. Ground and Level One extensions to the Southeast
E. New slate roof to progressively replace timber shingle roof
F. New basement car park to the rear, and
G. New swimming pool to replace existing



The above diagrams illustrate the new proposed works are in line with the building lines and boundary setbacks of the neighbours. The lower-level basement and drive access addition is facilitated by the natural terrain and slope of the land which falls to the North West.

Referring to the above plan showing existing walls to be demolished doted in blue, the breakout for new work is limited to the rear and side walls made new in the 1994 modifications.

A new pool is proposed within the existing pool and merges with the existing pool surrounds. The hard landscaping skirting the rear of the house was established in 1994 in place of the then existing laundry and service areas.

The path and driveways to the main entry and landscaping is fully retained. Referring to the early photograph of the site, the hard landscaping and asphalt driveways were laid over the original En Tout Cas or red Scoria surfaces with bullnose brick edging.

Progressively upgrading the existing timber shingle roofing with Welsh Slate tiles is necessary to prevent the deterioration of the asset. The existing shingles are inadequate to prevent the concentrations of storm water in the valleys and

All existing spouting is to be retained or replaced to match the existing slim profile in galvanised iron or similar.

1.2.2 Documented History

Site History
The following site history has been sourced from the LEP Heritage NSW Data Base,

Note. Text in *italics* is quoted verbatim from Heritage NSW database, LEP or DCP documents.

> *The first land grants in the Burwood district included those to Thomas Rowley in c.1799 and William Faithful in c.1808. In c.1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in c.1814.*
>
> *Following Riley's death in c.1833 the Rowley children instituted legal proceedings and regained possession of the 750 acre property which according to his will, should not have been auctioned. The estate was partitioned among his children, with the site of Lucas Road within the 213 acres granted to Thomas Rowley junior.*
>
> *Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open.*
>
> *Wellings:*
>
> *The two storey weatherboard residence is the result of several alterations and additions that have occurred over 150 years. The original residence was single storeyed with front and rear verandahs, typical of the Colonial Georgian style. It possibly had an attic.*
>
> *The original part of Wellings is believed to have been built in the late 1830's by a London shipowner, William Richards. John Hilly, the architect of St Thomas Enfield, later bought the property. It was also the home of Thomas Iceton, a leading Burwood resident in the late nineteenth century. Alterations and additions occurred during the 1860's. The front fence, brick edged gravel circular driveway and some plantings relate to the early 1910's period.*
>
> *The c.1840s additions and alterations probably maintained the Colonial Georgian style. The main northern elevation retained its symmetry by the addition of two wings on either side of the residence. Additions were also added at the rear of the residence, remaining single storey.*
>
> *The building was converted in c.1860s to the Victorian Gothic style. Additions included rear ground floor and a steeply pitched first storey attic with gabled wing. The gabled extension over the western wing was higher than the eastern wing giving an asymmetrical elevation typical of the Gothic style. Other features include decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, gabled dormers which were modified in c. 1950s) and rusticated finishes such as timber shingles. Early photos indicate decorative patterned shingles were used on the roof. Tall chimneys, although since removed, also featured on the building. Changes in c.1950s included enlarged windows and verandahs, as well as bay windows to the wings on the northern elevation.*
>
> *There are recent outbuildings constructed of brick with metal roofs being used as a garage, work shed and utility areas.*
>
> *The Gatehouse:*
>
> *In c.1854, the Gate House was originally prefabricated in Hamburg, Germany and exhibited in Paris. It was transported to hunters Hill where it was the Gate House at the residence for "Passy", a large sandstone stately home of the French Consulate General.*

[1] 1902 'TO THE EDITOR OF THE HERALD.', The Sydney Morning Herald (NSW : 1842 - 1954), 4 October, p. 9. , viewed 20 Sep 2023, http://nla.gov.au/nla.news-article14509129

[2] Edmund Blackett Horbury Hunt (~1868-70) (Gothic sandstone tower of St John's church, Glebe Point Road Glebe)

In c.1967 Miss A. Agnew bought it and had it moved in two pieces to the front of 'Wellings' in Burwood. Burwood Council granted permission to the re-erect of the Gatehouse on part of Wellings, subject to conditions, one of which was that it be opened as a museum. The two room building was fully restored.

Chronology of works
Alterations and Additions
Built between 1812 and 1920 with no notable extensions of modifications.

Table – Alterations and additions
The following table is a summary of select extracts plotting the precedents, developments and key events related to the site buildings.

Building	Origin	*Description*	Status
Farm Cottage Sub division	1797	*Burwood:* *Parramatta Road was first created in 1791, a vital land (cf water) artery between Sydney Cove and Rose Hill's settlement and crops. Liverpool Road opened in 1814 as Governor Macquarie's Great South Road. Its winding route reflects pre-existing land grant boundaries. To Burwood's north over Parramatta Rd. was Longbottom Government Farm, staffed by convicts. This grew to over 700 acres on heavily timbered flat, sloping to swamps on Hen & Chicken Bay. Commissioner Bigge recorded how valuable timber (ironbark) was cut and sawn on the spot, conveyed to Sydney in boats by the river. 'Charcoal for the forges and foundries is likewise prepared here' he noted.* *2 grants were critical on Burwood's clay: Captain Thomas Rowley's Burwood Farm estate and William Faithful's 1000 acre grant to its south in Enfield covered most of modern Burwood. Rowley, adjutant of the NSW Corps, named it after the farm he'd lived on in Cornwall. 1799 and subsequent grants brought it to 750 acres but he continued to live at Kingston Farm in Newtown until his death in 1806. He'd bought some of the first Spanish merinos brought from the Cape Colony in 1797, others being sold to Macarthur, Marsden & Cox. The southern boundary of his farm was approximately Woodside Avenue & Fitzroy Street.* *Under Rowley's will the estate passed to his 3 underage children- executors Dr Harris & Major Johnstone were both involved in the 1808 Bligh rebellion and returned to England for the court martial. Governor Macquarie appointed Thomas Moore as guardian and executor. In 1812 he wrongfully auctioned the estate. It was bought by Sydney businessman Alexander Riley. He's believed to have built Burwood Villa in 1814 (perhaps on older (1797) foundations of Rowley's shepherd's cottage) and lived here until departing for England in 1817. In 1824 Joseph Lycett described the estate. 500 acres had been cleared for pasture. Lycett in Views of Australia described 'a garden of 4 acres in full cultivation, containing upwards of three hundred Trees, bearing the following choice fruits, viz. The Orange, Citron, Lemon, Pomegranate, Loquat, Guava, Peaches, Nectarines, Apricots, Apples, Pears, the Cherry, Plums, Figs, Chestnuts, Almonds, Medlars, Quinces; with abundance of Raspberries, Strawberries, and the finest Melons. &c'.* *Until the 1830s Burwood consisted of a few inns along the highways and 2 or 3 huge, undeveloped estates within the next 20 years these began to break up, attracting settlers and encouraging the growth of embryo villages at Burwood & Enfield. Riley died in 1833 and Rowley's children, now of age, started legal proceedings and regained possession of the 750 acre estate. It was divided between Thomas jnr., John, John Lucas* and Henry Biggs. Almost at once they subdivided into lots of 4-20 acres for country homes and small farms. In 1834 Burwood estate was held by John Lucas, husband of Thomas's daughter Mary Rowley), who divided 113 of his 213 acres into small allotments for sale. Streets such as Webb, Lucas Rd., Wentworth Rd. & Strathfield's The Boulevarde reflect the boundaries of these subdivisions/estates.* *To the south (including the land later the Appian Way) was William Faithful's grant of 1000 acres (1808) at 'Liberty Plains'. Faithful was a private in the NSW Corps: discharged in 1799 he became Captain Foveaux's farm manager, and this connection got him the grant. Apart from 15 acres of Sarah Nelson's on Malvern Hill (Croydon), Faithful's Farm extended from Rowley's farm to Cooks River and west to Punchbowl Rd. The government retained a right to build a road through it (doing so in 1815: Liverpool or the Great South Road), and to cut 'such timber as may be deemed fit for naval purposes' - the area was thick with tall ironbark. Faithful exchanged it in 1815. Alexander Riley bought his 200 acres north of the new road incorporating it into his Burwood estate. This*	

		was jointly owned by the Rowley family after 1833 and had no streets across it, only a few tracks. *Despite opening up of the Rowley estate there was little settlement in Burwood between the 2 highways before 1860. Sydney Railway Company opened the first rail to Parramatta in 1855. Burwood 'station' (just west of Ashfield station, one of the first stations) was a wooden platform near a level crossing over the grassy track that was Neich's Lane* (later Burwood Rd). This was beside 'the newly laid out township of Cheltenham'. Speedy transport meant subdivision and consolidation followed, filling out the area. Burwood's biggest growth spurt was between 1874 & 1900 (Burwood's population was, respectively: 1200-7400, an increase not matched since. *1835 maps show this as the only track between Parramatta / Liverpool Roads in Burwood.* *Burwood's first public school was c.1838. In 1843 land on Burwood Rd. was granted to the Anglican Church for a school. St. Mary's Catholic Church opened in 1846, a Presbyterian Church in 1857 and St. Paul's Anglican in 1871. Mansions of the 1870s+ such as The Priory were due to a firm belief in its health-giving climate, compared to the smog and crowding of the city suburbs. They were built as quasi-ancestral estates, perhaps in blissful ignorance of how quickly suburbs can evolve. Living was primitive: no street lighting (1883+), home lighting by candle or lamp (oil, kerosene after 1860), no gas (1882+), no piped water (1886+), home wells/tanks, few bathrooms, no indoor toilets, with pans (1880+) replacing outdoor cess pits.* *The 1880s+ was the era of the debates that led to Australia's fractious states combining into a single Federation, declared at Sydney's Centennial Park, in 1901. Skilled tradesmen and materials were plentiful and comparatively cheap, and combined with the improvement in building techniques associated with cavity walls, damp-courses and terracotta tiled rooves, provided the means for an era of intense building activity. Unlike the Victorian era's large commercial and Government building, the main thrust of the Federation era was constructing new suburbs around Sydney harbour with shops for the middle classes.* *Between 1889 and 1918 Australia's population swelled from 3 to 5 million triggering an urgent need for housing. Suburban spread was greatly assisted by expansion of the public transport system of trams, ferries and trams, which formed a well-integrated pre-car transport system. Rapid suburban growth brought increased interest in town planning...Tree-lined streets such as Burwood Rd., The Appian Way or The Boulevard in Strathfield were in marked contrast to most development in Australian cities of the late 19th century. (Fraser, Hugh, in Heritage Council of NSW, 1981-4, amended and added to by Stuart Read, 17/5/2008 with excerpts from Eric Dunlop (1975)).*[3]	
Site	1799 1814	*The first land grants in the Burwood district included those to Thomas Rowley in 1799 and William Faithful in 1808. In 1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in 1814.*	extant
House	1812	*Documentary and physical evidence indicate that the first permanent residence in Burwood was built on the site, the foundations of which remain under the existing residence.*	extant
Site	1833	*Following Riley's death in 1833 the Rowley children instituted legal proceedings and regained possession of the 750 acre property which according to his will, should not have been auctioned. The estate was partitioned among his children, with the site of Lucas Road within the 213 acres granted to Thomas Rowley junior.*	extant
Site	1854	*A village subdivision was laid out around the railway line in 1854 and the area remained relatively open.*	extant
Site		*The original part of Wellings is believed to have been built in the late 1830's by a London shipowner, William Richards.* *John Hilly, the Architect of St Thomas Enfield, later bought the property. It was also the home of Thomas Iceton, a leading Burwood resident in the late nineteenth century.*	extant

[3] St. Paul's Anglican Church and Pipe Organ, NSW Heritage inventory, Online

Site	1860	*Alterations and additions occurred during the 1860's. The front fence, brick edged gravel circular driveway and some plantings relate to the early 1910's period.*	extant

1.3 Physical analysis

Overview

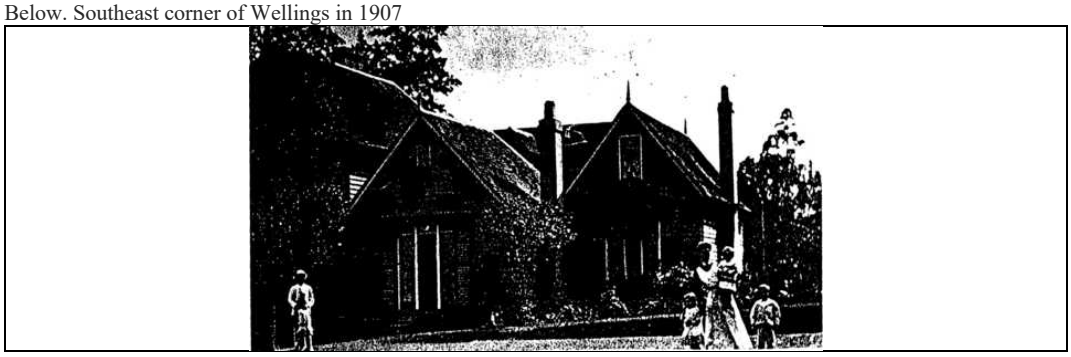
Following is a detailed analysis and deconstruction of the existing conditions to identify the original extant fabric and describe the change from the time of foundation to the current restoration works.

Referring to the following pictorial, the main street front building is substantially intact without any major modifications of the original building evident on the 1943 aerial survey. This report will describe the original architectural extent fabric and the proposed new works.

Building fabric

Summary.	
Site;	*A Circa 1812*
Style:	*Colonial homestead / Gothic American bungalow*
Storeys:	*Ground, Level 1 and Cellar*
Façade:	*Lap Timber boards over timber frame with brick infill.*
Side/Rear Walls:	*As above.*
Internal Walls:	*Plaster board over timber frame with brick infill*
Roof Cladding:	*Wood Shingles with slim line spouting and round downpipes.*
Chimney	*Brick with rough stucco render painted and detailed capping*
Internal Structure:	
Floor:	*Tessellated marble tile decking to verandah on mortar*
Roof:	*hardwood timber framing, exposed rafter ends, decorative barge board.*
Ceilings:	*Plaster cornices,*
Stairs:	*N/A New spiral stairs. Front Porch stairs in sandstone*
Balustrade;	
Window;	*Timber framed windows with front mini bays.*
Fenestration;	*detailed decorate and romantic veranda in carved timber*
Fence	*Front fence with timber pickets and brick base, timber paling side fences (1.5 to 1.8 m)*

Below. Southeast corner of Wellings in 1907



1.4 Original Conditions Extant

The front of the site including the landscape setback and fence are substantially intact and original dating to the time of establishment. Perishable items including roofing, spouting and landscape are variations and adaptions of the original.

The status of the interior is unknown as the site was locked at the time of audit, however the interior is not directly subject of the heritage listing.

Physical Description

> *Wellings is a double stories timber veneer, shingled roofed building, located on high land. Set well back from the street, Wellings still retains an appropriate garden setting. The landscape retains elements from various phases of development. It has a front fence and a brick edged gravel circular driveway.*

[4]

[4] Reserve Bank of Australia https://www.rba.gov.au/publications/rdp/2001/2001-07/1890s-depression.html

Pictorial Study of Existing and field notes





Above. North Elevation
Pictured circa 1912



Above. North Elevation
Pictured circa 1912
Note the Western chimneys were removed somtime prior to1943.



Above. North Elevation
Pictured circa 1965



Above. Existing North Elevation
Pictured circa 2024



Above Left . Existing North Elevation
Above Right. Existing West Elevation.
The sandstone base to the west elevation is theorised to be the original Burwood cottage C.1797-1812.



Above. Southwest Corner.





South East elevation
Pictured 1994



East elevation
Pictured 1994



East elevation constuction works
Pictured 1994



East elevation constuction works
Pictured 1994 showing partialy completed pool and house, and new raised section to the South East corner without the timber cladding.

Interior Original

The impacts do not apply to this specific heritage value(s). Interior is not referred to in the heritage listing.

The interior of the house has been substantially changed over the centuries due to neglect and damage, yet more recently between 1980 and 1994 the house was a boarding house and due to the timber shingle roof water damage destroyed a good portion of the interiors.

The 1994 renovations restored and modernised the interiors.

Landscape and Curtilage

Soft Landscaping.
A Statement of Landscape Heritage Significance 1992 by Tropman and Tropman was prepared early in is relevant today in so far as the 3 or so significant trees still in existence are not within the zone of the proposed works. The Norfolk Island Pine is adjacent to the proposed new front fence, however.

Arborist and heritage landscape is beyond the scope of this report. Refer to prior report and arborist report.

2 SIGNIFICANCE ASSESSMENT

2.1 Statement of significance

Study Area Site identification

Refer to 1.1 Site Description

2.2 Historical Context

Note. Text in italics is quoted verbatim from Heritage NSW database, LEP or DCP documents.

Statement of Significance

Wellings is of State significance for its historical associations, architectural quality and is a landmark of the area . It is probably the earliest surviving evidence of settlement of the Burwood district and excellent example of an early residential building evolving over more than 200 years. Many significant early plantings and landscape are still apparent.

Historic Significance

The "Wellings" site is associated with the early settlement of Western Sydney as part of the Colonial land grant system. The present site was part of an original grant by Governor Macquarie to Thomas Rowley in 1799.
Documentary and physical evidence indicate that the first permanent residence in Burwood was built on the site, the foundations of which remain under the existing residence.

Historic Significance

The site and building are of local historical significance as part of an early subdivision and Inter-war period of development in the local area constructed in c. 1919 possibly by local builder Tom Bridge. The house forms part of a group of two houses that appear to have been built at the same time and represent the Inter War development in the area.

Historic Association

Associated of significant architects including;
The site is associated with Thomas Iceton, who was a prominent Burwood citizen.

Aesthetic Significance

The early techniques of construction are exhibited in this building with early pit sawn hardwood timber structure, stone foundations, brick nogged timber framed walls, lath and plaster linings and remnant hardwood shingle roofing.

The two former wells, now buried, which provided water for the property, illustrate a common method for procuring a reliable water supply by tapping into the local water table.

Wellings is much altered and extended weatherboard residence, It was probably built originally as an early single-storey cottage in the Colonial Georgian style of the 1820s and later evolving into a two-storey Victorian Gothic style. The building retains many of its early features and fabric although much has been adversaly interfered with during the mid 20s affecting its overall integrity. Its interior planning and fabric has been severely altered during 1950s.

The "Wellings" site is considerable aesthetic significance, primarily as it displays highly ornate timber buildings set within a large garden with significant mature plantings of high ornamental quality.

Social Significance

The evolution of the "Wellings" house through various alterations and additions, furniture and fittings reflects changes in residential and family needs and tastes associated with the site from the nineteenth century.

The configuration and collection of elements such as carriageway and loop, former tennis court, former shade house, former wells, lawned areas and exotic plantings display a lifestyle common to larger estates in Burwood from the nineteenth century.

Research Significance

The site possesses considerable archaeological potential such as stone foundations of the original "Burwood House", former wells, potentially buried relics of everyday life-pottery, glass etc.

Rare Significance

Wellings is a rare surviving residence associated with the early rural holdings of the Burwood district.

Representative Assessment

It is a representative example of its type.

Landscape Heritage

Refer above for discussion in detail
Refer to the Tropman & Tropman Architects, Statement of Landscape Significance 1992, prepared for Burwood Municipal Council.

Existing Conditions

Refer above for discussion in detail in each section
Refer to Tropman & Tropman Architects, Statement of Heritage Impact Assessment 1992, prepared for Burwood Municipal Council.

2.3 Significance of the proposed work area

Refer to 2.2 above

Curtilage
The pedigree of the site and curtilage is well established, as the origin point for the establishment and organic growth of the present day Burwood suburb.

Front Fence
The existing fence with brick footings and pine timber is a replica reconstruction of an earlier C.1920 fence. The existing Southeast Elevation and courtyard are identified in the Tropman and Tropman Architects 1994 Report .

The proposed new fence is to replace the existing fence with a new brick base and timber picket top section.



Southeast corner Ground and Level 1 extensions
The works are confined to the rear of the existing house and site. Demolition works are proposed to the existing skillion roof section to the East that appears to be a later addition between 1994 and 2010 alterations and additions.

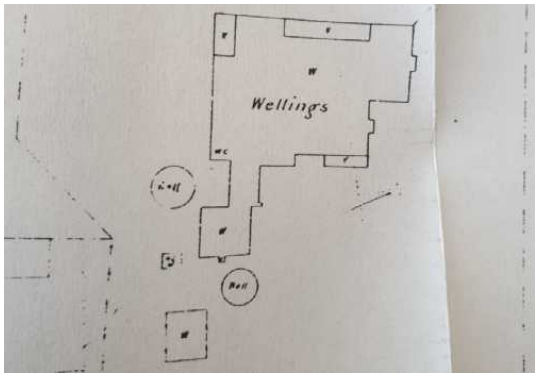
Southeast Elevation and Chimneys
The existing Southeast Elevation and courtyard, walls and footings are identified in the Tropman and Tropman Architects 1994 Report .

The South corner wing was modified in 1994 to include an additional level. The Chimneys and attic windows are substantially the same.

Footings were reestablished in 1970 and again in 1994. Between 1994 and 2010 all prior footings and site conditions were either removed or encapsulated from this quarter of the site when a concrete slab was poured to replace the existing timber floor.

Partial demolition and new works within the house will modify portions of the existing fabric to make way for the new ground level kitchen. The new kitchen and level one bathroom are designed within the existing courtyard space and retain the greater portion of the heritage fabric.

New basement car park to the rear, and
The area of the proposed basement carpark and drive access, walls and footings are identified in the Tropman and Tropman Architects 1994 Report. Prior mapping shows early water wells and outbuildings. These elements were substantially modified in C. 1960 to 1994. From 1980 to 1994 the rear garden was raised and a cottage garden formed thereon replaced by the extant gazebo, al fresco and pool structures and romantic outdoor ornamental structures.



New swimming pool to replace existing.
The existing pool approximated the position of the previous tennis court. Excavation for the pool and leveling of the rear yard in 1994 removed and erased all prior structures and any potential archival material.

Proposed new works to the pool and basement are below ground level and will not affect views to and from the building.

New slate roof to progressively replace timber shingle roof
The existing timber shingle roofs is referred to in listings and historic literature dating to the 1960's.
Earlier C.1920's pictures indicate the earlier roof was a slate roof with possible led, steel or copper capping and flashings gutters and down pipes. During a colonial revival period in the 1960's, the attic areas expanded and clad in rustic shingle, which lasted less than 20 years before degrading. Leaking rapidly degraded extensive parts of the house interior and structures such that the entire roof and roof framing was replaced and all surfaces and most internal walls made new.

Emerging reasons that have why the shingle roof is failing and in need of replacing with slate.

- The existing roof and the additional roof forms added in the 1960s and 1990's have increased the volume of water into the original valleys.
- The timber shingle roof are quaint but degrade quickly and are inadequate protection for the insulation and sarking.
- The C. 1920's veranda extension pitch is too low for the shingle roof type and material
- Climate change has increased the concentration and frequency of storm events.

Gate House Roof
Likewise for the Gate House, the earliest pictures show a corrugated iron roof and a slate roof over the bay window, replaced with concrete tiles Circa 1960. In 1970 relocation the timber shingles were installed on a new frame and battens. Later in the early 2002 extension, the shingles were renewed and the roof extended into its current multi gabled structure.

For reference and comparison, the sister buildings, Eridge Lodge has a corrugated roof and The Chalet has a slate roof.

Below. Comparative analysis of roof types for 3 prefabricated Hunters Hill houses.
Eridge Lodge. Bowral, Corrugated Iron roof
The Gate House, (C. 1890) 13 Ferry Street Hunters Hill, Corrugated Iron Roof
The Chalet No.2 Yerton Avenue Hunter Hill, Slate Roof







Interior
Prior literature, heritage listing documentation and conservation management plans advise the interiors were substantially modified in 1960's such that none of the original floors, surface and materials remain. The reason for the change and constant need for renewal is the leaking due to the complex roof form and timber shingles.

3 – PROPOSED WORKS

3.1 The proposal

Change of Use
No change of use or occupation of the site. The status quo is and historic use pattern is preserved by the usage as a private residence for a single or extended family. The proposed works are intended to preserve and protect the heritage structure with continue improvements to the quality, presentation and usability of the house and to maintain the eminent status of Wellings estate in Burwood.

New Works
The proposed works include the works shown on the plans.
Limitation: the plans are diagrammatic sketches only and are not an accurate forensic description of the site and buildings.

Tree removal
Not applicable. The status quo applies to the existing landscape. Referring to the Tropman and Tropman Landscape report (1994); natural attrition since 1994 as seen many of the trees listed as significant having been removed moved or replaced. The substantial trees and ferns dating to 1800's remain within the curtilage.

The proposed works retain the existing landscape.

Demolition
Partial Demolition of the existing external walls to Southeast corner and internal entry shown hatched on the ground plan. Level one modifications are propose removing external surface timber cladding to create a new bathroom and robe, demolition of the familiar East elevation bay window and extending to include the East elevation lean-to store shed build between1994 and 2010.

Referring to the exiting conditions drawings and survey; note the existing conditions drawing vary to the site conditions. Confirm the existing against site conditions and the Tropman and Tropman 1992 HIS for comparison and accuracy.

Front fence works incudes demolition of the existing fence and reuse of the existing gates , hardware and materials in the new fence.

Landscape.
No change. Refer to pool and basement car park.

New fencing materials and types.
- New front fence with sandstone base and picket fence capping, reuse existing gates, signage and letterbox.
- Fence restoration to side boundaries in front of the building line includes restoration of existing to 1.5 m high timber picket fence on posts along boundary line to the East and West boundaries.
- All side and rear boundary fencing behind front setback is to be timber palisade
- Refer to Burwood DCP for details and requirements for fixing and replacing fences in heritage conservation areas.

Hard landscape
- Expansion of the existing south patio connecting the pool with the building
- New drive ramp access to the basement via the existing portico

Soft landscaping
- New lawn over the new basement car park, New screen conifer hedging to all parameters. Existing and earlier planting included Pampas Grass, Water Lilies, Hydrangeas, Daisies, Boston Ivy, Tree Ferns, ginger plants.
- Larger trees advised to be retained to the south side curtilage as per the 1943 aerial photograph.

Signage
- Street number to be retained.
- Existing 'Weelings' sign is to be restored and mounted on the new fence to communicate the historic interpretation of the place and its former postal address.

Excavation

- Excavation works for the new basement garage and swimming pool are on the site zone previously excavated, however not as extensive.
- Excavation is proposed for new footings for the extension Eastwards, including engineering and connecting to the existing footings.

Basement

- A new lower-level basement garage
- The new garage extends the existing cellar built in 1994 under the rear patio and site of the former laundry.
- New works include excavation, shoring the existing and a complete engineered structural system to conserve the existing building.

Ground level

- Demolition of rear section under the skillion roof and a new ground level living area and rear veranda.
- A new enlarged family room kitchen and Butler's Pantry
- A new study and bathroom

Services

- New electrical wiring throughout.
- This application does not include solar electric or hot water roof or wall panels.
- Locate new hot water service internally or in an external vented cabinet enclosure.
- Existing exterior recessed electrical cabinet to be retained and or replaced with new.
- Mechanical; air-condition type split system plant and equipment is to be ground mounted on pad footings (wall mounting verandah or porch mounting not permitted), locate to the rear of the buildings.
- Mechanical and electrical plant and equipment is to be concealed and not visible from the front curtilage.
- Drainage and condensate outlets to drain away from the building footings to a legal points of discharge
- Not permitted; -
    - External channelling chaffing of mechanical electrically hydraulic services in conduit exposed or otherwise.
    - Wall mounted condenser units,
    - Exposed hot water units.

Wall and brickwork restoration

- Restoration of all original surfaces fixtures and fittings including verandah tiles, soffit.
- Removal of any paint from brickwork confirm integrity of damp proof course ant caps and sub floor ventilation vents. Clear vents ensure cross ventilation.
- Restore original mortar and make good any damp-proof course defects.

Level 1

- New Level 1 extension to the main bedroom on the Southeast corner
- Retention restoration and make good the existing surfaces fixture and materials, replacing like for like all perishables.
- General interior upgrades pain and repair defects, water damage or dampness.

Roof, ridge and Spouting

- Refer to historic photos for preferred location and type of spouting and downpipes.
- Refer to historic photos for extent of slate roof to front verandah and entry porch.
- The C. 1920's veranda extension pitch is too low for the shingle roof type and material, advise replacing with zinc or coper sheet with bullnose ridges. Applies to all roofing less than 25-degree slope.
- Make good rusted front porch roof with new metal roof or copper or zinc sheet roof on exterior grade ply board.
- Make good and match gutter and downpipes, spouting with a slim line gutter for a sharper low-profile appearance.
- If existing roof tiles are to be replaced, then refer to the DCPS section herein for guidance and requirements.
- New roof with slate tiles (Ceramic imitation not permitted)
- New flashing, valley and capping to match existing copper.

Gabble ends and barge boards

- Preservation, No change to existing barge boards, valances and heritage façade treatments over gable ends, verandas and windows.

Windows
- All existing timber framed windows under brick arch lintels are to be retained.

Exterior timber cladding (existing and new proposed)
- Existing timber surfaces to be repaired and painted
- Surfaces that are repaired may be painted again, and
- Painted lapped boards may be restored to original condition or replaced with matching boards. Submit sample existing and proposed boards prior to CC.

Interior design
- All new interior within existing walls.
- Existing structural and loadbearing walls to remain.

Painting
In accordance with heritage guidelines and literature, painted surface to left painted and natural material finishes are not to be painted.
- Natural finish Cedar doors and surfaces are not to be painted,
- Surfaces that are painted may be painted again, and
- painted surfaces may be restored to original condition or replaced with replica

Submit detailed specification and materials selection for approvals are necessary prior to any new work.

3.2 Application Background

Application Background
This application follows and is in response to a recent correspondence and directive from Burwood Council regarding works to the front fence to improve privacy. In addition to resolving the front fence issue in the affirmative the applicant proposes modifications and additions to the site and building to improve habitation and resolve much longstanding maintained and liveability issues.

Over many decades the trigger to continuously expand and increase the vertical size and outward form of the house is caused by the surprising lack of space in the level 2 or upstairs areas which are little more than attic spaces, hollowed out and connected with interlinking passageways. The attic offers very little habitable headroom over 2.1m. While the external appearance of the house is of a large mansion house, the reality is that the house is dwarfed by its modern neighbours in size and usable habitable area.

Wellings is best understood as an original farm barn that grew organically over 200 years yet maintained its original proportions; all new gabled forms and ridgelines are below that of the ridgelines at the time of establishment. The later Coach house or Gate House labourer's cottage addition compounded the site constraints, offering little additional space and less than needed for a regular double bed. Extensions to the cottage in C.2002 almost double the floor area to compensate.

Outdoor recreation areas and private open space is also problematic and causing development pressures since subdivision of the lot excised the southern entry and tennis courts, leaving the prosaic front setback as the only remaining north facing private open space. Over decades, heritage conservation and community pressures[5] have influenced the street front fencing to be transparent, whereas the owners understandably prefer privacy over transparency.

Evident by the height of new neighbouring buildings, the immediate neighbourhood is undergoing population pressure and demographic change, and neighbouring sites have developed to 3 or more levels to overlook the property from every direction, meaning the owners are effectively maintain a community garden for the visual amenity of the neighbours and community but of little benefit to themselves.

This application seeks to resolve the conflict in the affirmative by balancing the owner's preference for functionality and privacy with the communities interests in visual amenity and heritage conservation.

[5] Community pressure including objections date to 1965 objections to the gate house being located to the front, and objections to the sale of the house.

4. HERITAGE IMPACT ASSESSMENT

4. 1 Matters for consideration

The design concept for the new development employs key strategies to respect and enhance the heritage significance of the heritage item. First, to replicate the main architectural forms and materials of the original building in the new sections, including the roof form, and timber window shape and form. Secondly, new works for the pool and new basement garage are below ground and preserve the landscape curtilage and view lines to and from the building, while keying into the existing basement under the former laundry.

The basement work takes advantage of the site's natural terrain to ensure that the new additions are not intrusive to the original structure. By utilizing the slope of the land, the new underground garage and pool parts are obscure, and the new extensions are scaled appropriately, with only occasional and filtered views visible from the street.

The cultural significance of Wellings to Burwood is embodied in its continuing landmark presence since 1812 and its past association with local personalities notorious for the social economic and architectural development of the Burwood and the State of NSW prior to Federation.

The proposed development application is for conservation and restoration works and additions will ensure Wellings is able to continue to be relevant for future generations. This will have a positive impact on the cultural significance of Wellings while improving the lifestyle and privacy of the owners.

To minimize the impacts, the works are mostly small-scale alterations and additions, and below ground basement level site works concealed behind the main building. Works to the main building are limited to elements that are not visually conspicuous, and with the controls outlined herein so as not to distract from the scenic value of the Wellings, and or concealed by landscaping.

Changes to existing windows openings are to be managed by either removing and storage of existing windows for future reuse, reusing timber windows in new openings or storing on site. Where existing windows are blocked, the treatment is to recesses the former opening; to make the changes and former use apparent. Window architraves are not to be removed, to be protected during construction and conserved in place.

A new fence in the location of the existing fence balances the need to owners' privacy with community interest in preserving the heritage setting. View from the street to the Gate house and Wellings will be maintained when seen from the opposite side of Woodside Street. All existing views from neighboring properties are maintained.

The existing fence brick base and timber picket top will be carried forward in the new proposed fence.

4.1.1 Fabric and spatial arrangements

The alterations are to the rear of the property to parts of the building that were altered in 1993. Existing chimneys and other building elements with long association to the building are preserved.

Changes to the roof material from timber to slate resort to an earlier version of the roof and is an important conservation measure.

The modified fence is a significant change made necessary by the changing demographic and more intensive land use in the neighbourhood, in particular the recently approved apartments and boarding houses overlook the site and have had a very negative impact on the privacy and amenity of the site and corrective action is necessary.

4.1.2 Setting, views and vistas

Views and view corridors to and from the subject heritage asset and to other neighboring heritage landscape and buildings are maintained. The street view from opposite side of the street is maintained as are views from neighboring apartments.

While the new fence will improve the on-site privacy issues created by the new buildings, and Google maps street view, the privacy and overlooking issues are balanced by allowing distant views and filtered glimpses.

4.1.3 Landscape

The street front setback is contributing to the conservation area and the subject heritage listed item. Woodside Street is characterized by low brick fences, and front gardens. 4 Woodside is described as having a large garden with sweeping drive or carriage way to the front porch with a low brick fence plinth to the street with a hinged gate.

No changes are proposed to the street front landscaping and all vegetation, paths fences and design elements are to be retained and conserved. An arborist may be required to ensure the new footings and foundation works do not harm the significant Norfolk Island pine tree to the North West corner of the site.

Substantial changes are proposed to the rear landscape to accommodate the new pool and basement car park. The proposed changes are to no heritage significant parts, confined to the rear of the building and subordinate which is permitted by the LEP.

Proposed tree removal in the rear yard is to be done in accordance with councils' usual policies and procedures for natural conservation and landscape management of trees over 1 meter; tree removal and is the beyond the scope of this report.

This report is limited to the built heritage, for detailed review of landscape heritage and proposed landscape changes refer to the relevant Landscape Architects and horticulture or arborist reports as appropriate.

4.1.4 Use

The status quo is proposed regarding site usages. The impacts do not apply to this specific heritage value.

4.1.5 Demolition

Partial demolition of the existing external walls to Southeast corner and internal entry shown hatched on the ground plan. Level one modifications are propose removing external surface timber cladding to create a new bathroom and robe, demolition of the familiar East elevation bay window and extending to include the East elevation lean-to store shed build between1994 and 2010.

New works include shoring and Retention of the substantial portion of walls and all existing fireplaces and chimneys.

Referring to the exiting conditions drawings and survey; note the existing conditions drawing may vary to the site conditions. Confirm the existing against site conditions and the Tropman and Tropman 1992 HIS for comparison and accuracy.

Front fence works incudes demolition of the existing fence and reuse of the existing gates, hardware and materials in the new fence.

Referring to the Architectural demolition drawings and notations, most demolition is limited to areas to the South East elevation, interior building works undertaking between years 1994 and 2002 project works and are not visible from the street.

Front fence works including demolition of the existing, excavation for new footings and reuse of the bricks and gates in the new fence.

I refer to the architectural existing conditions and demolition drawings that detail the parts to be demolished and reconfigured. Demolition to heritage parts is limited to the parts under the rear skillion roof and infills as discussed above.

Sub floor and wall vents
Existing subfloor and wall vents are of historic significance and critical to the ongoing health and amenity of the building. The building was designed for ample subfloor ventilation and without cross ventilation the existing conditions would have quickly decayed.

All existing terracotta vents are to be retain and conserved. Where existing vents are covered or blocked; make good uncover and unblock. Located and document existing prior to construction approvals.

Damp Proof Course and Termite Protection
The project is to comply to the current BCA for Damp proof course and termite resistance. Refer to BCA Volume 2 Health and Amenity. Confirm on site solutions and extend of rectification prior to construction.

- Conservation and restoration maybe required to make good or restore new damp proof course, ant-caps and the like.
- Paving, footings, landscaping and soil is to be set of the base of the heritage walls in compliance with BCA Volume 2 Health and Amenity
- Modifications to the landscaping and paving design to ensure the foundation and footings have adequate airflow, drainage, and inspection points. New concrete and paving is to be offset 300 mm min and fall away from existing walls. Excavate to below damp-proof course and vents.

Existing Roof materials
Demolition and removal of existing timber roof materials, sarking and insulation to receive new.

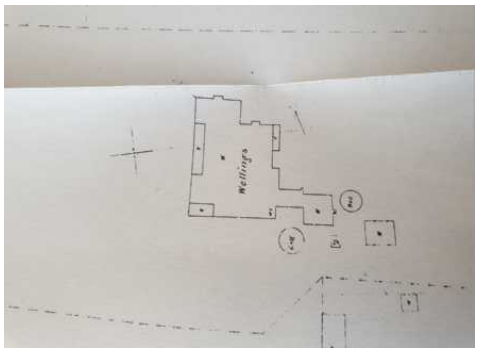
Down pipes and spouting
Down pipes and spouting profiles and materials shall be confirmed to match the original and shown on elevation and section drawings prior to Construction Certification. Show round down pipes and plain D profile spouting / gutters. For small bay windows and awnings select a smaller profile to match existing heritage profile.

Pool
Demolition and removal of existing pool, pool surrounds and plumbing.

Walkways and Accessways. Existing ground surface materials and tiles in the areas affected by demolition are not listed as significant or contributory. It is advised the new road and paving materials be selected to be consistent in color and texture or no different to the existing subdued and low sheen color scheme, to be submitted for heritage review prior to Construction Certification.

4.1.1 Curtilage

Referring to the 1943 Aerial and C.1920 South Elevation picture below, and early survey, from the time of establishment the house was situated central on the allotment. The south half was subdivided leaving a smaller part for the rear private open space and a large road frontage, described as ceremonial and ornate however not private.





The proposed new works including new street front fence, basement carparking and living areas preserve the curtilage in its current form.

4.1.7 Moveable heritage

The impacts do not apply to this specific heritage value(s)
The Gate House is considered herein as a movable heritage, for future discussion purposes, however at this stage no changes are proposed to the item or that would affect the item. The item is identified in the Task Force established to assess and make recommendation for World Heritage Nomination.[6]

The gate house is designed as a movable transportable building, have been moved at least 3 to 4 times before its 1967 relocation and establishment on the current site in 1970. The Gate House is the former coach and horse keepers house at the French Consulate in 13 Ferry Street Hunters Hill. The location of the house at Wellings was controversial and objected to at the time and having spent about 50 years at its current site at Wellings and before that 110 years in Hunters Hill. The building itself is very significant however the relationship and significance to the Wellings site is moot.

The gate houses importance to Hunters Hill is relatively high as it dates to the establishment of the suburb in 1850's and the early French Settlement, Frech colonialism, French projection of power, commerce, technology, the emancipation of the working class, the site of the former French consulate and in belonging to a set of similar transportable extant houses.



HERO PLANE PRESS 14-5-68

HISTORIC HOUSE POSES PROBLEM

A legal battle could develop between an interior decorator and Burwood Council over the preservation of an historic home.

The cottage, transported from Hunters Hill to Burwood, is resting on supports in two sections on the front lawn of Miss A. Agnew's Woodside Avenue property.

Part of it is pictured below.

Miss Agnew has been an interior decorator since 1931 and in recent years has adopted a keen interest in the preservation of historic cottages.

Last week council tabled a report from Town Clerk, Mr. R. Parsons, concerning an "unsightly structure" at "Wellings", Woodside Avenue, Burwood.

Miss Agnew lives in and owns the "Wellings" property.

Mr. Parsons told council that it had approved an application to erect the cottage subject to certain conditions.

These included a condition that the cottage be located "at the rear of the site, behind the existing two-storey building".

Council made this ruling on December 12, 1967.

On February 21, 1968, Miss Agnew sought permission for the cottage to be erected in the front of the property.

Council refused.

Mr. Parsons said that it was more than five months since the dismantled home was transferred to its present site.

Neighboring residents had complained about the structure's "ugliness in its present position," he said.

Council has decided that Miss Agnew be asked to show cause, by Monday, May 27, why legal proceedings should not be instituted against her.

It proposed action under section 317 of the Local Government Act.

This provides for legal action against any person erecting a building without council approval or contrary to it.



Wednesday, 13th May, 1970

HISTORICAL HOME RE-ERECTED IN BURWOOD

What looks like an addition to the front yard of "Wellings" 4 Woodside Avenue, Burwood is in fact a former French Consulate's home.

As the Gate House is not affected by the proposal, other than a new roof material, a full assessment is not necessary. It is notable however that the annexure is Locally heritage listed in Burwood and the sister building in Hunters Hill is a NSW State Heritage Item. Similar 1850' era transportable house in Victoria are State listed and relocated for preservation.

4.1.8 Aboriginal cultural heritage

The impacts do not apply to this specific heritage value(s). No known artifacts on the site or within specific work areas.

4.1.9 Historical archaeology

The site is referred to in literature for its archaeological potential in particular the footings and foundations under the existing building believed to date to the time of colonisation and establishment of Burwood.

Referring to prior development applications, the works to for the pool, raising and grading of the site about the house would have destroyed or removed all prior fabric to a depth of 1-2 meters. During construction the area under the house was well researched and documented in 1960s and again in 1994 for archival purposes.

[6] Portable Buildings World Heritage Nomination Task Force, Portable Buildings of the Nineteenth Century, a proposal for World Heritage Listing. Tony Isaacson, Janet Beeson, Miles Lewis, Andrew Muir, Chips Sowerwine

The area to the landscaped centre or front set back appears largely intact or undisturbed and may yield insights on agricultural practices over the past 200 years, similar to Elizabeth Farm in Parramatta, however it is unlikely to be unique to the site.

The area of new works to the South East and street front has been excavated beyond recognition, with little yield potential.

The impacts do not apply to this specific heritage value(s). No known artifacts on site or specific work areas.

4.1.10 Natural heritage

The impacts do not apply to this specific heritage value(s). No known artifacts on site or specific work areas.

4.1.11 Conservation areas

The site neighbors a conservation area however the changes to sight line, visas and amenity are to area not material to the conservation area and unlikely to affect the interpretation and heritage values.

4.1.12 Cumulative impacts

The net benefit of the changes is beneficial to the conservation and preservation of the site and building. The proposal is a continuation of the pattern of renovations and modification to the building to meet needs of the owners, residents and use types of the premises over many for generations. The cumulative changes are a response to internal changes in owners needs and external population and uncontrolled development pressures that has changed the interpretation of the house and eroded the privacy and amenity.

Wellings estate grew organically outwards over 200 years from what is believed to be the original farm building and has continuously evolved an upgraded to meet changing demands interests and lifestyles. External factors, uses and pressures have and continue to influence activity on the site; originally a farm building surrounded by Eucalypt Forest then a homestead amongst rolling pastures and animals and now a mansion house boxed in by 4 level apartments and boarding houses.

Progressive changes to the site to improve privacy and security, modifications to the interior of the existing with minor modifications to historic building elements that are not visible beyond the site improve the amenity of the buildings for the building owners. A new basement carparking responds to the change in transport types and reduces the pressure on the front drive area as a carpark and roadway.

5. CONSERVATION MANAGEMENT PLAN

COMPLIANCE WITH Randwick City Council LOCAL ENVIRONMENTAL PLAN 2012
Table: Consistency with conservation management plan policies
The proposed works are addressed in the table below in relation to the relevant clauses in the LEP. Local Environmental Plan 2012 (LEP 2012)

Randwick City Council Local Environmental Plan 2012 (Amendment No 9), SCHEDULE 5.1 – Environmental heritage, Part 1 - Heritage item,

Clause	Discussion
5.10 Heritage conservation (1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of the City of Sydney, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance	Complies The proposed works are in line with the objectives set out in Randwick City Council Local Environmental Plan 2012 (Amendment No 9) Detail response to the LEP 2012 Management Plan Policy Recommendations in **Table 2** below.
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	Applicable The subject site is listed as a heritage listed item and is located adjacent to a Heritage Conservation Area. The proposed works to the subject site involve altering the interior and exterior of buildings comprising a heritage item and so requires development consent. Accordingly, consent for the proposed works is required under Clause (2) of the Randwick City Council Local Environmental Plan 2012
(e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or	The building subject of this report is extant and undergoing modifications and restoration. New fences are likewise restoration works and sympathetic with the conservation area within the vicinity.
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, *consider the effect of the proposed development on the heritage significance of the item or area concerned*. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The subject site is a heritage item of local significance and is adjacent to a heritage conservation area. A heritage management document is required to accompany the application for proposed development. This Heritage Impact Statement (HIS) has been prepared in response to this provision, the assessment below considers the potential impact of the proposed works.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b) *require a heritage management document* to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	This HIS has been prepared in response to this provision, this report assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item.

COMPLIANCE WITH Randwick City Council Development Control Plan 2012
Table: Consistency with conservation management plan policies
The proposed works are addressed in the table below in relation to the relevant clauses in the Randwick City Council DCP. Chapter 4 Heritage in Residential Precincts

Provisions

	4.7 Heritage in Residential Precincts **Provisions**	**Response**
P1	Development Applications that propose alterations or additions to, or demolition of, a heritage property are required to submit a heritage report, known as a Heritage Impact Statement (HIS), prepared by a qualified and recognised heritage professional as part of the application to Council. This report shall detail the impacts of the proposed development on the heritage significance of the property. Council may, at its discretion, require a Conservation Management Plan (CMP), instead of a HIS	Complies HIS has been prepared by a recognised heritage consultant.
P2	Where substantial demolition is proposed, the HIS would be required to provide justification on heritage grounds and demonstrate that options for retention have been investigated. An assessment of significance must include a comparative analysis of the building in relation to others of its kind in the local area. Claims concerning physical condition are required to be supported by a Structural Engineer's report. Conclusions should be based upon the heritage significance of the property, not on the development potential of the land it is situated upon	Complies Conservation measures have been investigated and the proposal includes conservation of the substantial portion of the building and curtilage that is important to the interpretation of the history and aesthetic quality and values. Demolition is proposed to the rear of the building and street fence and will not detract from the street vistas. Parts to be removed are to renovate, restored and made good.
P3	Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact, where development is proposed adjacent to a heritage property	Complies This report includes a heritage statement, prepared in accordance with the NSW Heritage Branch guideline Statements of Heritage Impact
P4	Major re-development of a heritage property shall have regard to the NSW Heritage Branch's Design in Context: Guidelines for Infill Development in the Historic Environment	N/A Not major works
P5	Where demolition is proposed of a non-contributory structure within a heritage conservation area, Council may require that the proposed replacement structure be submitted as part of the same Development Application in order to ensure sympathetic outcomes	N/A

Building Design Considerations

P6	Development of a heritage property must: (i) Be sympathetic in terms of its scale and character (ii) Employ materials and detailing that responds to the traditional form and style of the existing structure (iii) Provide adequate setbacks, and maintain a setting around the heritage property, to facilitate the item's	Complies New work is harmonious and sympathetic in response to the scale form and materials of the existing heritage building and conservation area. All statutory setbacks are observed.

	interpretation	
P7	A heritage property that forms part of a group of similar buildings or is located in a heritage conservation area must be designed with strict regard to the predominant characteristics of the area in terms of building height, building and street alignment, building form, scale and architectural character.	The proposal makes reference to the main architectural forms and materials of the original building in the new sections, including the roof form, timber cladding, and timber window shapes. The continuity of design themes and materials reinforces a cohesive aesthetic throughout the property and conservation area. The proposal takes advantage of the site's natural terrain to ensure that the new additions do not overshadow the original structure. The proposal utilizing the slope of the land, the new parts are scaled appropriately behind the rear, with only occasional and filtered views visible from the street. This approach preserves the building's setbacks and integrates the new work with the heritage precinct, building height, building and street alignment, building form, scale and architectural character and contributing to its interpretation without competing with the valued heritage assets.
P8	Alterations and additions to a heritage property must not dominate the character of the existing structure, nor be of excessive scale relative to the original building.	The proposal is recessive to the original and staggering the ridgeline and mass avoids over scaling the original. The new work is to the rear of the existing and due to the slope of the natural terrain only occasional irregular acute filtered views along the side setbacks are possible.
P9	Redevelopment shall be taken as an opportunity to remove unsympathetic work upon a heritage property, such as air conditioning units, or repair significant architectural elements. Redevelopment should also be used to reinstate lost building elements	xisting heritage details are to be retained and restored. Conservation works to the roof reinstate the previous slate roof.
P10	New architectural elements, such as turrets, spires, domes and towers, should not be introduced into an existing building if such elements would dominate, or change the character of, the existing building	No new architectural features are proposed. Existing architectural elements such as the dominate roof pitch angle in the street is to be replicated and typical proportions and materials of the windows are to be replicated in the new work.
	Roofs	
P11	The main roof form of the existing dwelling should be maintained. Alterations and additions should be located behind the existing main roof form. In cases of rear additions, it is usually appropriate that the roof is set lower than the existing roof ridge and marries-in to the existing roof form	As above, the existing architectural elements such as the roof pitch angles and roof forms as seen from the street are replicated. The new work is located behind the existing roof form.

		The rear additions are set marginally higher to accentuate the offset and avoid confusing the new with the old. The roof form height differences is an interesting architecture device consider acceptable given the new parts are diminutive in perspective and distance from the street.
P12	In some instances, it will be appropriate for new roofs or roof additions to match the existing roof pitch upon the heritage property. However, in other cases, particularly Federation period houses, additions and ancillary buildings should provide a roof set at a lower pitch than the predominant roof form, in order to avoid dominating the main roof form and to provide differentiation from the original	Complies. As above the new roof replicates the pitch of the existing and avoids dominating and provides differentiations from the existing by offsetting and discontinuing the roof forms. The design solution creates are village atmosphere and reinforces and contributes to the heritage values of the precinct, through interpretation and without confusing or ambiguous replication.
P13	The gable width of a roof pertaining to a detached garage or carport shall not be wider than the most prominent gable end pertaining to the existing house or building. It may be necessary to provide a broken roof form to limit the dominance of the ancillary structure	A new basement garage is proposed to resolve the issue of dominating garages in the affirmative.
P14	The introduction of new features in the street front elevation of the roof of a heritage property such as satellite dishes, air conditioners, rooftop antennae, solar water heaters, roof lights and skylights are not permitted	The following are to be set back beyond the existing heritage listed façade and building or enclosed or built within the building envelope. • satellite dishes, • air conditioners, • rooftop antennae, • roof lights and skylights
P15	Original roof materials such as slate and Marseille terracotta tiles and key roof features such as chimneys should be retained or reinstated.	The proposal is to maintain or reintroduce the following original roof materials; Slate roofing tiles to replace timber shingles throughout. .
	Roof Replacement	
P16	Where it can be demonstrated that an existing original roof covering requires replacement due to significant deterioration and that repair is not practical, the replacement with “like-for-like” materials is encouraged	Reinstating the former slate roof evident in pictures from 1800 to 1920 on all buildings. Natural Welsh slate only. No ceramic replicas permitted
	Slate roofed houses should seek to retain the existing roof by transferring good slates from side and rear elevations to the front elevation, or through the use of second-hand materials with a similar aging pattern to the original material. Where replacement is inevitable, use of Welsh slates is encouraged, but consideration may also be given to the aforementioned terracotta tiles, or a suitable modern composite slate alternative where the change of materials can be justified on heritage grounds, and attention has been given to the profile, size, colour, finish and appearance of the replacement material	As above. Reinstating the former slate roof evident in pictures from 1800 to 1920 on all buildings. Natural Welsh slate only. No ceramic replicas permitted

P17	Replacement roofing shall be based on evidence of the period, style, traditional form and materials of the existing building	Complies. As above.
P18	Roof details, such as finials and ridge capping, are to be maintained where possible, or replaced with matching elements	Complies. No change to existing bargeboards, copper roof flashing and capping.
	Attic-Style and First Floor Additions	
P19	Rooms in roof' additions are permissible in the roof spaces of heritage properties subject to retaining the existing roof pitch and where the space is sufficient to accommodate attic rooms. Attention must be given to the style, size and location of roof windows. Such works are also required to meet the relevant height controls and habitation requirements set out in this DCP and the BCA	Complies The existing attic spaces are maintained.
P20	First floor additions are only permitted where these would not affect the single storey character of the existing structure	The existing building is double level and new works are to match existing.
P21	First floor additions must not dominate the existing structure as viewed from the street be setback as far as possible, and shall be designed to be visually recessive	Proposed First Floor works are set back from the façade and side setbacks permit only occasional glimpses of the recessive new parts.
P22	The floor to ceiling height of the first-floor level within a dwelling house, attached dwelling or semi-detached dwelling is not to exceed 2.4m to minimise the visual bulk and dominance of first floor additions	Complies. Proposed floor levels of the lower ground level is 2.4 meters, and to minimise the visual bulk and dominance, notwithstanding the new level is below the street level heritage parts anyway.
P23	Dormer windows that are proposed in the roofs of heritage properties must be a traditional architectural feature of the style of dwelling house and must be designed so that the size, proportion, shape, design, location and finishes of the dormer windows are in harmony with the main roof of the dwelling house. Generally, dormer windows should be avoided on the street façade	New dormer windows are proposed including aluminium framed fixed obscure windows as a new and dynamic alternative to contrast with the heritage timber windows. All prior dormer windows to the East Elevation are to be demolished.
P24	Flush 'Velux-style' roof windows are often a more sympathetic alternative to a dormer window	N/A
	Street Fronted Facades	
P25	The principal or street front façade of a heritage property must not be altered in any way other than to restore original features of the building or to remove previous unsympathetic alterations and additions	The existing façade is to be retained and a new East extension is designed over the existing.
P26	Original windows and doors must be retained or reinstated	All east elevation windows and doors are to be removed and only 2 dormer windows are proposed.
P27	New windows and doors, especially where visible from the street, must match the proportions, style and materials of	The new East extension contrast with yet replicates the existing in a new scale and from that adds to the existing with competing with it.

	existing window and door features that correspond to the architectural style of the dwelling house	
P28	The external wall finishes and treatments of the heritage property must match the architectural style of the dwelling house	Refer to drawing for details.
P29	Cement render of existing face brick walls is not permitted	Complies
P30	Exterior fixtures, such as roller shutters, security bars, aluminium awnings, satellite dishes and air conditioning units, or similar devices shall not obscure significant architectural elements upon a heritage property's facade, nor detract from the character of buildings. Roller shutters and security bars will generally not be permitted	Complies
P31	The landscaped front setting is an important component of a heritage property, especially where it retains existing contributory trees, plants, garden layouts and garden features such as tessellated tiled entrance paths. These features must be retained	Complies The following are retained. trees, plants, garden layouts and garden features including entrance paths.
	Verandah	
P32	The enclosure of original open verandah is not permitted.	Complies
P33	The reinstatement of verandah, whether simple or elaborate in decoration, must match the architectural style of the dwelling house	Complies. No changes proposed or permitted to the existing verandah / porch.
P34	The front setback (i.e. front yard) of a heritage property shall provide minimal hardstand and/or hard surfaces in order to preserve its setting and visual appearance	Complies The front setback includes an existing off-street car space that is to be retained. No new hardstand or structures are proposed to the front setback.
P35	Development of a heritage property, or development in its vicinity, must: - Provide an adequate area of land around the development to allow interpretation of the significant building or place - Not detract from the setting of the heritage property - Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself	Complies Existing curtilage and setbacks are maintained
	Terrace Buildings	
P36	Development within a terrace group is to be designed with strict regard to the overall group in terms of height, alignment, form, scale, materials and architectural character	N/A
P37	There are instances where new development may be built on the site of a heritage item, or within a heritage	N/A

	conservation area. Where this occurs, the new development must ensure it respects and interprets the predominant heritage character of that particular site or precinct.	
P38	New development in an existing heritage conservation area must be compatible with and reflect the predominant stylistic features of properties in the heritage conservation area with respect to: - Building bulk, height and proportion - Scale and architectural style - Integration into the streetscape and relationship with adjoining buildings - Reflecting the building and street alignments - Interpretin	N/A
P39	Where a garage is to be integrated into a new building, it must be setback from the front elevation so that it is a recessive component in the design	N/A
	Development in the Vicinity of a Heritage Property	
P40	Not Applicable	The front setback includes an existing off-street car space that is to be retained. No new hardstand or structures are proposed to the front setback.
P41	**Subdivision** P41 to P46 Not applicable	N/A No subdivision is proposed.
	Paint and Colour Schemes	
P47	Painting over unpainted features such as external stonework and face brickwork of a heritage property is not permitted	Complies Unpainted natural stone, tiles and timber surface; not to be painted. Existing chimney to Gate House has been painted during a former development.
P48	New paint and heritage colour schemes must reflect the most significant design period of the heritage property	Complies Colour scheme for paint is to match existing
	Ancillary Structures and Vehicle Parking	
P49	Carports and garages may be located on a heritage property in the following order: - Where rear lane or secondary street access exists, the garage or carport must be accessed from the rear lane or secondary street. - Where clause (i) above does not exist or is not achievable, the garage or carport must be sited to the rear of the property using the front entrance access. - Where site constraints exist and only where it can be demonstrated that the garage or carport is unable to be located in accordance with clause (ii) above, as it may have insufficient width, the structure may be sited to the side of the dwelling house.	Complies New basement carparking resolved the issue of car parking and garaging.

P50	Where a garage or carport is to be located to the side of an existing dwelling house, the structure must be located a minimum of 1m behind the front building line of the dwelling house. Where the house's façade features a front verandah, the verandahs depth is to be added to the aforementioned setback. The garage or carport should not result in the removal of original architectural features such as windows, window hoods or porches. Preference is for a carport, given its more open appearance, where the structure would be highly visible from the street	N/A Refer above.
P51	Garages, carports, garden sheds or similar structures shall not be permitted to be located forward of the building line by virtue of their negative impact on the character of the heritage property and/or the streetscape	Proposed new basement car park is located behind the building.
P52	In most instances, hardstand parking spaces that are proposed to be located forward of the building line shall not be permitted by virtue of their negative impact on the character of the heritage property and/or the streetscape.	As above
P53	Ancillary structures such as garages, carports, garden sheds and the like must complement the heritage property in terms of design and detailing, particularly where the structure is visible from the street	A new ancillary gazebo is proposed to the southeast corner adjacent to the pool. The structure mirrors the roof pitch and materials of the existing.
	P54 – 55 N/A	
P56	Driveways shall not have a stencilled concrete finish. Pavers, plain or single- coloured concrete finishes are preferable in achieving a recessive appearance	Complies No changes are proposed to the existing car park.
	Rainwater Tanks	
P57	Rainwater tanks must not be installed in the front garden or front setting of a heritage property	N/A Above ground rainwater tanks are not proposed.
P58	Rainwater tanks can be located along the side elevations of a heritage building, provided that these are setback at least 2m behind the building's front elevation	N/A
P59	Where buildings have a front or wraparound verandah, the rainwater tank must be located a minimum 2m behind the verandah	N/A
P60	Where a rainwater tank is visible from the street, heritage colours such as green or red are recommended, or a colour which otherwise complements the colours within the existing building.	N/A

4.7.3 Fences on Heritage Properties

P1	The removal of any fencing on a heritage property is not permitted without prior Council consent, unless it is exempt development	A new fence is proposed to the street front. The fence forms part of the subject DA.

P2	Original fences must be retained and repaired	Compliance achievable
P3	Where it can be demonstrated that P2 above cannot be achieved and the original fence must be replaced, this fencing must be reconstructed with matching materials to match the original fencing	A new fence is proposed using stone and timber to match the materials of the house. Refer to drawing for details
P4	In the first instance, the design of new fencing should relate to the period and style of the building upon that property	As above
P5	Where new fencing is proposed in an established or heritage streetscape, the fencing must reflect the character, materials, height, rhythm of bays and openings, design and colour of the predominant fence design	As above
P6	Fencing details (including the plinth wall, pedestrian gates, support piers, driveways, gates and metal railings) must be compatible with the overall character and design of the fence	The new fence replaces the existing fence and reuses the existing gate hardware, letterbox and signposting.
P7	Where a site is sloped, the height of the fence shall comply with the maximum fence heights when measured perpendicular to the ground	As above. Refer to drawings for details.
P8	Electric lights or light mechanisms are not permitted on any part of a heritage fence as they are not traditional features. Up lights and down lights, where appropriately positioned and concealed from public view, may be considered as an acceptable alternative for lighting a fence structure	No new fence lighting is proposed.
P9	The maximum height of open-style (e.g. timber picket) front boundary fencing is 1.2m above the adjacent footpath level. Where a fence is to be provided with a base course, this solid portion of the fence should not exceed a third of the overall fence height	Variation. Proposed new street front privacy fence hight is 2.1 meters. The fence is a bespoke solution to address unique site geometry. Status Quo for Lucas Road fences and gates. No change Compliance achievable for side fences.
P10	The maximum height of solid or masonry front boundary fencing is 900mm above the adjacent footpath level	As above
P11	Only where associated with a Victorian period house, the maximum height of picket / railing style front boundary fencing is 1.7m above the adjacent footpath level. For the avoidance of doubt, fences upon non-Victorian properties are generally restricted to 1.2m in height, and the use of metal bars or picket / railing style fencing is not supported	As above. The property predates the Victorian Era.
P12	Proposals to exceed the height limits (including piers) as outlined in P9, P10 and P11 above, must prove that the fence height corresponds and accords with the architectural style of the heritage property and/or continues an established pattern of heritage fences of a similar height	The new fence height is 300 mm above the existing fence height.

P13	Heritage properties of the Federation or Inter-War period should adopt timber and/or masonry materials which are characteristic of that period	N/A
P14	Where new masonry front boundary fencing is proposed, the materials and design should match the colour and pattern of brickwork upon the existing building	The proposed fence matches the masonry height and picket height of the neighbouring fence. Refer to picture and street view below.
P15	The following materials are not permitted on a heritage property: - Arc Mesh, metal pool-type bars or modern tubular bars/pickets. - Concrete block. - Sheet metal – flat or corrugated and/or coloured. - Pressed metal coloured sections (e.g. Colorbond). - Sheet material including plywood, chipboard, fibre cement and glass fibre	Compliance with this clause is achievable for side fences.
P16	The painting or rendering of original masonry fencing is not supported	New sandstone fence is to be natural sandstone with timber pickets above.
	Side and Rear Boundary Fences	
P17	The maximum height of side and rear boundary fencing is 1.8m	Compliance achievable for side fence
P18	Side boundary fences must taper (i.e. reduce) in height from the front building line to the point where it meets the front boundary fencing	Compliance achievable for side fence.
P19	Side and rear boundary fencing must employ timber materials with vertical close- boarded unpainted hardwood with hardwood posts and rails. The use of metal panel fencing (e.g. Colorbond) is not supported for heritage properties	Compliance achievable for side fence. Side and rear boundary fencing are to employ timber materials with vertical close- boarded unpainted hardwood with hardwood posts and rails.
P20	Solid masonry side and rear boundary fencing will only be permitted in exceptional circumstances where it may be proven that the fence design continues a pre-existing pattern or character of such fencing	N/A
P21	Elaborate lych gates are uncommon features in Burwood and will generally only be permitted where it can be demonstrated that the Lych gate was a pre-existing feature of the property, and where it is compatible with the character of the dwelling house or locality	Existing gates are to be reinstated.

Pictured below. No. 6 Woodside Avenue Burwood street fence.



5.2 Other heritage items in the vicinity

The building subject of this report is one of two listed buildings in the conservation area. The bungalow buildings are substantially intact and excellent examples of the period of subdivisions and foundation of the Lucas Road precinct.

The Bungalows contribute to the historic context of the post war pivot to America and 1919 pandemic era buildings typical of the conservation area. The subject building is largely an intact example of the period and undergoing modifications and restoration which will contribute, enhance and support the heritage significance of the conservation area.

New extensions Granny flat and renewed fences are likewise sympathetic with the conservation area and support the heritage themes.

5.3 Commonwealth/National heritage significance

The impacts do not apply to this specific heritage value(s).

5.4 World Heritage significance

The impacts do not apply to this specific heritage value(s).

Section 5 – Summary and recommendations

An exhaustive desktop document review and a site audit was conducted to identify known and potential assets of heritage significance or value to the community and assess the likely impacts of any change to the conservation area. The audit process and this HIS confirmed the existing listed items subject to the application for modification and upgrade work are substantially intact, however with some intrusive modifications to the rear of the site and in need of detailed restoration.

The Heritage Impact Statement (HIS) concludes that the proposed new works will have a beneficial net impact, supporting the continued occupation, use and preservation of the valued heritage items. The proposal aims to enhance the property's value and functionality while conserving and improving its surroundings. This approach ensures that the building remains relevant to new occupants and protected from neglect.

The proposed works outlined in the Development Application (DA) documents are designed to protect the heritage significance and manage change by implementing the recommended risk mitigation and control strategies. Most of the changes are confined to the interior of the buildings and occur in areas of lesser heritage significance.

This report advises the heritage aspects of this application be approved subject to documentation of the heritage assets existing conditions, architecture and structural engineering prior to commencing any intervention works.

Further documenting required prior to Construction; Detailed documentation and material selection for all interior elevations and Landscape plans and plant selection for the curtilage/ surrounds.

6. REFERENCE MATERIAL

6.1 Documents Reviewed

Author: Dvyne Design Shop 1, 23-27 Paton Street, Merrylands West, NSW 2160

2410-00 A01	Site Plan/	November 2024
2410-00 A02	Existing Floor Plans	November 2024
2410-00 A03	Proposed Floor Plans	November 2024
2410-00 A04	Elevations	November 2024
2410-00 A06	Surface treatment	November 2024

6.2 References

Australia ICOMOS Inc (2013a) 'The Burra Charter: the Australia ICOMOS charter for places of cultural significance', Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Australia ICOMOS Inc (2013b) 'Burra Charter article 22 — new work', practice note, Australian ICOMOS (International Council on Monuments and Sites) Inc, Burwood, accessed 9 June 2023.

Heritage NSW (2019) *Subdivision and NSW State Heritage Register items policy and procedure*, Heritage NSW, NSW Government, accessed 9 June 2023.

Heritage NSW (2020) *Material threshold policy*, Department of Planning, Industry and Environment, NSW Government, accessed 9 June 2023.

DPE (Department of Planning and Environment) (2023) *Assessing heritage significance*, DPE, NSW Government, accessed 9 June 2023.

Department of Planning and Environment (NSW) Guidelines for preparing a statement of heritage impact (2023)

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MEMO

To:	Burwood Council
Att:	Alistair Sim, Development Assessment Planner
From:	Lisa Trueman
Date:	14 February 2025
Subject:	DA.2024.76 – 4 Woodside Ave Burwood – Preliminary Heritage Referral Comments

Background

This heritage referral relates to Development Application DA.2024.76 which seeks approval for alterations and additions, including a rear addition, basement garage and swimming pool, at 4 Woodside Avenue, Burwood. The property, known as Wellings, is listed as a heritage item within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP), 'Wellings and Gate House' (Item I119)

The site contains a single storey Federation Queen Anne bungalow. It is a very good example of its type and provides a strong contribution to the significance and character of the Malvern Hill Estate HCA. The building appears intact externally. It has a driveway down the side providing access to a garage at the rear.

Heritage Significance

The State Heritage Inventory (SHI) database provides the following Statement of Significance for the property:

> *'The property comprises two significant buildings - being "Wellings" and "The Gatehouse". "Wellings" is historically significant as a rare surviving residence associated with the early rural holdings of the Burwood district. Built in c. 1830s it was originally a single storeyed timber cottage designed in the Colonial Georgian style of c.1820s. Much alterations and additions have seen it evolve into a two storey Victorian Gothic style weatherboard house. The house has aesthetic significance with its steeply pitched first storey attic with gabled wing, asymmetrical elevation, 'traceried bargeboards, decorative finials, steeply pitched roof, gabled dormers, and rusticated finishes such as timber shingles.*
>
> *The Gatehouse is an excellent rare example of an early prefabricated cottage that remains substantially intact in the Sydney region. It was transported from Hamburg to Sydney and was originally built in c.1851. It was exhibited at the Paris industrial exhibition of c.1854 and is associated with Monsieur Leonardo Etienne Bordier, the French Consulate General to Australia who imported it from France to become the Gatehouse at the residence for "Passy" a large sandstone stately home in Hunter's Hill. The Gatehouse has aesthetic significance with a symmetrical façade with vertical weatherboard cladding, decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, redwood shingles, gabled dormers and bay windows.*
>
> *'Wellings' and the Gatehouse are highly ornate timber buildings set well back from the street with a large garden with significant mature plantings of high ornamental quality. The landscape retains elements from various phases of development. The front fence, brick edged gravel circular driveway and some plantings relate to the early c.1910s period..'*

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Proposed Development

The proposed development is for alteration and additions to the existing house and comprises:

- A new two storey addition at the rear of the main house
- Removal of existing swimming pool
- New swimming pool
- Basement garage
- New front fence

Relevant Controls

As the proposed development relates to a heritage item and heritage conservation area, the following heritage controls are relevant to the assessment of this DA:

- BLEP 2012 Clause 5.10 (Heritage Conservation); and
- *Burwood Development Control Plan 2012* (BDCP 2012) Part 4.7 (Heritage in Residential Precincts).

Preliminary Heritage Impact Assessment

An assessment of the heritage impacts of the proposal has been undertaken against Clause 5.10 (Heritage and Conservation) of the BLEP and with the relevant heritage controls of the BDCP. This assessment relies on the following documentation:

- Architectural drawings by Dyvine Design, November 2024
- HIS and Heritage Impact Assessment, Urban health Access and Heritage Consultants, November 2024

Documentation

Noting that the property is listed as a heritage item and identified as having potential State significance, the documentation provided with the application lacks the necessary detail and accuracy to enable a detailed assessment of the application. The architectural drawings are inaccurate and lack detail and are of a scale unsuitable for the scale of development.

The Applicant is to provide fully detailed plans, sections and elevations, and a detailed site survey, that accurately and comprehensively detail the existing condition of the site and the proposed works. These should be at 1:100 scale at A3.

The Heritage Impact Statement provided with the Application does not follow the relevant guidelines, contains inaccurate information and insufficient detail. For example, it assessed the proposal against the Randwick planning controls and references drawings from a site in St Mary's.

A new and comprehensive Heritage Impact Statement is to be provided, prepared by a suitably qualifies and highly experience heritage consultant. The Statement is to follow the Heritage NSW Guidelines for

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preparing a heritage impact assessment, published by the Department of Planning and Environment in 2023.

Design Concerns

Concerns are raised about a number of elements of the proposal which are likely to have an unacceptable level of adverse heritage impact. The design must be guided by the management policies in the State Heritage Inventory Datasheet for the property (attached)

1. The rear addition is not subservient to the main house and has not been design to be read as new work. It will confuse the original design. This element should be reduced in scale and separated from the house in a pavilion style addition
2. The basement garage and its driveway will alter the topography of the site and the historic layout of the site. The excavation may impact the structural stability of the house and no engineering details have been provided. As there is sufficient room for carparking at grade, the basement car park is not supported.
3. The proposal to replace the timber shingled roof with concrete tiles (as noted on the drawings) or Welsh Slate (as stated in the HIS) is not supported and the shingle roof must be retained and conserved
4. The proposed front fence is not based on historical evidence. Any new fence should be based on historical evidence and must be constructed with traditional materials.
5. The Statement of Significance notes that the garden and plantings are significant. It would appear that the proposed basement and addition may impact significant plantings and further details are to be provided to ensure the retention of all significant plantings

Please note that this list of concerns is preliminary only and further issued may be raised on receipt of accurate documentation.

Conclusion and Recommendations

The proposal is not supported in its current form.

The documentation provided with the application lacks the necessary detail and accuracy to enable a detailed assessment of the application. The architectural drawings are inaccurate and lack detail and are of a scale unsuitable for the scale of development. The Heritage Impact Statement provided with the Application does not follow the relevant guidelines, contains inaccurate information and insufficient detail. For example, it assessed the proposal against the Randwick planning controls and references drawings from a site in St Mary's.

In order to properly assess the application, the Applicant is to provide:

- fully detailed plans, sections and elevations, and a detailed site survey, that accurately and comprehensively detail the existing condition of the site and the proposed works. These should be at 1:100 scale at A3.

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- A new and comprehensive Heritage Impact Statement is to be provided, prepared by a suitably qualifies and highly experience heritage consultant. The Statement is to follow the Heritage NSW Guidelines for preparing a heritage impact assessment, published by the Department of Planning and Environment in 2023.

In addition, concerns are raised about a number of elements of the proposal which are likely to have an unacceptable level of adverse heritage impact. The design must be guided by the management policies in the State Heritage Inventory Datasheet for the property (attached). The application should be amended to address the following concerns

- The rear addition is not subservient to the main house and has not been design to be read as new work. It will confuse the original design. This element should be reduced in scale and separated from the house in a pavilion style addition
- The basement garage and its driveway will alter the topography of the site and the historic layout of the site. The excavation may impact the structural stability of the house and no engineering details have been provided. As there is sufficient room for carparking at grade, the basement car park is not supported.
- The proposal to replace the timber shingled roof with concrete tiles (as noted on the drawings) or Welsh Slate (as stated in the HIS) is not supported and the shingle roof must be retained and conserved
- The proposed front fence is not based on historical evidence. Any new fence should be based on historical evidence and must be constructed with traditional materials.
- The Statement of Significance notes that the garden and plantings are significant. It would appear that the proposed basement and addition may impact significant plantings and further details are to be provided to ensure the retention of all significant plantings

Please note that this list of concerns is preliminary only and further issued may be raised on receipt of accurate documentation.

Item Details

Name

Wellings and Gate House [Item 119]

SHR/LEP/S170

LEP #0019

Address

4 Woodside Avenue East BURWOOD NSW 2134

Local Govt Area

Burwood

Local Aboriginal Land Council

Unknown

Item Type	Group/Collection	Category
Built	Residential buildings (private)	House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
4	Woodside Avenue East	BURWOOD/NSW/2134	Burwood	Unknown	Concord	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The property comprises two significant buildings - being "Wellings" and "The Gatehouse".

"Wellings" is historically significant as a rare surviving residence associated with the early rural holdings of the Burwood district. Built in c. 1830s it was originally a single storeyed timber cottage designed in the Colonial Georgian style of c.1820s. Much alterations and additions have seen it evolve into a two storey Victorian Gothic style weatherboard house. The house has aesthetic significance with its steeply pitched first storey attic with gabled wing, asymmetrical elevation, 'traceried bargeboards, decorative finials, steeply pitched roof, gabled dormers, and rusticated finishes such as timber shingles.

The Gatehouse is an excellent rare example of an early prefabricated cottage that remains substantially intact in the Sydney region. It was transported from Hamburg to Sydney and was originally built in c.1851. It was exhibited at the Paris industrial exhibition of c.1854 and is associated with Monsieur Leonardo Etienne Bordier, the French Consulate General to Australia who imported it from France to become the Gatehouse at the residence for "Passy" a large sandstone stately home in Hunter's Hill. The Gatehouse has aesthetic significance with a symmetrical façade with vertical weatherboard cladding, decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, redwood shingles, gabled dormers and bay windows.

'Wellings' and the Gatehouse are highly ornate timber buildings set well back from the street with a large garden with significant mature plantings of high ornamental quality. The landscape retains elements from various phases of development. The front fence, brick edged gravel circular driveway and some plantings relate to the early c.1910s period.

Criteria a)

Historical Significance

The Wellings site and building of local historical significance as part of the earliest Colonial and Victorian period of development in the local area constructed in c. 1830's. The site is associated with the early settlement of Western Sydney as part of the Colonial land grant system. The present site was part of an original grant by Governor Macquarie to Thomas Rowley in 1799. Documentary and physical evidence indicate that the first permanent residence in Burwood was built on the site, the foundations of which remain under the existing residence.

The Gatehouse is of historical significance being an early pre-fabricated building built before c.1854 in Hamburg.

Criteria b)

Historical Association
Significance

The Gatehouse was exhibited at the Paris industrial exhibition of c.1854 and is associated with Monsieur Leonardo Etienne Bordier, the French Consulate General to Australia who imported it from France to become the Gatehouse at the residence for "Passy" a large sandstone stately home in Hunter's Hill. The site is also associated with Thomas Iceton, who was a prominent Burwood citizen.

Criteria c)

Aesthetic/Technical Significance

The site is of considerable aesthetic significance, primarily as it displays highly ornate timber buildings set within a large garden with significant mature plantings of high ornamental quality.

'Wellings' was converted in c.1860s to the Victorian Gothic style. Additions included rear ground floor and a steeply pitched first storey attic with gabled wing. The gabled extension over the western wing was higher than the eastern wing giving an asymmetrical elevation typical of the Gothic style. Other features include 'traceried bargeboards, decorative finials, steeply pitched roof, gabled dormers which were modified in the 1950s) and rusticated finishes such as timber shingles

The "Gatehouse' is a prefabricated single storey weatherboard Victorian Gothic style building with attic. The front facade is symmetrical with vertical weatherboard cladding. Other features include decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, redwood shingles, gabled dormers, bay windows, a sandstone base with a chimney, constructed of pitch pine (a resinous timber known for its resistance to weathering), a clipped tin verandah valance, French doors and double hung sash windows. The front verandah has a separate roof at a shallower pitch with chamfered timber posts.

Criteria d)

Social/Cultural Significance

The Gatehouse Museum, established in 1970 became a community cultural resource for a number of years. The evolution of the "Wellings" house through various alterations and additions, furniture and fittings reflects changes in residential and family needs and tastes associated with the site from the nineteenth century. The configuration and collection of elements such as carriageway and loop, former tennis court, former shade house, former wells, lawned areas and exotic plantings display a lifestyle common to larger estates in Burwood from the nineteenth century.

Criteria e)

Research Potential

The early techniques of construction are shown in the house by the early pit sawn hardwood timber structure, stone foundations, brick nogged timber framed walls, lath and plaster linings and remnant roofing fabric (hardwood shingles).

The Gatehouse is of some technological significance, having being dismantled and reassembled at least three known times in its history and having travelled first from France to Sydney, then Hunters Hill to Burwood. The pre-fabricated building remains in a sound structural condition.

The two former wells (now buried) which provided water for thr property, display a common method for procuring a reliable water supply into the local water table.

Criteria f)

Rarity

'Wellings' and the Gatehouse are rare buildings associated with the early rural holdings of the Burwood district.

Criteria g)

Representative

'Wellings' is a good representative example of a two storey Victorian Italianate style house that was constructed in c.1880. The Gatehouse is an excellent example of an early prefabricated cottage that was originally built in c.1851.

Integrity/Intactness

"Wellings" is a much altered and extended weatherboard residence. Built originally as a single storeyed cottage in the Colonial Georgian style of the 1820s and later evolving into a two storey Victorian Gothic style weatherboard house.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer **Builder/Maker**

Physical Description **Updated**

Wellings:

Two storeyed weatherboard Victorian Gothic style house with steeply pitched shingled roof plus first storey attic with gabled wing. The gabled extension over the western wing is higher than the eastern wing giving an asymmetrical elevation typical of the Gothic style. Other features include decorative or 'traceried bargeboards, decorative finials, gabled dormers and rusticated finishes such as timber shingles, timber framed multi-paned windows, timber framed multi-paned French doors, a ground floor open slate tiled verandah supported by timber posts with decorative detailing and timber valence, as well as bay windows to the wings on the northern elevation.

There are recent outbuildings constructed of brick with metal roofs, being used as a garage, work shed and utility areas. Landscape features survive from various phases of development including the oval carriage loop and brick edged gravel drive, timber fence and gates. Remnant plantings include clumps of pampas, strelitzias and mature trees.

The Gatehouse:

Single storey prefabricated weatherboard Victorian Gothic style building with attic. The front façade is symmetrical with vertical weatherboard cladding. Other features include decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, redwood shingles, gabled dormers and bay windows.

Built on a sandstone base with chimney, constructed of pitch pine (a resinous timber known for its resistance to weathering), a clipped tin verandah valance, French doors and double hung sash windows and verandah with a separate roof at a shallower pitch and chamfered timber posts.

Physical Condition **Updated**

Modifications And Dates

Some conservation works have been carried out in 1995.

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 3		
Heritage Listing	**Listing Title**	**Listing Number**	**Gazette Date**	**Gazzette Number**	**Gazzette Page**
Local Environmental Plan	Burwood Local Environmental Plan 2012	I119	11/9/2012 12:00:00 AM		
Local Environmental Plan	Wellings & Gate House	0019	7/21/1989 12:00:00 AM	84	4570
Heritage study					

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance	Updated

The first land grants in the Burwood district included those to Thomas Rowley in c.1799 and William Faithful in c.1808. In c.1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in c.1814.

Following Riley's death in c.1833 the Rowley children instituted legal proceedings and regained possession of the 750 acre property which according to his will, should not have been auctioned. The estate was partitioned among his children, with the site of Lucas Road within the 213 acres granted to Thomas Rowley junior.

Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open.

Wellings:

The two storey weatherboard residence is the result of several alterations and additions that have occurred over 150 years. The original residence was single storeyed with front and rear verandahs, typical of the Colonial Georgian style. It possibly had an attic.

The original part of Wellings is believed to have been built in the late 1830's by a London shipowner, William Richards. John Hilly, the architect of St Thomas Enfield, later bought the property. It was also the home of Thomas Iceton, a leading Burwood resident in the late nineteenth century. Alterations and additions occurred during the 1860's. The front fence, brick edged gravel circular driveway and some plantings relate to the early 1910's period.

The c.1840s additions and alterations probably maintained the Colonial Georgian style. The main northern elevation retained its symmetry by the addition of two wings on either side of the residence. Additions were also added at the rear of the residence, remaining single storey.

The building was converted in c.1860s to the Victorian Gothic style. Additions included rear ground floor and a steeply pitched first storey attic with gabled wing. The gabled extension over the western wing was higher than the eastern wing giving an asymmetrical elevation typical of the Gothic style. Other features include decorative or 'traceried bargeboards, decorative finials, steeply pitched roof, gabled dormers which were modified in c. 1950s) and rusticated finishes such as timber shingles. Early photos indicate decorative patterned shingles were used on the roof. Tall chimneys, although since removed, also featured on the building. Changes in c.1950s included enlarged windows and verandahs, as well as bay windows to the wings on the northern elevation.

There are recent outbuildings constructed of brick with metal roofs being used as a garage, work shed and utility areas.

The Gatehouse:

In c.1854, the Gate House was originally prefabricated in Hamburg, Germany and exhibited in Paris. It was transported to hunters Hill where it was the Gate House at the residence for "Passy", a large sandstone stately home of the French Consulate General.

In c.1967 Miss A. Agnew bought it and had it moved in two pieces to the front of 'Wellings' in Burwood. Burwood Council granted permission to the re-erect of the Gatehouse on part of Wellings, subject to conditions, one of which was that it be opened as a museum. The two room building was fully restored.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown

Recommended Management

Management Summary

[a] Architectural detailing and decorative elements of the building should be conserved. [b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained. [c] No new openings i.e. windows and doors should be made to the front facade of the building. [d] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form. [e] The garden setting of the front yard should be retained. [f] The major garden elements should be retained including significant trees or specimen plantings, retaining walls, stairs etc.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Burwood Heritage Study			1990		Burwood Municipal Council
Burwood Heritage Study			1989		Unnamed
Burwood Heritage Study			1989		Fox and Associates
Burwood Heritage study			1986		Fox & Associates Architects/Planners Sydney
Burwood Heritage Study			1986		Fox & Associates Architects/Planners
Burwood Heritage Study			0		Fox & Associates

Reference & Internet Links

References

Records Retrieved: 2

Type	Author	Year	Title	Link
Written	Tropman & Tropman Architects	1994	"Wellings" Conservation Management Plan- Discussion of Significance	
Written	Australian Heritage Commission	1994	Registreted Information- Wellings Gate House	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Burwood Council	1250216

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **council@burwood.nsw.gov.au**

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PLANNING INGENUITY

Our Ref: M210535 28 July 2025

The General Manager
Burwood Council
PO Box 240
BURWOOD NSW 1805

LETTER TO BURWOOD LOCAL PLANNING PANEL

DA.2021.88.2 – 18 APPIAN WAY, BURWOOD

We act on behalf of the Applicant for a proposed modification application which was recommended for refusal by the assessment report to the Burwood Local Planning Panel (BLPP) for consideration at its meeting on 28th May 2025.

At its meeting on 28th May 2025, the BLPP determined that the application would be deferred, pending the submission of further information.

The requested information and a correlated response to each item raised by the BLPP is provided below:

1. Identify clearly, describe and justify landscape amendments proposed including:
a. New ramps
b. Steps
c. Pavings
d. Turf areas and deck
e. Balustrades and handrails location and construction detail
f. Neighbour interfaces including planter beds and acoustic and privacy outcomes
g. Fencing detail and acoustic properties
h. Ancillary equipment and storage
i. Excavation and levels

Response:

Both the Architectural and Landscape Plans have been amended to clearly show the amendments to the landscape arrangements, particularly within the site frontage.

A Schedule of Amendments has been prepared with each amendment numbered and marked on the Architectural Plans so that changes can be clearly read.

Importantly, the proposed landscape amendments respond to the internal layout changes at the ground floor to allow for an appropriate flow between the indoor and outdoor spaces. Furthermore, the changes to pedestrian pathways and access routes ensure compliance with the Building Code of Australia (BCA) regulations is achieved. Following BCA advice, the fire booster location has been indicated where the previously approved substation was to be located. The new fire booster location will have no impact on the Appian Way frontage and the booster will be finished with colours that match the new front fence design. The proposed landscape changes also enhance planting around the site to soften the impact of the built form when viewed from neighbouring properties.

A number of amendments have also been made at the request of the future operator of the centre to ensure the outdoor play spaces offer the best functionality and amenity for children's play. Indeed, the mix and arrangement of turf areas and decking provide a mix of materials to support a variety of activities for outdoor play.

The use of ramping and stairs allows for disability access to the site and provides for level and even play spaces. The approved main ramp access cut through the front outdoor play area, dividing the area into multiple pockets of play spaces, with some of

these offering a poor outcome for future use. The proposal amends this ramp to provide it along the boundary instead. As a result, the front play space presents as a single outdoor play area which improves supervision and maximises future use. The new ramped access proposed off Burwood Road offers a safe and direct evacuation point from the centre which is far more efficient than the approved arrangement which required evacuation via a winding path.

A comparison between the approved and proposed landscape design, as provided below, clearly shows that the new design and layout offers a better use of space with he revised main pedestrian access ramp.

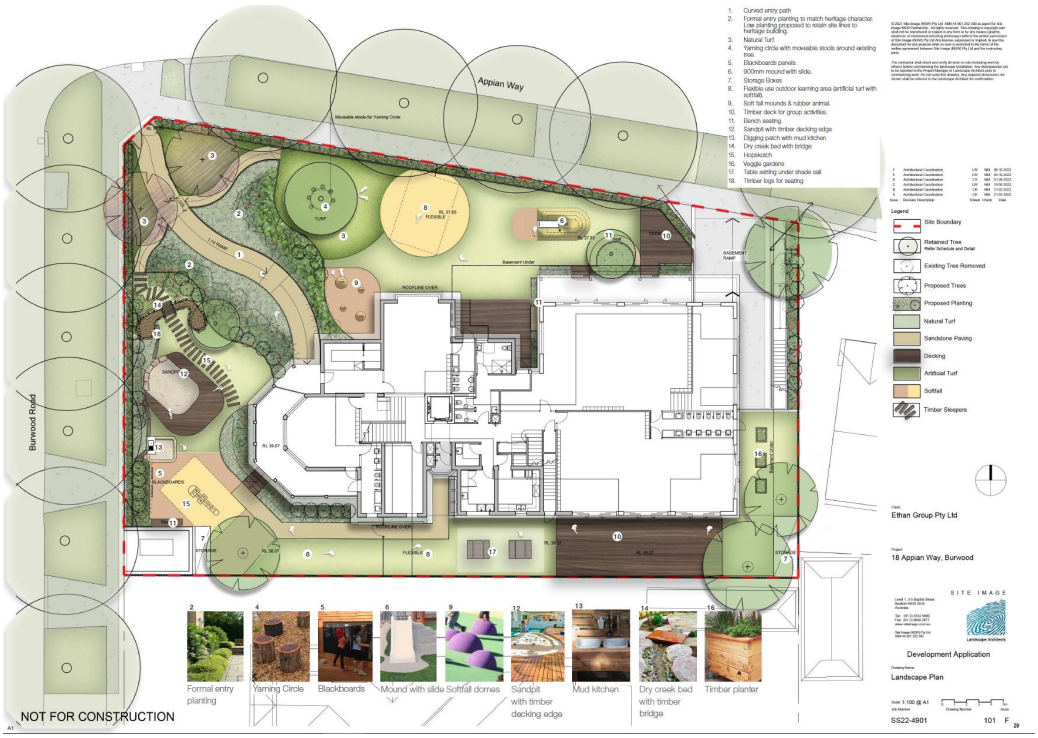


Figure 1 Approved Landscape Plan.



Figure 2 Proposed Landscape Plan.

With regard to the front fence changes, these have been proposed following advice from Jennifer Hill during the appeal of the original DA. The fencing arrangement suggested by Jennifer Hill, and supported by Weir Phillips Heritage, better complements the streetscape by screening the glass acoustic fencing with a timber fence and hedging that blends the fencing into the overall landscape design. The proposed design provides a softer and more neutral visual aesthetic and outcome for the site when viewed from the streetscape. This fence design is consistent with the fencing that has been accepted for a number of other child care projects and is considered to be a relatively standard design response to mitigating the visual impact of acoustic fencing along street frontages.

In terms of acoustic fencing along the shared property boundaries there are no changes proposed. The acoustics fences along the shared boundaries will remain as approved and are shown in detail on the Architectural Plans and in the extract below. The interface between the site and adjoining sites remains appropriate and as approved, whereby fencing sits no higher than 2.2m at the adjoining property level. Notably, the property to the south sits higher than the subject property and so there is a drop from the fence level to the actual ground level of the site. This drop only enhances the acoustic privacy for the adjoining site. When viewed from the streetscape this arrangement remains as per the approval and is not the subject of this modification.

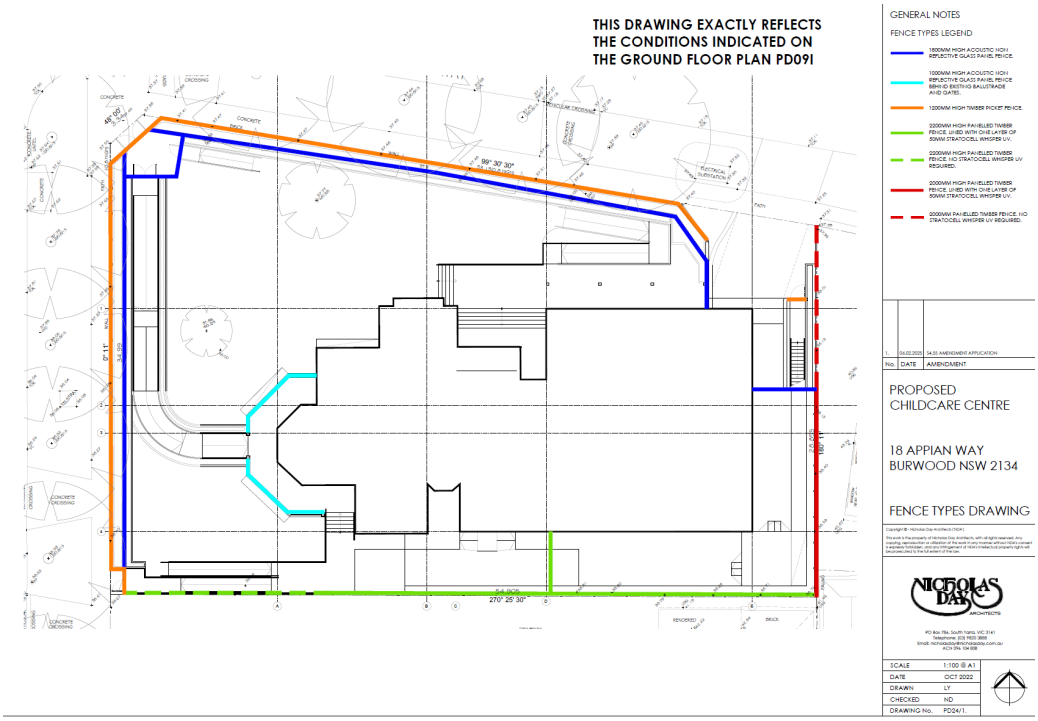


Figure 3 Fence Types Drawing.

2. Identify clearly, describe and justify dimensional amendment proposed including:
a. Basement set outs
b. Reduced deep soil adjacent boundaries
c. Amended boundary /basement construction and impact upon neighbours, east and south boundaries
d. First floor reductions to boundary setbacks generally

Response:

A Schedule of Amendments has been prepared with each amendment numbered and marked on the Architectural Plans so that changes can be clearly read.

The changes to the basement layout ensure that parking spaces and aisles comply with the relevant traffic regulations and accommodate the necessary services within the basement. Notably, following structural engineer advice the thickness of basement walls have also has to be increased in width. All of these changes are a result of the detailed design process which occurs at the construction certificate stage, and this application simply seeks to capture these necessary changes. Furthermore, the eastern shift of the basement also seeks to avoid the need to underpin the existing heritage bay window.

As shown on the amended Landscape Plans, the proposal will provide a landscape area consistent with that approved on the site. Boundaries will continue to be treated with landscaping to soften the built form.

As shown on the amended Architectural Plans, the proposed changes to the first floor boundary setbacks are relatively minor and the proposal will still achieve compliant building setbacks. Importantly, the proposal will not reduce the minimum approved building setbacks to the shared boundaries, being 5.095m to the south and 5m to the east.

3. Provide justification for the Electrical Substation location including:
a. Sufficient information to determine best location for the electrical substation and driveway access, this should include design options and analysis with implications for all options to be assessed against: cabling, size and excavation methods, safety for both pedestrians and motorists, landscaping, impact on trees and integrity of the heritage item and conservation area.
b. Suppliers requirements for access and maintenance, setbacks and protective screening including written approval from Ausgrid.

Response:

As requested by the Panel, three (3) possible design options have been reviewed to determine the most appropriate location for the electrical substation with regard to both the heritage and traffic implications.

The three (3) substation options all achieve the requirements for access and maintenance and setbacks, as advised by Ausgrid.

As detailed in the letter prepared by AA Power Engineering, of the three (3) possible options for the substation location, the most appropriate solution is to retain the substation in its current location. The main reason for this is to avoid the significant excavation along both the Appian Way and Burwood Road frontages to accommodate the necessary underground cabling infrastructure. Due to the location of the existing substation and cables along the street frontage, major excavation through critical root zones of protected trees would be necessary for relocation of the substation, whether that be along Appian Way or Burwood Road.

As detailed in the Amended Arboricultural Assessment prepared by TALC, the two options to relocate the substation will impact Trees 1 to 11, whilst the retention of the substation in its existing location will not have any impact on these trees.

Importantly, and as detailed in the Amended Heritage Impact Statement prepared by Weir Phillips Heritage, the options requiring excavation of the Appian Way and Burwood Road frontage will have an unacceptable impact on the street trees adjacent to the site and hence on the group heritage listing (which includes properties on Burwood Road), on the setting of the State significant St. Cloud, No. 223 Burwood Road, and on the Appian Way and Burwood Conservation Areas.

4. An updated traffic report including but not limited to driveway implications for moving the driveway from both traffic and pedestrian safety points of view, including investigating the need for a median on Appian Way if the driveway moved to the proposed location.

Response:

Supplementary Traffic Advice has been prepared by McClaren Traffic Engineering to assess the proposed driveway location and angle. The advice states that whilst the proposed driveway intersects with Appian Way at an angle of 81 degrees instead of the typical perpendicular 90 degrees, the driveway satisfies the Austroads guidelines. Furthermore, swept path tests and vehicle sight line assessment has been undertaken which both confirm the acceptability and compliance of the proposed driveway design.

Notably, the above angle is required to avoid the minimum clearances to the electrical substation. Whilst the proposed driveway requires removal of Tree 5, it must be noted that there is no location along the Appian Way frontage in which a driveway could be located that does not require either a street tree to be removed or the electrical substation to be removed.

It is also noted that the driveway design is supported by Weir Philips Heritage, noting that the street tree required for removal as a result of the driveway location and angle is in poor health.

5. BCA and Access Reports demonstrating compliance of the proposal.

Response:

The amended design has been informed by BCA and Access consultants to ensure that the development achieves compliance with the relevant standards.

Importantly, following a review from the BCA consultant, the approved development did not achieve full BCA compliance and as such one of the key reasons for the proposed modifications is to ensure the development meets the relevant BCA requirements. A letter prepared by Incode Solutions confirms that the Amended Architectural Plans are fully compliant.

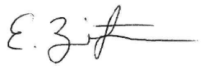
The amended scheme has also been reviewed by Access Architects who have been engaged to assist with the Construction Certificate for the approved development. The amended Architectural Plans have incorporated all accessibility requirements to achieve compliance with the relevant standards. It is noted that due to the nature of the development involving reuse of a heritage building, there are some instances where performance solutions have been sought to address accessibility requirements.

> *6. An update heritage impact assessment demonstrating a robust options analysis with recommendations to minimise impacts to the streetscape.*

An Amended Heritage Impact Statement prepared by Weir Phillips Heritage has been submitted to accompany this submission.

The Statement runs through the options for the substation location in terms of street tree impacts, whilst also assessing the contribution that the site makes to the conservation area.

Yours faithfully,
Planning Ingenuity Pty Ltd



Emma Ziegenfusz

SENIOR TOWN PLANNER

NICHOLAS DAY ARCHITECTS

18 APPIAN WAY **BURWOOD**
PLANNING APPLICATION NUMBER: **10.2021.88.1**
STATEMENT OF CHANGES **18.07.2025**

PD 01/1 – NEIGHBOURHOOD CONTEXT PLAN
PD 02/1 – ARIEL PHOTO
PD 03/1 – STREETSCAPE PHOTOMONTAGE
PD 04/1 – SITE ANALYSIS
No Change

PD 05/2 – DESIGN RESPONSE PLAN.
Changes as per Ground Floor Plan.

PD 06/1 – EXISTING PLAN
PD 07/1 – EXISTING ELEVATIONS

PD 08 (PART 1/2) – LOWER BASEMENT PLAN

1. Relocated Plant Room to the south-east corner of the basement.
   Providing a secure and compliant area for the fire pumpsets. Also allows emergency services direct access from the street via the Eastern stairwell.
2. Revised Car Parking Layout to accommodate the new plant room and additional structural columns.
   Ensuring parking spaces & aisles comply with traffic regulations
3. Wider Bin Room and Storage Area
   Enable a wheelchair-accessible entrance to the foyer, removing the need for a ramp and improving accessibility.
4. New Mechanical Plant and Exhaust Room
   Positioned behind the lift shaft, this room safely houses mechanical equipment for both the lift system and the basement exhaust system.
5. Removal of Laundry and Waste Chute
   Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
6. Widened Secondary Exit Stair
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
7. Lowered Sub-Basement Level from RL 31.17 to RL 29.97,
   Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.

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8. Northwest Basement Wall moved 650mm to the East.
   To avoid the need to underpin the existing heritage bay window.

PD 08 (PART 2/2) – BASEMENT PLAN

9. Widened Secondary Exit Staircase
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
10. Revised Basement Car Parking Layout
    Ensuring parking spaces & aisle comply with traffic regulations
11. Removal of Laundry and Waste Chutes
    Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
12. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.
13. Northwest Basement Wall moved 650mm to the East.
    To avoid the need to underpin the existing heritage bay window.

PD 09/2 – GROUND FLOOR PLAN

14. Relocation of Infant Rooms to Ground Floor
    Infants have been moved from the first floor to the ground floor to eliminate the need for educators to carry them down stairs to outdoor play areas. This also improves emergency evacuation procedures.
15. Administration Areas Moved to First Floor
    Administrative spaces have been relocated to the first floor to allow direct access from Toddler Activity Space 3 to the Burwood external play area.
16. Pre-School Rooms Positioned Adjacent to Appian Way External Play Area
    These rooms have been designated for pre-school use to create age-specific outdoor areas that are directly accessible from each internal play space.
17. Relocation of Main and Secondary Staircases
    Stairs have been repositioned to align with changes made under PD10, ensuring consistency across both floors.
18. Reconfiguration of Windows on Southern and Eastern Walls
    Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
19. Removal of View Corridor and Update to Front Fence Design
    The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape.
20. Update to Pedestrian Entrance Path
    The entrance path has been redesigned to comply with Building Code of Australia (BCA) regulations.
21. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.

22. Planting added to Eastern & Southern Boundaries
    Enhancing the plant space with additional plant ans softening the impact on the neighbouring properties.

PD 10/2 – FIRST FLOOR PLAN

23. Staff room, Laundry, Kitchen & Programme Room moved to First floor.
    To allow the relocation of Infant & cot rooms on the Ground floor.
24. Both stairs relocated.
    To create two fire compartments and ensure 9m separation between the top of each staircase.
25. Kitchen & Laundry layouts updated.
    To show location of appliances and fixtures.
26. External walls extended to incorporate storage along all external perimeters, terminating at a 2200mm ceiling height within the internal space.
    Enhancing the centre's operational efficiency and significantly increases its overall storage capacity.

PD 12/2 & PD 13/2 – ELEVATIONS

27. Reconfiguration of Windows on Southern and Eastern Walls
    Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
28. Landscaping, External Garden level & Pedestrian Entrance Path updated.
    To be consistent with Ground Floor plan.

PD 14/2 & PD 15/2 – SECTIONS

29. Landscaping, External Garden Level & Pedestrian Entrance Path updated.
    To be consistent with Ground Floor plan.
30. Lowered Sub Basement Level from RL31.17 to RL 29.97
    Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.
31. Room Locations and Names updated.
    To be consistent with Ground & First Floor Plans.

PD 17/2 – STREETSCAPE APPIAN WAY

32. Removal of View Corridor and Update to Front Fence Design
    The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape as per Wier Phillips design.

PD 17/2 – STREETSCAPE BURWOOD ROAD

33. Removal of View Corridor and Update to Front Fence Design.
    The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape as per Wier Phillips design.

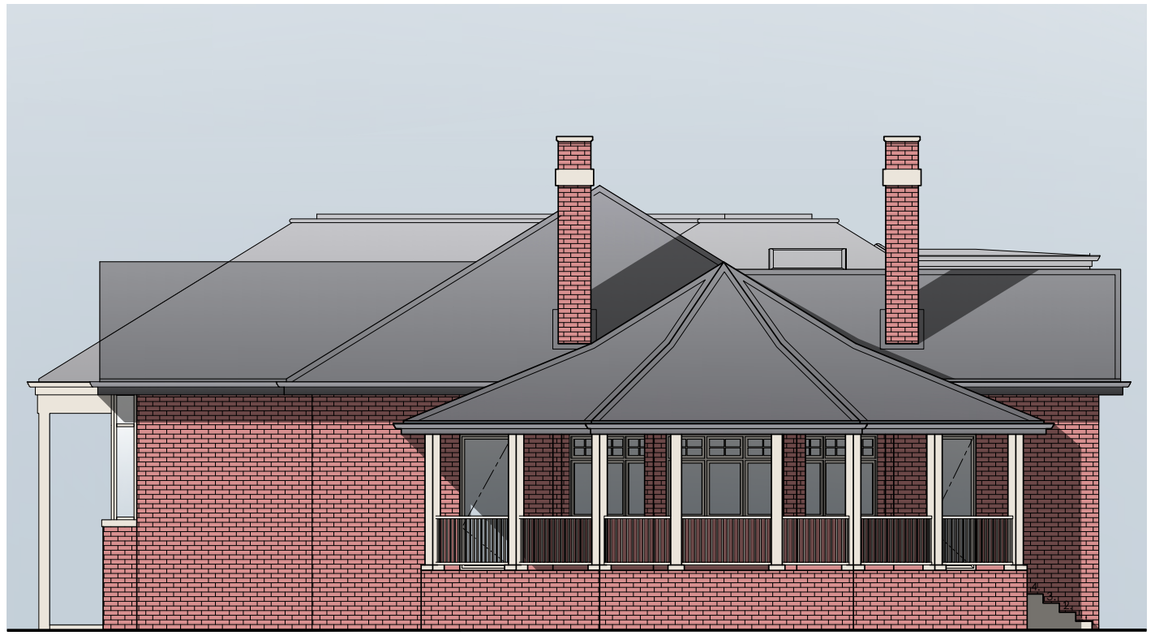
PD 18/1 – PD21/1 – SHADOW DIAGRAMS.
No Change.

PD 22/2 – AREA DIAGRAMS

34. Unencumbered Outdoor Play Space Diagram updated.
    To be consistent with Ground floor changes and Childcare regulations.

PD 23/1 – PD25/1 – GFA DIGRAMS, FENCE TYPES
No Change.

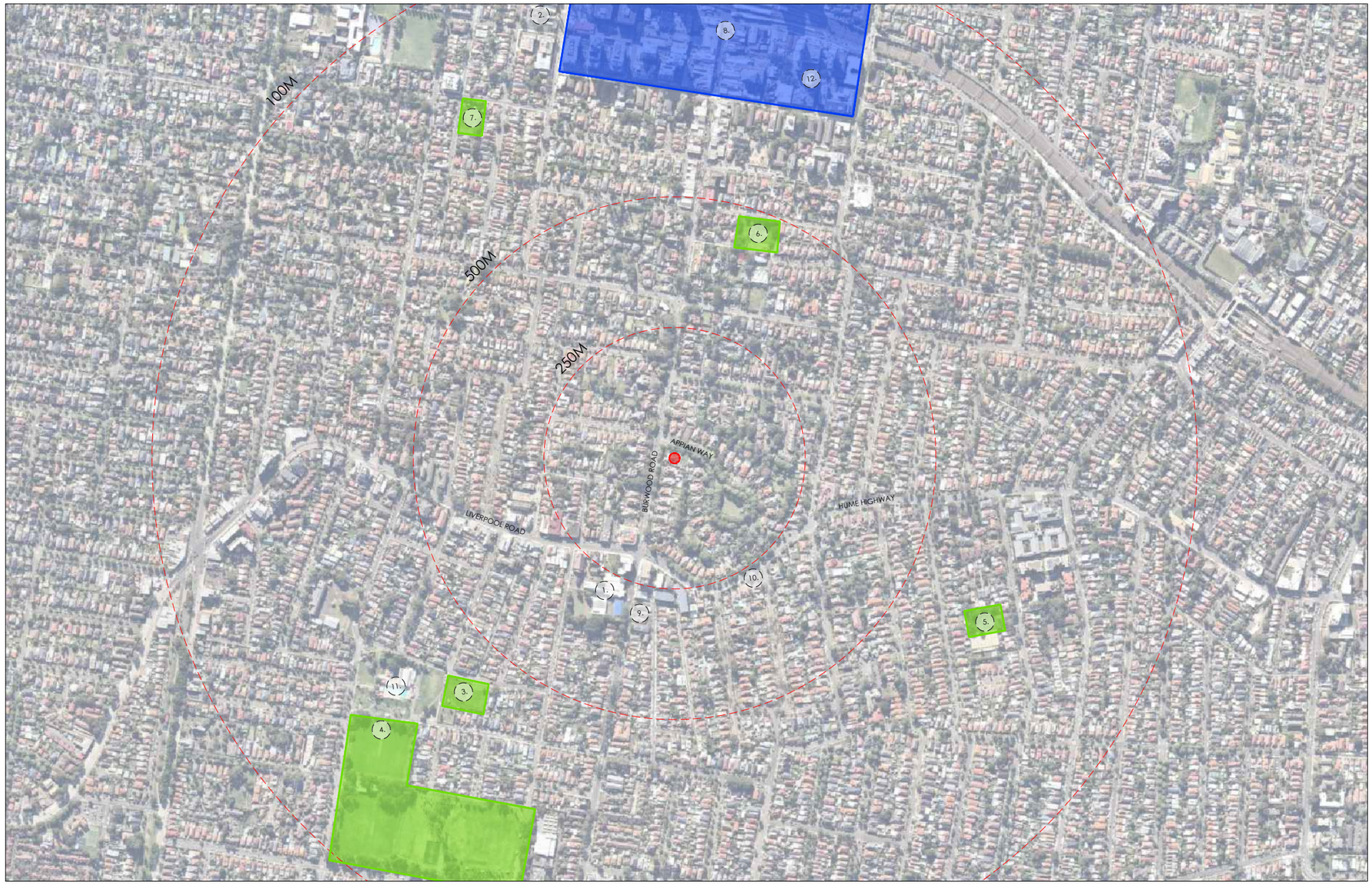
END



"ROMA"
18 APPIAN WAY, BURWOOD

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

SCHEDULE OF DRAWINGS			
PROJECT NAME – 18 APPIAN WAY, BURWOOD			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
	Cover Sheet	2	18.07.2025
PD01	Neighbourhood & Site Context Plan	1	06.02.2025
PD02	Aerial Photograph	1	06.02.2025
PD03	Photomontage of Surrounding Streetscapes	1	06.02.2025
PD04	Site Analysis	1	06.02.2025
PD05	Design Response Plan	2	18.07.2025
PD06	Existing Conditions Plan	1	06.02.2025
PD07	Existing Conditions Elevations	1	06.02.2025
PD08 - Part 1	Lower Basement Plan	2	18.07.2025
PD08 - Part 2	Upper Basement Plan	2	18.07.2025
PD09	Ground Floor Plan	2	18.07.2025
PD10	First Floor Plan	2	18.07.2025
PD11	Roof Plan	2	18.07.2025
PD12	North & West Elevations	2	18.07.2025
PD13	South & East Elevations	2	18.07.2025
PD14	Sections A-A, B-B, C-C & D-D	2	18.07.2025
PD15	Section E-E & F-F	2	18.07.2025
PD16	Streetscape Elevation - Appian Way	2	18.07.2025
PD17	Streetscape Elevation - Burwood Road	2	18.07.2025
PD18	Shadow Diagram 9am & 10am	1	06.02.2025
PD19	Shadow Diagram 11am & 12pm	1	06.02.2025
PD20	Shadow Diagram 1pm & 2pm	1	06.02.2025
PD21	Shadow Diagram 3pm	1	06.02.2025
PD22	Area Diagrams	2	18.07.2025
PD23	Gross Floor Area Diagrams	2	18.07.2025
PD24	Fence Types Drawing	2	18.07.2025
PD25	Emergency Evacuation Plan	2	18.07.2025



NEIGHBOURHOOD CONTEXT PLAN
INFRASTRUCTURE & AMENITIES

SCHOOLS

ST JOSEPHS CATHOLIC PRIMARY SCHOOL	1.
BURWOOD PUBLIC SCHOOL	2.
SYDNEY SCHOOL OF ENGLISH	1200M NORTH

HOSPITALS

STRATHFIELD PRIVATE HOSPITAL	2000m NORTH
SYDNEY PRIVATE HOSPITAL	3200m EAST
CONCORD REPATRIATION GENERAL HOSPITAL	6500m NORTH

PUBLIC OPEN SPACES

GRANT PARK	3.
HENLEY PARK	4.
KEITH SMITH PARK	5.
WOODSTOCK PARK	6.
SANDERS PARK	7.

RECREATIONAL FACILITIES

ENFIELD AQUATIC CENTRE	11.
MLC SCHOOL AQUATIC CENTRE	1700M NORTH
CONCORD OVAKL	2300m NORTH / EAST

PUBLIC TRANSPORT

BURWOOD RAILWAY STATION	8.
BUS ROUTES NO.410, 420 - BURWOOD ROAD AT BLIGH STREET	9.
BUS ROUTES NO. 418, 480 & 483	
LIVERPOOL ROAD AFTER CLAREMONT ROAD	10.

SHOPPING

BURWOOD SHOPPING PLAZA	12.
WESTFIELD BURWOOD SHOPPING MALL	1200m NORTH
STRATHFIELD SHOPPING PLAZA	2100m NORTH / WEST

GENERAL NOTES

No.	DATE	AMENDMENT
1.'	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

NEIGHBOURHOOD & SITE CONTEXT PLAN
PLANNING DRAWINGS

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SCALE	NTS.
DATE	OCT 2020
DRAWN	LY
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DRAWING No.	PD01/1.



GENERAL NOTES

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED
CHILDCARE CENTRE

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AERIAL PHOTOGRAPH
PLANNING DRAWINGS

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12 APPIAN WAY | 14 APPIAN WAY | 16 APPIAN WAY | 16 APPIAN WAY | 18 APPIAN WAY - SUBJECT SITE

STREETSCAPE PHOTO MONTAGE 1
APPIAN WAY



27 APPIAN WAY | 25 APPIAN WAY | 23 APPIAN WAY | 21 APPIAN WAY

STREETSCAPE PHOTO MONTAGE 2
APPIAN WAY



304 BURWOOD ROAD | 18 APPIAN WAY | 306 BURWOOD ROAD | 308 BURWOOD ROAD

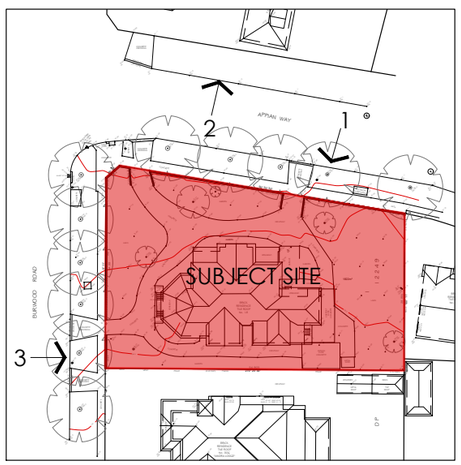
STREETSCAPE PHOTO MONTAGE 3
BURWOOD ROAD

18 APPIAN WAY, BURWOOD, NSW 2134

LAND ZONING - R2 - LOW DENSITY RESIDENTIAL

MAX BUILDING HEIGHT - 8.5M

HERITAGE - APPIAN WAY CONSERVATION AREA
SIGNIFICANCE : LOCAL



No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

PHOTO MONTAGE OF SURROUNDING STREETSCAPES

PLANNING DRAWINGS

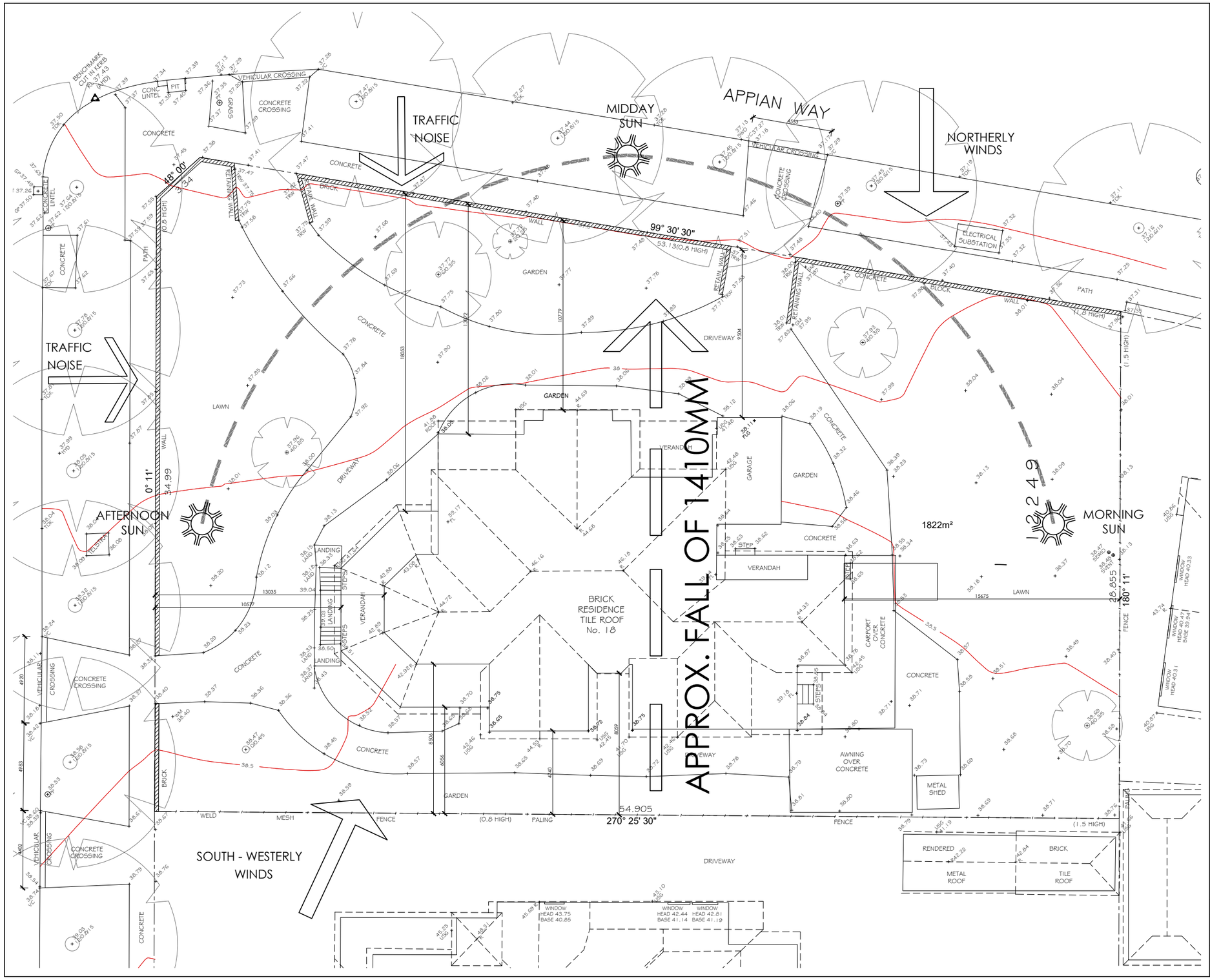
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GENERAL NOTES

No.	DATE	AMENDMENT

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

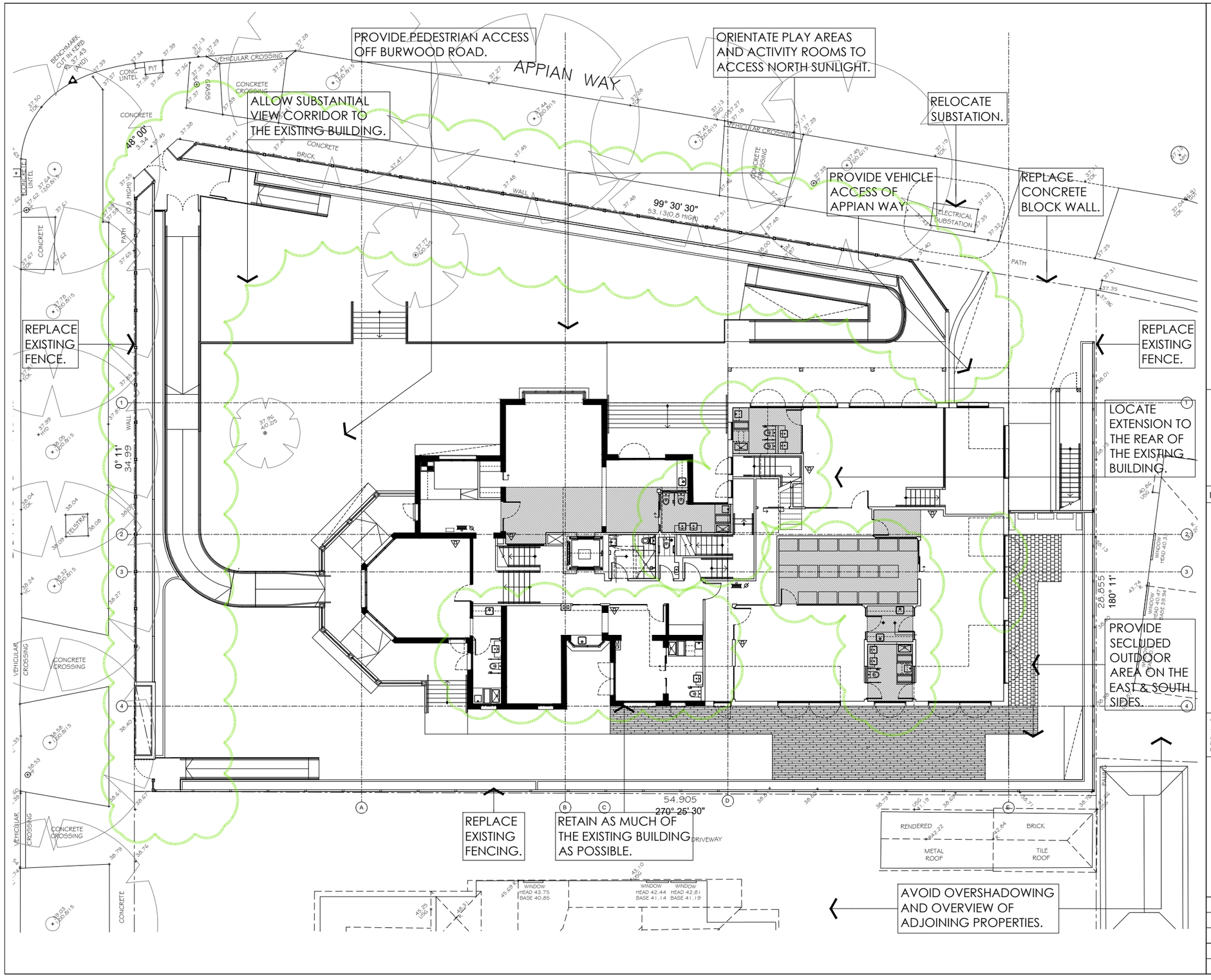
SITE ANALYSIS PLANNING DRAWINGS

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DRAWING No.	PD04/1.



GENERAL NOTES

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

DESIGN RESPONSE PLAN

PLANNING DRAWINGS

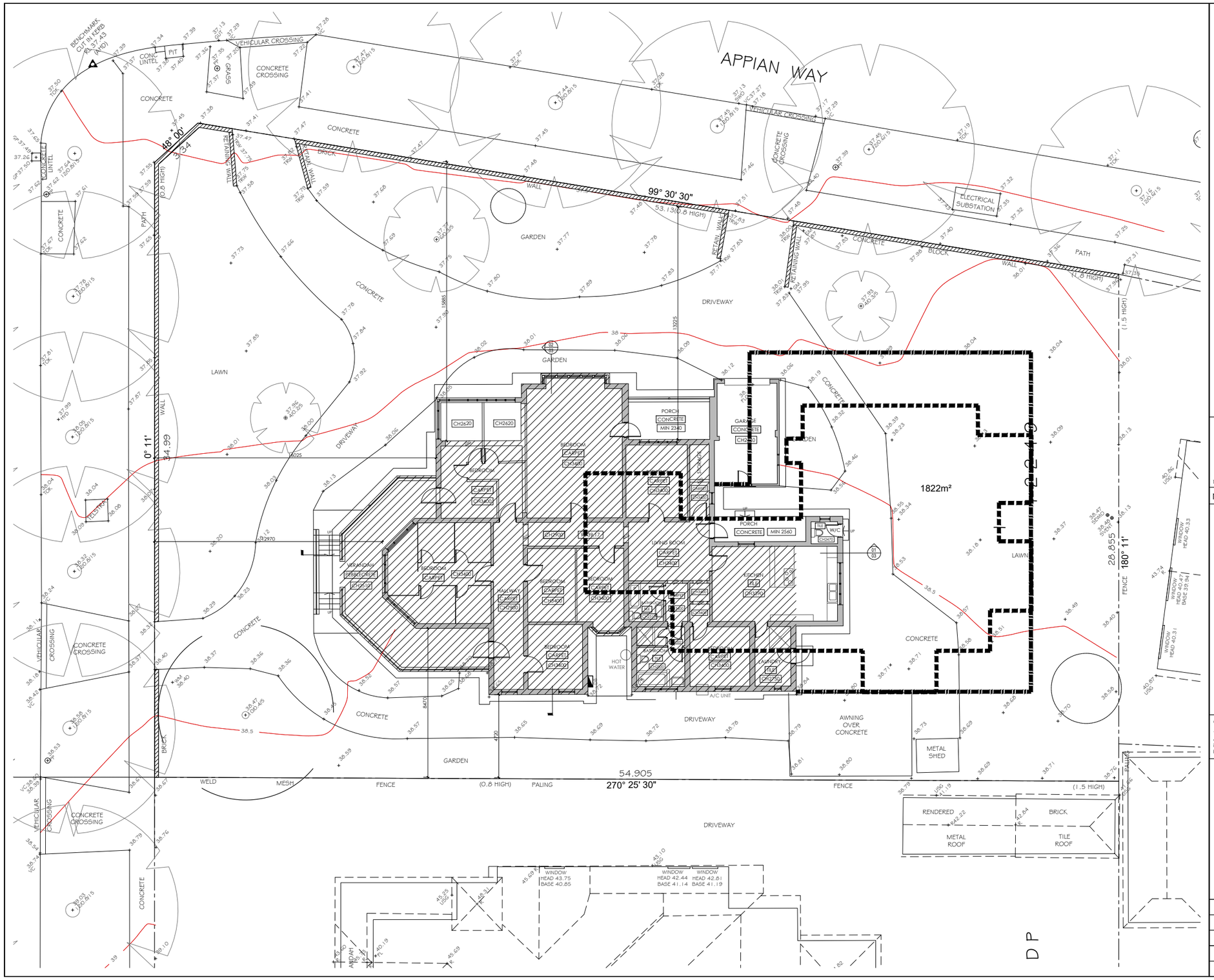
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DRAWING No.	PD05/2.



GENERAL NOTES

- AREA TO BE RETAINED / REFURBISHED
- PROPOSED EXTENSION AT GROUND FLOOR LEVEL
- PROPOSED EXTENSION AT FIRST FLOOR LEVEL
- TREE TO BE RETAINED
- TREE TO BE REMOVED

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

EXISTING CONDITIONS PLAN

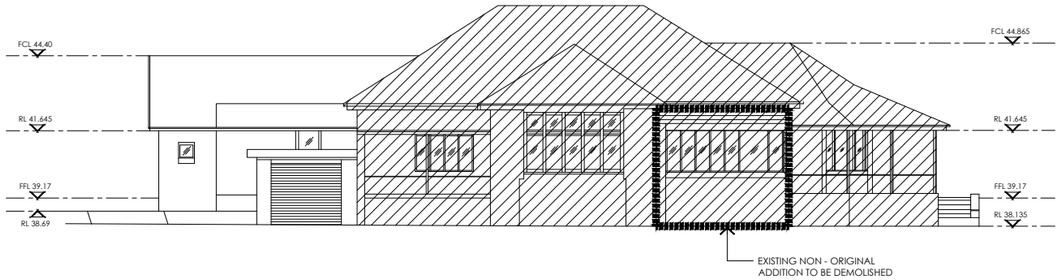
PLANNING DRAWINGS

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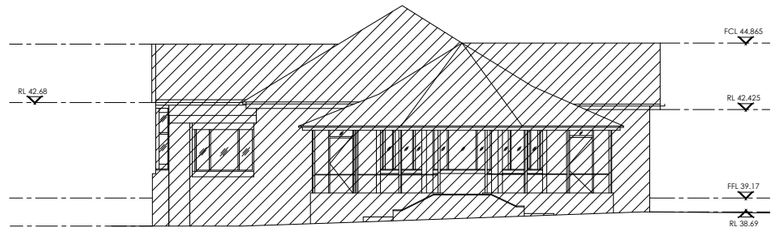
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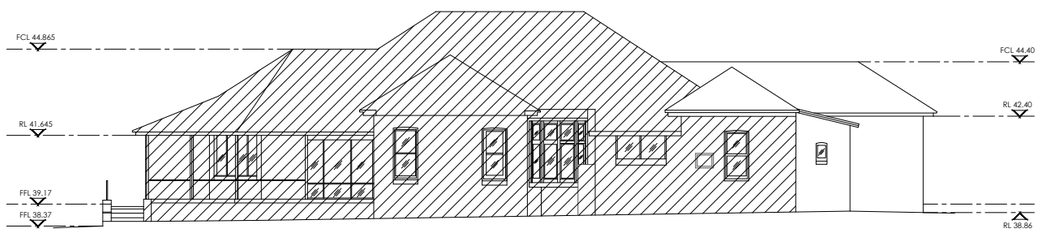
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DATE	OCT 2020
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CHECKED	ND
DRAWING No.	PD06/1.



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

GENERAL NOTES

AREA TO BE RETAINED / REFURBISHED

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

EXISTING CONDITIONS ELEVATIONS

PLANNING DRAWINGS

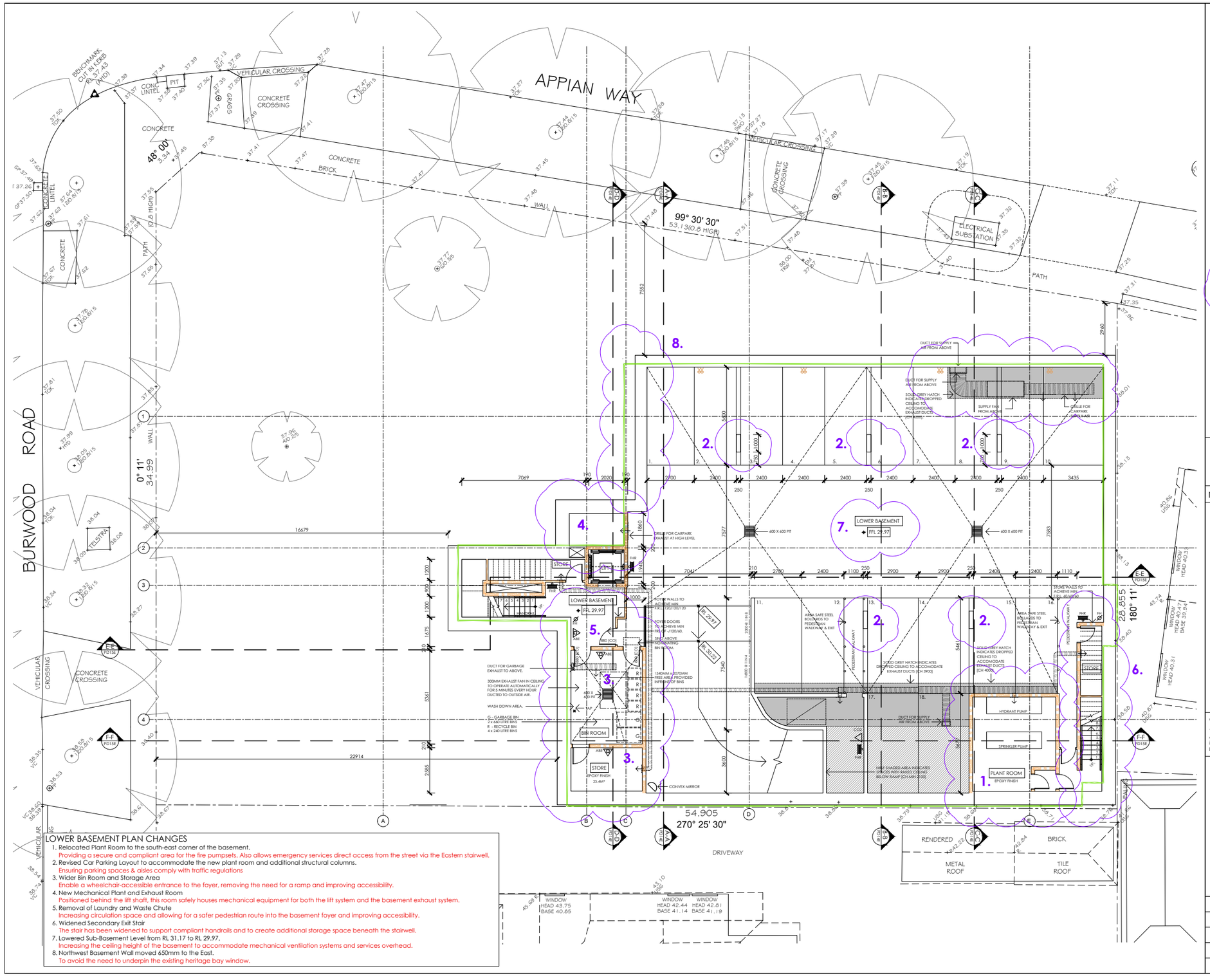
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SCALE	1:100 @ A1.
DATE	OCT 2020
DRAWN	LY
CHECKED	ND
DRAWING No.	PD07/1.



LOWER BASEMENT PLAN CHANGES

1. Relocated Plant Room to the south-east corner of the basement.
   Providing a secure and compliant area for the fire pumpsets. Also allows emergency services direct access from the street via the Eastern stairwell.
2. Revised Car Parking Layout to accommodate the new plant room and additional structural columns.
   Ensuring parking spaces & aisles comply with traffic regulations
3. Wider Bin Room and Storage Area
   Enable a wheelchair-accessible entrance to the foyer, removing the need for a ramp and improving accessibility.
4. New Mechanical Plant and Exhaust Room
   Positioned behind the lift shaft, this room safely houses mechanical equipment for both the lift system and the basement exhaust system.
5. Removal of Laundry and Waste Chute
   Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
6. Widened Secondary Exit Stair
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
7. Lowered Sub-Basement Level from RL 31.17 to RL 29.97.
   Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.
8. Northwest Basement Wall moved 650mm to the East.
   To avoid the need to underpin the existing heritage bay window.

GENERAL NOTES

BASEMENT AREA AT THIS LEVEL	- 675.2M²
STORAGE	- 25.4M³
NUMBER OF CAR SPACES ON THIS LEVEL	- 18

GARAGE DOOR TO BE PLAIN PAINTED PLYWOOD FACED DOORS. COLOUR: DULUX "OFF - WHITE"

WASTE MANAGEMENT

WASTE WILL BE COLLECTED IN THE ONSITE BASEMENT BY A PRIVATE CONTRACTOR. THE COLLECTOR WILL TRANSFER BINS BETWEEN THE BIN STORE AND THE TRUCK.

THIS WILL AVOID LEAVING UNSIGHTLY BINS ON THE NATURE STRIP AND DISTURBANCE TO NEARBY RESIDENTIAL PROPERTIES.

BIN STORE VENTILATION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS1668.

RECYCLING - ALL RECYCLABLES WILL BE COLLECTED IN A SINGLE BIN (FOR LOOSE PAPER, CARDBOARD, GLASS, ALUMINIUM, STEEL AND PLASTICS.)

GREEN WASTE - GARDEN ORGANICS WILL BE COLLECTED AND DISPOSED BY THE FUTURE LANDSCAPE MAINTENANCE CONTRACTOR. INCLUDING A GARDEN WASTE BIN FOR USE IN BETWEEN COLLECTIONS.

HARD WASTE - DISPOSAL OF HARD WASTE SHALL BE ORGANISED WITH THE ASSISTANCE OF THE OPERATOR.

GREEN LINE INDICATES THE OUTLINE OF THE PERMITTED PROPOSAL.

STAFF PARKING ONLY AT THIS LEVEL

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

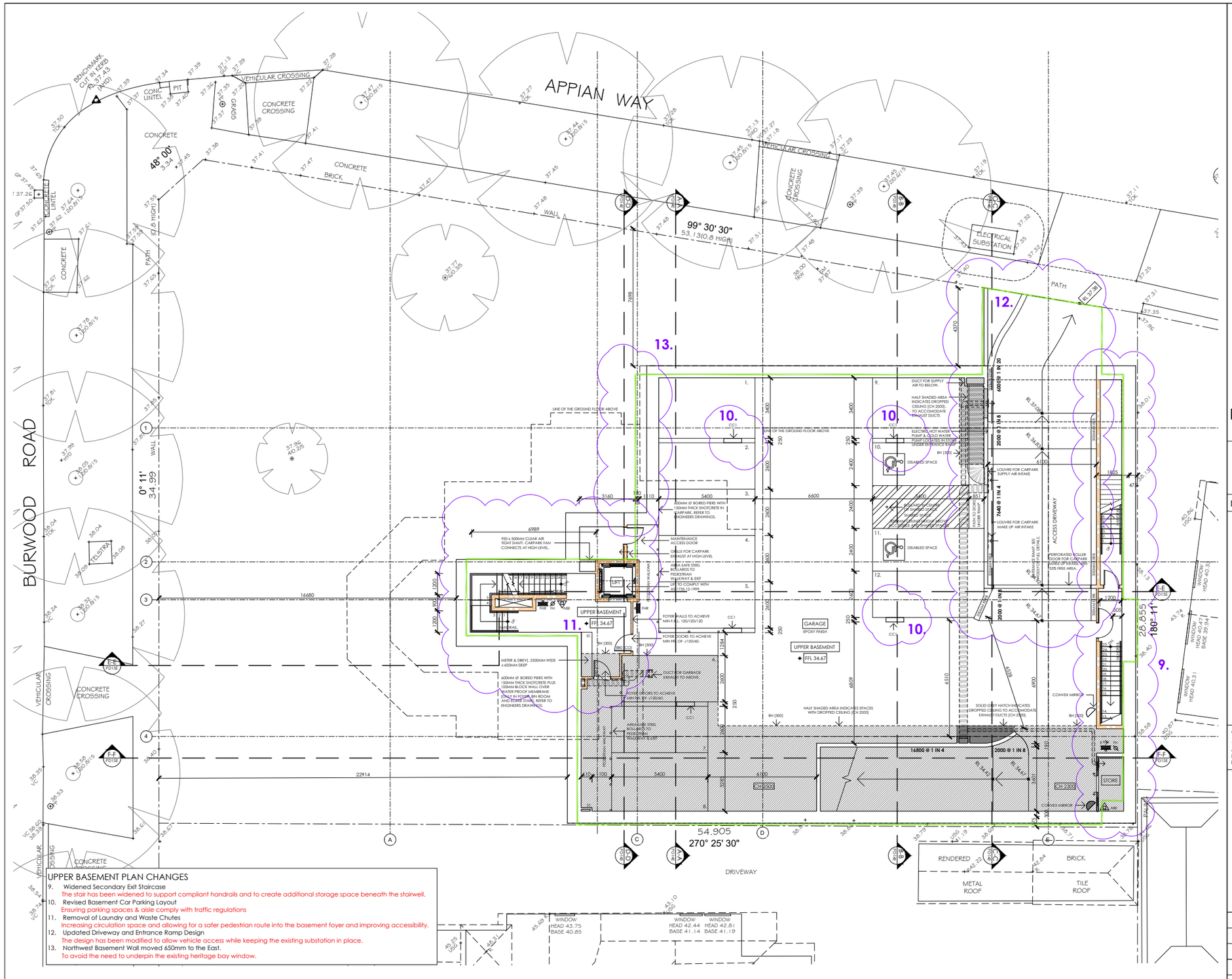
LOWER BASEMENT PLAN PLANNING DRAWINGS

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GENERAL NOTES

BASEMENT AREA AT THIS LEVEL - 650.8M²

NUMBER OF CAR SPACES ON THIS LEVEL - 13

ROLLER GARAGE DOOR. COLOUR: DULUX "OFF - WHITE"

L.C. - LAUNDRY CHUTE

W.C. - WASTE CHUTE

HATCHED AREA INDICATES 2500H LOWERED CEILING AREA TO PROVIDE DEEP SOIL PLANTING ABOVE. (SEE SECTION F-F)

HATCHED AREA INDICATES 2300H LOWERED CEILING OVER RAMP TO PROVIDE DEEP SOIL PLANTING ABOVE. (SEE SECTION F-F)

GREEN LINE INDICATES THE OUTLINE OF THE PERMITTED PROPOSAL.

DROP OFF/ PICK UP PARKING ONLY AT THIS LEVEL

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

BASEMENT PLAN PLANNING DRAWINGS

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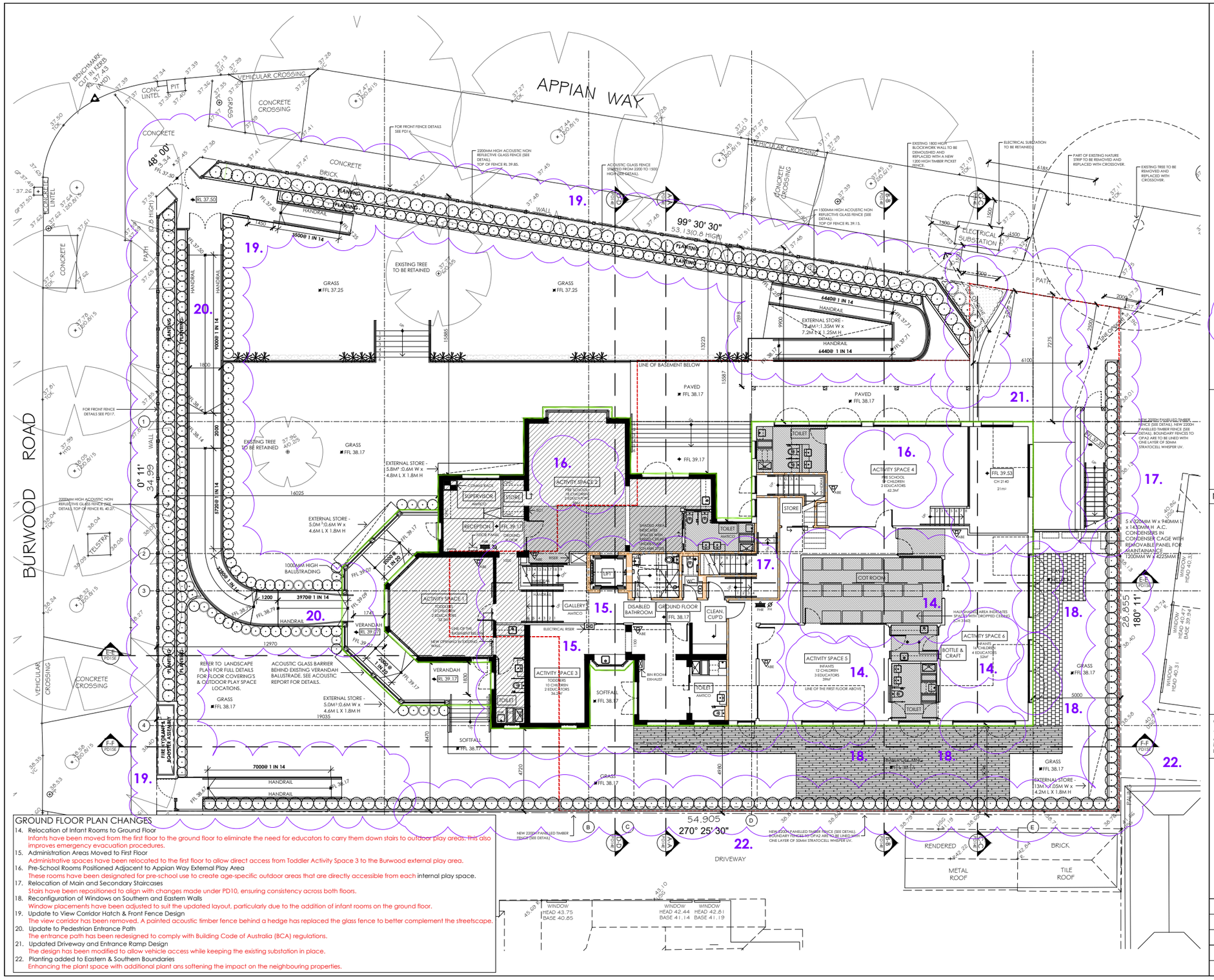
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SCALE	1:100 @ A1
DATE	OCT 2020
DRAWN	LY,TK
CHECKED	ND
DRAWING No.	PD08-PART 2/2.

UPPER BASEMENT PLAN CHANGES

9. Widened Secondary Exit Staircase
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
10. Revised Basement Car Parking Layout
    Ensuring parking spaces & aisle comply with traffic regulations
11. Removal of Laundry and Waste Chutes
    Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
12. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.
13. Northwest Basement Wall moved 650mm to the East.
    To avoid the need to underpin the existing heritage bay window.



GROUND FLOOR PLAN CHANGES

14. Relocation of Infant Rooms to Ground Floor
    Infants have been moved from the first floor to the ground floor to eliminate the need for educators to carry them down stairs to outdoor play areas. This also improves emergency evacuation procedures.
15. Administration Areas Moved to First Floor
    Administrative spaces have been relocated to the first floor to allow direct access from Toddler Activity Space 3 to the Burwood external play area.
16. Pre-School Rooms Positioned Adjacent to Appian Way External Play Area
    These rooms have been designated for pre-school use to create age-specific outdoor areas that are directly accessible from each internal play space.
17. Relocation of Main and Secondary Staircases
    Stairs have been repositioned to align with changes made under PD10, ensuring consistency across both floors.
18. Reconfiguration of Windows on Southern and Eastern Walls
    Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
19. Update to View Corridor Hatch & Front Fence Design
    The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape.
20. Update to Pedestrian Entrance Path
    The entrance path has been redesigned to comply with Building Code of Australia (BCA) regulations.
21. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.
22. Planting added to Eastern & Southern Boundaries
    Enhancing the plant space with additional plant ans softening the impact on the neighbouring properties.

GENERAL NOTES

DEVELOPMENT SUMMARY

1822M²	AREA OF THE SITE
614.6M² (33.7%)	SITE COVERAGE
959.1M² (52.6%)	LANDSCAPED AREA
697.8M² (38.8%)	PERMEABLE AREA
31	TOTAL NUMBER OF CAR SPACES

CHILDCARE FACILITY

120	TOTAL NUMBER OF CHILDREN
390M² 401.5M²	ACTIVITY SPACE REQUIRED (3.25M² PER CHILD) ACTIVITY SPACE PROVIDED
840M² 841.8M²	OPEN SPACE REQUIRED (7.0M² PER CHILD) OPEN SPACE PROVIDED
252M² 267.1M²	SHADED AREA REQUIRED (30% OF OPEN SPACE) SHADED AREA PROVIDED
36M³ 37.5M³	EXTERNAL STORAGE REQUIRED (0.3M³ PER CHILD) EXTERNAL STORAGE PROVIDED
23.8M³ 62.8M³	INTERNAL STORAGE REQUIRED (0.2M³ PER CHILD) INTERNAL STORAGE PROVIDED

HATCHED AREA INDICATES EXISTING FLOOR LEVEL (RL 39.17) TO BE RETAINED.

GREEN LINE INDICATES THE OUTLINE OF THE PERMITTED PROPOSAL.

ALL ACOUSTIC FENCING HEIGHTS ARE SUBJECT TO ACOUSTIC ENGINEERS REPORT.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

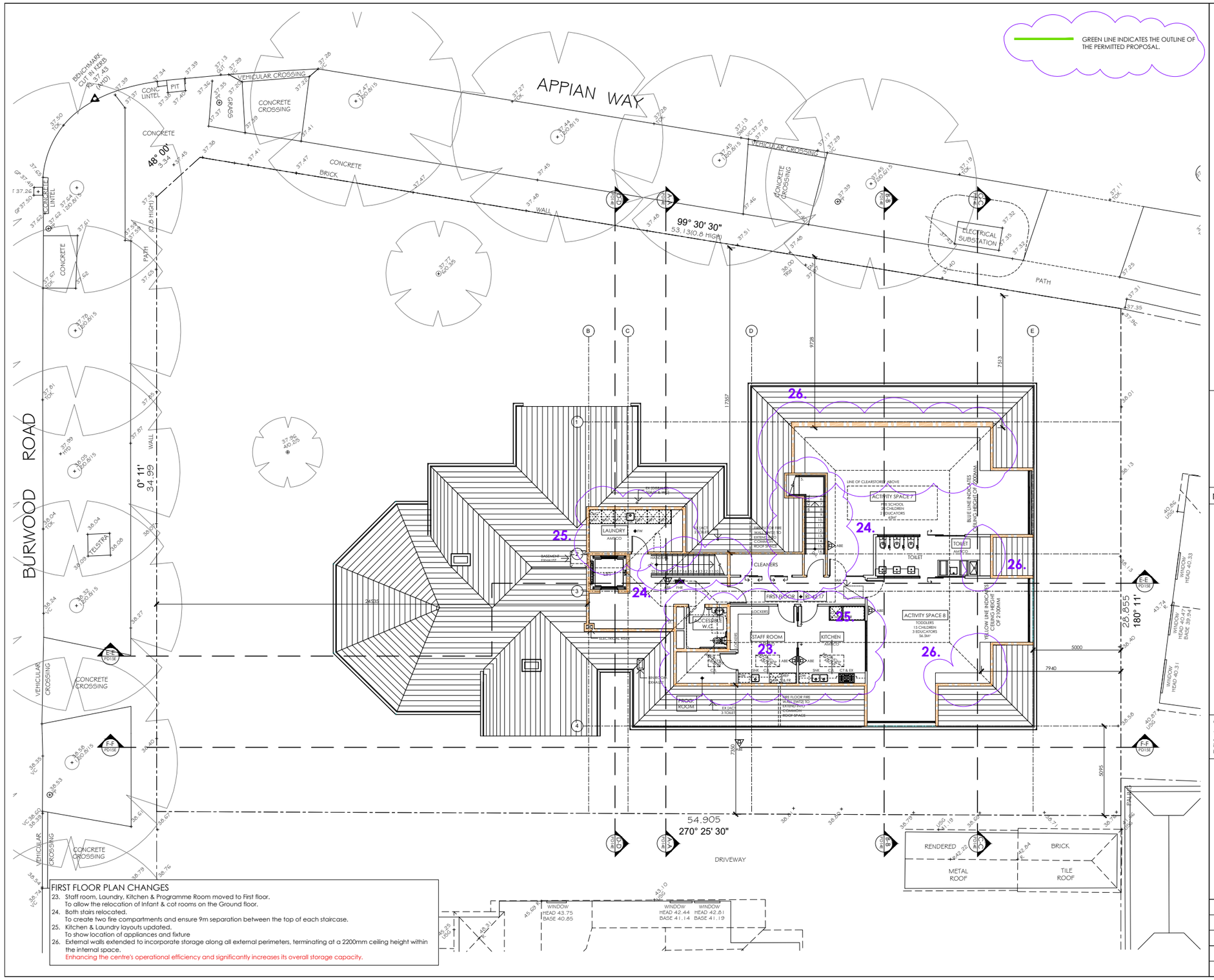
GROUND FLOOR PLAN PLANNING DRAWINGS

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SCALE	1:100 @ A1
DATE	OCT 2020
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DRAWING No.	PD09/2.



FIRST FLOOR PLAN CHANGES

23. Staff room, Laundry, Kitchen & Programme Room moved to First floor.
    To allow the relocation of Infant & cot rooms on the Ground floor.
24. Both stairs relocated.
    To create two fire compartments and ensure 9m separation between the top of each staircase.
25. Kitchen & Laundry layouts updated.
    To show location of appliances and fixture
26. External walls extended to incorporate storage along all external perimeters, terminating at a 2200mm ceiling height within the internal space.
    Enhancing the centre's operational efficiency and significantly increases its overall storage capacity.

GENERAL NOTES

SCREENING

SC - PRIVACY SCREEN TO 1700MM ABOVE FLOOR LEVEL - SEE DETAIL ON PD13D.

TOTAL NUMBER OF CHILDREN PER AGE GROUP

INFANTS

TOTAL NUMBER OF INFANTS -	28
REQUIRED NUMBER OF EDUCATORS -	7
RATIO -	1 EDUCATORS TO 4 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	91M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	91M²

TODDLERS

TOTAL NUMBER OF TODDLERS -	35
REQUIRED NUMBER OF EDUCATORS -	7
RATIO -	1 EDUCATORS TO 5 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	113.75M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	125.2M²

PRE SCHOOL

TOTAL NUMBER OF PRE SCHOOL CHILDREN -	57
REQUIRED NUMBER OF EDUCATORS -	6
RATIO -	1 EDUCATOR TO 10 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	185.25M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	185.3M²

No.	DATE	AMENDMENT
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PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

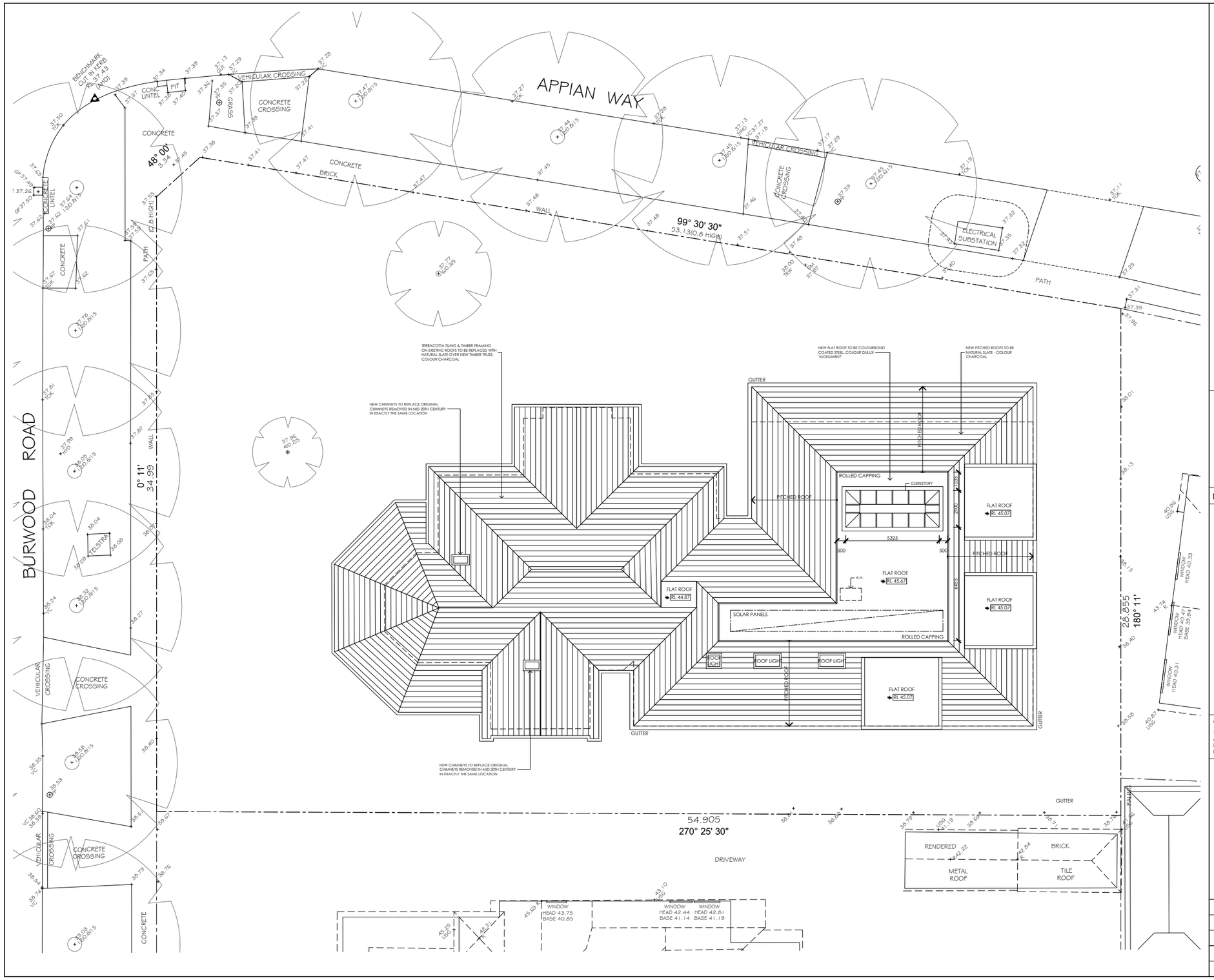
FIRST FLOOR PLAN PLANNING DRAWINGS

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DRAWING No.	PD10/2.



GENERAL NOTES

FLAT ROOF

COLOURBOND COATED STEEL DECK ROOFING AT 2° PITCH. COLOUR DULUX "MONUMENT"

NEW & EXISTING PITCHED ROOFS

NON ORIGINAL TERRACOTTA TILES TO BE REPLACED WITH NATURAL SLATE

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

ROOF PLAN
PLANNING DRAWINGS

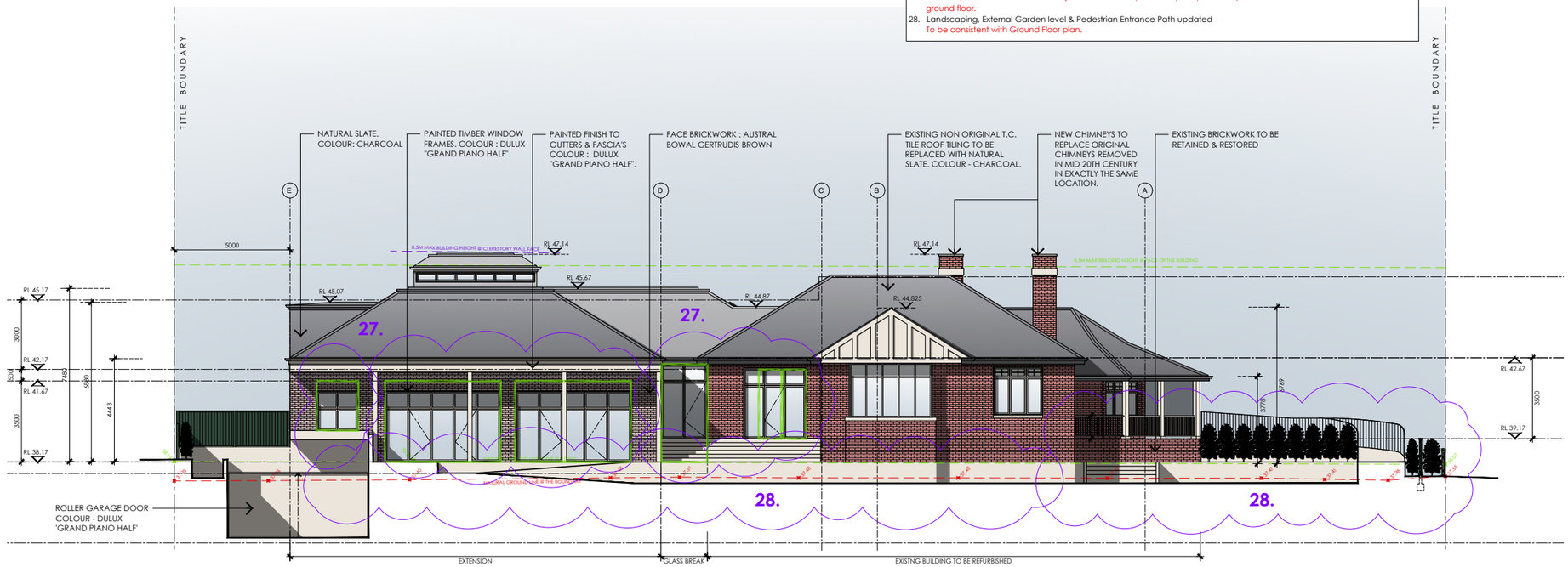
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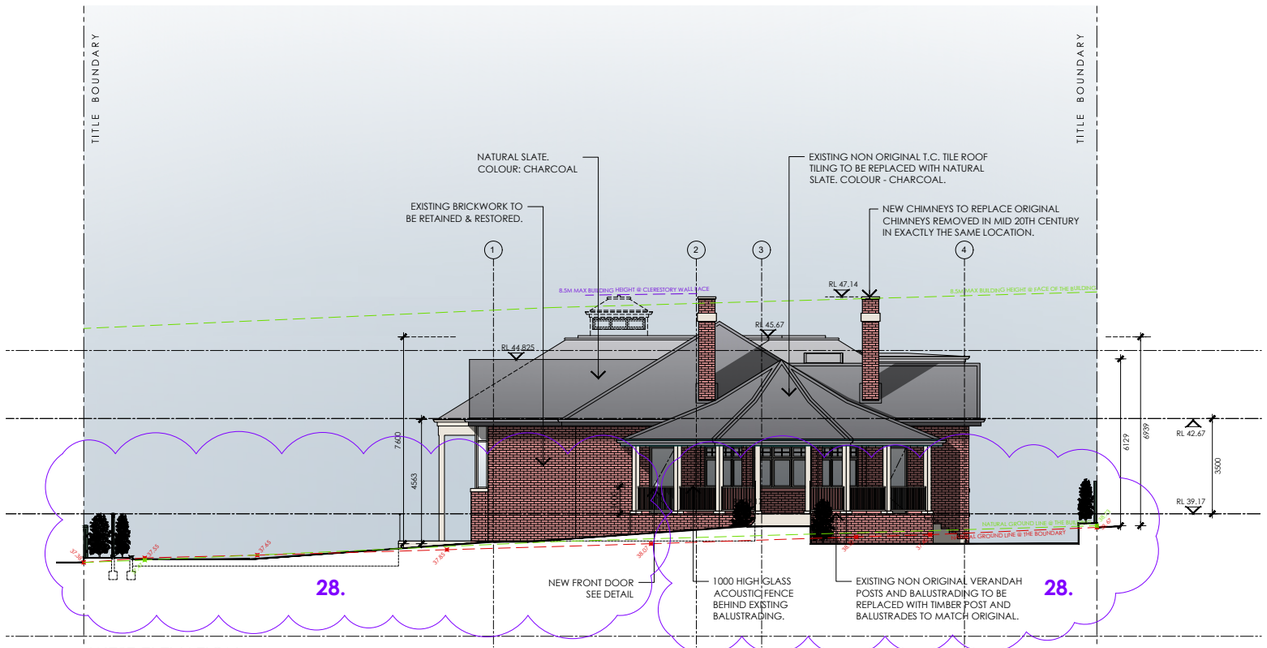
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DRAWING No.	PD11/1.

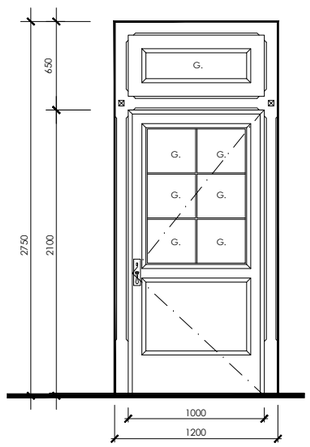
ELEVATION CHANGES
27. Reconfiguration of Windows on Southern and Eastern Walls
Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
28. Landscaping, External Garden level & Pedestrian Entrance Path updated
To be consistent with Ground Floor plan.



NORTH ELEVATION



WEST ELEVATION



TIMBER FRAMED FRONT DOOR
SCALE : 1 : 20 @ A1

GREEN LINE INDICATES THE WINDOW OUTLINES OF THE PERMITTED PROPOSAL.

GENERAL NOTES

NEW EXTERNAL WALLS
FACE BRICKWORK: AUSTRAL BOWAL GERTRUDIS BROWN

EXISTING WALLS
EXISTING BRICKWORK TO BE RETAINED AN REINSTATED. COLOUR: RED

NEW & EXISTING ROOFS
NON ORIGINAL TERRACOTTA TILES TO BE REPLACED WITH NATURAL SLATE

PRIVACY LOUVRES
PAINTED STEEL, MATT FINISH, COLOUR - DULUX "CHARCOAL"

WINDOW FRAMES, GUTTERS & FASCIAS
EXISITNG & NEW - PAINTED TIMBER COLOUR - DULUX "GRAND PIANO HALF"

BALUSTRADING
50 X 50 K.D.H.W BALUSTERS AT 150 CENTRES, IN 100 X 50 TOP AND BOTTOM RAILS - PAINTED DULUX "GRAND PIANO HALF"

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

NORTH & WEST ELEVATIONS

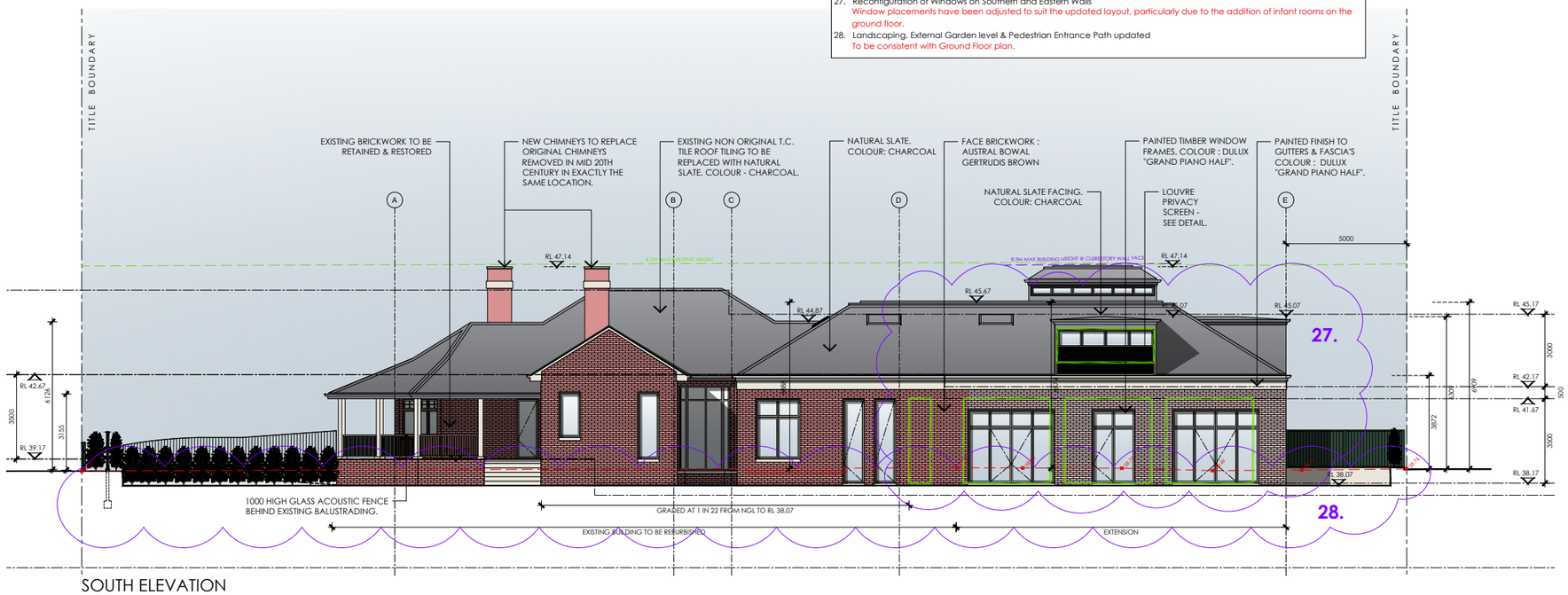
PLANNING DRAWINGS

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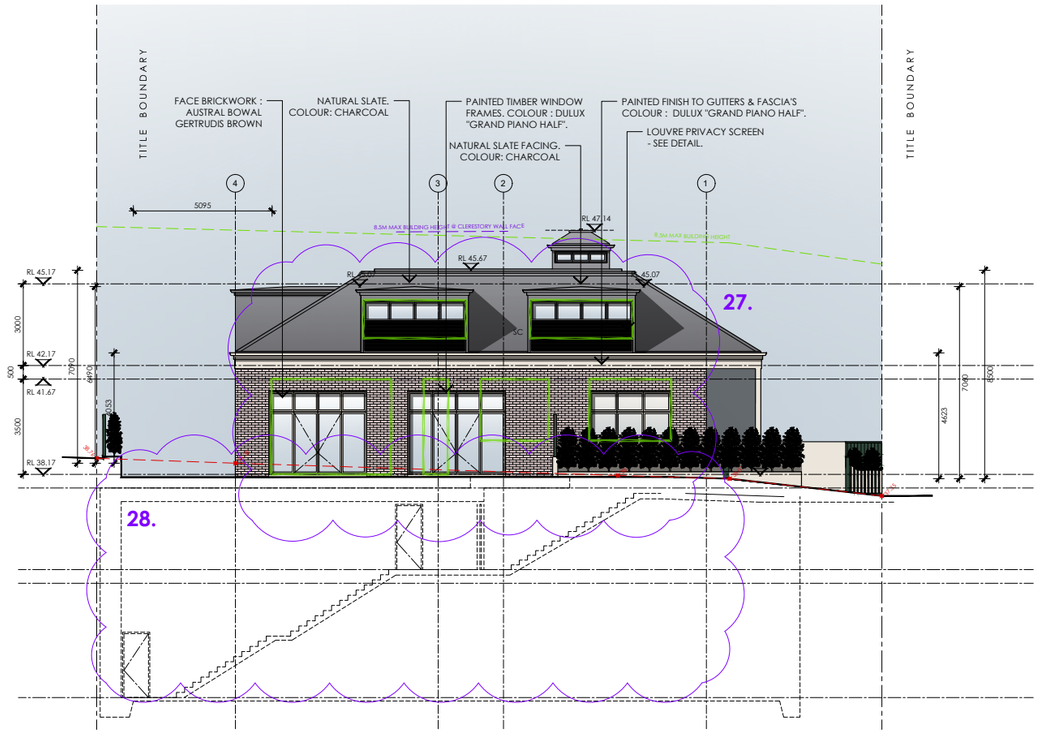
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DRAWING No.	PD12/2.

ELEVATION CHANGES
27. Reconfiguration of Windows on Southern and Eastern Walls
Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
28. Landscaping, External Garden level & Pedestrian Entrance Path updated
To be consistent with Ground Floor plan.



SOUTH ELEVATION



EAST ELEVATION

GREEN LINE INDICATES THE WINDOW OUTLINES OF THE PERMITTED PROPOSAL.

GENERAL NOTES

LOUVRE PRIVACY SCREEN DETAIL (SC)
SCALE - 1:2 @ A1

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

SOUTH & EAST ELEVATIONS
PLANNING DRAWINGS

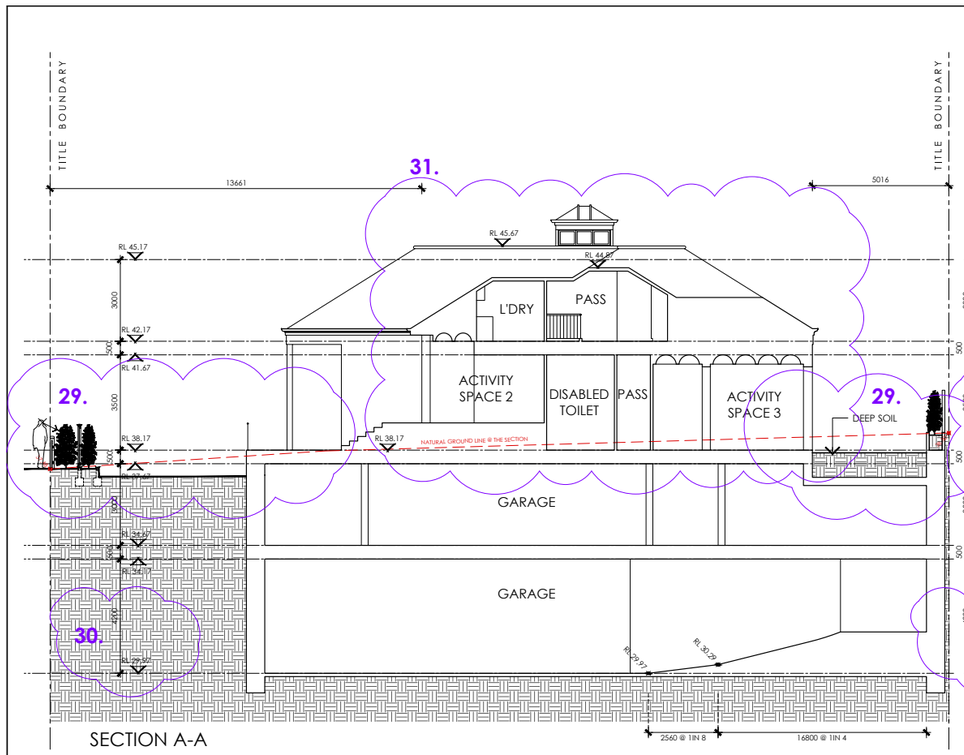
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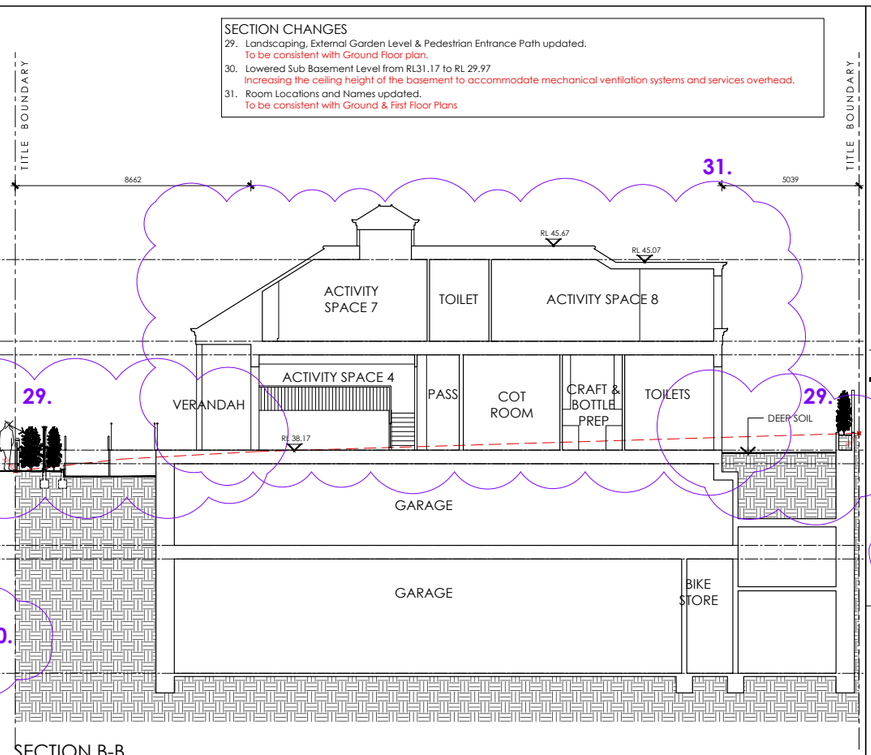
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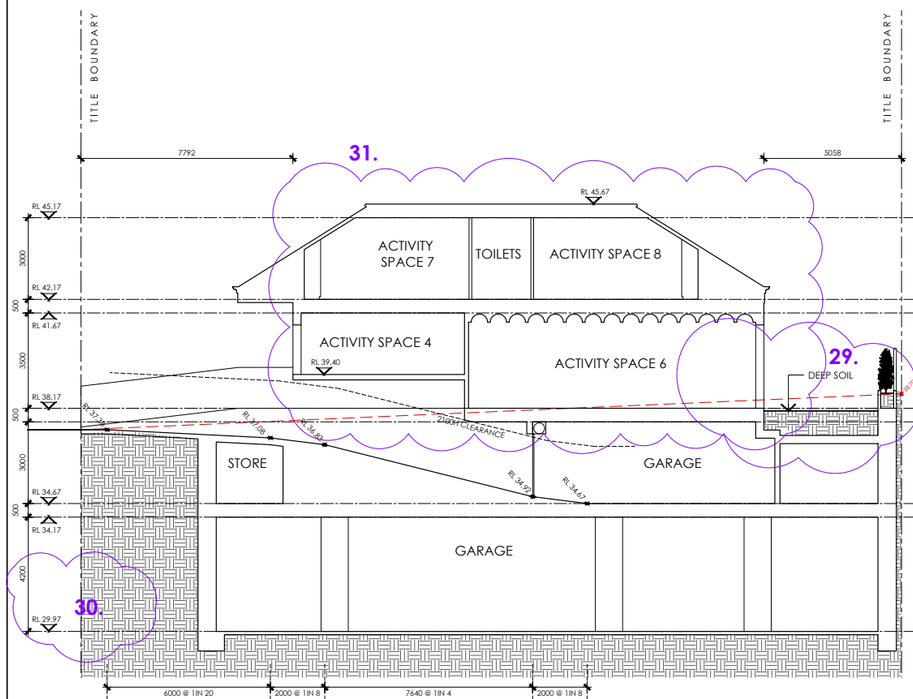
SECTION CHANGES
29. Landscaping, External Garden Level & Pedestrian Entrance Path updated.
To be consistent with Ground Floor plan.
30. Lowered Sub Basement Level from RL31.17 to RL 29.97
Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.
31. Room Locations and Names updated.
To be consistent with Ground & First Floor Plans



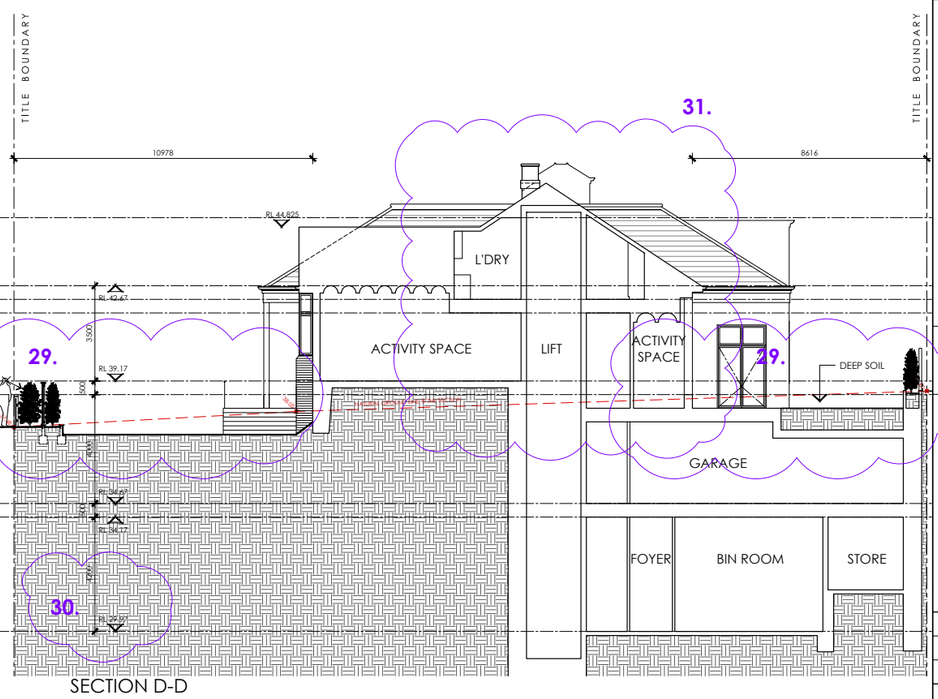
SECTION A-A



SECTION B-B

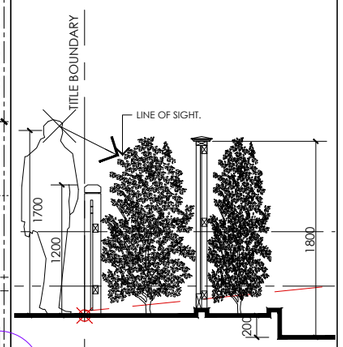


SECTION C-C



SECTION D-D

GENERAL NOTES



FRONT FENCE LINE OF SIGHT DETAIL - APPIAN WAY
SCALE 1:25 @ A1

GREEN LINE INDICATES THE WINDOW OUTLINES OF THE PERMITTED PROPOSAL.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

8 APPIAN WAY
BURWOOD NSW 2134

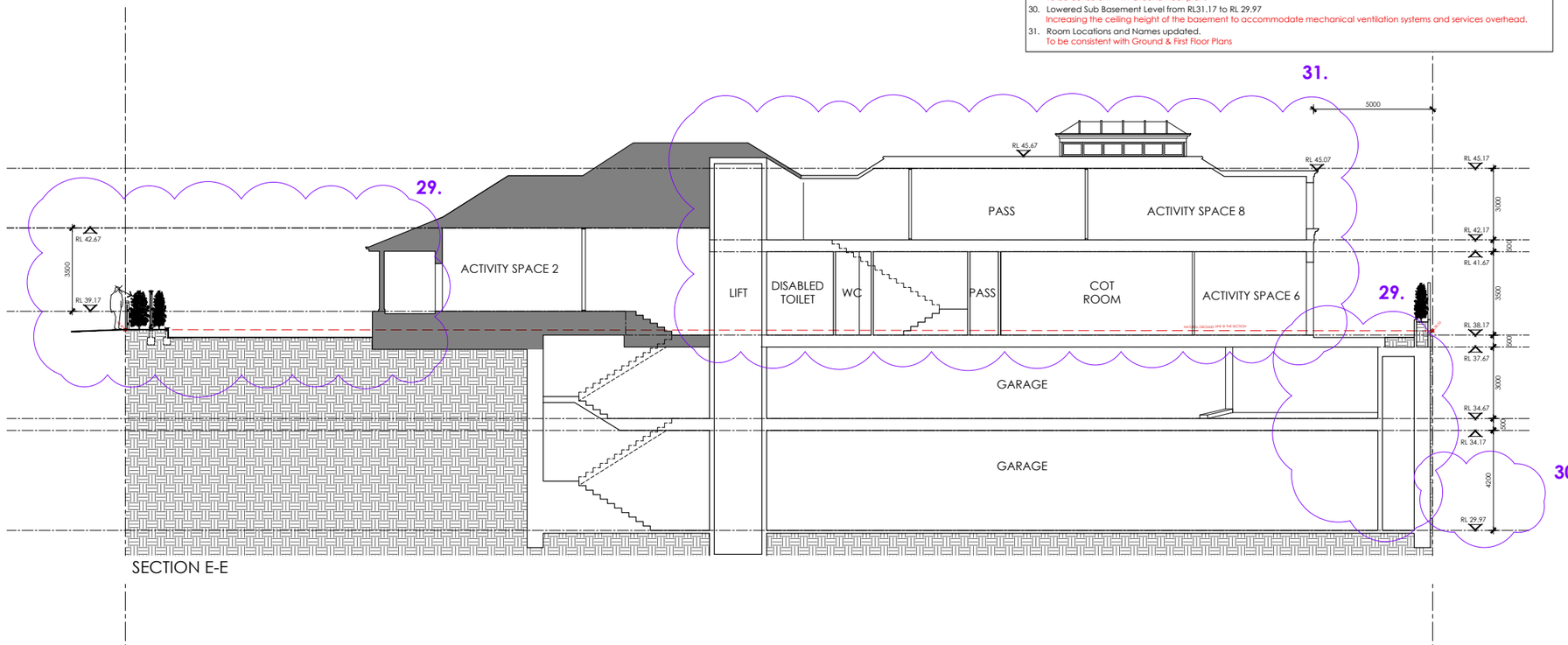
SECTIONS A-A, B-B, C-C & D-D
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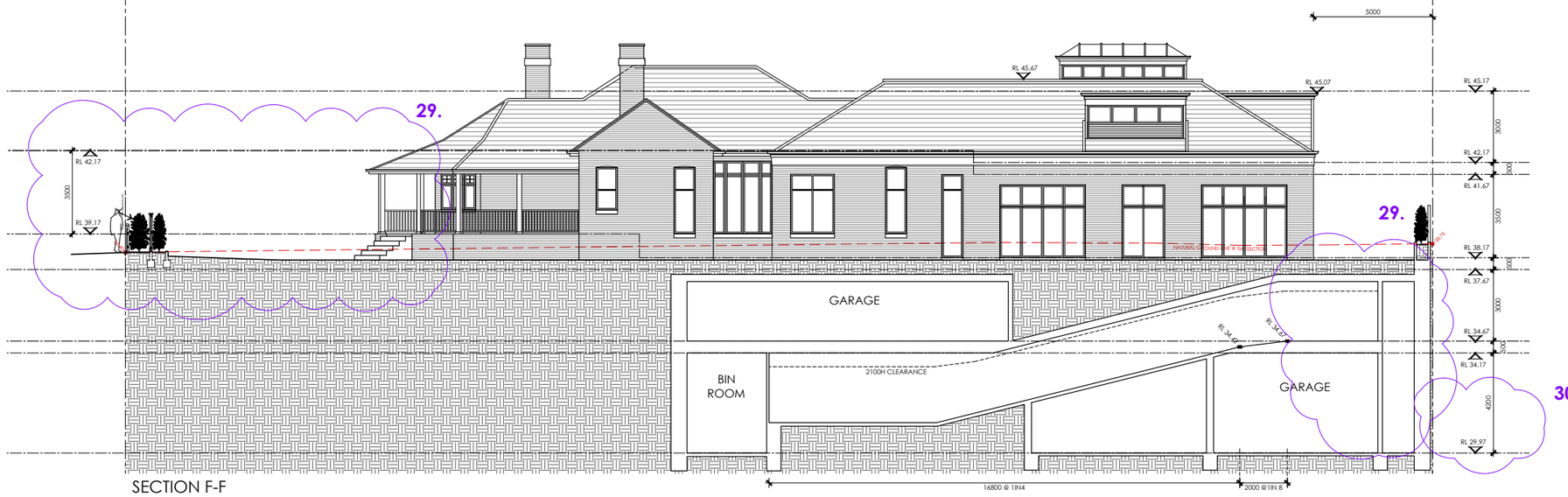
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DRAWN	LY
CHECKED	ND
DRAWING No.	PD14/2.

SECTION CHANGES
29. Landscaping, External Garden Level & Pedestrian Entrance Path updated.
To be consistent with Ground Floor plan.
30. Lowered Sub Basement Level from RL31.17 to RL 29.97
Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.
31. Room Locations and Names updated.
To be consistent with Ground & First Floor Plans

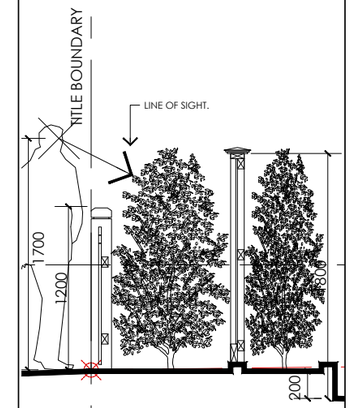


SECTION E-E



SECTION F-F

GENERAL NOTES



FRONT FENCE LINE OF SIGHT DETAIL - BURWOOD ROAD
SCALE 1:25 @ A1

GREEN LINE INDICATES THE WINDOW OUTLINES OF THE PERMITTED PROPOSAL.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED
CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

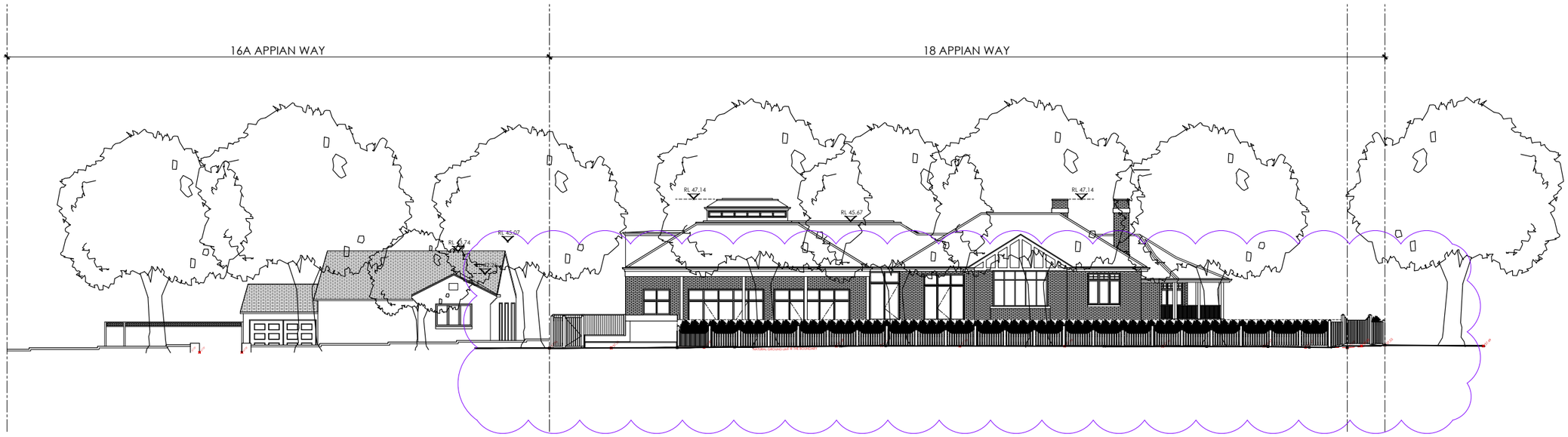
SECTIONS E-E & F-F
PLANNING DRAWINGS

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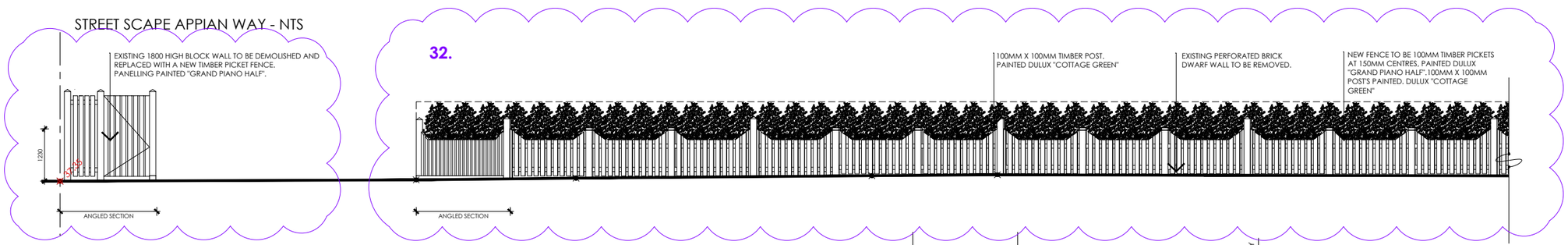
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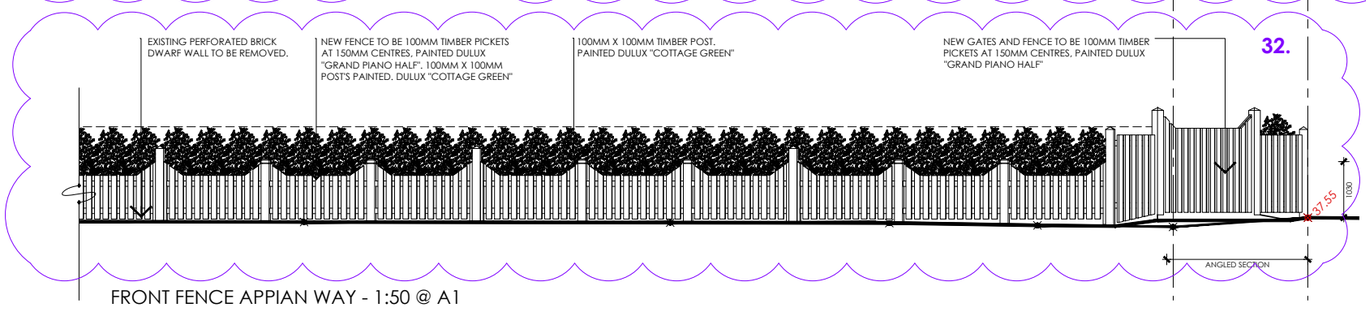
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SCALE	1:100 @ A1
DATE	OCT 2020
DRAWN	LY
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DRAWING No.	PD15/2.

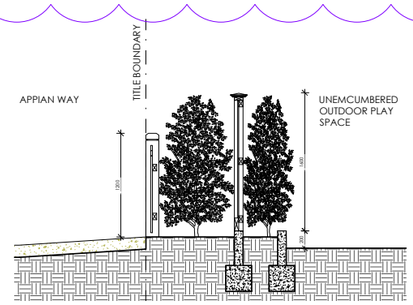


STREET SCAPE APPIAN WAY - NTS





FRONT FENCE APPIAN WAY - 1:50 @ A1



ACOUSTIC GLASS FENCE - NTS

NOTES

STREETSCAPE APPIAN WAY CHANGES

32. Removal of View Corridor and Update to Front Fence Design
The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape as per Weir Phillips design.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

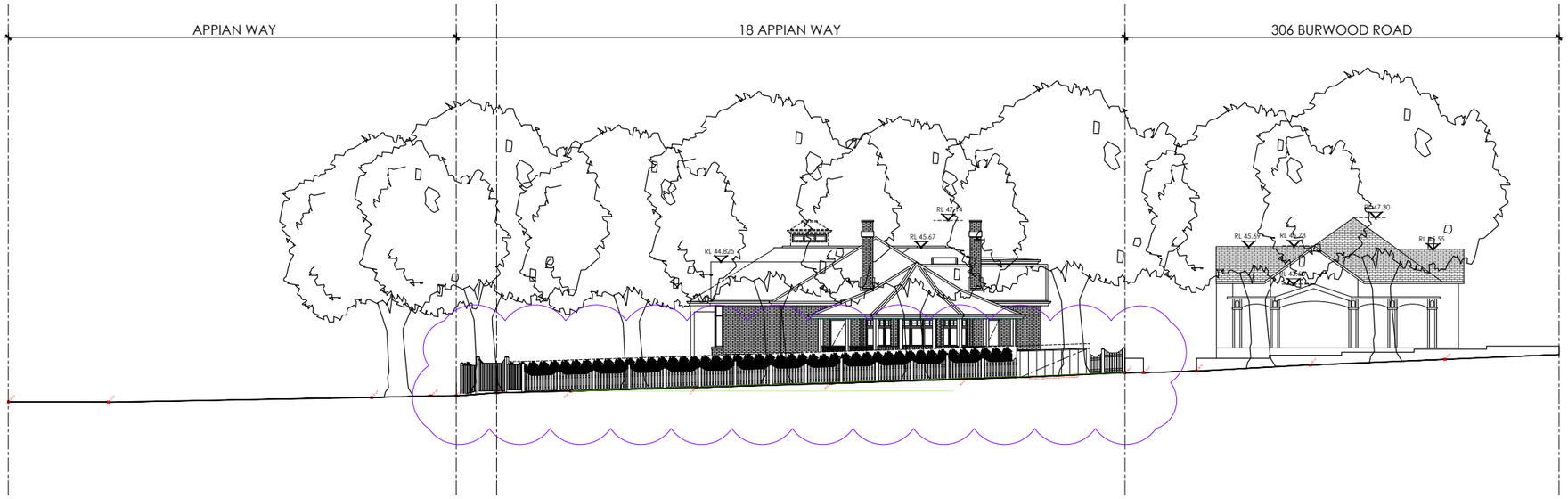
18 APPIAN WAY
BURWOOD NSW 2134

STREETSCAPE APPIAN WAY
PLANNING DRAWINGS

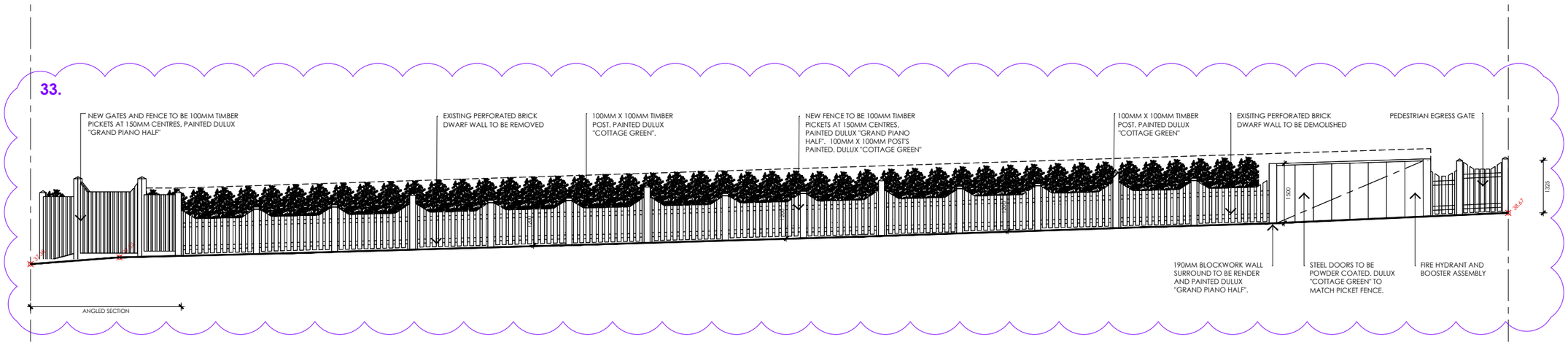
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DRAWING No.	PD16/2.



STREET SCAPE BURWOOD ROAD - NTS



FRONT FENCE BURWOOD ROAD - 1:50 @ A1

NOTES

BURWOOD ROAD CHANGES
33. Removal of View Corridor and Update to Front Fence Design
The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape as per Weir Phillips design.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

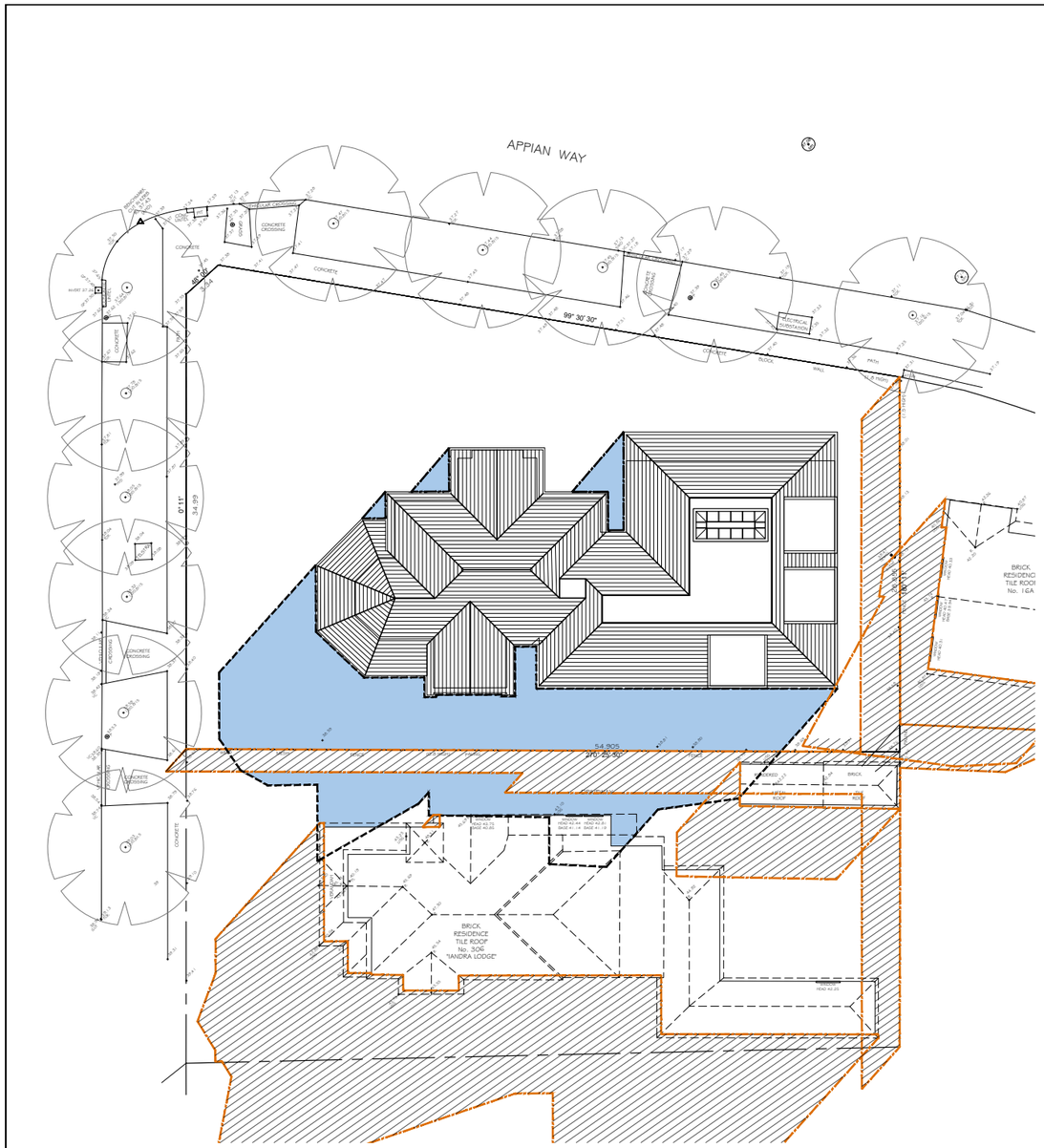
18 APPIAN WAY
BURWOOD NSW 2134

STREETSCAPE BURWOOD ROAD
PLANNING DRAWINGS

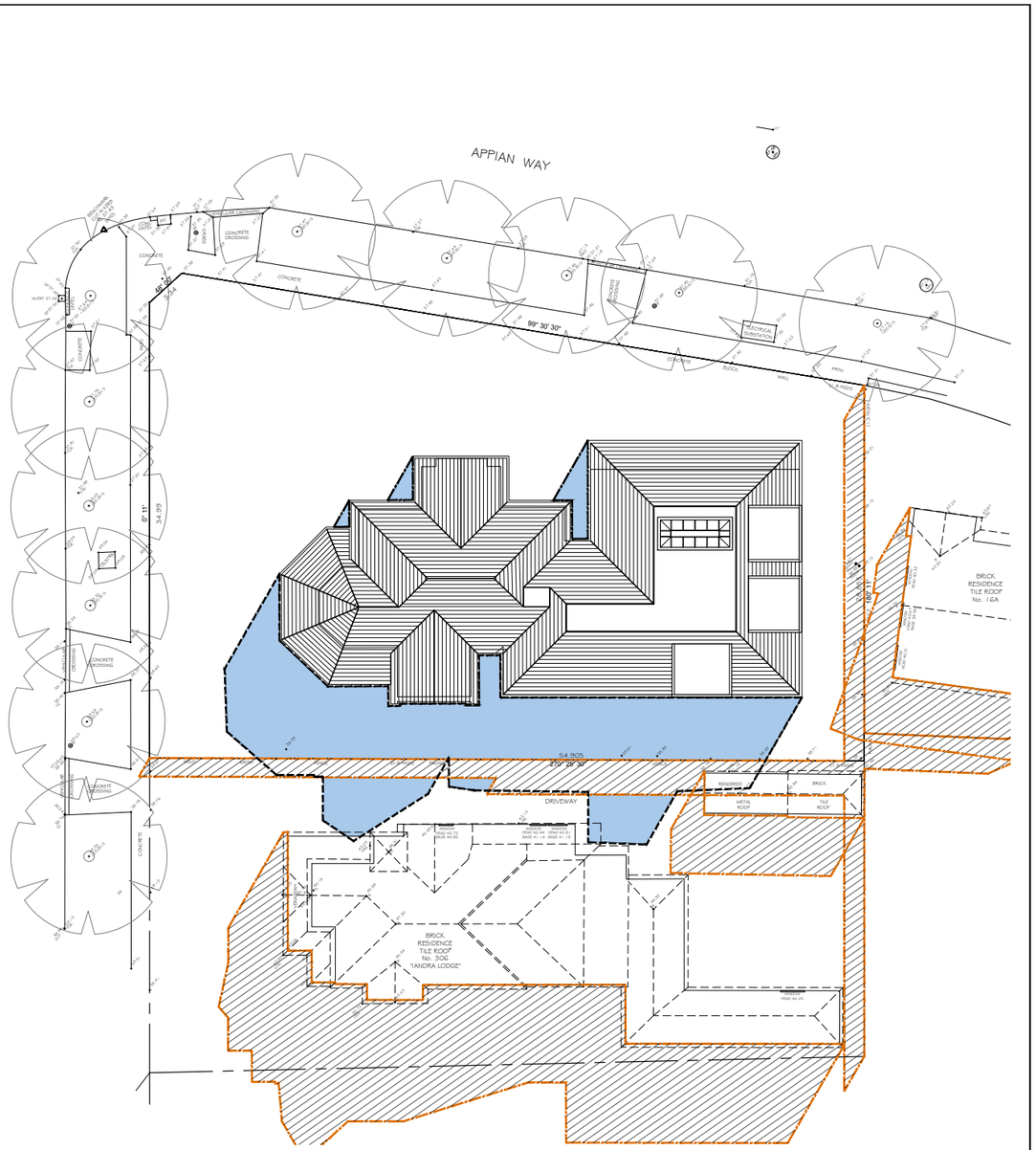
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DRAWING No.	PD17/2.



9AM



10AM

NOTES

1 - SHADOW INDICATED AT THE WINTER SOLSTICE

2 - SHADOWS INDICATE SHADOW CAST OVER AND ABOVE SHADOWS CAST BY EXISTING BUILDING AND FENCES.

SHADOW BY EXISTING BUILDING AND FENCE .

ADDITIONAL SHADOW BY PROPOSED BUILDING.

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

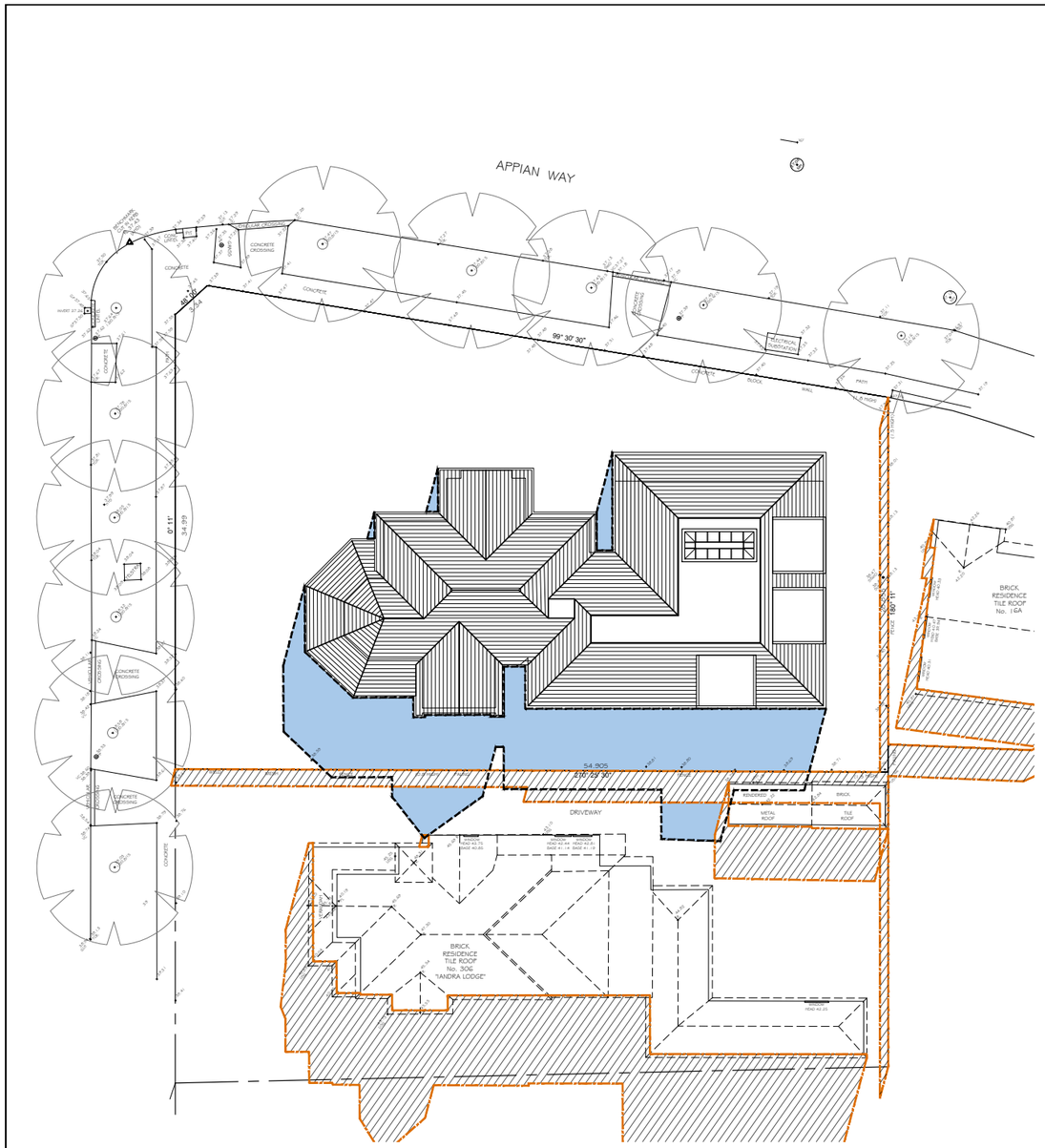
18 APPIAN WAY
BURWOOD NSW 2134

SHADOW DIAGRAMS
PLANNING DRAWINGS

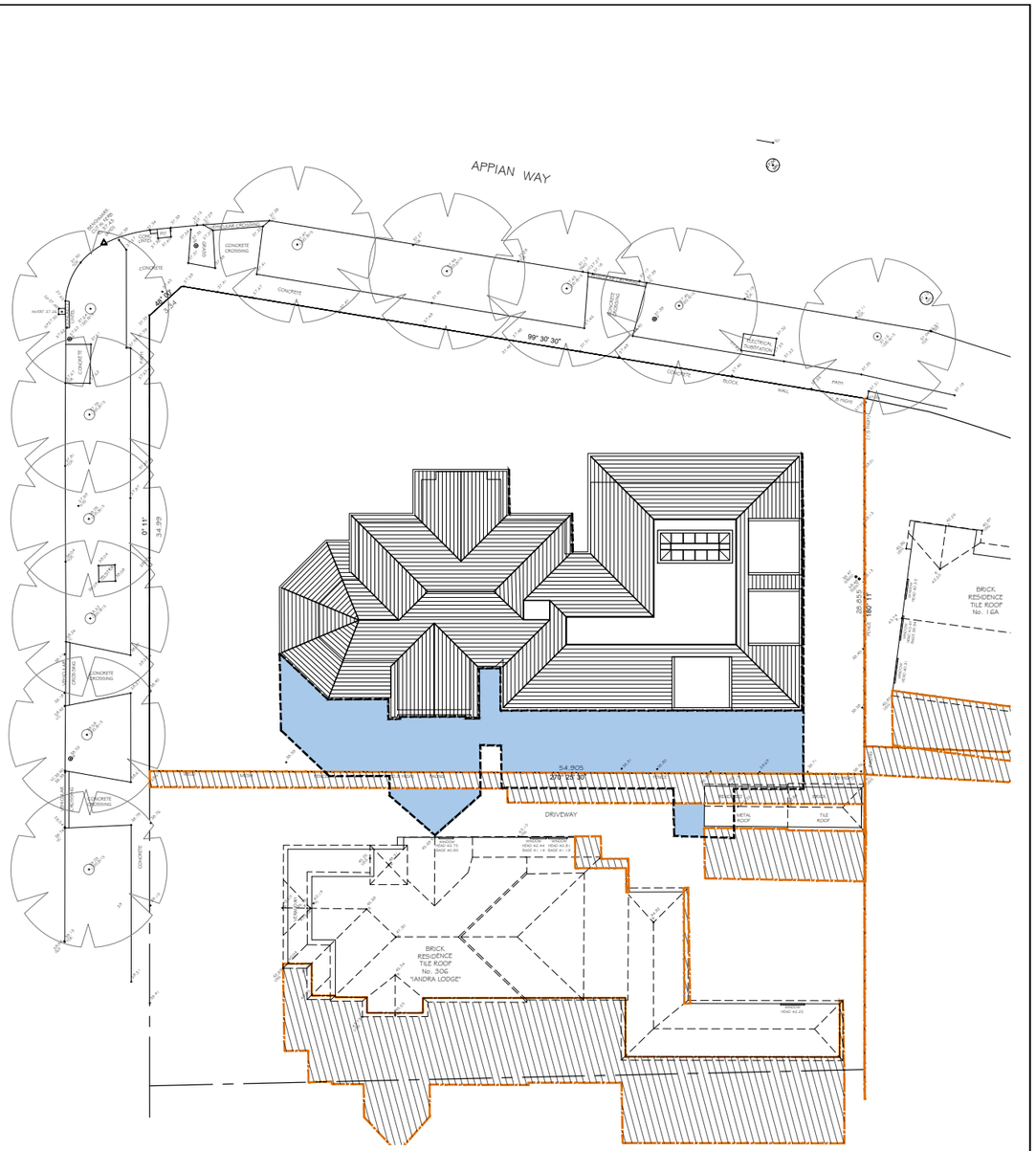
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DRAWING No.	PD18/1.



11AM



12PM

NOTES

1 - SHADOW INDICATED AT THE WINTER SOLSTICE

2 - SHADOWS INDICATE SHADOW CAST OVER AND ABOVE SHADOWS CAST BY EXISTING BUILDING AND FENCES.

SHADOW BY EXISTING BUILDING AND FENCE .

ADDITIONAL SHADOW BY PROPOSED BUILDING.

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

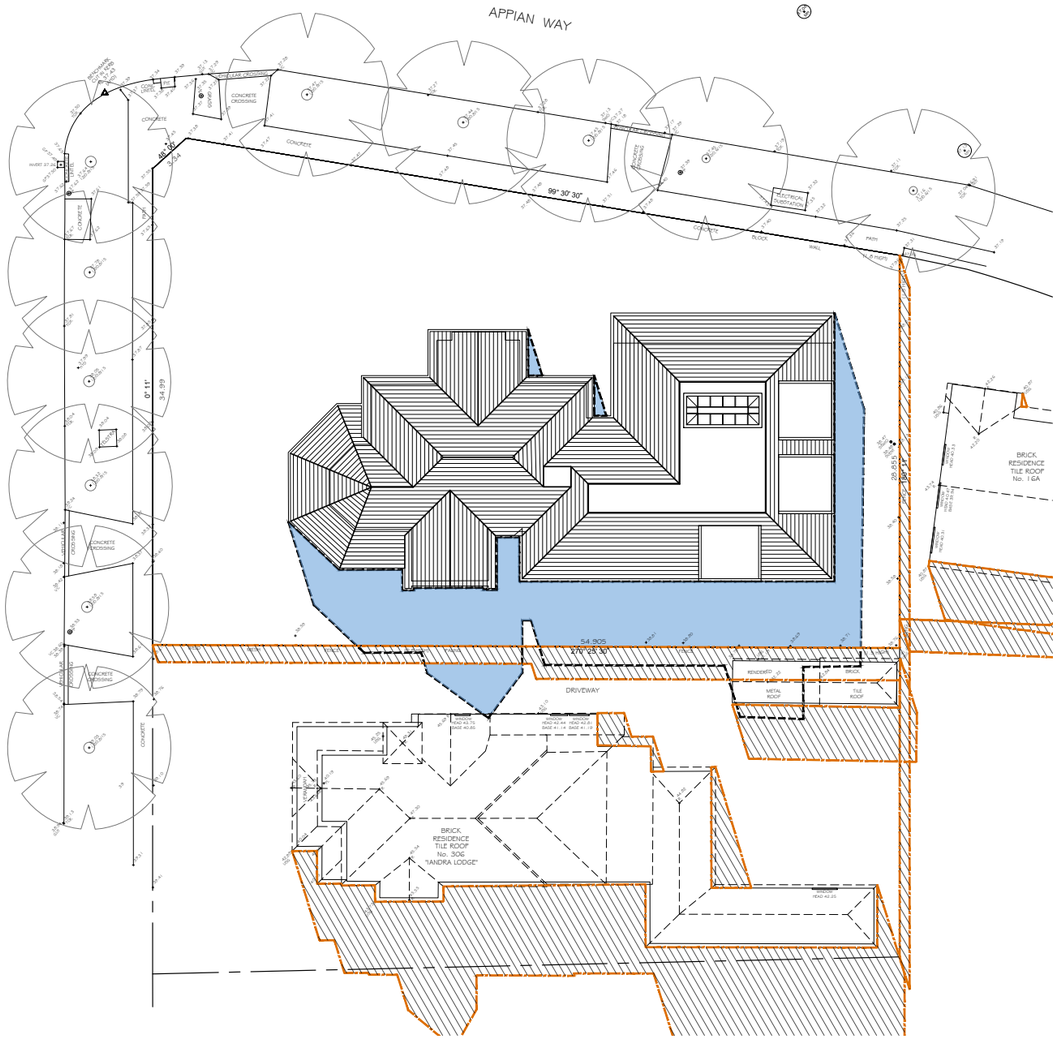
18 APPIAN WAY
BURWOOD NSW 2134

SHADOW DIAGRAMS
PLANNING DRAWINGS

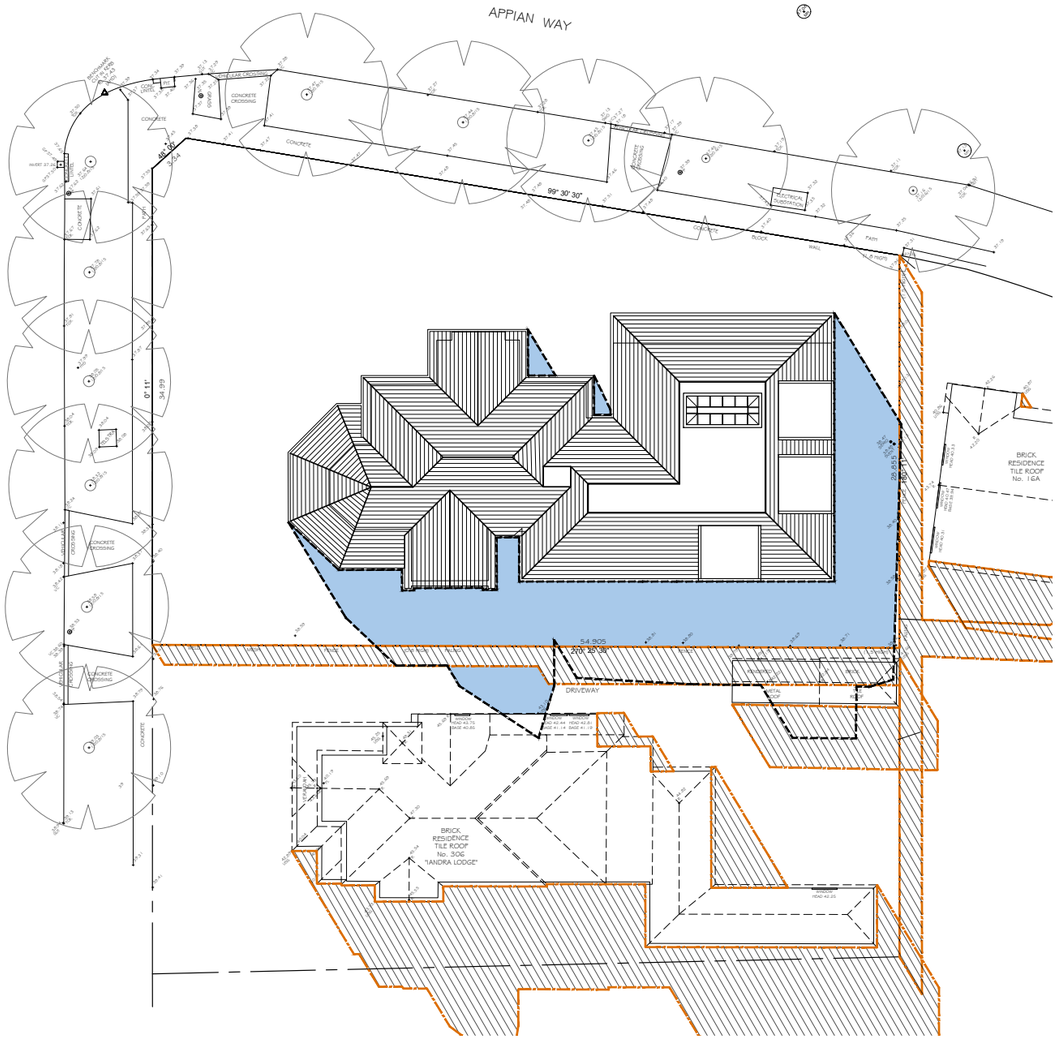
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DRAWING No.	PD19/1.



1PM



2PM

NOTES

1 - SHADOW INDICATED AT THE WINTER SOLSTICE

2 - SHADOWS INDICATE SHADOW CAST OVER AND ABOVE SHADOWS CAST BY EXISTING BUILDING AND FENCES.

SHADOW BY EXISTING BUILDING AND FENCE .

ADDITIONAL SHADOW BY PROPOSED BUILDING.

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

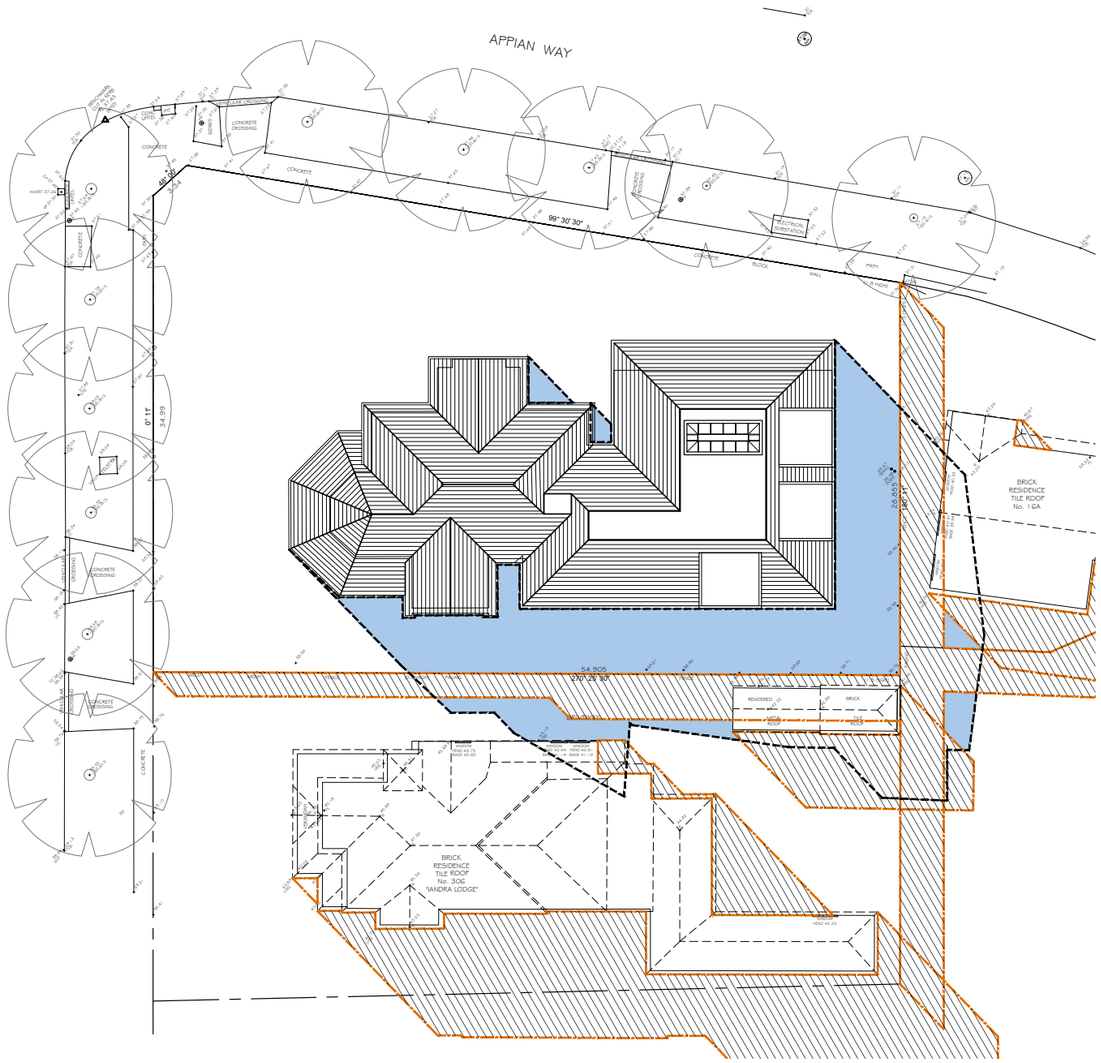
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SHADOW DIAGRAMS
PLANNING DRAWINGS

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DRAWING No.	PD20/1.



3PM

NOTES

1 - SHADOW INDICATED AT THE WINTER SOLSTICE

2 - SHADOWS INDICATE SHADOW CAST OVER AND ABOVE SHADOWS CAST BY EXISTING BUILDING AND FENCES.

SHADOW BY EXISTING BUILDING AND FENCE .

ADDITIONAL SHADOW BY PROPOSED BUILDING.

No.	DATE	AMENDMENT
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

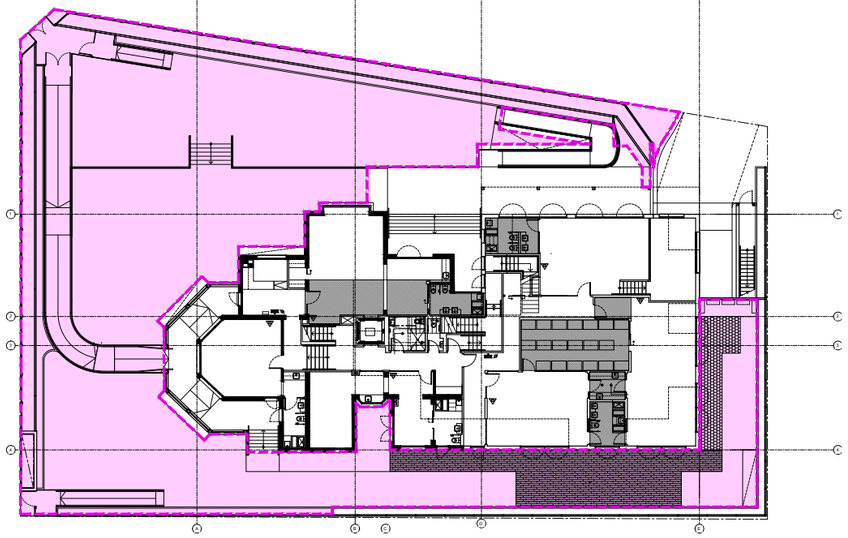
18 APPIAN WAY
BURWOOD NSW 2134

SHADOW DIAGRAMS
PLANNING DRAWINGS

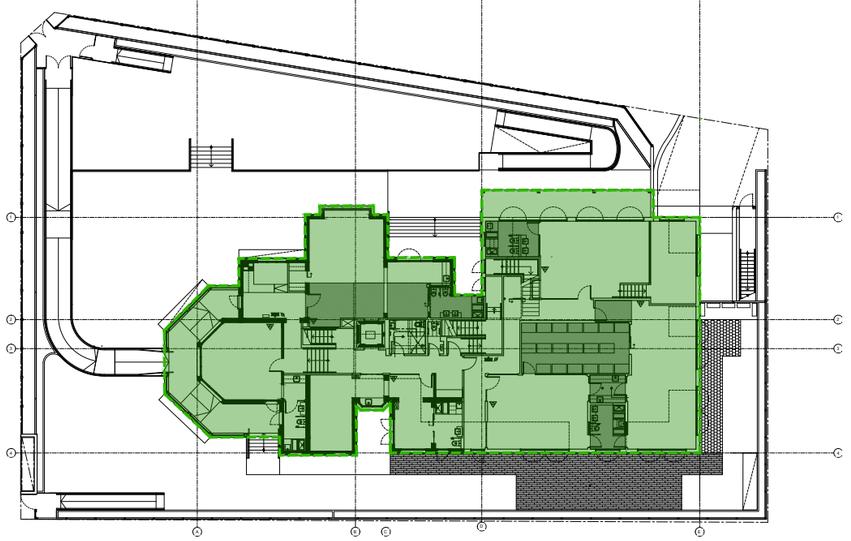
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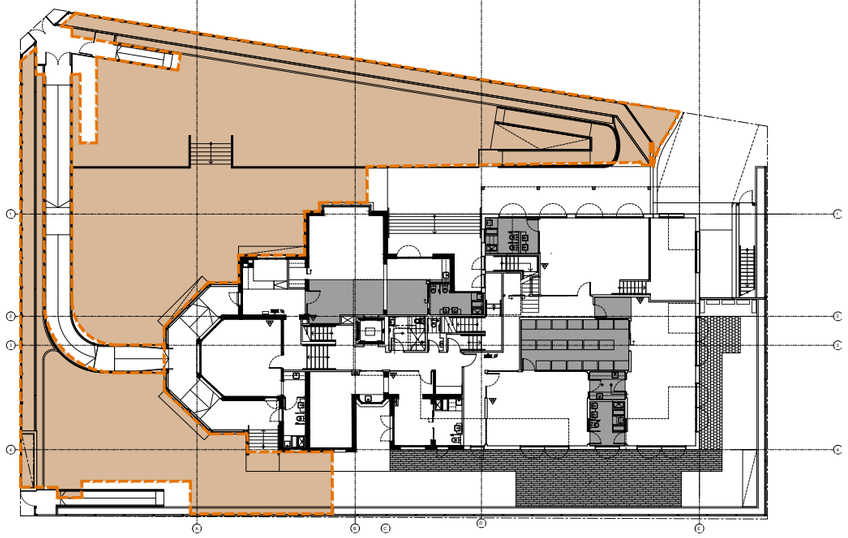


LANDSCAPED AREA
- 959.1M² (52.6%)



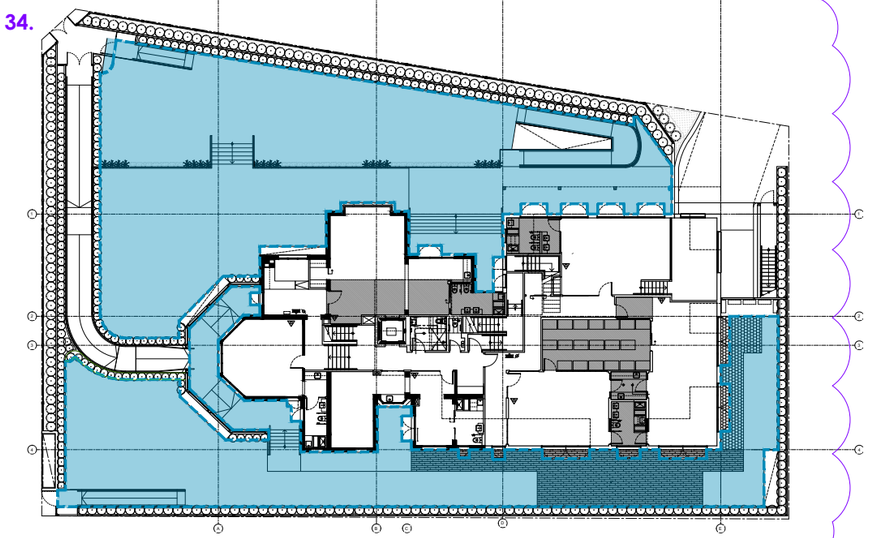
AREA DIAGRAMS CHANGES
34. Unencumbered Outdoor Play Space Diagram updated.
To be consistent with Ground floor changes and Childcare regulations.

SITE COVERAGE
- 614.6M² (33.7%)



PERMEABLE AREA
- 697.8M² (38.3%)

34.



UNENCUMBERED OUTDOOR AREA AT GROUND FLOOR LEVEL
- 841.8M²

GENERAL NOTES

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED
CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

AREA DIAGRAMS
PLANNING DRAWINGS

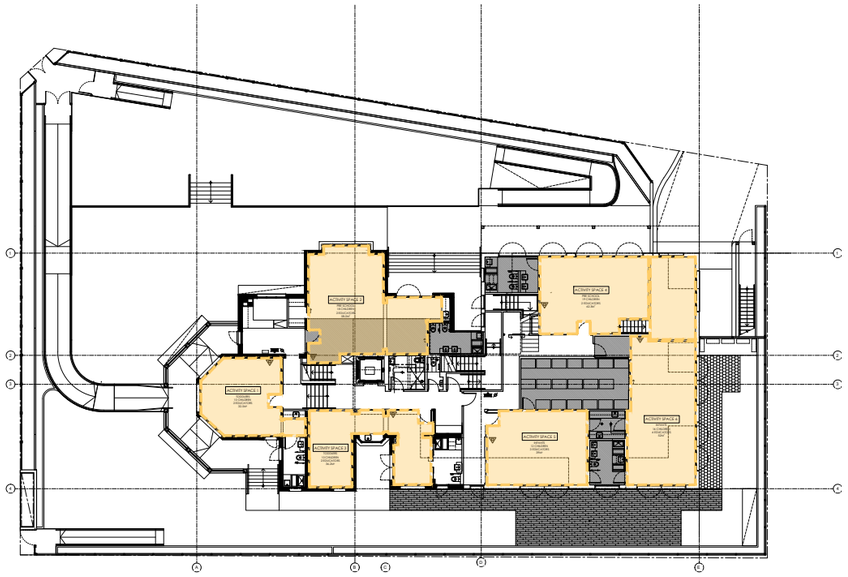
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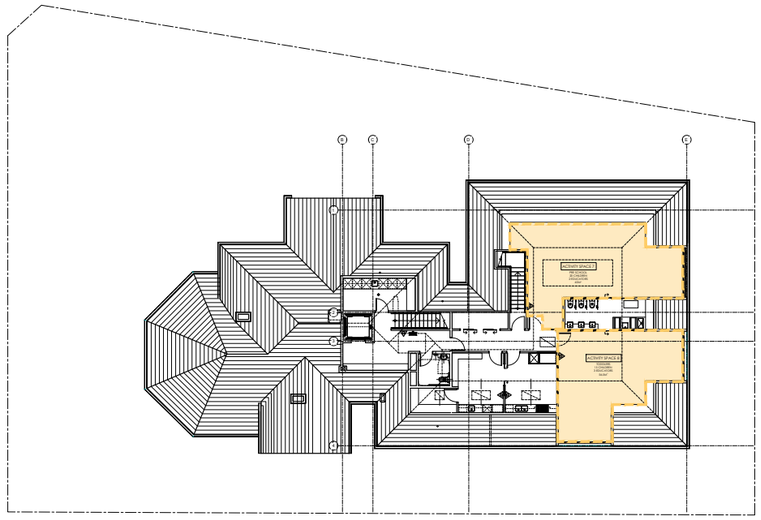
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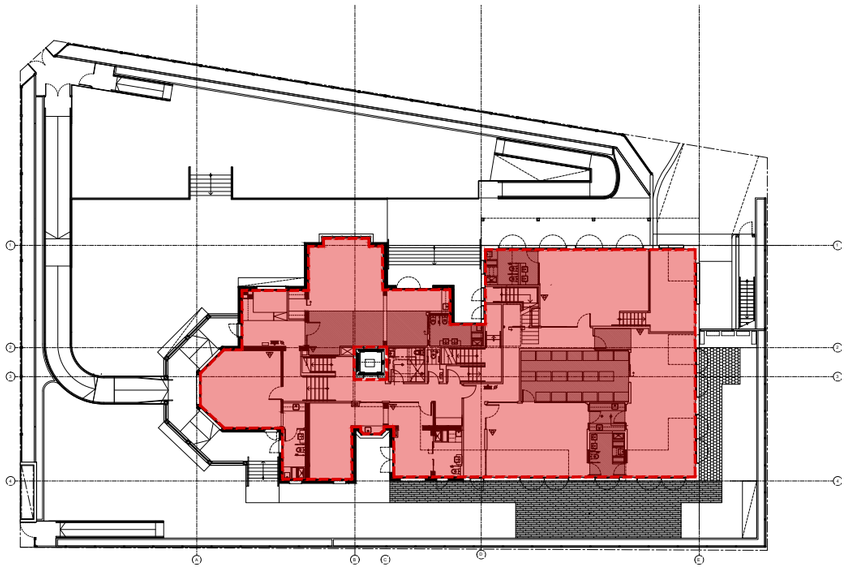


UNENCUMBERED INDOOR ACTIVITY SPACE AT GROUND FLOOR
- 280M²

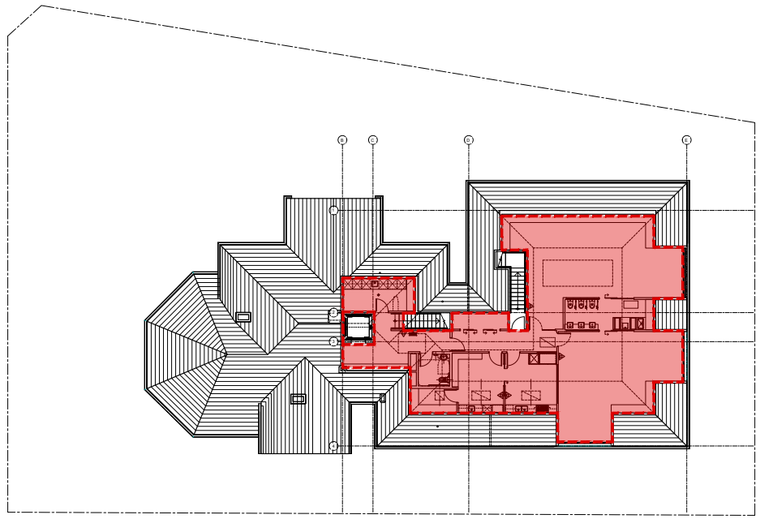


UNENCUMBERED INDOOR ACTIVITY SPACE AT FIRST FLOOR
- 121.5M²

TOTAL INDOOR ACTIVITY SPACE - 401.5M²



GROUND FLOOR GFA
- 510.4M²



FIRST FLOOR GFA
- 247.6M²

TOTAL GROSS FLOOR AREA - 758M² (41.6% OF SITE AREA)

GENERAL NOTES

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

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UNENCUMBERED INDOOR SPACE & GFA AREA DIAGRAMS

PLANNING DRAWINGS

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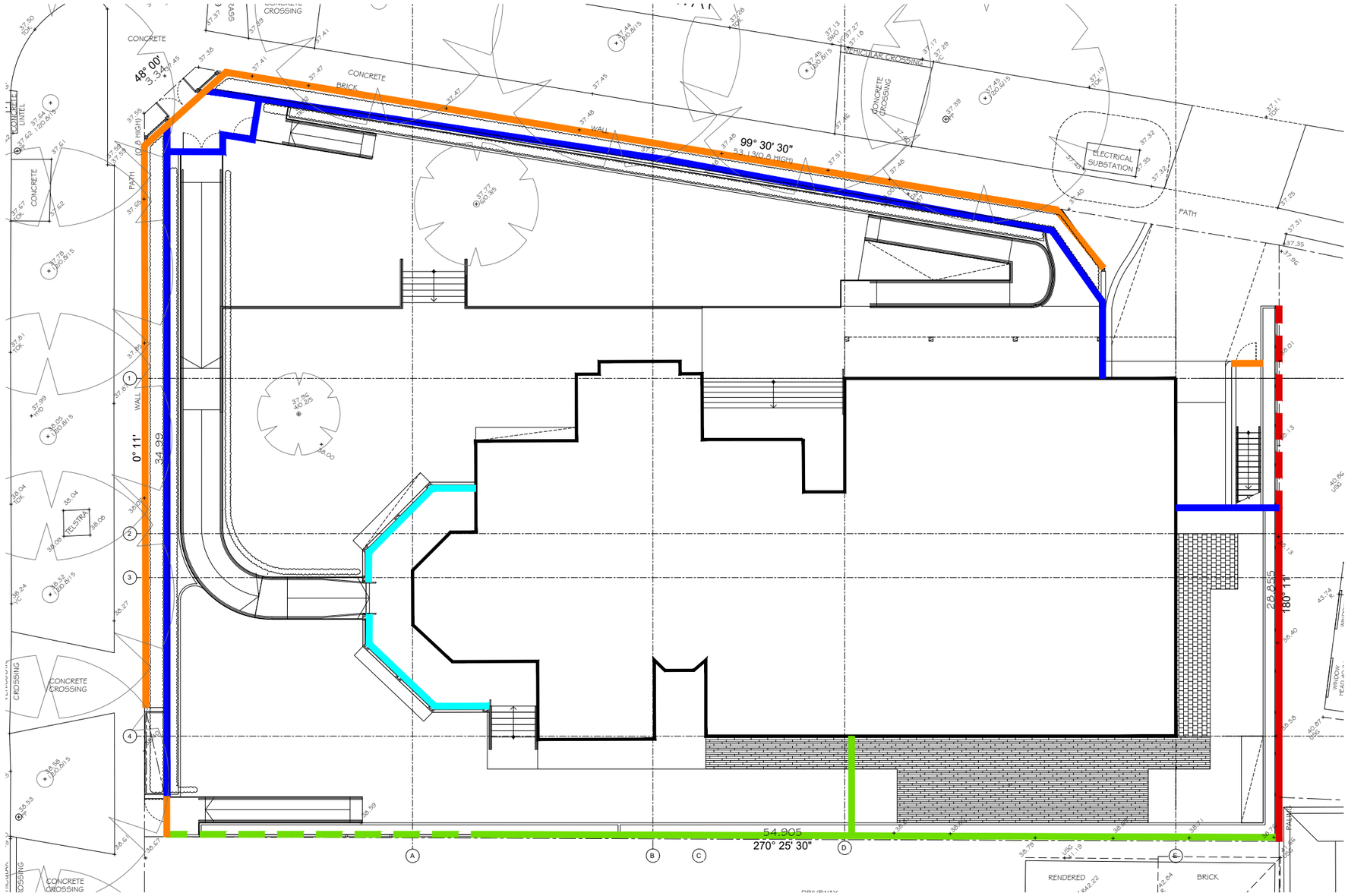
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THIS DRAWING EXACTLY REFLECTS THE CONDITIONS INDICATED ON THE GROUND FLOOR PLAN PD09I



GENERAL NOTES

FENCE TYPES LEGEND

- 1800MM HIGH ACOUSTIC NON REFLECTIVE GLASS PANEL FENCE.
- 1000MM HIGH ACOUSTIC NON REFLECTIVE GLASS PANEL FENCE BEHIND EXISTING BALUSTRADE AND GATES.
- 1200MM HIGH TIMBER PICKET FENCE.
- 2200MM HIGH PANELLED TIMBER FENCE. LINED WITH ONE LAYER OF 50MM STRATOCELL WHISPER UV.
- 2200MM HIGH PANELLED TIMBER FENCE. NO STRATOCELL WHISPER UV REQUIRED.
- 2000MM HIGH PANELLED TIMBER FENCE. LINED WITH ONE LAYER OF 50MM STRATOCELL WHISPER UV.
- 2000MM PANELLED TIMBER FENCE. NO STRATOCELL WHISPER UV REQUIRED.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

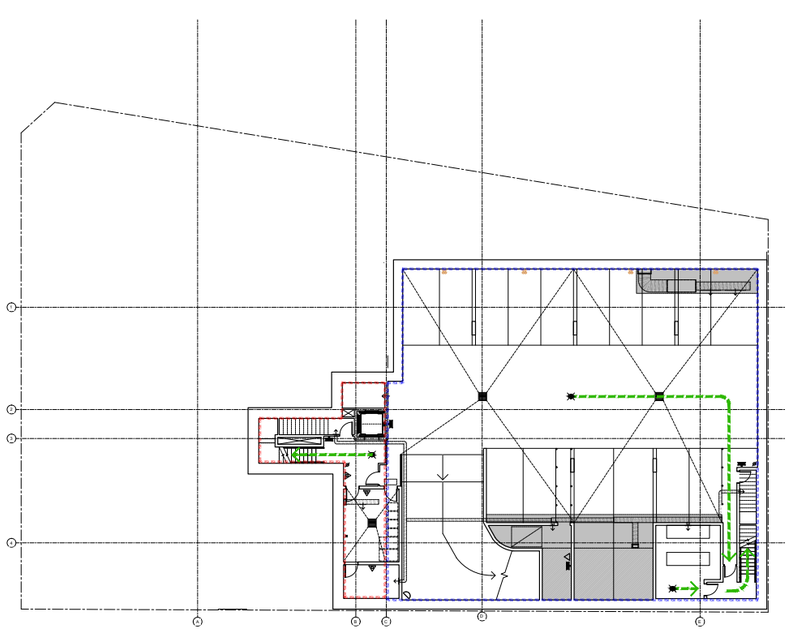
FENCE TYPES DRAWING

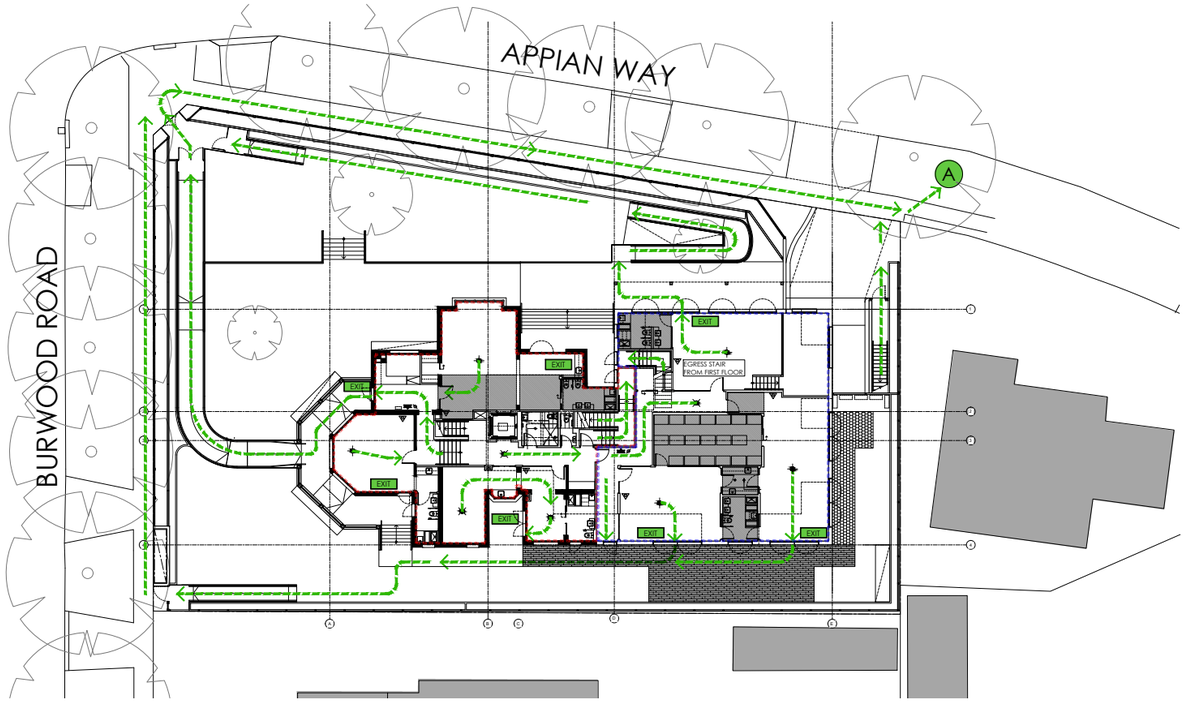
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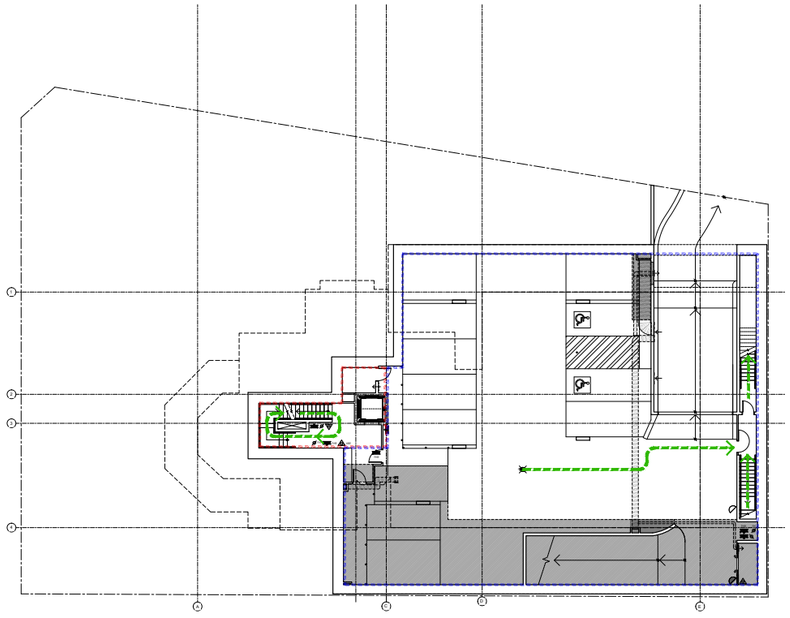


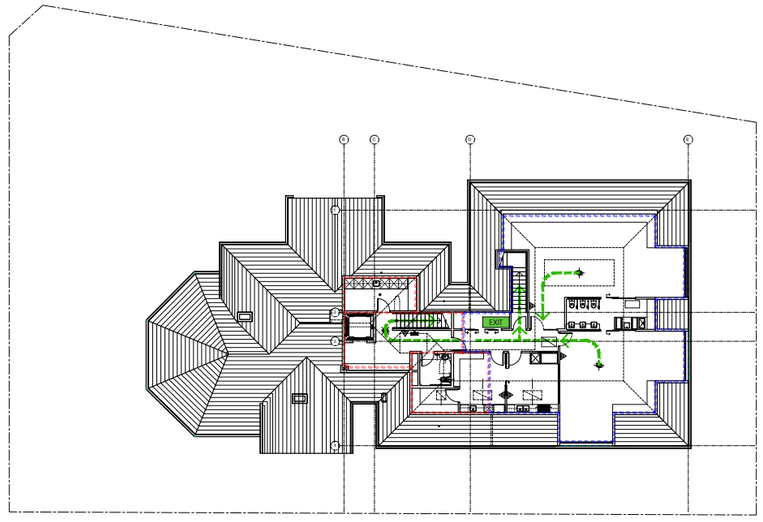


GROUND FLOOR EVACUATION PLAN

FIRE COMPARTMENT #1

FIRE COMPARTMENT #2





FIRST FLOOR EVACUATION PLAN

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

EMERGENCY EVACUATION PLAN

PLANNING DRAWINGS

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SCALE	1:200 @ A1.
DATE	AUG 2022
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Proposed Childcare Centre

Section 4.55 Documentation

18 Appian Way, Burwood, NSW 2134

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation, Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

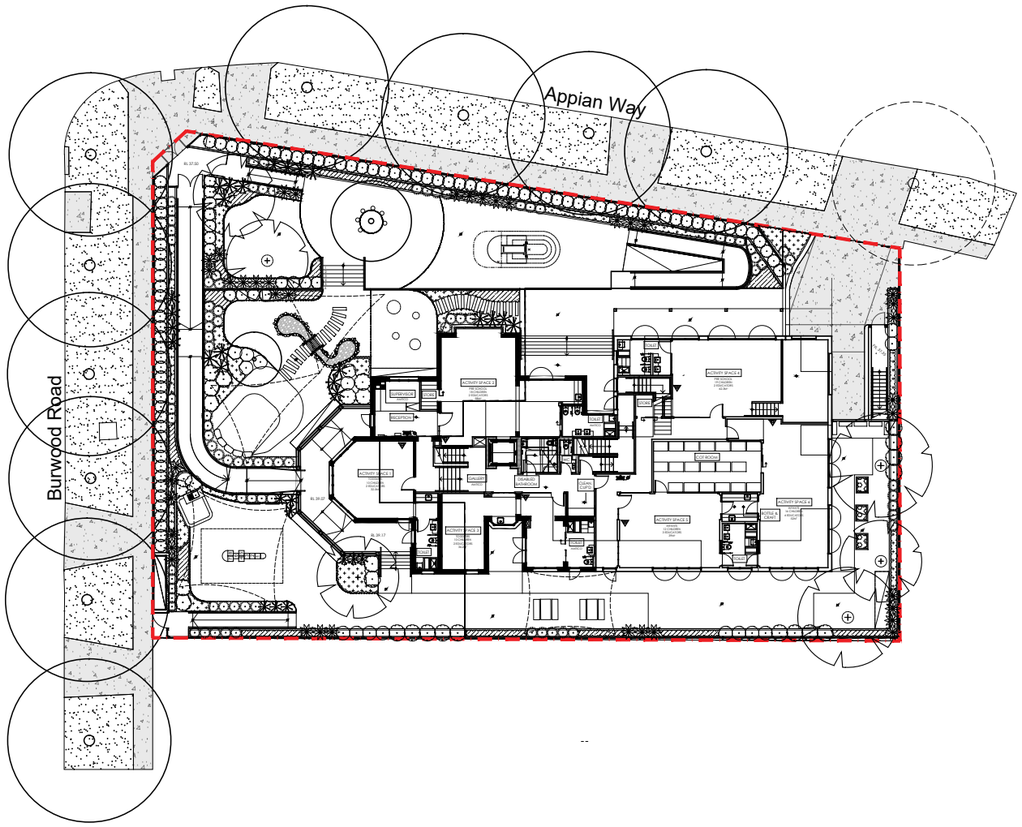
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H	Architectural Coordination	LH	NM	28.07.2025
G	Section 4.55	LH	NM	13.02.2025
F	Architectural Coordination	LW	NM	06.10.2022
E	Architectural Coordination	LW	NM	04.10.2022
D	Architectural Coordination	LW	NM	19.08.2022
C	Updated for Planting	CK	NM	04.04.2022
B	Architectural Coordination	CK	NM	31.03.2022
A	Architectural Coordination	CK	NM	21.03.2022

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan	1:100
102	Planting Plan	1:100
501	Landscape Details	As Shown

Indicative Plant Schedule

	Botanic Name	Common Name	Mature Size (H x W)	Pot Size	Density
	Trees				
Bm	*Backhousia myrtifolia*	Grey Myrtle	3 x 4	100L	As Shown
LE	*Citrus limon* 'Eureka Dwarf'	Lemon	2 x 1	75L	As Shown
Li	*Lagerstroemia indica*	Crepe Myrtle	6 x 3	100L	As Shown
TL	*Tristaniopsis laurina* 'Lucious'	Watergum	8 x 5	100L	As Shown
	Shrubs & Accents				
Tf	*Teucrium fruticans*	Shrubby Germander	1 x 4	300mm	As Shown
RBL	*Rosemarinus officinalis* 'Blue Lagoon'	Rosemary	1 x 1	200mm	As Shown
CFR	*Cordyline fruticosa* 'Rubra'	Cordyline	1 x 0.6	200mm	As Shown
MCT	*Melaleuca linariifolia* 'Claret Tops'	Honey Myrtle	1.2 x 1	300mm	As Shown
PRR	*Photinia* 'Red Robin'	Photinia	3 x 2	200mm	As Shown
WGB	*Westringia* 'Grey Box'	Westringia	0.5 x 0.5	300mm	As Shown
CLJ	*Callistemon citrinus* 'Little John'	Little John	0.9 x 0.9	300mm	As Shown
	Grasses & Ground Covers				
Mp	*Myoporum parvifolium*	Creeping Boobiala	0.3 x 1	150mm	5/m^2
Hv	*Hardenbergia violaceae*	Happy Wanderer	0.3 x 1.5	150mm	5/m^2
Ob	*Ocimum basilicum*	Basil	0.5 x 0.3	150mm	5/m^2
Vh	*Viola hederacea*	Violet	0.2 x 1	150mm	6/m^2
PIE	*Poa labillardieri* 'Eskdale'	Ornamental Grass	0.9 x 0.5	150mm	5/m^2
Sb	*Stachys byzantina*	Wooly Lamb's Ears	0.3 x0.3	150mm	5/m^2
Lm	*Liriope muscari*	Lily Turf	0.4 x0.3	150mm	5/m^2
So	*Salvia officinalis*	Common Sage	0.75 x 0.5	150mm	5/m^2
Ts	*Thymus spp*	Thyme	0.3 x 0.3	150mm	5/m^2
LT	*Lomandra* 'Tanika'	Lomandra	0.5 x 0.5	150mm	5/m^2
Dv	*Dietes vegeta*	Fortnight Lily	0.9 x 0.7	150mm	3/m^2



Site Plan | Scale 1:200

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Section 4.55

Drawing Name
Landscape Coversheet

Scale N/A

Job Number	Drawing Number	Issue
SS22-4901	000	H

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A1



1. DDA compliant ramps
2. Hedge planting to boundary
3. Natural Turf
4. Yarning circle with moveable stools around existing tree
5. Blackboards panels
6. 900mm mound with slide
7. Storage Boxes
8. Flexible use outdoor learning area (artificial turf with softfall)
9. Soft fall mounds
10. Timber decking
11. Shade Sails
12. Sandpit
13. Digging patch with mud kitchen
14. Dry creek bed with bridge
15. Hopscotch
16. Veggie gardens
17. Picnic Table Setting
18. Timber Sleeper Path

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D	Architectural Coordination	CS	NM	01.09.2022
C	Architectural Coordination	LW	NM	19.08.2022
B	Architectural Coordination	CK	NM	31.03.2022
A	Architectural Coordination	CK	NM	21.03.2022

Legend

- Site Boundary
- Retained Tree
  Refer Schedule and Detail
- Existing Tree Removed
- Proposed Trees
- Proposed Planting
- Natural Turf
- Sandstone Paving
- Decking
- Artificial Turf
- Softfall
- Timber Sleepers



2 Hedge planting

4 Yarning Circle

5 Blackboards

6 Mound with slide

9 Softfall domes

12 Sandpit

13 Mud kitchen

14 Dry creek bed with timber bridge

16 Timber planter

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A1

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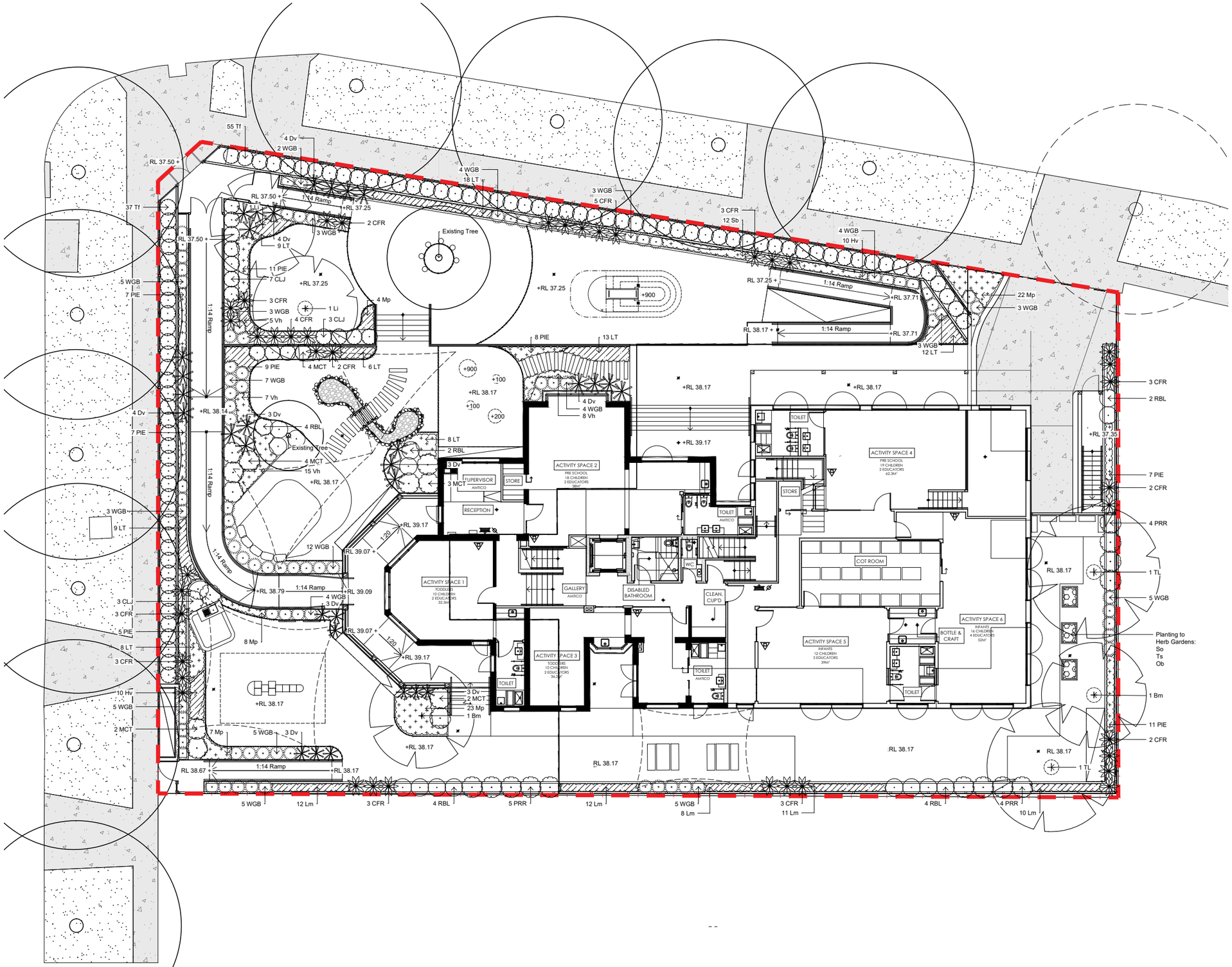
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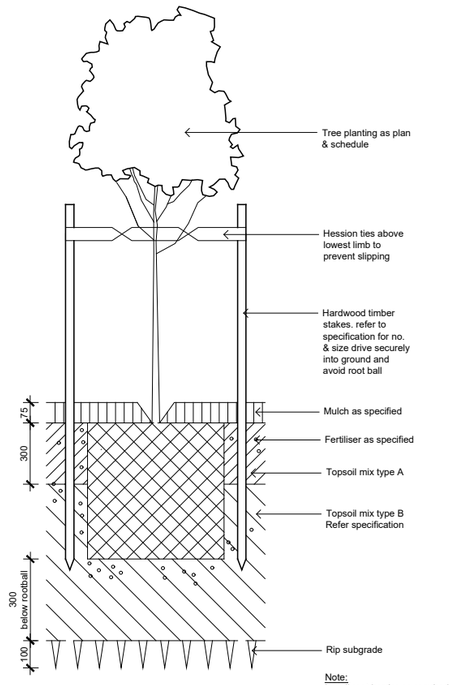
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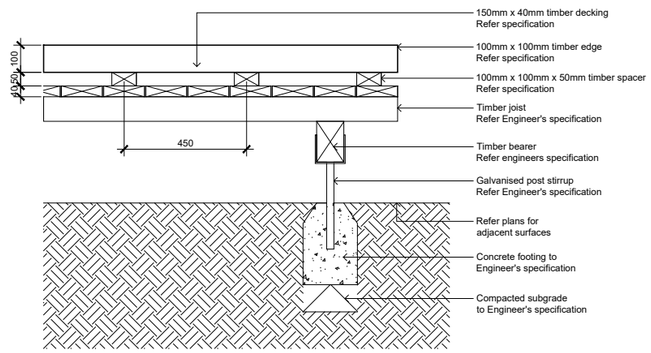
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Landscape Plan

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Job Number SS22-4901
Drawing Number 101
Issue H

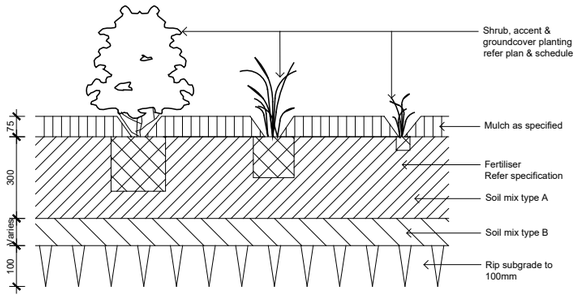

ACTIVITY SPACE 1
TODDLERS
10 CHILDREN
2 EDUCATORS
32.3M²
ACTIVITY SPACE 2
PRE SCHOOL
18 CHILDREN
2 EDUCATORS
55M²
ACTIVITY SPACE 3
TODDLERS
10 CHILDREN
2 EDUCATORS
34.2M²
ACTIVITY SPACE 4
PRE SCHOOL
19 CHILDREN
2 EDUCATORS
62.3M²
ACTIVITY SPACE 5
INFANTS
12 CHILDREN
3 EDUCATORS
39M²
ACTIVITY SPACE 6
INFANTS
16 CHILDREN
4 EDUCATORS
52M²
SUPERVISOR
AMICO
RECEPTION
STORE
TOILET
AMICO
GALLERY
AMICO
DISABLED BATHROOM
CLEAN. CUP'D
IWC
COT ROOM
BOTTLE & CRAFT
1:14 Ramp
1:20
Existing Tree
RL 37.50
RL 37.25
RL 37.71
RL 38.17
RL 38.14
RL 38.17
RL 39.17
RL 39.07
RL 38.79
RL 39.09
RL 38.67
RL 37.35
RL 38.17
RL 38.17
RL 38.17



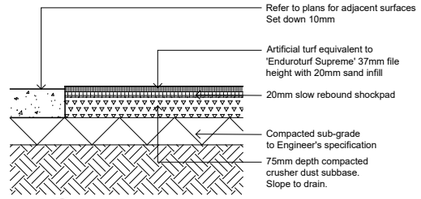
01/501 Detail 75-200L Tree Planting on Grade
1:10



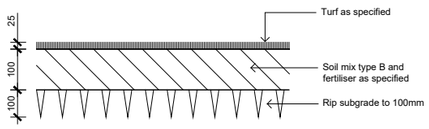
RAISED TIMBER DECK - SECTION AA
SCALE 1:10



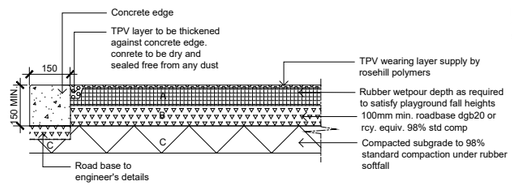
02/501 Detail Shrub Accent & Groundcover Planting on Grade
1:10



00/000 Artificial Turf
1:10



Detail Turf on Even Grade
1:10



00/000 Wetpour Rubber
1:10

Note:
1. items a, b & c all provisional subject to exact requirements from softfall sub-contractor.

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Section 4.55

Drawing Name
Landscape Details

Scale As Shown
Job Number SS22-4901
Drawing Number 501
Issue C

Network Standard

Document No.
NS141

Title:
Site Selection and Preparation for Kiosk Substations

Approved Date	10/02/2023	Revision		5	
Lifecycle Stage	Design	Internal Use	☒	External Use	☒
Technical Approver		Authorised By			
Name	Joseph Metti	Name		Mark Ragusa	
Designation	Senior Engineer	Designation		Head of Asset Risk & Performance	

Revision

No	Date	Description	Technical Approver	Authorised By
3	10/02/2023	Conversion to new template and update of requirements, including kiosks near corner lots, R type kiosks and permanent on-title restrictions.	Joseph Metti	Mark Ragusa
4	22/05/2023	Minor amendment to cover on-title restrictions for brownfield developments in Clause 7.2	Joseph Metti	Mark Ragusa
5	18/06/2024	Minor amendment for retaining walls and new Figure C1 added to Annexure C.	Joseph Metti	Jacob Bayley

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Scope

This Network Standard sets out the requirements for site selection and site preparation for kiosk distribution substations. It applies to both footpath and off-street locations.

The site selection and site preparation requirements specified in this Network Standard are intended to satisfy site suitability requirements, this Network Standard:

- applies only to kiosks with Ausgrid type descriptors L, K and R;
- applies only to nominal 11kV primary voltage systems;
- applies to kiosk housings used for control points and for control of supply to high voltage customer installations (HVCs);
- does not apply to SWER systems;
- does not apply to kiosk substations that are located on zone or sub-transmission substation sites and are used only for supplies within the zone or sub-transmission substation sites; and
- does not apply to kiosk housings used for other purposes.

This Standard does not cover the design of electrical systems, the installation of high and low voltage mains, or the installation of substation equipment.

Refer to NS117 for details of the equipment installed in these kiosks, including transformers, high voltage switchgear, distributors and electrical protection equipment.

Refer to NS116 for information on clearance requirements from telecommunications pits and pillars.

Refer to NS109 for requirements and limitations on usage of the various kiosk types.

Refer to NS104 in relation to the responsibility for obtaining consent from other parties.

Reference Documents

All work covered in this document shall conform to all relevant Legislation, Standards, Codes of Practice and Network Standards.

Ausgrid Documents

NS001 Glossary of Terms

NS104 Specification for Electrical Network Project Design Plans

NS109 Design Standards for Overhead Supply Developments and Distribution Centres

NS116 Design Standards for Distribution Equipment Earthing

NS117 Design and Construction Standards for Kiosk Type Substations

NS143 Easements, Leases and Rights of Way

NS174 Environmental Procedures

NS195 High Voltage Customer Connections (HVCs)

151572 - Type L Kiosk (Type T2) Layout Option Plan

151190 - Type K Kiosk (Schneider Type T3) Layout Option Plan

258017 – Type R Kiosk (Schneider HVC) Layout Option Plan

249447 – ColorBond Fence, Isolating Post detail

Other Standards and Documents

AS/NZS 1596 - The Storage and Handling of LP Gas

AS 1940 – The Storage and Handling of Flammable and Combustible Liquids

AS/NZS 2229.2 – Fuel Dispensing Equipment for Explosive Atmospheres.

AS 2419.1 – Fire Hydrant Installations – Part 1 System Design, Installation and Commissioning

AS/NZS 2430 – Classification of Hazardous Areas

AS 4678 - Earth-retaining structures

SAA HB 100 (CJC 4) Co-ordination of Power and Telecommunications: Manual for the establishment of safe work practice and the minimisation of operational interference between power systems and paired cable telecommunications systems

Acts and Regulations

Electricity Supply (General) Regulation 2014 (NSW)

Electricity Supply (Safety and Network Management) Regulation 2014 (NSW)

Environmental Planning and Assessment Act 1979

Noise Policy for Industry (2017)

Protection of the Environment Operations (Noise Control) Regulation 2017

Protection of the Environment Operations Act 1997

Work Health and Safety Act 2011 (NSW)

Work Health and Safety Regulation 2017 (NSW)

Clause	Standard Requirements

1 Kiosk Arrangements

1.1 Limitations on usage, siting and installation of kiosks

1.1.1 The following kiosk usage, siting and installation limitations apply:

- L type kiosks shall be installed as specified in Drawing 151572.
- K type kiosks shall be installed as specified in Drawing 151190.
- K type kiosks are not permitted on footpath sites.
- R type kiosks shall be installed as specified in Drawing 258017.
- Various other usage and siting limitations apply, as specified in Sections 2 to 12 and Annexure A.

1.2 Multiple kiosks

1.2.1 The installation of multiple kiosks within a single premises shall subject to the written approval of Ausgrid.

1.2.2 Where multiple kiosks are installed at a premises, each individual kiosk site shall comply with the site dimensions required in Annexure A and each kiosk shall be positioned within its individual site so as to achieve the specified minimum clearances to its site boundary.

1.2.3 The HV ends of L and K type kiosks shall be located facing each other (where kiosks are positioned end-to-end), or at the same end (where kiosks are positioned side-by-side).

1.2.4 Where blast resisting barriers are necessary in accordance with the requirements of Section 11, or where the customer requires blast resisting barriers between or beside kiosks, the blast resisting barriers shall not encroach into the clearance space required around each kiosk.

2 Site Requirements

2.1 General

2.1.1 Kiosk substations shall be located in areas that are well drained (no ponding) and are clear of underground or overhead obstructions as required by Clause 2.2 and Section 5.

2.1.2 To minimise soil erosion effects and long-term movement of the kiosk assembly, the kiosk site area (refer to Annexure A) shall be level, or made level using suitable retaining structures.

2.1.3 Kiosk substation sites shall comply with the environmental and fire segregation requirements specified in Sections 9 and 11.

2.1.4 All kiosk substation sites shall comply with the Standards Australia Handbook SAA HB 100 (CJC 4) Co-ordination of Power and Telecommunications.

2.2 Site limitations

2.2.1 Kiosk substations shall not be installed in the following areas, unless Ausgrid determines that there is no reasonable alternative:

- areas prone to stormwater run-off or ponding;
- areas subject to declared 1 in 100 year floods;
- areas less than one metre above the mean high water mark;
- ocean-front areas where storm wave erosion could affect the site, or where storm wave conditions could cause access difficulties;
- exposed ocean-front locations subject to salt laden winds or coastal environments which demonstrate accelerated corrosion to existing infrastructure;
- locations defined as coastal vulnerability areas;

- unstable areas; and
- roadway restriction areas including kerb blisters or similar traffic control narrowing.

2.2.2 Kiosk substations and/or associated cables shall not be installed on contaminated sites, or on landfill sites where gas emanating from the landfill may cause construction or safety problems. This requirement does not preclude the building-up of a kiosk site for levelling purposes in a non-landfill area, provided the site complies with all other Ausgrid requirements.

2.2.3 Any proposals associated with landfill sites shall be discussed at the initial stages of the project with Ausgrid's Distribution Design before any design work is commenced.

2.2.4 Kiosk substations shall not be installed within buildings, on elevated building roofs, in chambers, or in covered parking areas or garages.

2.2.5 Kiosk substations shall not be installed in building alcoves or under roofed or partly roofed areas.

2.2.6 The top of the kiosk base shall be not more than 2 metres above or below the access roadway level or street footpath level adjacent to the kiosk site. The difference in levels shall be measured from the point of personnel access adjacent to the kiosk site to the access roadway level or street footpath level. Safety railing shall be installed where a person could fall from the kiosk site or the access path or steps.

2.2.7 The siting of kiosk substations in the vicinity of public swimming pools, service stations, flammable gas or liquid storage tanks shall be avoided, unless Ausgrid determines that there is no reasonable alternative. The ASP/3 is responsible for the control of any potentially hazardous situation that may arise from substations located near these structures. Reference shall be made to AS/NZS 1596, AS 1940, AS/NZS 2229.2 and AS/NZS 2430.

2.2.8 To avoid potential electrical hazards, high voltage electrical distribution equipment such as transformers (kiosks) and distribution boards shall not be within 10m of external fire hydrants, except where protected by an intervening wall or barrier. Refer to AS 2419.1.

2.2.9 Kiosk substations shall not be sited under overhead high voltage power lines of nominal voltage 11kV or above.

2.2.10 Kiosk substations shall not be sited closer than 20 metres to a structure carrying 132 kV overhead power lines. Where 132 kV overhead power lines are constructed along a public roadway, kiosk substations shall not be located on the footpath on the same side.

2.2.11 Kiosk substations shall not be sited within a railway corridor alignment.

2.2.12 During the initial selection of kiosk sites at the subdivision stage, the likely future locations for swimming pools shall be assessed. Refer also to Clause 3.3.

3 Site selection

3.1 Off-street locations

3.1.1 The minimum site dimensions for the types of kiosk substations covered by this Network Standard are indicated in Annexure A, which also describes the restrictions on some of the siting options.

3.1.2 Refer to Section 6 for other site requirements and Section 7 for details of site tenure requirements.

3.2 Footpath sites

3.2.1 The following requirements shall be addressed for kiosk substations on footpath sites within the road reserve. These sites:

- shall not be used where the requirement for the substation is in the first instance created by an application by a single applicant or a developer (eg a factory, a commercial building, a parcel containing multiple residential or industrial units, or a community title development);
- shall not obstruct a road user's view of traffic at, or approaching, intersections;

- shall not obstruct a road user's view of traffic at crests, curves, roundabouts or other locations, where a traffic accident could reasonably be attributed to loss of view caused by the kiosk;
- shall not obstruct a road user's view of traffic when the road user is about to enter the carriageway of a road from a driveway;
- shall not be vulnerable to damage by reasonably expected traffic movements;
- shall not be located at or adjacent to roundabouts and traffic calming devices;
- shall not be located at "No Stopping" zones unless there is no suitable alternative site available and adequate traffic management is possible, including nearby parking;
- shall not be less than 500 mm from the footpath side edge of the kerb line, unless a lesser distance is essential and all other siting requirements are satisfied;
- shall permit any kiosk access door to be opened and accessed without having to encroach over the footpath side edge of the kerb line;
- shall not be located within 3 metres from the legally enforceable limits of public transport stops and pedestrian crossings;
- shall not be positioned at intersections or in other locations frequented by pedestrians, where an accident to a pedestrian by traffic could reasonably be attributed to loss of view caused by the kiosk;
- shall be assessed for their impact to the amenity of the adjacent environment and to adjacent environmentally sensitive or significant locations, including heritage sites, aboriginal sites, memorials, lookouts, etc. Refer to Clause 9.3;
- shall not be located where an established access or probable future access to a property would be affected; and
- shall be sufficiently clear of trees and shrubs to ensure that current access is satisfactory and future access will not be compromised.

3.3 Corner lots and adjacent backyards

3.3.1 The location of off-street kiosk substations on corner allotments or adjacent to residential backyards shall be subject to the registration of a permanent on-title restriction that ensures no swimming pool can be installed on a burdened lot without written approval from Ausgrid stating adherence to safety and earthing segregation clearances to their nearby infrastructure.

3.3.2 The permanent on-title restriction on the use of land shall apply:

a) Over a portion of the lot(s) based on a site-specific engineering-based clearance distance determined by Ausgrid;

b) For each corner lot impacted, and any immediately adjacent lot sharing a common rear or side backyard boundary, subject to Clause 7.2 requirements.

3.3.3 Kiosk substations located at corner allotments shall be installed in accordance with the minimum site requirements of Site Plan B shown in Annexure A.

4 Site plans and site preparation

4.1 General

4.1.1 For contestable work, the developer/customer shall be responsible for all substation site preparation to the satisfaction of Ausgrid and for all associated costs, including piers, retaining walls and excavation of rock for the kiosk base and cable entries.

4.1.2 Site plans or sketches of each individual substation site shall be submitted for approval by Ausgrid, as part of the Design Certification process and before construction proceeds.

4.1.3 Site plans shall show existing or proposed structures and stormwater infrastructure for a radius of 10 m from the kiosk, the street location name, the name of nearest cross street, the north point and the scale of the plan.

4.1.4 For L type kiosks, site contours shall be such that the top of the kiosk base is between 120 mm and 240 mm above the finished ground level. Refer to drawing 151190 for details and requirements for K type kiosks.

4.1.5 The kiosk site shall not be in a location where sub-surface drainage will collect. If this is likely, a sub-surface drainage system shall be installed to the satisfaction of Ausgrid.

4.1.6 Unless specified otherwise by Ausgrid, kiosks installed on footpath sites shall be oriented with the high voltage end facing the oncoming traffic i.e. such that the side door (HV connection / tap changer access) is on the property side of the kiosk and not on the road side.

4.2 Retaining walls and batters

4.2.1 Sites where retaining walls and/or batters are required shall be avoided, unless there are no reasonable alternatives.

4.2.2 Where retaining walls and/or batters are necessary, these items shall comply with the requirements in Annexure C.

4.3 Pier foundations

4.3.1 Pier foundations are not required for R type kiosk substations.

4.3.2 L and K type kiosk substations installed in Ausgrid's area shall be equipped with pier foundations, except where exempted by this Clause 4.3, to support the weight of the kiosk and concrete base during the installation of cables and to prevent subsidence of the kiosk over time.

4.3.3 Pier foundations are not mandatory when undertaking like-for-like kiosk replacement at existing locations with negligible ground movement.

4.3.4 Pier foundations are not mandatory for L type kiosks installed on solid rock, but piers may assist in cable installation and there are additional requirements (Annexure D) if piers are not installed.

4.3.5 All K type kiosks shall have pier foundations.

4.3.6 Refer to Annexure D for pier foundation details.

5 Services and encroachments

5.1 For off-street locations, services such as drains, sewers, pipes and wiring, shall not pass through or under the kiosk substation overall site area. Refer to minimum site requirements in Annexure A and the drawings indicated in Clause 1.1. Refer also to the drawings for the range of acceptable entry angles for consumers' mains at the kiosk.

5.2 For footpath sites, it is generally not possible to have a site the size of a standard kiosk easement which is clear of other services. For footpath sites, the following requirements shall apply which are in addition to the requirements outlined in Clause 3.2:

- There shall be no other services directly beneath the footprint of the kiosk;
- There shall be sufficient space around the kiosk to allow cables to be connected to the kiosk;
- The minimum service separations shall be confirmed with the other Utility/Service Providers in accordance with the NSW Streets Opening Conference Guide to Codes and Practices for Streets Opening; and
- Earthing shall be in accordance with NS116 i.e. the electrodes may be installed either in the footpath cable allocation in accordance with drawing 167433, or in the pole line allocation as per drawing 36377 for pole mounted substations. The pole line allocation shall be given the higher priority.

6 Requirements for off-street locations

6.1 Protection from vehicles

6.1.1 Kiosks shall be protected from damage by vehicles in areas classified as high risk for vehicle impact, such as adjacent to driveways, drive-thru areas, community / customer car parking etc.

6.2 Landscaping

6.2.1 The finished surface of the kiosk substation site shall be either blue metal, lawn grass, pine bark woodchips, pavers or asphalt. Asphalt shall only be used where specified as part of the earthing design. Refer to NS116 for asphalt requirements.

6.2.2 When selecting the landscaping surface, the customer shall be responsible for the impact the finished surface may have on the adjacent footways either by direct interference or the landscaping material spilling onto it.

6.2.3 Other surface finishes shall be at the discretion of Ausgrid's Distribution Design, provided the customer agrees in writing to bear all costs resulting from any future need to excavate and reinstate around the substation, irrespective of whether or not the excavation is associated with supply to the customer.

6.2.4 Ausgrid shall not be responsible for damage to landscaping where excavation for cable works or equipment replacement occurs in the future.

6.2.5 Screening vegetation shall not interfere with access to the substation for both personnel and equipment.

6.2.6 Trees, shrubs, or plants, other than lawn grass, shall not be permitted on the substation site.

6.2.7 Watering systems shall not be installed within the substation site or designated personnel access routes.

6.3 Fencing

6.3.1 Where it is intended to fence around off-street locations, attention shall be given to the following issues:

- Earth potential rise, under fault conditions, which may be transferred along a metallic fence. This may require wood fence posts in the vicinity of the kiosk (refer to drawing 249447 for a typical arrangement), or in some cases the whole section of fence may need to be non-metallic. Each substation shall be treated on its own merits with advice sought early in the project design from Ausgrid as required. The major factors which will affect this are:
  - the local soil resistivity;
  - whether the 11kV feeder is underground all the way back to the Zone Substation (i.e. providing a return path by cable sheath continuity); and
  - whether the kiosk connected to an adequate interconnected MEN system.
- Kiosks shall be "fenced out" of the property not "fenced in". Refer also to Section 8 regarding access requirements; and
- The distance between fence and kiosk shall be sufficient to prevent people jumping from the top of one to the other.

7 Substation tenure for off-street locations

7.1 In all off-street kiosk site locations, an easement shall be provided at the development stage to minimise ongoing land title problems. The following site criteria shall also apply:

- for URD areas, kiosk substations shall be sited on park boundaries, access lanes and public land, subject to site availability and local council negotiations (refer to Section 10);
- for high/medium density residential developments, kiosk substations shall be sited with one edge of the overall substation site boundary at the front road boundary of the development where possible; and

- for industrial or commercial developments, kiosk substations shall be sited with one edge of the overall substation site boundary at the front road boundary of the development where possible. Where the kiosk site is not located adjacent to a public roadway, an easement shall be provided for the kiosk site, and an easement and right-of-way for cable and personnel access.

7.2 For off-street kiosk site locations as indicated in Table 1, permanent on-title restrictions on the use of land shall be provided at the development stage to ensure that the requirements of this Network Standard can be enforced. The Table 1 restrictions apply as follows:

- Greenfield developments shall comply with the on-title restrictions over all affected lots;
- Brownfield developments shall comply with the on-title restrictions over those lots within the development only.

Table 1 – Permanent on-title restrictions on the use of land

Location	Permanent On-Title Restriction		References
	L and K Type	R Type	
Off-street	3m fire restriction	2m fire restriction	Clause 11.5 and Clause 11.6
Off-street	6m building ventilation system restriction	N.A.	Clause 11.5
Off-street – residential corner lots	Swimming pool restriction	Swimming pool restriction	Clause 3.3

7.3 Ausgrid requires that restrictions on the use of land be created by registration on the title of the land, to ensure appropriate segregation from the kiosk is maintained by both current and future owners.

7.4 For further details of land tenure requirements and requirements for easements, rights-of-way and restrictions on the use of land refer to NS109 and NS143.

8 Access requirements

8.1 Kiosk sites shall have unimpeded access for Ausgrid personnel and vehicles, directly from a public street, for 24 hours per day, 7 days per week.

8.2 A heavy truck with a vehicle-mounted crane is required to install or remove the kiosk and equipment. Access routes, where required, shall be suitable under all weather conditions and constructed to withstand the maximum road legal wheel loadings and loadings during kiosk installation.

8.3 The access route shall be a minimum of 4 metres wide, have a minimum of 4 metres headroom, provide increased width for turns where required and be continuous from the property boundary to the kiosk site.

8.4 For kiosk sites other than footpath, reserve or URD sites, the site owner/customer shall be responsible for providing and maintaining access routes and surface finishes, to the satisfaction of Ausgrid, as specified in the easement document.

8.5 Access from the street to the kiosk site shall not be fenced or enclosed, except where approval is given in writing by Ausgrid and the conditions listed in the approval are complied with on an ongoing basis by the site owner/customer.

9 Environmental requirements

9.1 Oil containment

9.1.1 The oil containment measures for kiosks are designed to fully contain any oil that may leak from the transformer. To further minimise any risk to the environment, the location of kiosk substations in the following situations shall be avoided wherever reasonably practicable:

- in close proximity to rivers, creeks, natural or man-made water courses, stormwater drains, or paved surfaces or concrete aprons that drain to the stormwater system;
- within 40 metres upstream of a waterway or sensitive environment, such as a wetland, national park or nature reserve;
- within 5 metres upstream of a grated drain or pit or where there would be less than 500 mm of permeable strip between the kiosk and the kerb;
- within an area of high groundwater, where the groundwater would be less than 1 metre below ground level;
- within an area prone to flooding, or a drainage path, or a stormwater ponding area; and
- within bushfire prone land areas, where there is a significant risk that a kiosk fault or fire could cause a bushfire.

9.2 Noise limitation

9.2.1 To reduce the possibility of noise impacts, the siting of the kiosk substation shall be assessed against the requirements of the NSW EPA's Noise Policy for Industry (2017).

9.2.2 Kiosk sites located within 12m of a sensitive receiver shall require a site-specific noise assessment as described in NS174B.

9.2.3 The ASP/3 shall be responsible to provide evidence that the substation location complies with the appropriate regulations.

9.3 Environmental assessment

9.3.1 The ASP/3 shall be responsible for providing an assessment of the environmental impacts of the proposed kiosk installation. The ASP/3 shall complete an environmental assessment, obtain other relevant approvals, and undertake the required consultation in accordance with NS174.

10 Other authority requirements

10.1 The kiosk site selection process shall assess the requirements of other authorities, including all utilities and local council.

10.2 ASP/3s shall be responsible for liaising and negotiating with other authorities, organisations and persons to obtain all necessary consents.

11 Fire segregation requirements

11.1 The siting of kiosk substations shall comply with the requirements of all relevant authorities (including fire control authorities) in relation to segregation from buildings, structures, etc.

11.2 For off-street kiosk locations, the required separation distances given in this Section for fire and building ventilation shall be included as permanent on-title restrictions, subject to Clause 7.2 requirements. This will ensure that the necessary setbacks for buildings and future developments are maintained.

11.3 Kiosk substations shall be separated from building air intake and exhaust openings and natural ventilation openings by separation distances that meet the requirements of all relevant authorities and Australian Standards.

11.4 In addition to any requirements to satisfy other authorities, Ausgrid has a general requirement for kiosk substations to be effectively segregated from neighbouring areas and buildings which are subject to fire risk.

11.5 For L and K type kiosks, the following specific additional Ausgrid requirements shall be satisfied:

- Pathways and/or fire escape routes shall not encroach upon the kiosk easement and may require a greater separation to ensure the route is not impacted in the event of a kiosk fire;
- Kiosk substation housings shall be separated from building ventilation system air intake and exhaust duct openings, by not less than 6 metres (measured by shortest string line between housing and duct). This applies irrespective of whether the building ducted ventilation system

is mechanical or natural, and irrespective of whether or not fire dampers are installed in the ducts. For the purposes of this Item:

- Ausgrid does not regard openable windows, that provide natural ventilation to one building compartment only, as a building ventilation system opening; and
- Ausgrid does not regard garage doors, that lead to the carpark of multi-dwelling buildings, as a building ventilation system opening, provided that the building ducted ventilation system for occupied areas is separate to, and fully isolated from, the carpark area;

- Any portion of a building within 3 metres in any direction from the housing of a kiosk substation shall have a Fire Resistance Level (FRL) of not less than 120/120/120, unless it is sheltered by a non-ignitable blast-resisting barrier. The requirements of this Item do not apply to a NCC (BCA) Class 10a structure constructed from non-combustible materials.
- Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier;
- Any meter, regulator or exposed pipe work associated with the reticulation of gas which is within 3 metres in any direction from the housing of a kiosk substation and which does not have a Fire Resistance Level of 120/120/120, shall be sheltered by a non-ignitable blast-resisting barrier; and
- Any portion of an area which may be used for storage of combustible material, which is within 3 metres in any direction from the housing of a kiosk substation, shall be sheltered by a non-ignitable blast-resisting barrier.

11.6 For R type kiosks, the following specific additional Ausgrid requirements shall be satisfied:

- Pathways and/or fire escape routes shall not encroach upon the kiosk easement and may require a greater separation to ensure the route is not impacted in the event of a kiosk failure;
- Any portion of a building within 2 metres in any direction from the housing of a kiosk substation shall be constructed from non-combustible materials, unless it is sheltered by a non-ignitable blast-resisting barrier;
- Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 2 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier;
- Any meter, regulator or exposed pipe work associated with the reticulation of gas which is within 2 metres in any direction from the housing of a kiosk substation and which does not have a Fire Resistance Level of 60/60/60, shall be sheltered by a non-ignitable blast-resisting barrier; and
- Any portion of an area which may be used for storage of combustible material, which is within 2 metres in any direction from the housing of a kiosk substation, shall be sheltered by a non-ignitable blast-resisting barrier.

12 Blast resisting barriers

12.1 Blast resisting barriers and their foundations shall be external to the overall area required for the kiosk substation site and shall comply with the following requirements:

- The barriers shall not interfere with personnel or equipment access to the substation or with substation cabling;
- The barriers shall be constructed of non-perishable material such as concrete or brick;
- The barriers shall not contain apertures or openings such as doorways or vents even if these have a Fire Resistance Level rating;
- The barriers shall provide for concrete encased conduit penetrations where required for cable entry to the substation;

- The barriers shall not interfere with the kiosk ventilation and the escape of heat from the kiosk;
- The barriers shall be constructed to comply with any relevant Australian Standards, the engineering requirements and to the satisfaction of the local council;
- An Engineer's Certificate shall be supplied by the ASP/3 if requested by Ausgrid;
- The foundation depths shall be as specified for retaining walls in Clause 4.2; and
- The barriers shall have a minimum Fire Resistance Level of 120/120/120 (L and K type kiosks) or 60/60/60 (R type kiosks) and be designed to withstand a live loading from the substation side of not less than 2 kPa uniformly distributed.

12.2 In all cases, the location of blast resisting barriers shall be approved by Ausgrid's Distribution Design as part of the design certification process, and before construction proceeds.

12.3 The site owner/customer shall be responsible for the ongoing maintenance of blast resisting barriers.

Annexure A: Site Requirements for Off-Street sites

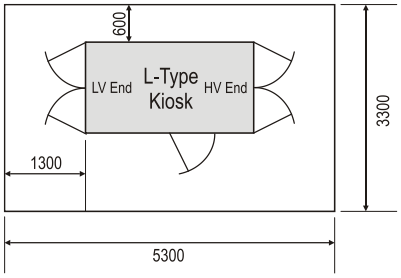
A1 General

A1.1 For each kiosk type included in this Annexure, the minimum site requirements indicated shall apply only where the kiosk site is determined by Ausgrid to be adequately ventilated and fire segregated. For kiosk sites adjacent to buildings or other substantial structures, Ausgrid may require additional clearances for adequate kiosk ventilation and fire segregation.

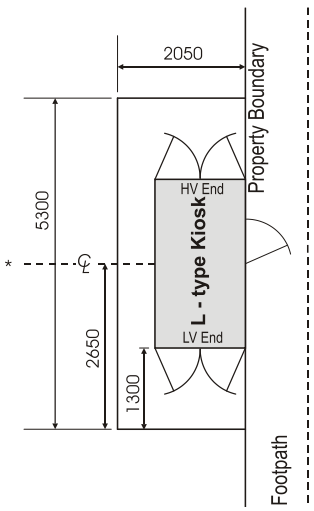
A1.2 The overall area of land shown in this Annexure includes sufficient area around the actual kiosk for personnel access, for cable routes, for installation of earthing electrodes and for hinged or removable doors to be opened or removed.

A2 L type kiosk

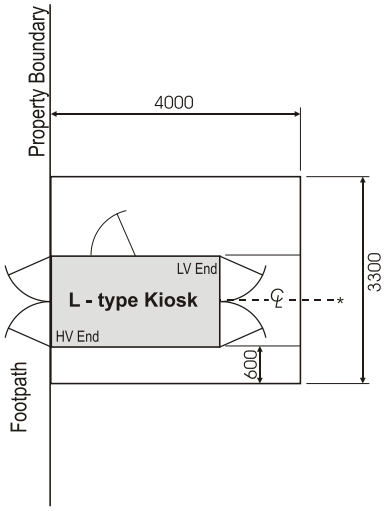
A2.1 L type kiosk minimum site requirements are indicated in the following site plans, and by the requirements of Clause A2.2 and A2.3:



Site Plan A



Site Plan B



Site Plan C

A2.2 The asterisk symbol (*) shown in Site Plans B and C indicates a nominal property boundary between lots, for locations where the kiosk site is located across adjacent residential lots.

A2.3 For the L type kiosks shown Clause A2.1, the following requirements shall apply:

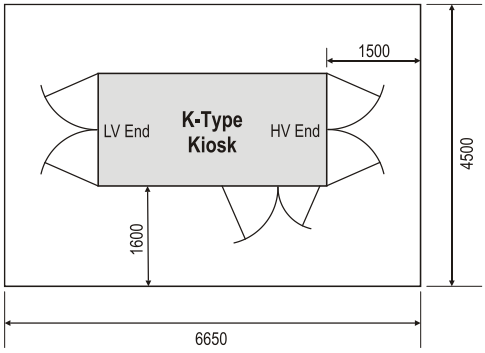
1) The L kiosk site plans shown with one edge of the kiosk structure on the street frontage property boundary (Site Plans B and C) are restricted options only available for underground

residential distribution (URD) sites. Approval for these options in areas other than URD will be at the discretion of Ausgrid, after an assessment of all relevant factors; and

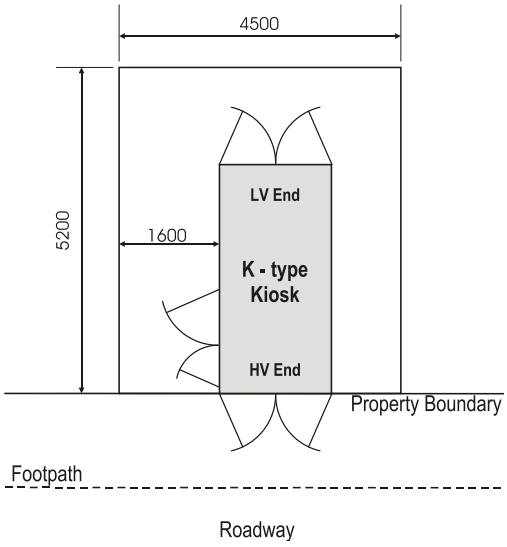
2) Where the 5300 mm x 3300 mm L kiosk site is set back from the street frontage property boundary (ie Site Plan A with additional set back), an associated cable easement and a right-of-way for access shall be established. (Refer to Section 7).

A3 K type kiosk

A3.1 K type kiosk minimum site requirements are indicated in the following site plans:



Site Plan A



Site Plan B

A4 R type kiosk

A4.1 R type kiosk minimum site requirements are indicated in the site plan shown on Drawing 258017.

Annexure B: Weight of Kiosk Assemblies

B1 Typical weights of kiosks

B1.1 Typical weights of kiosk types L, K and R complete with transformer, switchgear, bases and sundry equipment, are given in Table B1.

Table B1 – Typical weights of kiosks

L Type Kiosk		K Type Kiosk		R Type Kiosk	
Item	**Weight**	**Item**	**Weight**	**Item**	**Weight**
Kiosk with 400 kVA transformer	5275 kg	Kiosk with 1500 kVA transformer	6560 kg	Kiosk with HV switchgear only	2200 kg (includes culvert 1500 kg)
Kiosk with 600 kVA transformer	5875 kg				
Kiosk with 800 kVA transformer	6475 kg				
Kiosk with 1000 kVA transformer	7075 kg				
L Type - Maximum Weight[1]	7075 kg	K Type – Maximum Weight[1]	6560 kg	R Type – Maximum Weight[1]	2200 kg (includes culvert 1500 kg)

[1] Supporting structures and piers shall be suitable for the maximum weight applicable for the kiosk type.

Annexure C: Retaining Walls and Batters

C1 General

C1.1 Where retaining walls and/or batters are necessary, these items shall comply with the following requirements:

- Retaining walls, including foundations and batters shall be external to the minimum overall dimensions of the substation site;
- Retaining walls shall be constructed to the engineering requirements of the local council and the relevant Australian Standards (including AS 3798 and AS 4678). An Engineer's Certificate shall be supplied by the ASP/3 on request;
- Retaining walls shall be suitably drained away from the site;
- Retaining walls shall be constructed of durable and non-corrosive material such as concrete or brick;
- Backfill shall be compacted and be of suitable clean material free from large solid material over 50 mm in diameter;
- The need for handrails on a retaining wall shall be determined by a site-specific design;
- In ground other than rock, the following requirements shall apply (refer to Figure C1):
  - The level at the top of the foundations for retaining walls shall be at or below the level at the bottom of excavations for the installation of cables and / or conduits;
  - The retaining walls and foundations shall be designed to remain stable and structurally adequate at all times, including during the removal of soil at depth for the installation of cables and / or conduits;
  - The retaining walls shall provide for concrete encased conduit penetrations where required for cable entry to the substation. Details shall be included in the design by the ASP/3;
- Where the kiosk substation is located on rock, the retaining wall foundations shall provide for concrete encased conduit penetrations where required for cable entry to the substation. Details shall be included in the design by the ASP/3; and
- For kiosk sites other than footpath, reserve or underground residential distribution (URD) sites, the site owner/customer shall be responsible for ongoing maintenance, where specified in the lease/easement conditions, for the retaining walls, batter, handrails etc.

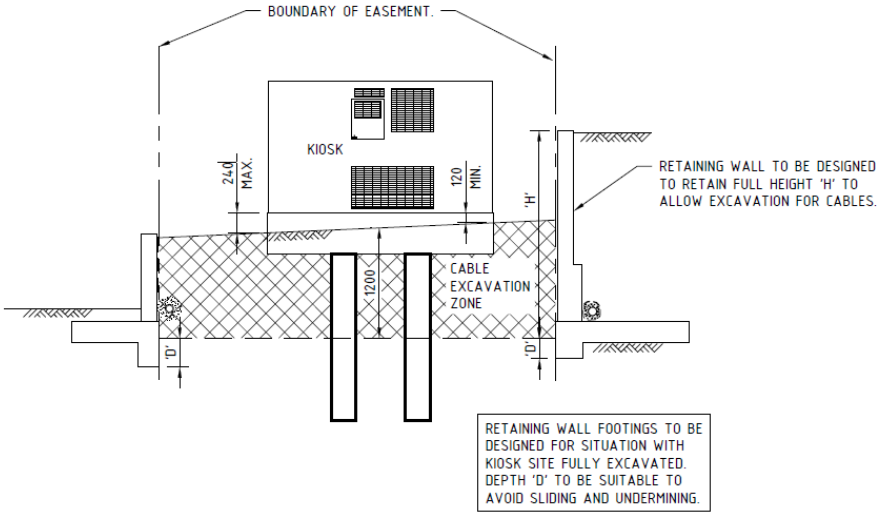


Figure C1 – Typical Retaining Wall Design (other than rock)

Annexure D: Pier Foundation Details

D1 General

D1.1 Where the kiosk site is on solid rock and piers are installed, the piers shall be socketed into the rock. Ausgrid may request a structural engineer's report in such cases.

D1.2 Where L type kiosk sites are on solid rock and piers are not installed, the requirements for deletion of the pier foundations shall be follows:

- For the entire width of the kiosk base, the area between the high voltage and low voltage cable entry holes in the kiosk base shall remain as unexcavated solid rock;
- The unexcavated rock plinth shall be level and at a finished height that will support the kiosk base at the finished level as indicated in the relevant kiosk type drawing;
- Beneath both the high voltage and low voltage cable entry holes, the rock shall be removed and replaced with compacted sand prior to the delivery of the kiosk to the site. This is to facilitate the subsequent installation of cables. The depth of rock excavation shall be appropriate for the bending radius of the cables to be installed; and
- A certificate shall be provided to Ausgrid, from a certified and practicing structural engineer, certifying that the rock plinth is adequate to support the maximum weight of the kiosk type to be installed, without movement, when the compacted sand beneath both the high voltage and low voltage cable entries is removed.

D2 Pier foundation details

D2.1 Prior to the pier foundations being installed, the developer/customer shall install site pegs to indicate the finished surrounding site level.

D2.2 The tops of the pier foundations shall be installed to support the kiosk base at a level which will achieve the specified ground clearance for the kiosk above the finished surrounding site level.

D2.3 Kiosk ground clearance, kiosk site levels, pier layout and minimum pier design specifications shall comply with the requirements of the relevant drawings indicated in Clause 1.1.

D2.4 The minimum depth for kiosk piers shall be the greater of:

- 1000 mm below the underside of the kiosk base level;
- 500 mm below the level of the ground that will be disturbed during excavation for installation of the cables; and
- 500 mm below the bottom of any other service line (eg water, sewer, gas, telecommunications, stormwater) within 2000 mm of any one of the piers.

D2.5 The maximum length of kiosk piers complying with the design specifications in the relevant drawings (refer to Clause 1.1) shall not exceed 1500 mm. The pier length equals the depth of pier from underside of kiosk base.

D2.6 Where it is necessary for kiosk piers to exceed 1500 mm in length to satisfy particular site conditions, a site-specific design by a qualified structural engineer shall be undertaken. Examples include terraced sites or sites cut into sloping ground, and sites near other large services, such as large water, stormwater or sewer mains.

D2.7 The ASP/3 shall be responsible for ensuring that pier foundations are stable and adequate and shall engage a qualified structural engineer to design the pier foundations where necessary. A structural engineer's report shall be provided to Ausgrid in such cases.

D2.8 Where pier foundations are installed for kiosks, the area around the piers shall be backfilled with sand and compacted to remove voids under the area where the kiosk base will be installed. Excavations under and around the kiosk base for cable installations shall also be backfilled with sand and compacted to remove voids.

D2.9 The kiosk piers shall be allowed at least seven days for the concrete to cure before the kiosk base is installed on the piers and before cables are installed in the kiosk base footprint area.

D2.10 After completion of the installation, the area around the kiosk shall be backfilled, compacted and restored to the finished surrounding site level.


Ausgrid

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16/07/2025

PB Projects
PO Box 1112
Paramatta NSW 2124
joseph@pbprojects.com.au

Att: Joseph Karam

REF: 18 Appian Way Burwood – Substation Location

Dear Joseph,

AAPE, as an Accredited Service Provider (NSW Trade & Investment Resources & Energy Accreditation Number 3712), has completed a comprehensive review of substation relocation options for 18 Appian Way, Burwood, in consultation with Ausgrid (Ref: 1900131141). This detailed assessment incorporates arboricultural impacts, excavation requirements, and strict compliance with Ausgrid Network Standard NS141. Our findings underscore significant challenges associated with the relocation, reinforcing the recommendation to retain the existing substation configuration.

Key Constraints from Ausgrid NS141

The Ausgrid Network Standard NS141 imposes critical limitations on substation relocations, significantly impacting project feasibility. Of particular relevance is Clause 3.2.1, which prohibits new kiosk installations within footpath allocations. While the existing substation benefits from grandfathering provisions, any relocation would require off-street placement, burdening the development site with a 5.3m × 3.3m easement that necessitates substantial excavation works.

Excavation to a depth of 1.2m below the proposed substation easement is required to facilitate the new kiosk installation, in addition to standard trenching dimensions of 1060mm depth and 530mm width as mandated by Clause 5.1 and Annexure C. These excavation requirements are further complicated by existing underground services, which will force deviations from standard Ausgrid trench alignments, triggering unavoidable TPZ/SRZ encroachments.

The relocation would also require retaining walls designed to accommodate future cable access (Annexure C), adding significant complexity and cost. Furthermore, Clause 9.3's heritage and streetscape protections impose additional constraints, particularly along the Burwood Road frontage where visual impacts would be most pronounced. The combined effect of these requirements makes any substation relocation both technically challenging and economically prohibitive.

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Option 1: Relocation to Burwood Road Frontage

Description and Feasibility

Relocating the substation to the Burwood Road frontage would require extensive civil works including approximately 45 metres of trenching along Burwood Road and an additional 60 metres along Appian Way to accommodate the necessary underground cabling infrastructure. These substantial excavation works would need to comply with Ausgrid's NS141 standards, requiring trenches of 530mm width and 1060mm depth while navigating the challenging constraints of existing underground services. The project scope would involve complete removal and replacement of the existing substation, major excavation through critical root zones of protected trees, installation of substantial retaining walls to manage site topography, and significant disruption to surrounding footpaths and road verges along both frontages. The extensive nature of these works would render non-destructive digging techniques ineffective in many areas, particularly where trenches must pass dangerously close to existing tree trunks to connect with the underground network.

Arboricultural Impacts

This relocation option would have severe detrimental effects on all protected trees along both the Appian Way and Burwood Road frontages, numbering Trees #1 through #11. The works would be particularly devastating for several significant mature specimens along Burwood Road. Tree #6, a substantial Lophostemon confertus with an 11.04 metre Tree Protection Zone radius, would experience an 18% encroachment equating to 1.99 metres into its protected root area. Tree #7, another important Lophostemon confertus, would have its 3.12 metre Structural Root Zone directly compromised, with excavation works planned just 2.5 metres from its trunk. Tree #9, with its extensive 12.12 metre Tree Protection Zone, would suffer a 15% encroachment extending 1.82 metres into its critical root system. These impacts would be compounded by the additional stress caused by the extensive 60 metres of trenching required along Appian Way, which would similarly affect the root systems of Trees #1 through #5, albeit to a slightly lesser degree. The cumulative effect of these works would place unacceptable stress on the urban forest canopy in this area.

Compliance and Cost Implications

The proposed relocation faces multiple insurmountable compliance challenges under Ausgrid's NS141 standards. Clause 3.3.1 would require the establishment of permanent on-title restrictions affecting adjacent properties, while Clause 11.5 mandates a 3-metre fire restriction zone that would substantially reduce the site's usable area and potentially create conflicts with neighbouring developments. The combination of these regulatory constraints, when considered alongside the extensive environmental impacts and the technical challenges posed by 105 metres of combined trenching along both frontages, renders this option fundamentally unworkable. The extraordinary costs associated with such extensive excavation and construction works, coupled with the inevitable tree losses and streetscape damage, would be entirely disproportionate to any potential benefits gained from relocating the substation. The project would require substantial financial investment while delivering minimal practical improvement to the existing arrangement.

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Option 2: Minor Relocation North Along Appian Way

Description and Feasibility

The proposed minor relocation of the substation northward along Appian Way to accommodate a 90-degree driveway alignment would necessitate extensive excavation works spanning approximately 60 metres of the street frontage. This substantial trenching requirement would facilitate both the physical relocation of the kiosk and the necessary realignment of underground services and cables to the new on-site location. While appearing less disruptive than full relocation to Burwood Road, this option would still require major excavation works that would inevitably impact the critical root zones of multiple protected trees along the Appian Way frontage. The implementation challenges are compounded by the need for non-destructive digging techniques near sensitive specimens, particularly the already declining Tree #5, where conventional excavation methods could prove catastrophic to the tree's stability.

Arboricultural Impacts

This relocation scenario would adversely affect all protected trees along the Appian Way frontage (Trees #1 through #5), with particularly severe consequences for several key specimens. Tree #1, with its 9.24 metre Tree Protection Zone, would experience a 12% encroachment (1.11 metres) into its protected root area, while Tree #2's 8.28 metre TPZ would suffer a 9% encroachment (0.75 metres). Tree #3, though currently dead, would still require careful consideration of its root zone during works. Most critically, Trees #4 and #5 would face substantial impacts - Tree #4's 7.68 metre TPZ would endure a 9% encroachment (0.69 metres) dangerously close to its 2.8 metre Structural Root Zone, while the already compromised Tree #5 would suffer a 14% encroachment (0.97 metres) into its 6.96 metre TPZ. These collective impacts far exceed the generally accepted 10% threshold for TPZ encroachment, creating an unacceptable risk to the health and stability of this important urban tree canopy.

Compliance and Practicality

The proposal encounters fundamental compliance obstacles under Ausgrid's Network Standard NS141, particularly Clause 3.2.1's prohibition on new footpath kiosk installations. This restriction mandates an off-street placement that would trigger multiple additional requirements, including compulsory easement registration and the establishment of both a 3-metre fire restriction zone and 6-metre ventilation clearance from adjacent buildings as specified in Clause 11.5. When combined with the extensive 60 metres of trenching required along Appian Way and the associated tree protection measures, these regulatory constraints render the option operationally impractical. The substantial resources and approvals needed to implement this relocation would be disproportionate to any potential benefits gained from modifying the driveway alignment, particularly when considering the irreversible damage to the tree canopy and streetscape character.

AA POWER ENGINEERING
• CONSULTING • PROJECT MANAGEMENT

Ph: (02) 9553 1857
Address: Suite 4, 15-17 Forest Rd Hurstville NSW 2220
Postal Address: PO BOX 910 HURSTVILLE NSW 1481
ABN: 33160935142

Option 3: Retain Existing Substation (Recommended)

Advantages and Compliance

Retaining the current substation configuration presents significant advantages that make it the clearly superior option. This approach completely avoids any encroachment into Tree Protection Zones or Structural Root Zones along both the Appian Way and Burwood Road frontages, ensuring the preservation and ongoing health of all existing mature trees in the area. The proposed minor modification to create an 81-degree driveway alignment fully complies with Austroads design standards, falling well within the acceptable 70° to 110° range for intersection angles. Furthermore, this solution benefits from grandfathering provisions under Ausgrid's NS141 standards, as it maintains the existing footpath location of the substation rather than requiring relocation to a new site.

Cost and Operational Efficiency

This retention strategy offers substantial efficiencies by eliminating the need for extensive excavation works, retaining wall construction, and complex easement negotiations that would be required under alternative options. By maintaining the current substation location, the project avoids the significant financial outlay associated with major civil works while simultaneously preserving the established streetscape and urban forest. The approval process for this option remains straightforward, as it builds upon existing infrastructure rather than proposing new works that would trigger additional regulatory requirements.

Conclusion and Recommendations

After thorough evaluation of all alternatives, our professional assessment strongly endorses retaining the existing substation as the only practical solution. The relocation options present numerous insurmountable obstacles including unacceptable damage to protected trees, non-compliance with critical Ausgrid standards, and financial commitments that would be difficult to justify given the minimal benefits offered. The retention option provides a balanced solution that meets all technical requirements while protecting the area's valuable tree canopy and maintaining the integrity of the local streetscape. We therefore recommend proceeding with Option 3 as the most responsible and sustainable approach to this development challenge.

Attachments:

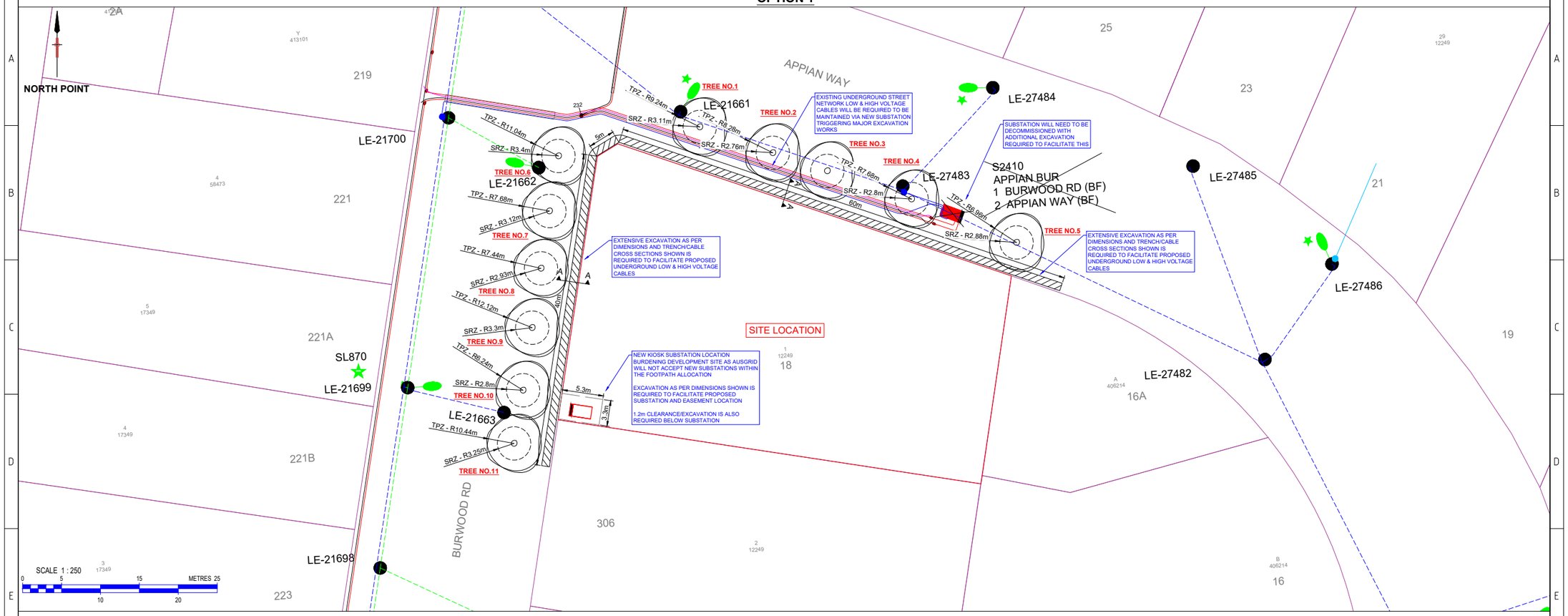
1. 18 Appin Way Burwood - Substation Relocation Plan Options
2. Ausgrid NS141

If you have any questions or inquiries, please don't hesitate to contact me on (02) 9553 1857.
Regards,

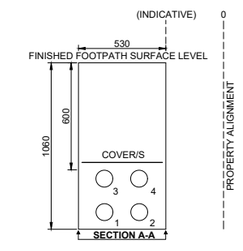
Ali Alaouie

Level 3 ASP and Director

OPTION 1

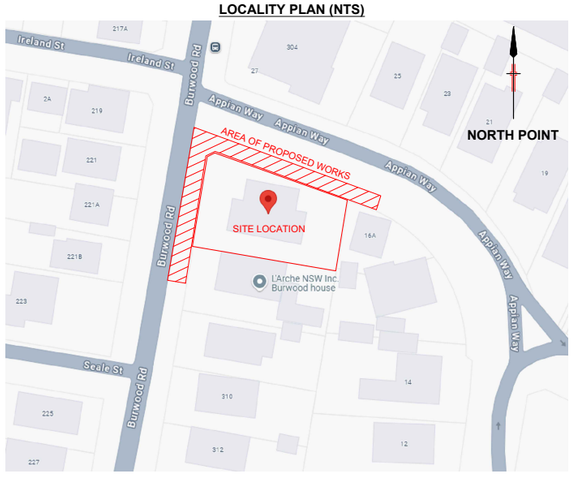


PROPOSED TRENCH CROSS SECTION



1. PROPOSED - SPARE 150mm PVC CONDUIT
2. PROPOSED - SPARE 150mm PVC CONDUIT
3. PROPOSED - SPARE 150mm PVC CONDUIT
4. PROPOSED - SPARE 150mm PVC CONDUIT

LOCALITY PLAN (NTS)



Tree No	Botanical Name	TPZ- Tree Protection Zone (Metres radius)	SRZ- Structural Root Zone (Metres radius)
1	*Lophostemon confertus*	9.24	3.11
2	*Lophostemon confertus*	8.28	2.76
3	*Lophostemon confertus*	Dead Tree	
4	*Lophostemon confertus*	7.68	2.8
5	*Lophostemon confertus*	6.96	2.88
6	*Lophostemon confertus*	11.04	3.4
7	*Lophostemon confertus*	7.68	3.12
8	*Lophostemon confertus*	7.44	2.93
9	*Lophostemon confertus*	12.12	3.3
10	*Lophostemon confertus*	6.24	2.8
11	*Lophostemon confertus*	10.44	3.25

LEGEND

	PROPOSED	EXISTING		PROPOSED	EXISTING		PROPOSED	EXISTING	REMOVE		PROPOSED	EXISTING	REMOVE
STREET LIGHT PEC			KIOSK SUB			CONDUIT				POWER POLE			
STREET LIGHT			CHAMBER SUB			UG HV CABLE				OH HV LINE			
SL STANDARD			CABLE JOINT			UG LV CABLE				OH LV LINE			
UNDER SLUG LINK			ABS			UG SL CABLE				OH SL LINE			
LV PRIVATE PILLAR		P	Pot End			UG SV CABLE				OH SV LINE			
LV LINK PILLAR			Sealed End			UG TRANSMISSION				OH TRANSMISSION			
			UGOH			UG AUXILIARY				OH AUXILIARY			

CAD DRAWING
AMENDMENTS
20160817

ASSOCIATED DRAWINGS

AAPE
Email: info@aapeengineering.com Ph: (02) 9953 1857
Postal Address: PO Box 910 Hurstville NSW 1481

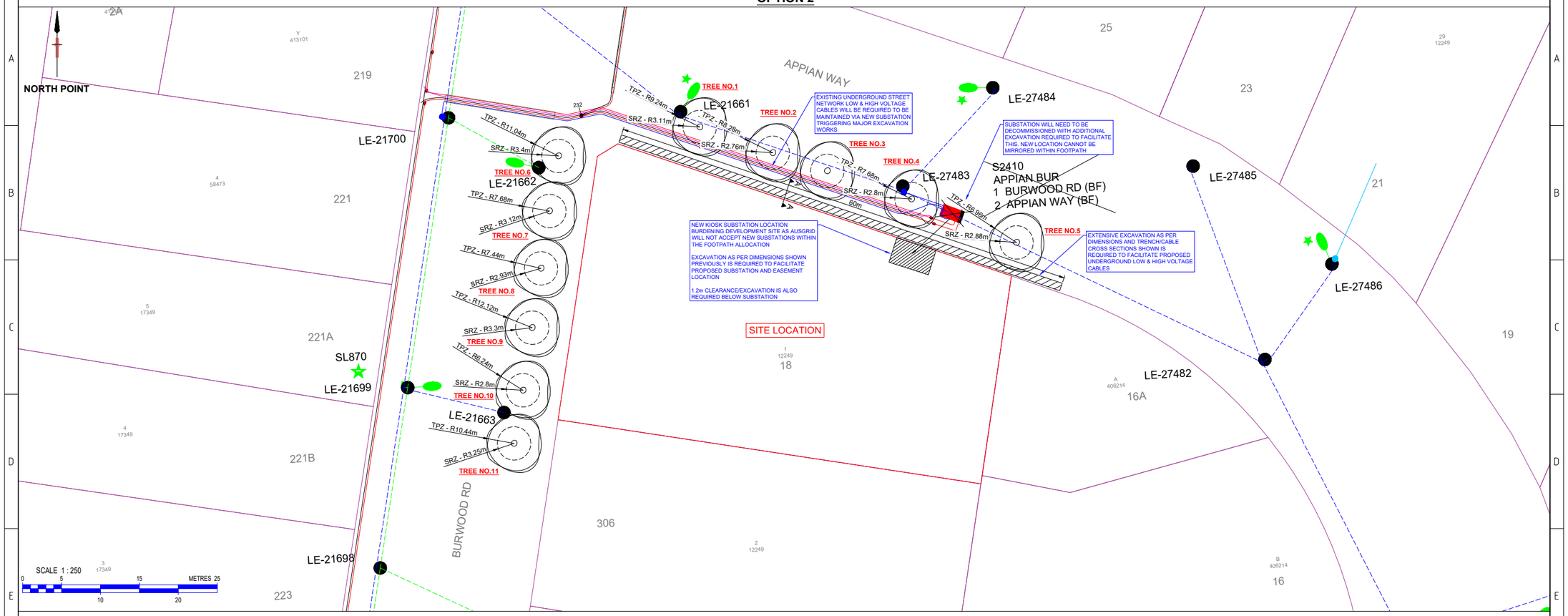
DESIGNED BY	ALI ALAOUIE
AUTH NO.	3712/3
SUBMIT DATE	SUBMITTED 16/07/2025
LGA	BURWOOD COUNCIL
MAP REF.	
AUSGRID REF.	
PRJTRAK No.	
ASP REF.	ASP Quality File Reference
CERTIFICATION NUMBER	##/###

NEW SUBSTATION IMPLICATIONS AT 18 APPIAN WAY BURWOOD

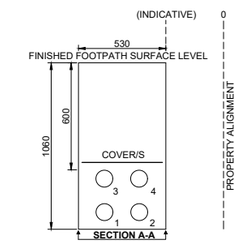
SIZE A1 | AUSGRID PROJECT No. | SHEETS 1 of 2 | AMD.

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OPTION 2

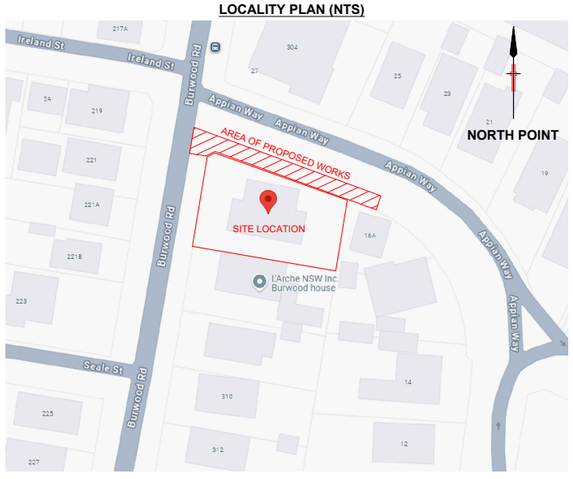


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STREET LIGHT			CHAMBER SUB			UG HV CABLE				OH HV LINE			
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CAD DRAWING
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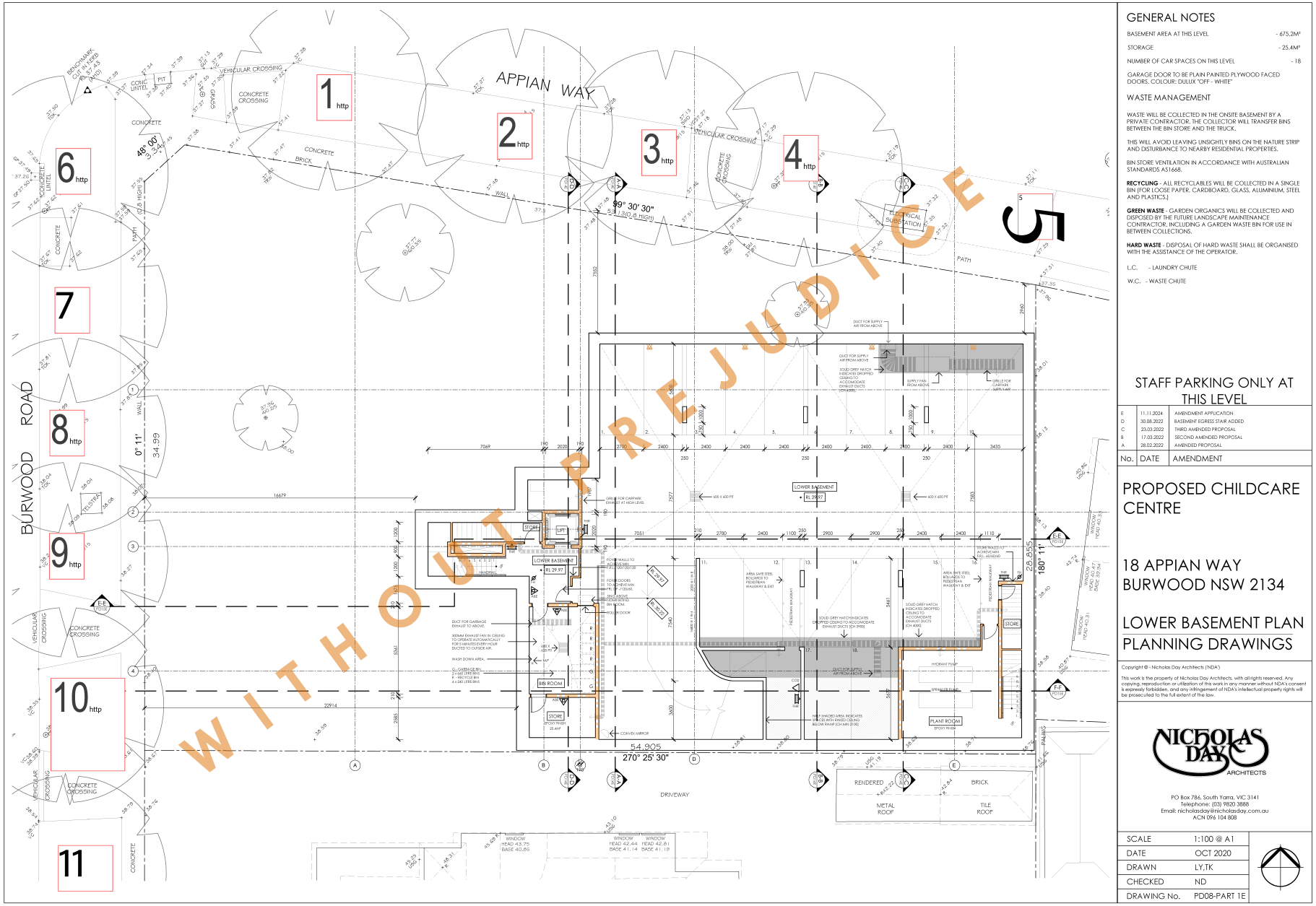
ASP REF. ASP Quality File Reference
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DESIGNED BY	ALI ALAOUIE
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MAP REF.	
AUSGRID REF.	
PRJTRAK No.	

NEW SUBSTATION IMPLICATIONS AT 18 APPIAN WAY BURWOOD

SIZE A1 | AUSGRID PROJECT No. | SHEETS 2 of 2 | AMD.

©



GENERAL NOTES

BASEMENT AREA AT THIS LEVEL - 675.2M²

STORAGE - 25.4M²

NUMBER OF CAR SPACES ON THIS LEVEL - 18

GARAGE DOOR TO BE PLAIN PAINTED PLYWOOD FACED DOORS. COLOUR: DULUX "OFF - WHITE"

WASTE MANAGEMENT

WASTE WILL BE COLLECTED IN THE ONSITE BASEMENT BY A PRIVATE CONTRACTOR. THE COLLECTOR WILL TRANSFER BINS BETWEEN THE BIN STORE AND THE TRUCK.

THIS WILL AVOID LEAVING UNSIGHTLY BINS ON THE NATURE STRIP AND DISTURBANCE TO NEARBY RESIDENTIAL PROPERTIES.

BIN STORE VENTILATION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS1668.

RECYCLING - ALL RECYCLABLES WILL BE COLLECTED IN A SINGLE BIN (FOR LOOSE PAPER, CARDBOARD, GLASS, ALUMINIUM, STEEL AND PLASTICS.)

GREEN WASTE - GARDEN ORGANICS WILL BE COLLECTED AND DISPOSED BY THE FUTURE LANDSCAPE MAINTENANCE CONTRACTOR, INCLUDING A GARDEN WASTE BIN FOR USE IN BETWEEN COLLECTIONS.

HARD WASTE - DISPOSAL OF HARD WASTE SHALL BE ORGANISED WITH THE ASSISTANCE OF THE OPERATOR.

L.C. - LAUNDRY CHUTE

W.C. - WASTE CHUTE

STAFF PARKING ONLY AT THIS LEVEL

No.	DATE	AMENDMENT
E	11.11.2024	AMENDMENT APPLICATION
D	30.08.2022	BASEMENT EGRESS STAIR ADDED
C	23.03.2022	THIRD AMENDED PROPOSAL
B	17.03.2022	SECOND AMENDED PROPOSAL
A	28.02.2022	AMENDED PROPOSAL

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

LOWER BASEMENT PLAN
PLANNING DRAWINGS

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NICHOLAS DAY ARCHITECTS

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Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	OCT 2020
DRAWN	LY,TK
CHECKED	ND
DRAWING No.	PD08-PART 1E

M^CLAREN TRAFFIC ENGINEERING

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499

Telephone: (02) 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

28 July 2025 Reference: 240746.02FA

Powerbuilt Projects
PO Box 1112
Parramatta NSW 2124
Attention: Natalie Charles

**SUPPLEMENTARY TRAFFIC ADVICE OF
CHILD CARE CENTRE
AT 18 APPIAN WAY, BURWOOD**

Dear Natalie,

Reference is made to your request to provide a Supplementary Traffic Advice for the proposed Child Care Centre at 18 Appian Way, Burwood, with proposed plans reproduced in **Annexure A** for reference. This letter is in response to comments made by the Burwood Local Planning Panel within the meetings held on Wednesday 28 May 2025. The comments are addressed in the below subsections.

1 Swept Path Analysis

Swept path tests have been undertaken on the updated plans with the results presented in **Annexure B**. As shown, the swept paths indicate that the proposed driveway can facilitate two-way passing along the entire length of the driveway. Additionally, since the driveway is skewed to the right when egressing the site, drivers travelling out of the driveway are most likely to follow the skew and remain on the left side of the road. To further encourage this behaviour, a continuous line can be installed along the centre of the circulation road leading to the property boundary as shown in red in **Figure 1** below.



FIGURE 1: CENTRELINE ON THE CIRCULATION ROAD

2 Skew of Driveway

The proposed driveway intersects with Appian Way at an angle of 81° as shown in **Figure 2**, instead of the typical perpendicular (90°) intersection. Reference is made to *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections – Commentary 1*, which states the following, "*Road centrelines should be designed to intersect at between 70° and 110° in both urban and rural situations. For a curved alignment the angle should be measured to an approaching vehicle at a distance from the intersection equal to the design intersection sight distance*." The relevant extract is provided in **Annexure C** for reference. This requirement can also reasonably be applied to driveways. Considering the proposed driveway intersects Appian Way at 81°, the driveway satisfies the Austroads guidelines.

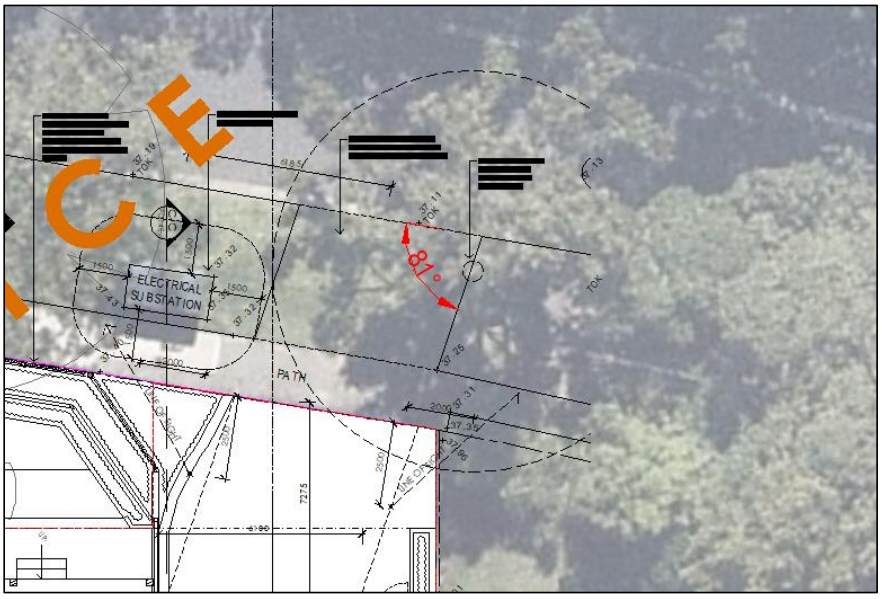


FIGURE 2: SKEW ANGLE OF DRIVEWAY

The reason for the skew in the proposed driveway is to avoid the minimum clearances to the electrical substation located within the verge, however, it is noted that the skew of the driveway requires a street tree to be removed. It is noted that there is no location along the Appian Way frontage in which a driveway could be located that doesn't require either a street tree or the electrical substation to be removed.

3 Vehicle Sight Line Assessment

Appian Way curves to the east of the proposed driveway and hence a driver view line assessment is required to be undertaken. The stopping sight distance for a driveway on a 50km/h road is 45m in accordance with *AS2890.1:2004 Figure 3.2*. This distance yields a viewing angle of 86° to the right of the driveway as depicted in **Figure 3** below. This is less than the maximum 120° angle as specified in Austroads and is therefore supported, refer to **Annexure C**.



FIGURE 3: DRIVER VIEW LINE TO THE EAST FROM AN EGRESSING DRIVER

In addition, a distance of 45m yields a viewing angle of 85° to the left of the driveway as depicted in **Figure 4** below. This is less than the maximum 120° angle as specified in Austroads and includes no obstructions within the required sight line, therefore is supported.

Of particular note is that the existing substation does not block the sight lines of an egressing driver. This is because the substation is set back from the kerb line by 2.6m which is greater than 2.5m which is the distance from the kerb line that a driver would be positioned when trying to observe gaps in traffic.

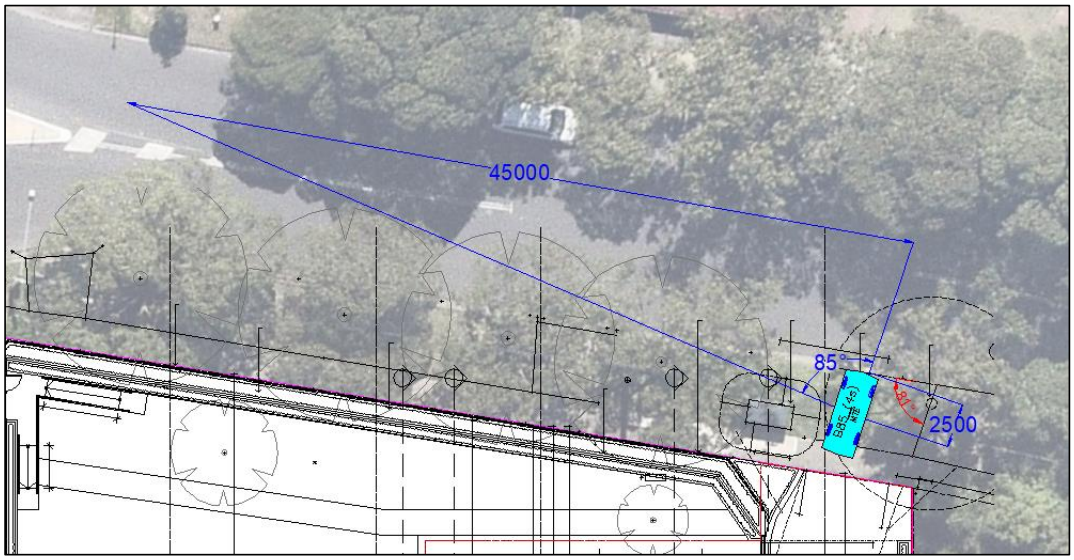


FIGURE 4: DRIVER VIEW LINE TO THE WEST FROM AN EGRESSING DRIVER

4 Pedestrian Sight Line Assessment

To ensure pedestrian safety, *AS2890.1:2004* requires a pedestrian sight triangle with the dimensions 2.0m x 2.5m at the edge of the property boundary to be clear of obstructions to visibility. This clear triangle is to provide intervisibility between an emerging driver and a pedestrian walking past the site driveway. The proposed driveway includes the sight lines required in accordance with *AS2890.1:2004 Figure 3.3* at the site's property boundary.

With the location of the driveway being close to the existing substation there is also the possibility of the substation obscuring the view of a pedestrian that is walking along the footpath to a driver entering site. Applying similar logic as *AS2890.1:2004 Figure 3.3* to entering vehicles the required sight line would be a 2.0m x 2.5m triangle at the edge of the footpath. The proposed driveway also accommodates this sight triangle. The required sight triangles for pedestrian safety is presented in **Figure 5**.

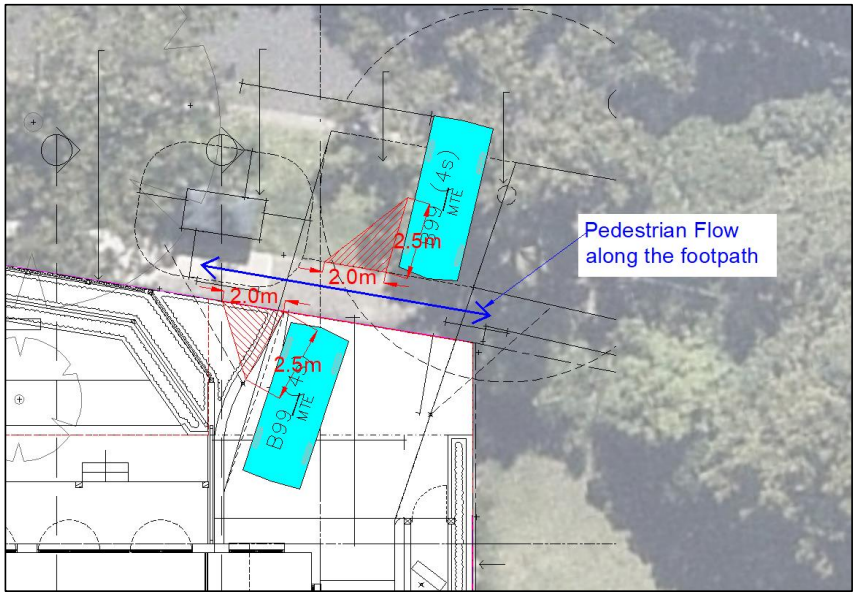


FIGURE 5: SIGHT LINE TRIANGLE FOR PEDESTRIAN SAFETY

As a result, since the vehicle and pedestrian sight line assessments are successful, there is no requirement for a median on Appian Way as a result of the driveway's proposed location.

Please contact the undersigned on 9521 7199 should you require further information or assistance.

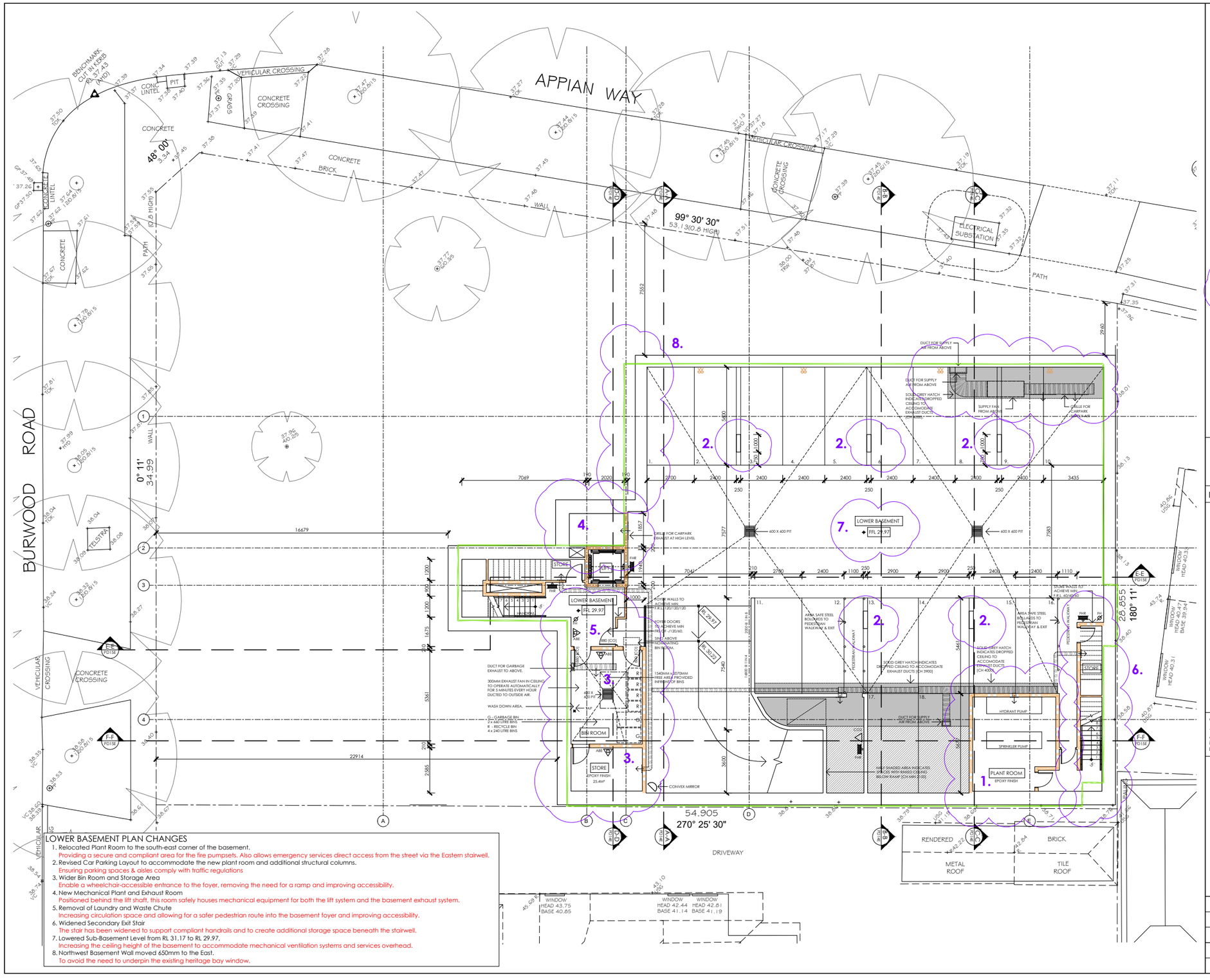
Yours faithfully,
McLaren Traffic Engineering

Daniel Walker
Principal Traffic Engineer
B.E. (Hons) (Schol) (Civil Engineering)
TfNSW Accredited Level 2 Road Safety Auditor



ANNEXURE A: PROPOSED PLANS

(4 SHEETS)



LOWER BASEMENT PLAN CHANGES

1. Relocated Plant Room to the south-east corner of the basement.
   Providing a secure and compliant area for the fire pumpsets. Also allows emergency services direct access from the street via the Eastern stairwell.
2. Revised Car Parking Layout to accommodate the new plant room and additional structural columns.
   Ensuring parking spaces & aisles comply with traffic regulations
3. Wider Bin Room and Storage Area
   Enable a wheelchair-accessible entrance to the foyer, removing the need for a ramp and improving accessibility.
4. New Mechanical Plant and Exhaust Room
   Positioned behind the lift shaft, this room safely houses mechanical equipment for both the lift system and the basement exhaust system.
5. Removal of Laundry and Waste Chute
   Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
6. Widened Secondary Exit Stair
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
7. Lowered Sub-Basement Level from RL 31.17 to RL 29.97.
   Increasing the ceiling height of the basement to accommodate mechanical ventilation systems and services overhead.
8. Northwest Basement Wall moved 650mm to the East.
   To avoid the need to underpin the existing heritage bay window.

GENERAL NOTES

BASEMENT AREA AT THIS LEVEL	- 675.2M²
STORAGE	- 25.4M³
NUMBER OF CAR SPACES ON THIS LEVEL	- 18

GARAGE DOOR TO BE PLAIN PAINTED PLYWOOD FACED DOORS. COLOUR: DULUX "OFF - WHITE"

WASTE MANAGEMENT

WASTE WILL BE COLLECTED IN THE ONSITE BASEMENT BY A PRIVATE CONTRACTOR. THE COLLECTOR WILL TRANSFER BINS BETWEEN THE BIN STORE AND THE TRUCK.

THIS WILL AVOID LEAVING UNSIGHTLY BINS ON THE NATURE STRIP AND DISTURBANCE TO NEARBY RESIDENTIAL PROPERTIES.

BIN STORE VENTILATION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS1668.

RECYCLING - ALL RECYCLABLES WILL BE COLLECTED IN A SINGLE BIN (FOR LOOSE PAPER, CARDBOARD, GLASS, ALUMINIUM, STEEL AND PLASTICS.)

GREEN WASTE - GARDEN ORGANICS WILL BE COLLECTED AND DISPOSED BY THE FUTURE LANDSCAPE MAINTENANCE CONTRACTOR. INCLUDING A GARDEN WASTE BIN FOR USE IN BETWEEN COLLECTIONS.

HARD WASTE - DISPOSAL OF HARD WASTE SHALL BE ORGANISED WITH THE ASSISTANCE OF THE OPERATOR.

GREEN LINE INDICATES THE OUTLINE OF THE PERMITTED PROPOSAL.

STAFF PARKING ONLY AT THIS LEVEL

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY
BURWOOD NSW 2134

LOWER BASEMENT PLAN
PLANNING DRAWINGS

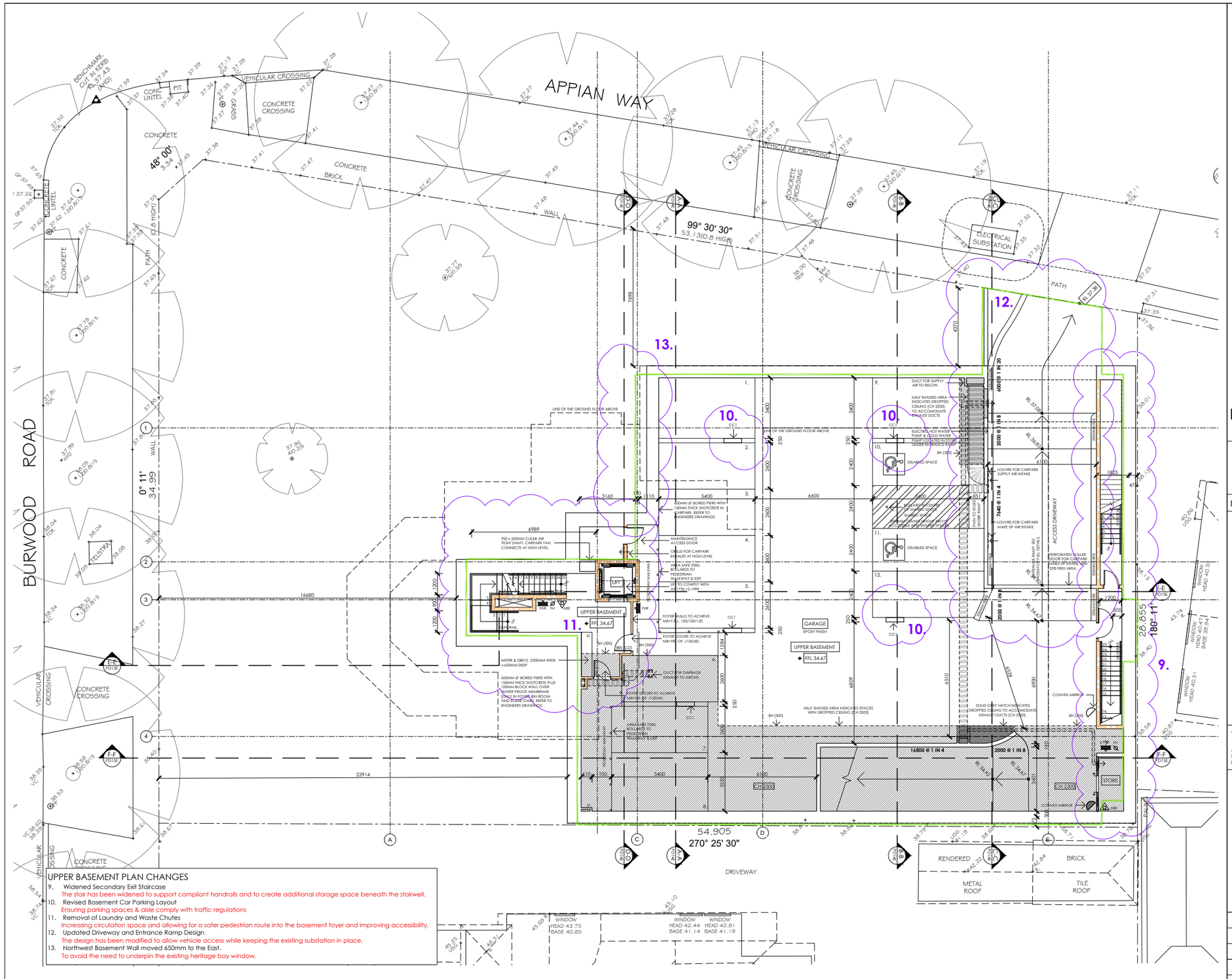
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NICHOLAS DAY ARCHITECTS

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Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	OCT 2020
DRAWN	LY
CHECKED	ND
DRAWING No.	PD08-PART 1/2.



UPPER BASEMENT PLAN CHANGES

9. Widened Secondary Exit Staircase
   The stair has been widened to support compliant handrails and to create additional storage space beneath the stairwell.
10. Revised Basement Car Parking Layout
    Ensuring parking spaces & aisle comply with traffic regulations
11. Removal of Laundry and Waste Chutes
    Increasing circulation space and allowing for a safer pedestrian route into the basement foyer and improving accessibility.
12. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.
13. Northwest Basement Wall moved 650mm to the East.
    To avoid the need to underpin the existing heritage bay window.

GENERAL NOTES

BASEMENT AREA AT THIS LEVEL - 650.8M²

NUMBER OF CAR SPACES ON THIS LEVEL - 13

ROLLER GARAGE DOOR. COLOUR: DULUX "OFF - WHITE"

L.C. - LAUNDRY CHUTE

W.C. - WASTE CHUTE

HATCHED AREA INDICATES 2500H LOWERED CEILING AREA TO PROVIDE DEEP SOIL PLANTING ABOVE. (SEE SECTION F-F)

HATCHED AREA INDICATES 2300H LOWERED CEILING OVER RAMP TO PROVIDE DEEP SOIL PLANTING ABOVE. (SEE SECTION F-F)

GREEN LINE INDICATES THE OUTLINE OF THE PERMITTED PROPOSAL.

DROP OFF/ PICK UP PARKING ONLY AT THIS LEVEL

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BASEMENT PLAN PLANNING DRAWINGS

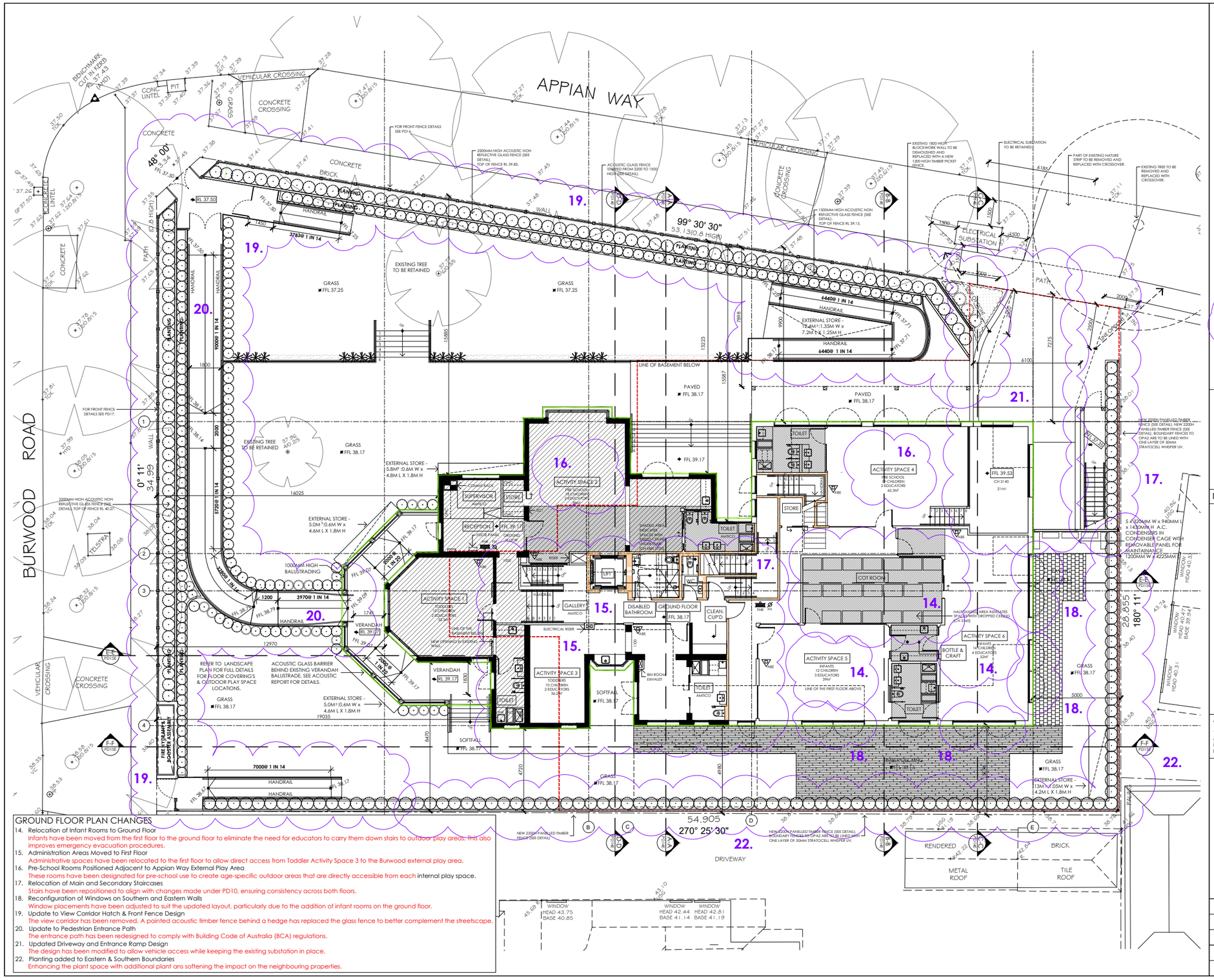
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Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	OCT 2020
DRAWN	LY,TK
CHECKED	ND
DRAWING No.	PD08-PART 2/2.



GROUND FLOOR PLAN CHANGES

14. Relocation of Infant Rooms to Ground Floor
    Infants have been moved from the first floor to the ground floor to eliminate the need for educators to carry them down stairs to outdoor play areas. This also improves emergency evacuation procedures.
15. Administration Areas Moved to First Floor
    Administrative spaces have been relocated to the first floor to allow direct access from Toddler Activity Space 3 to the Burwood external play area.
16. Pre-School Rooms Positioned Adjacent to Appian Way External Play Area
    These rooms have been designated for pre-school use to create age-specific outdoor areas that are directly accessible from each internal play space.
17. Relocation of Main and Secondary Staircases
    Stairs have been repositioned to align with changes made under PD10, ensuring consistency across both floors.
18. Reconfiguration of Windows on Southern and Eastern Walls
    Window placements have been adjusted to suit the updated layout, particularly due to the addition of infant rooms on the ground floor.
19. Update to View Corridor Hatch & Front Fence Design
    The view corridor has been removed. A painted acoustic timber fence behind a hedge has replaced the glass fence to better complement the streetscape.
20. Update to Pedestrian Entrance Path
    The entrance path has been redesigned to comply with Building Code of Australia (BCA) regulations.
21. Updated Driveway and Entrance Ramp Design
    The design has been modified to allow vehicle access while keeping the existing substation in place.
22. Planting added to Eastern & Southern Boundaries
    Enhancing the plant space with additional plant ans softening the impact on the neighbouring properties.

GENERAL NOTES

DEVELOPMENT SUMMARY

1822M²	AREA OF THE SITE
614.6M² (33.7%)	SITE COVERAGE
959.1M² (52.6%)	LANDSCAPED AREA
697.8M² (38.8%)	PERMEABLE AREA
31	TOTAL NUMBER OF CAR SPACES

CHILDCARE FACILITY

120	TOTAL NUMBER OF CHILDREN
390M² 401.5M²	ACTIVITY SPACE REQUIRED (3.25M² PER CHILD) ACTIVITY SPACE PROVIDED
840M² 841.8M²	OPEN SPACE REQUIRED (7.0M² PER CHILD) OPEN SPACE PROVIDED
252M² 267.1M²	SHADED AREA REQUIRED (30% OF OPEN SPACE) SHADED AREA PROVIDED
36M³ 37.5M³	EXTERNAL STORAGE REQUIRED (0.3M³ PER CHILD) EXTERNAL STORAGE PROVIDED
23.8M³ 62.8M³	INTERNAL STORAGE REQUIRED (0.2M³ PER CHILD) INTERNAL STORAGE PROVIDED

ALL ACOUSTIC FENCING HEIGHTS ARE SUBJECT TO ACOUSTIC ENGINEERS REPORT.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

GROUND FLOOR PLAN PLANNING DRAWINGS

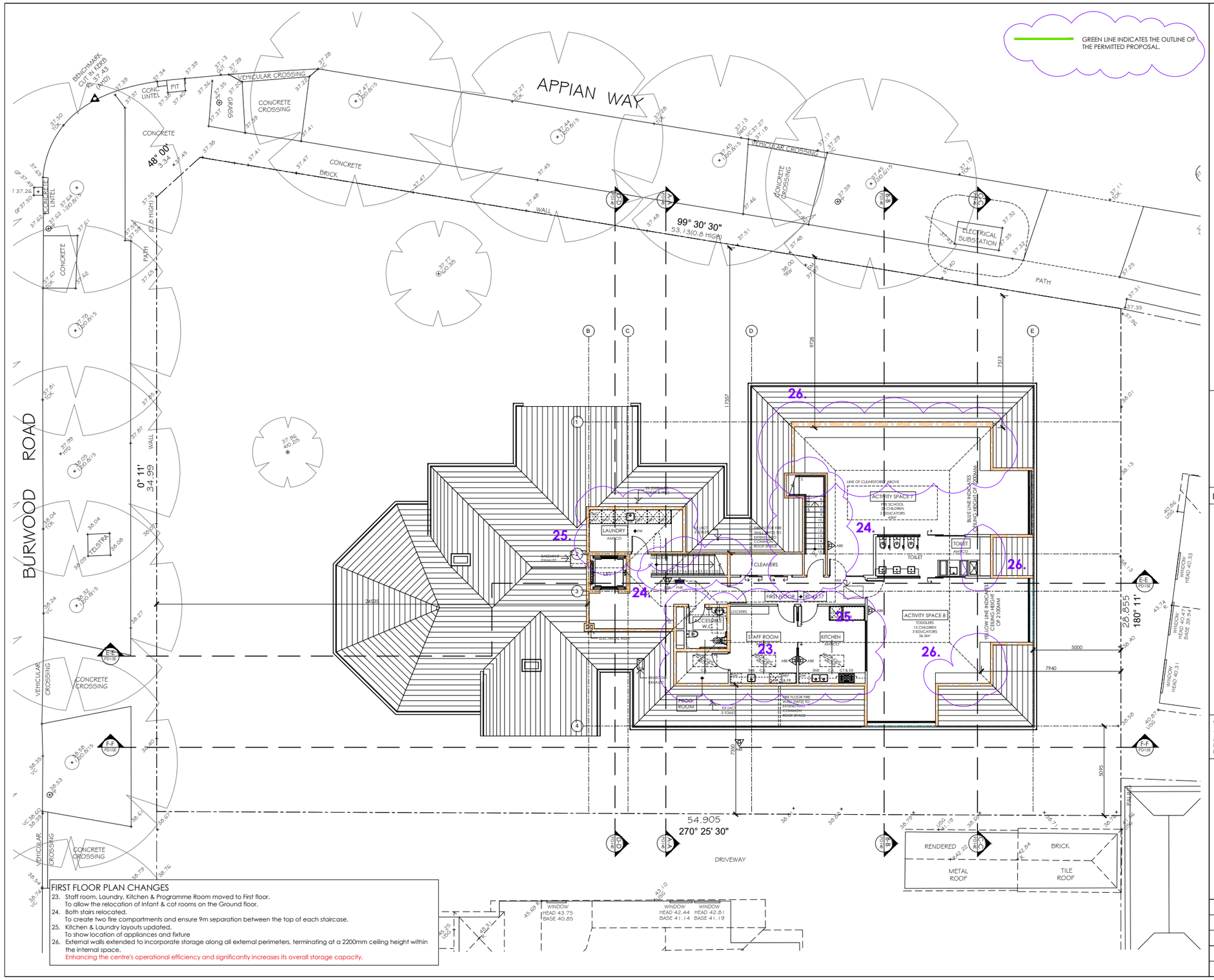
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NICHOLAS DAY ARCHITECTS

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DATE	OCT 2020
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CHECKED	ND
DRAWING No.	PD09/2.



GENERAL NOTES

SCREENING

SC - PRIVACY SCREEN TO 1700MM ABOVE FLOOR LEVEL - SEE DETAIL ON PD13D.

TOTAL NUMBER OF CHILDREN PER AGE GROUP

INFANTS

TOTAL NUMBER OF INFANTS -	28
REQUIRED NUMBER OF EDUCATORS -	7
RATIO -	1 EDUCATORS TO 4 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	91M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	91M²

TODDLERS

TOTAL NUMBER OF TODDLERS -	35
REQUIRED NUMBER OF EDUCATORS -	7
RATIO -	1 EDUCATORS TO 5 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	113.75M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	125.2M²

PRE SCHOOL

TOTAL NUMBER OF PRE SCHOOL CHILDREN -	57
REQUIRED NUMBER OF EDUCATORS -	6
RATIO -	1 EDUCATOR TO 10 CHILDREN
UNEMCUMBERED INDOOR AREA REQUIRED -	185.25M²
TOTAL UNEMCUMBERED INDOOR AREA PROVIDED -	185.3M²

FIRST FLOOR PLAN CHANGES

23. Staff room, Laundry, Kitchen & Programme Room moved to First floor.
    To allow the relocation of Infant & cot rooms on the Ground floor.
24. Both stairs relocated.
    To create two fire compartments and ensure 9m separation between the top of each staircase.
25. Kitchen & Laundry layouts updated.
    To show location of appliances and fixture
26. External walls extended to incorporate storage along all external perimeters, terminating at a 2200mm ceiling height within the internal space.
    Enhancing the centre's operational efficiency and significantly increases its overall storage capacity.

No.	DATE	AMENDMENT
2.	18.07.2025	PANEL RESPONSE
1.	06.02.2025	S4.55 AMENDMENT APPLICATION

PROPOSED CHILDCARE CENTRE

18 APPIAN WAY BURWOOD NSW 2134

FIRST FLOOR PLAN PLANNING DRAWINGS

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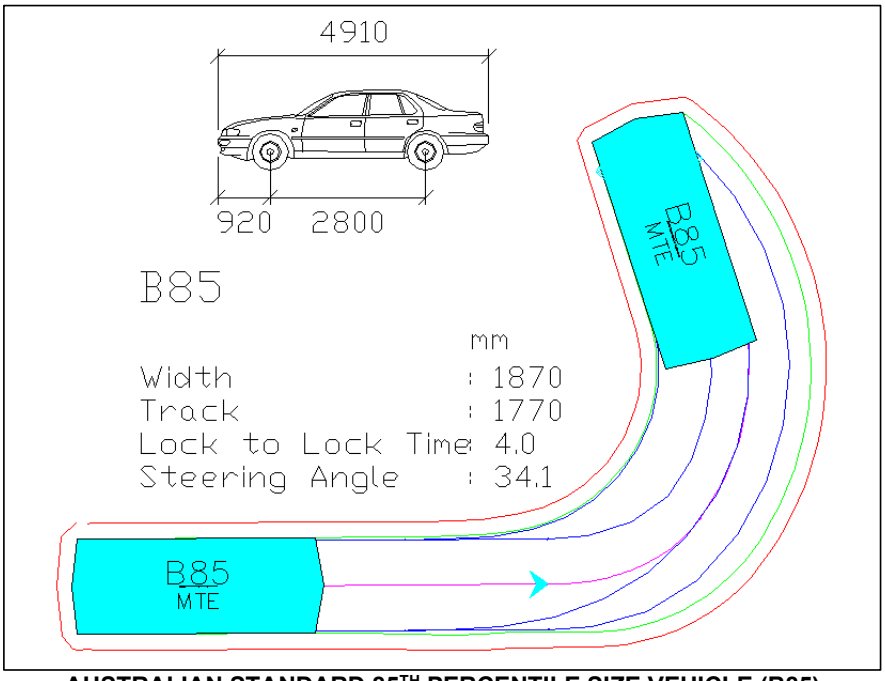
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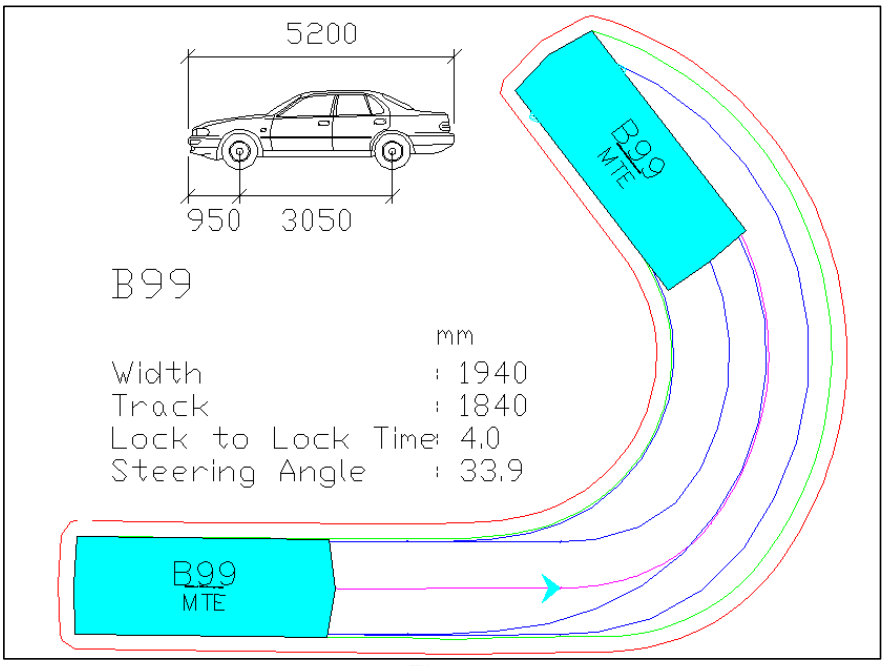
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DATE	OCT 2020
DRAWN	LY
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DRAWING No.	PD10/2.



ANNEXURE B: SWEPT PATH ANALYSIS
(2 SHEETS)

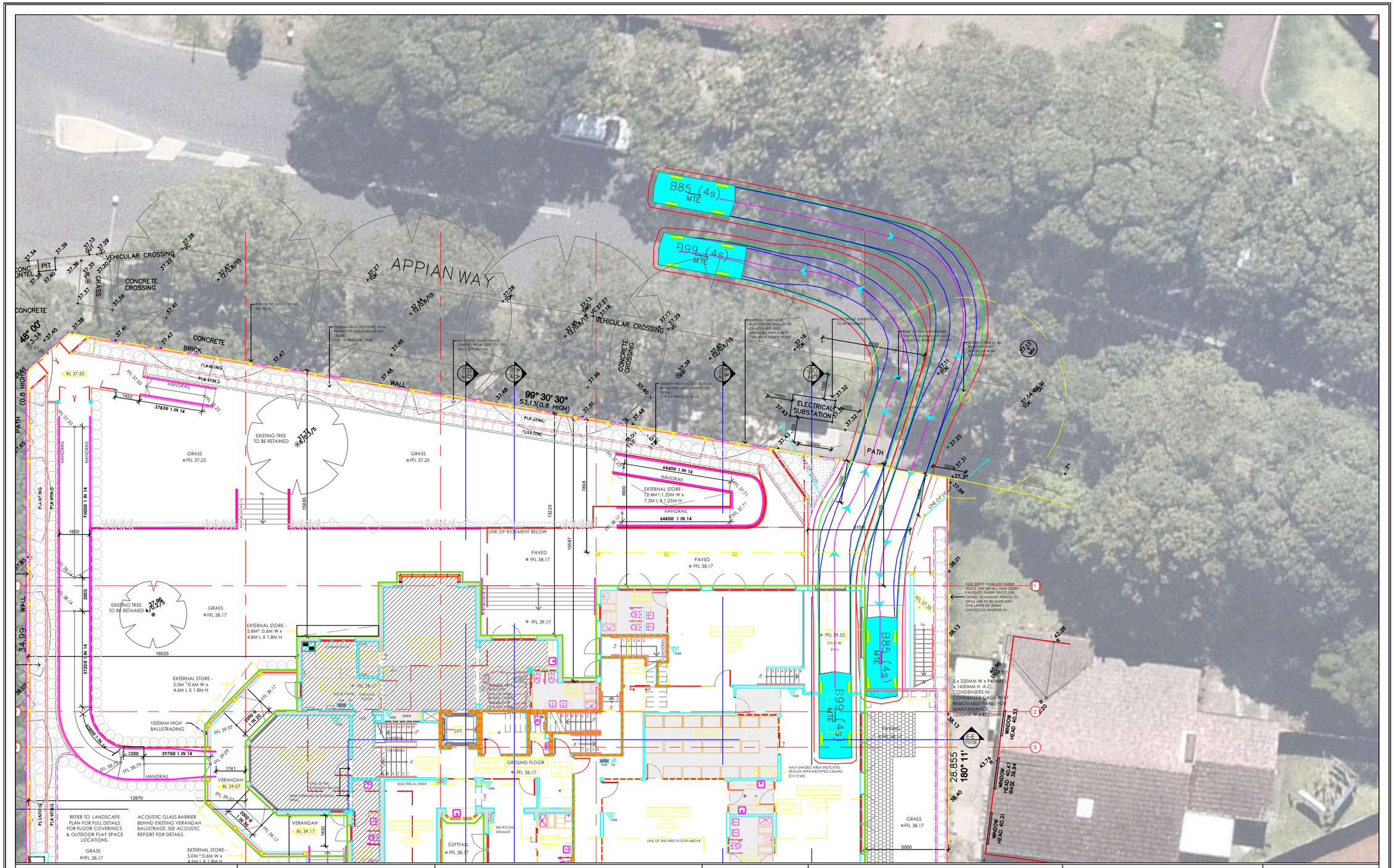


AUSTRALIAN STANDARD 85TH PERCENTILE SIZE VEHICLE (B85)



AUSTRALIAN STANDARD 99.8TH PERCENTILE SIZE VEHICLE (B99)

Blue – Tyre Path
Green – Vehicle Body
Red – 300mm Clearance
All tests performed at 10km/h on public roads and 5km/h internally.



MCLAREN TRAFFIC ENGINEERING
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E : admin@mclarentraffic.com.au
www.mclarentraffic.com.au

Client / Project:
Powerbuilt Projects

Project Address:
18 Appian Way, Burwood

Notes:
CONCEPT PLAN ONLY.
NOT FOR CONSTRUCTION.

Tested Using:
*AutoTURN 11
*ZWCAD 2019
Scale @ A3 1:200

Project No:
240746

Drawing Title:
B99 passing B85 at proposed driveway

Revision History		
Version	Date	Notes
A	12/12/2024	
B	28/07/2025	

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ANNEXURE C: AUSTROADS EXTRACT
(1 SHEET)

Commentary 1

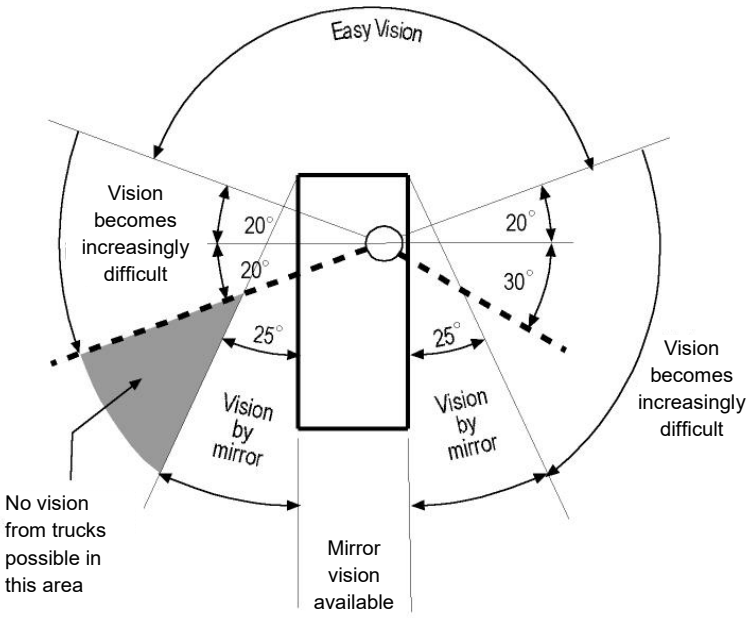
There are no design rules dealing with visibility from vehicles. Ackerman (1989) provides the visibility angles shown in Figure C1 1. At each point where a vehicle has to give way (e.g. give-way or stop lines) or is about to enter a traffic stream (e.g. merge situation), the vehicle paths, and orientation should be developed with these visibility angles in mind. The maximum desirable angles are shown by the dotted lines.

Road centrelines should be designed to intersect at between 70° and 110° in both urban and rural situations. For a curved alignment the angle should be measured to an approaching vehicle at a distance from the intersection equal to the design intersection sight distance. The orientation of vehicles prior to all points of conflict, including movements such as left and right merges, should comply with the visibility requirements of Figure C1 1.

The acceptable maximum observation angle for a left-turning driver is 120°. This means that a driver would not be required to significantly change driving position to sight approaching traffic. An angle greater than 120° can result in a driver losing stereo vision, i.e. only being able to sight approaching traffic with the right eye thus losing depth of field vision. This makes it very difficult for a driver to accurately detect the position and speed of approaching traffic.

Arndt (2004) found that larger observation angles increased angle-minor vehicle accident rates (accidents resulting from minor road drivers failing to give way and colliding with drivers on the major road). The observation angle was measured between a line representing the instantaneous direction of travel of minor road drivers 4 m behind the holding line and a line tangential to the major road. This relationship is shown in Figure C1 2 and confirms the need to limit the observation angle, and therefore, the skew of the intersection.

Figure C1 1: Visibility angles and sight restrictions due to vehicle design



Source: Adapted from Ackerman (1989).

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Privileged and confidential

28 July 2025

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P: +61 415 508 019
E: assist@incodesolutions.com.au

Natalie Charles
natalie-charles@outlook.com

Our reference #: 2023031

Dear Natalie

Preliminary Building Code of Australia Advice
Location: 18 Appian Way, Burwood

1. Introduction

Reference is made to your request that we provide preliminary Building Code of Australia advice.

2. Information

The advice set out in this letter is subject to the architectural plans prepared by Nicholas Day Architects received on 28 July 2025, which has solely been relied on (being the **Information**).

3. Regulatory Framework

Volume One of the National Construction Code, Building Code of Australia 2022, Australian Building Codes Board, 2022 (the **BCA**) has been considered in the formulation of this letter.

4. Qualifications, Assumptions and Exclusions

(a) This letter does not consider the accuracy of the Information relied upon and we assume all information provided to us is true and correct. If any Information relied upon, assumed, or supplied is incorrect in any way, this could fundamentally impact the advice provided.

(b) This letter does not include or relate to, in any way, matters not expressly addressed in this letter, including any other letter, report or solution addressed by any third party consultant who is not an employee of InCode Solutions.

(c) This letter does not consider any other documents or consents which may be required under any other regulatory or legislative requirement.

(d) This letter does not consider what is required to amend the Information (if required).

(e) This letter does not relate or contemplate any other parties legislative or contractual obligations which they are required to comply with.

(f) This letter does not consider the accessibility and energy efficiency provisions of the BCA.

5. Facts

(a) The approved development relates alterations and additions to an existing dwelling for use an early childhood centre.

(b) The modification application seeks, amongst other things, a change to the layout to incorporate building services etc.

6. Application of the BCA

6.1. Compliance

(a) Compliance with the BCA is achieved by complying with:

(i) The governing requirements of the BCA; and

(ii) The performance requirements.

(b) Performance requirements are satisfied by one of the following:

(i) Performance solution.

(ii) Deemed-to-Satisfy solution.

(iii) A combination of (i) and (ii).

6.2. Performance Solution

A performance solution is achieved by demonstrating:

(a) Compliance with all relevant performance requirements; or

(b) The solution is at least equivalent to the Deemed-to-Satisfy provisions.

6.3. Deemed-to-Satisfy Solution

A solution that complies with the Deemed-to-Satisfy provisions is deemed to have met the performance requirements.

7. Advice

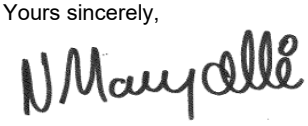
Based on the Information provided and our review of the Information, our advice is as follows:

(a) The development can comply with the performance requirements of the BCA via a combination of performance solutions and Deemed-to-Satisfy solutions.

(b) There are no problems that would significantly affect the layout and hence no impediments to the issuing of a modified development consent for the development from a BCA perspective.

If you require any further assistance or have any additional queries, please do not hesitate in contacting us directly.

Yours sincerely,



Nehme Moujalli
Director
InCode Solutions Pty Ltd



vista access architects

Section 4.55 Application

ACCESS REPORT

Reference Number: 24271
Client: Power built Projects Pty Ltd
Site Address: 18 Appian Way Burwood



Vista Access Architects Pty. Ltd.
www.accessarchitects.com.au
admin@accessarchitects.com.au
PO Box 353, Kingswood NSW 2747
ABN: 82124411614

Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Section 4.55 application for the development proposed at **18 Appian Way Burwood.** The development is within Burwood Council LGA and proposes **Additions and Alterations to Existing Building .** The development proposes an early childhood centre with 1 accessible parking space. The development has building classification as detailed below:

- Class 7a (car park)
- Class 9b (assembly building, school)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1, Amendment 2- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)

- Disability (Access to Premises - Buildings) Amendment Standards 2010
- AS1428.1-2021 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12-1999 - Lifts, escalators and moving walks, Part 12

The assessment of the proposed development has been undertaken to the extent necessary to issue Section 4.55 consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of:

- Access Code of **Disability (Access to Premises - Buildings) Amendment Standards 2010**, and the Disability Access relevant sections of applicable BCA (Building Code of Australia)/ NCC (National Construction Code)

The information contained in this statement is true and accurate to the best of our knowledge.
Our qualifications and accreditations are listed below.

Assessed by

Rushi Pansare
Access Consultant
ACAA Affiliate Membership number 898

Peer reviewed by

Farah Madon
Accredited Access Consultant, LHDG and LHDS Assessor
ACA Accredited Membership number 281
Qualified- Diploma in Access Consulting
LHDG Assessor number LHDG004, LHDS Assessor number LHDS019

Vista **Access Architects** Pty. Ltd.

Relevant Dates:

Fee proposal, number FP- 240208 dated **13-03-2024**. Fee proposal was accepted by Client on **02-09-2025**

Assessed Drawings:

The following drawings by Nicholas Day Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
PD08-PART 1/2	2	18-07-2025	Lower Basement Level Plan
PD08-PART 2/2	2	18-07-2025	Basement Level Plan
PD09/2	2	18-07-2025	Ground Floor Plan
PD10/2	2	18-07-2025	First Floor Level Plan
PD12/2	2	18-07-2025	North & west Elevation
PD13/2	2	18-07-2025	South & East Elevation
AD01A	A	09-09-2025	Lower Basement Accessibilty Plan
AD02A	A	09-09-2025	Upper Basement Accessibility Plan
AD03A	A	09-09-2025	Ground Floor Accessibility Plan
AD04A	A	09-09-2025	First Floor Accessibility Plan

Document Issue:

Issue	Date	Details
Draft 1	18-07-2025	Issued for Architect's review
A	29-07-2025	Issue A

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.

Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

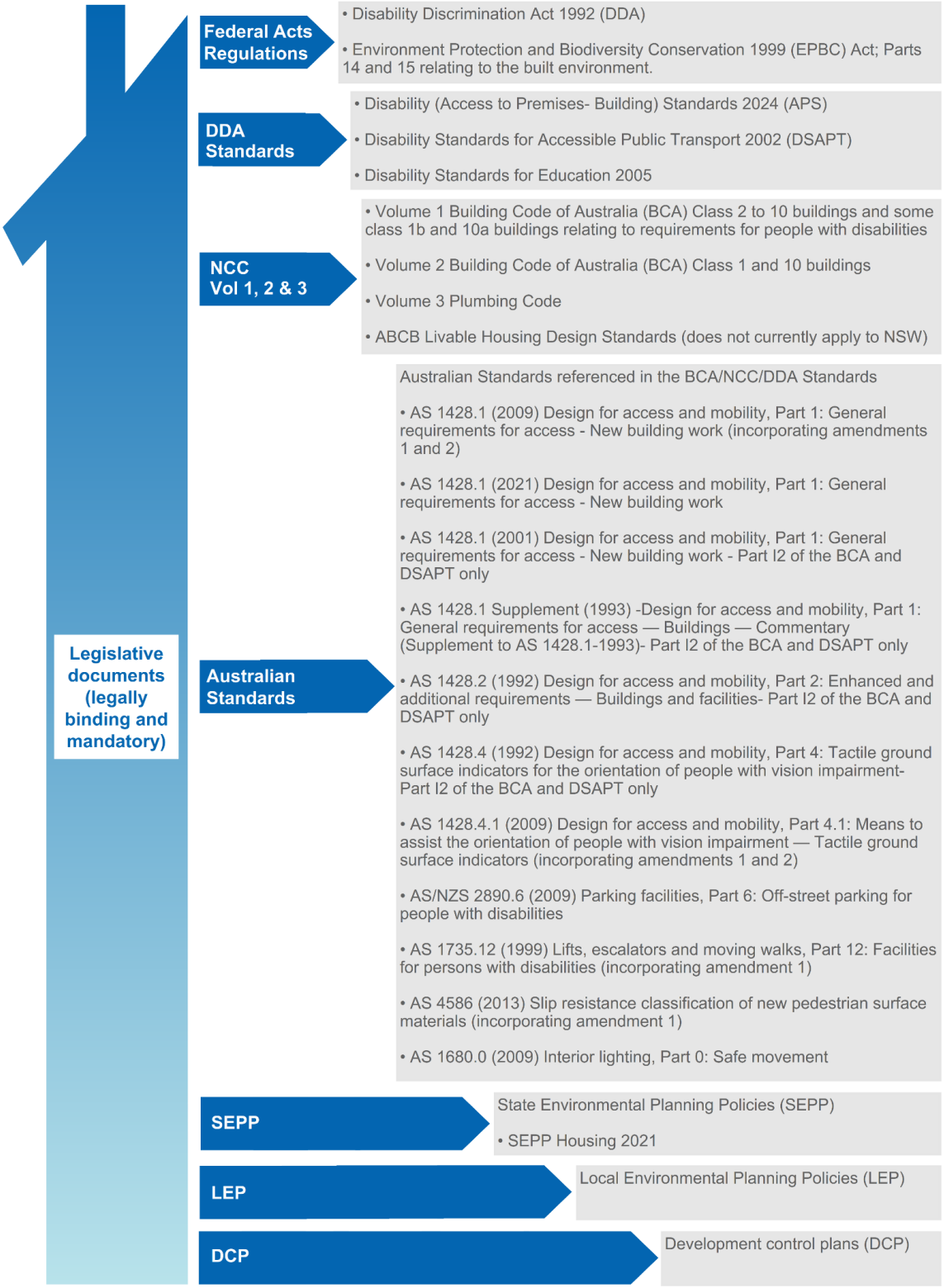
This report is does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report.

Where LHS assessments are provided there, we will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location.

Note: The Access report prepared for Development Application (DA) or Section 4.55 is not suitable for use for purposes of Construction Certificate (CC) Application.

Hierarchy of Access-related Legislation and Standards



Hierarchy of Access-related Legislation and Standards (continued)

Non-Statutory documents	Adaptable Housing	AS 4299 (1995) Adaptable housing is non-statutory, unless referenced by a NSW SEPP, LEP or DCP.
	Design Guides	• Livable Housing Design Guidelines except where referenced in Volumes 1 and 2 of the NCC, SEPP or DCP. • Apartment Design Guide • Low Rise Diverse Housing Design Guide • Homes NSW Guidelines published by the Department of Planning
	NDIS SDA	• Specialist Disability Accommodation (SDA) Design Standards where housing is funded by the NDIS (National Disability Insurance Scheme)
	Australian Standards	Australian Standards not referenced by a statutory Act or Regulation • AS 1428.4.2 (2018) Design for access and mobility, Part 4.2: Means to assist the orientation of people with vision impairment — Wayfinding signs • AS 1428.5 (2021) Design for access and mobility, Part 5: Communication for people who are deaf or hearing impaired • AS 1735.7 (1998) Lifts, escalators & moving walks, Part 7: Stairway lifts • AS 1735.8 (1986) Lifts, escalators & moving walks, Part 8: Inclined lifts • AS 1735.14 (1998) Lifts, escalators & moving walks, Part 14: Low rise platform for passengers • AS 1735.15 (2002) Lifts, escalators, & moving walks, Part 15: Low-rise passenger lifts • AS 1742.7 (2016) Manual of uniform traffic control devices, Part 7: Railway crossings • AS 2890.1 (2004) Parking facilities, Part 1: Off-street car parking • AS 2890.5 (2020) Parking facilities, Part 5: On-street parking • AS 2890.6 (2022) Parking facilities, Part 6: Off-street parking for people with disabilities • AS 3692 (1993) Information technology — Open Systems Interconnection — Systems management overview • AS 4663 (2013) Slip resistance measurement of existing pedestrian surfaces • HP 197 (1999) Introductory guide to the slip resistance of pedestrian surface materials • HB 198 (2014) Guide to the Specification and Testing of Slip
Advisory documents	Guidelines and Handbooks	• Australian Human Rights Commissions Guideline on the application of the Premises Standards (2013 Version 2) • Handbooks and Guides published by the Australian Building Codes Board

Disability Discrimination Act 1992

The federal Disability Discrimination Act 1992 provides protection for everyone in Australia against discrimination based on disability. Sections 23 and 24 of the DDA focuses on the provision of equitable and dignified access to premises, goods, services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends or carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards gives certainty to building certifiers, building developers and building managers that if access to new parts of the building is provided in accordance with these standards, the provision of that access to the extent covered by these standards, will not be unlawful under the DDA. This however applies only to the new buildings or new parts of an existing building and the “affected part”.

All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the courts where a complaint is made. Scope of DDA extends beyond the building fabric and also includes furniture, fittings, building management, employment, education, accommodation, clubs, sport and the administration of Commonwealth laws and programs.

Compliance assessment with Disability (Access to Premises - Buildings) Amendment Standards 2010 (APS) for Existing Buildings

Affected part upgrades

Requirement:

- In general, APS covers new building work to existing buildings, such as an extension or an upgrade.
- APS only applies to the part of the building that is the subject of the building approval application (i.e., new, and modified works) and the 'affected part' of works.
- Application of the APS to the new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application.
- The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work.
- When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel.
- Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step.

Compliance	Complies (limited to new works, modified works and works within the affected path as identified earlier in the report)

Comments

As stated in the above requirements, APS only applies to,

- New works,
- Modified works and
- Works within the 'affected part'

This development consists of Additions and Alterations to an existing building, however it involves change in use and building classification and therefore compliance is required to the full development

Details to be verified at the CC stage of works.

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises - Buildings) Amendment Standards 2010

This development consists of Additions and Alterations to an existing building, however it involves change in use and building classification and therefore compliance is required to the full development

BCA 2022 Part D4 Access for People with a Disability

D4D2 General building Access requirements

Requirement

Class 7a - Covered car park.

- To and within any level containing accessible carparking spaces.

Compliance Complies

Comments

- Access has been provided to basement levels containing Accessible carparking spaces.
- All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M or 1.98M at doorways.

Details to be verified at CC stage of works.

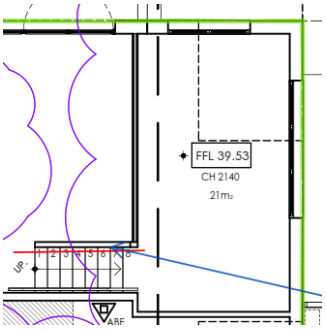
Requirement

Class 9b - Schools and early childhood centres.

- To and within all areas that are normally used by the occupants.

Compliance Capable of compliance

Comments



Step free access is required to all areas of a Class 9b building. A stepped area has been detected. Either redesign this area in Activity Space 4 as climbing type play area or provide ramp or lift access for compliance

Details to be verified at CC stage

- Access has been provided to and within all areas required to be accessible (apart from earlier identified area)
- Access has been provided to common use garbage storage room

- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M or 1.98M at doorways.
- Access has been provided to each of common use areas. Where common use areas have a common use kitchen / laundry / craft sinks / BBQ area there to achieve minimum accessibility provide:
  - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / craft sinks / BBQ benchtop
  - A long lever tap, to any provided sink, with front of the benchtop (or where standalone sink/basin is provided, to the front of the sink/basin) to be maximum 300mm to operable parts of the tap. Operable parts mean the end point of the lever measure throughout its arc of movement. Alternatively, a sensor tap to be provided where the sensor can be activated within 300mm.
  - A (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Additional advisory note for any common use kitchens/laundry/craft sinks (where provided)

- It is recommended that kitchen could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop as vacant space (without cabinetry under the bench top)

Advisory note for Reception tables (where provided)

- It is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm

Details to be verified at CC stage of works.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:

- Main pedestrian entry door for existing buildings (as per APS)
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

Compliance Complies

Comments

- Access by means of 1:14 grade ramps have been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of lifts

Details to be verified at CC stage of works.

Requirement

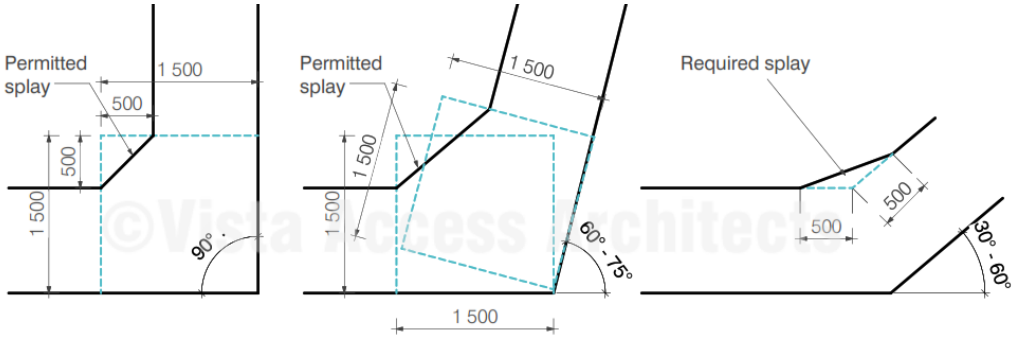
Common use External Walkway / Pedestrian access requirements as per AS1428:

- Accessible path of travel to have a gradient no steeper than 1 in 20 and a maximum cross fall or landings to be maximum of 1:40 (or maximum 1:33 for bitumen).
- Landings are required as below
  - for 1:20 grade walkways, 1200mm flat landings are required every 15M intervals
  - for 1:33 grade walkways, 1200mm flat landings are required every 25M intervals
  - for walkways with gradients between1:33 and 1:20, 1200mm flat landings are required at intervals obtained by liner interpolation.
  - Above intervals can be increased by 30% where at least one side of walkway has a kerb or kerbrail with handrail or a wall with a handrail.
  - For walkways shallower than 1:33 no landings are required.
- The floor surface abutting the sides of the walkway to be provided with
  - a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm, or
  - 150mm high kerb (can be reduced to 65 if required), or
  - kerb-rail with handrail, or
  - wall / fence / balustrade or similar barrier
- At 60° to 90° bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay at internal corner.
- At 30° to<60° bends in pathways that are less than 1200mm provide a splay of 500mm at internal corner.

Compliance Complies with spatial requirements

Comments

Details to be verified at the CC stage of works.



[Image description: Spatial requirements of walkways with bends as per AS1428.1]

Requirement

Common use floor or ground surfaces requirements:

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be 0+/- 3mm vertical or 0+/-5mm, provided the edges are bevelled or rounded. This also applies to abutting pavers
- Where joints are provided in pavers, the mortar joints to be between 1-12mm with maximum depth of 2mm. Paver profile and mortar joint variation to not exceed 2mm.

Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter

- Slotted openings to be not greater than 13mm wide and not greater than 150mm long and be oriented so that the long dimension is transverse to the dominant direction of travel. Where slotted openings are less than 8mm, the length of the slots may continue across the width of paths of travel
- Linear openings to be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8 mm wide, there the orientation is optional.

Timber decking and boardwalks

The gap between boards depends on the type of board used and the location of installation

- For decking boards maximum 150mm wide the installation to be have maximum 6mm gap.
- Adjacent boards shall be level within a maximum vertical 3mm tolerance
- For decking boards over 150mm wide the gap may be increased to maximum of 10mm. Where the gap exceeds 8mm the boards shall run transverse to the direction of travel.

Compliance	Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Accessway is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

Compliance	Complies

Comments

The building has only 1 pedestrian entry, which has been designed to be accessible

Requirement

All common use doorways **to comply with AS1428.1 and the below requirements**

Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

Doorway requirements

- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.

- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Door reveals depth to be maximum of 300mm to the door face.
- Apart from main entry door and doors to any accessible toilets, the door handle height requirements can be varied if required for Childcare centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority.

Glazed viewing panels in doorway requirements (where compliance is required with AS1428.1-2021)

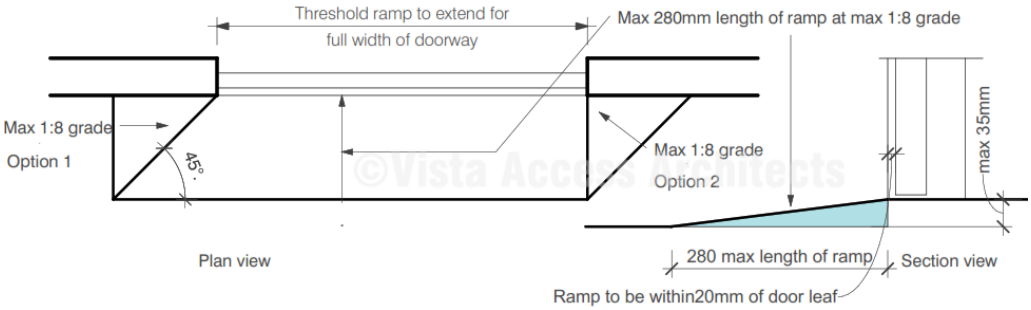
- Glazed viewing panels in doors to be as per AS1288
- The lower edge of the glazing should be no more than 1000 mm above FFL
- The upper edge of the glazing should be not less than 1600 mm above FFL
- In width, the glazing should extend to within not more than 200 mm from the latch edge of the door and be not less than 150 mm wide.

Compliance Capable of compliance

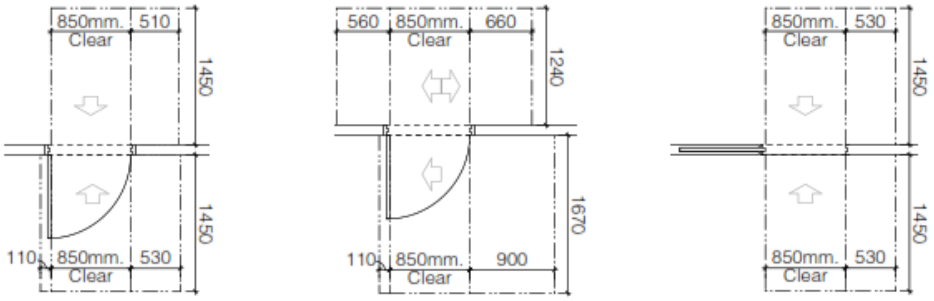
Comments

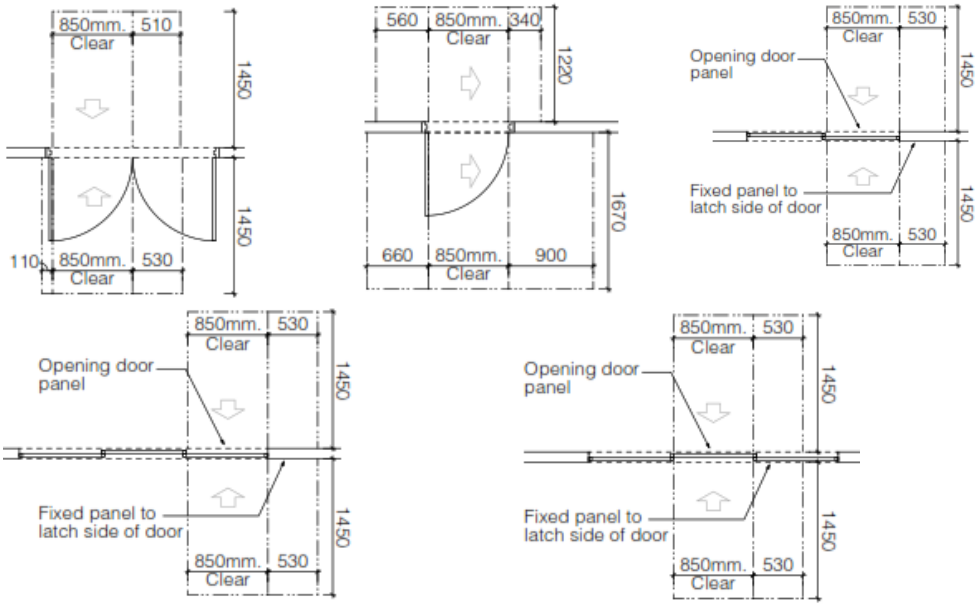
- All external doors need to have RL on both sides to verify step free access. Max drop to be 35mm with use of 1:8 grade doorway threshold ramp within 20mm of the door leaf
- Where door automation is provided, latch side circulation is not required to the automated doors.
- 850c door and door circulation template to be shown for program room

Details to be verified at the CC stage of works.

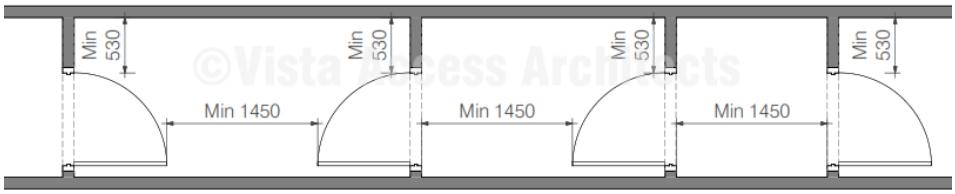


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]





[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]



Distances in between airlocks to provide for a minimum 1450mm clear of door swing and minimum latch side space as shown in following diagram.

[Image description: Circulation spaces required in airlocks in a required accessible path of travel]

BCA 2022 Part D4D4 Parts of buildings required to be accessible

Requirement

Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1, including (but not limited to):

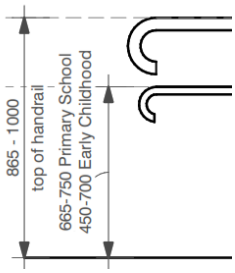
- Maximum gradient of 1:14 with 1.2M flat landings at top, bottom and at maximum 9M of ramp and appropriate turning spaces as required by AS1428.1.
- 1M clear width to be provided between handrails / kerb / kerbrails. (curved ramps to be min 1.5M width between handrails / kerb / kerbrails with crossfall towards the centre of curvature) and located at height between 865mm-1000mm above FFL (finished floor level).
- AS1428 compliant handrails and kerbs to be provided on both sides with appropriate extensions

Compliance Capable of compliance

Comments

- Max length of ramps in between landings to be 9M
- Handrail extensions should not protrude, stop ramp at min 400mm from the internal corner to avoid handrails in cross path of travel
- Radius of the internal side to be shown on plan and verified for compliance

Detailed features will be assessed with the requirements of AS1428.1 at the CC stage of works.



In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings):
(A) fixed at a height between 665mm and 750mm in a primary school; and
(B) with a cross-sectional dimension between 16mm- 45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.
[Image description: Handrail heights for primary school/ early childhood centre]

Requirement

Step ramp if provided in common use areas is to be compliant with AS1428.1 including;
- Max grade of 1:10, max height of 190mm, max length of 1.9M
- 1M clear width between handrails / kerb / kerbrails /walls

A landing for a step ramp must not overlap a landing for another step ramp or ramp

Compliance N/A

Comments

This type of ramp has not been identified in the development.

Requirement

- **Kerb ramp** if provided in common use areas is to be compliant with AS1428.1

Compliance N/A

Comments

This type of ramp has not been identified in the development.

Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 including;
- Handrails to be provided on both sides with 1M clearance between them and located at consistent height, between 865mm-1000mm above FFL, with no vertical sections.
- Either provide handrail extensions or offset first riser going up at mid landings
- Opaque risers required with nosing to have a sharp intersection or rounded or chamfered to 5mm.
- Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.

Compliance Capable of compliance

Comments

Note:

- Stairway in Activity Space 4, handrails to be provided to both sides of the stairway with 600 handrail extension to the base and 300 handrail extension to the top of the stairway
- Provide handrail extension of 600 at the bottom and 300 at the top for stairway in Easter Area

Details to be verified at CC stage of work

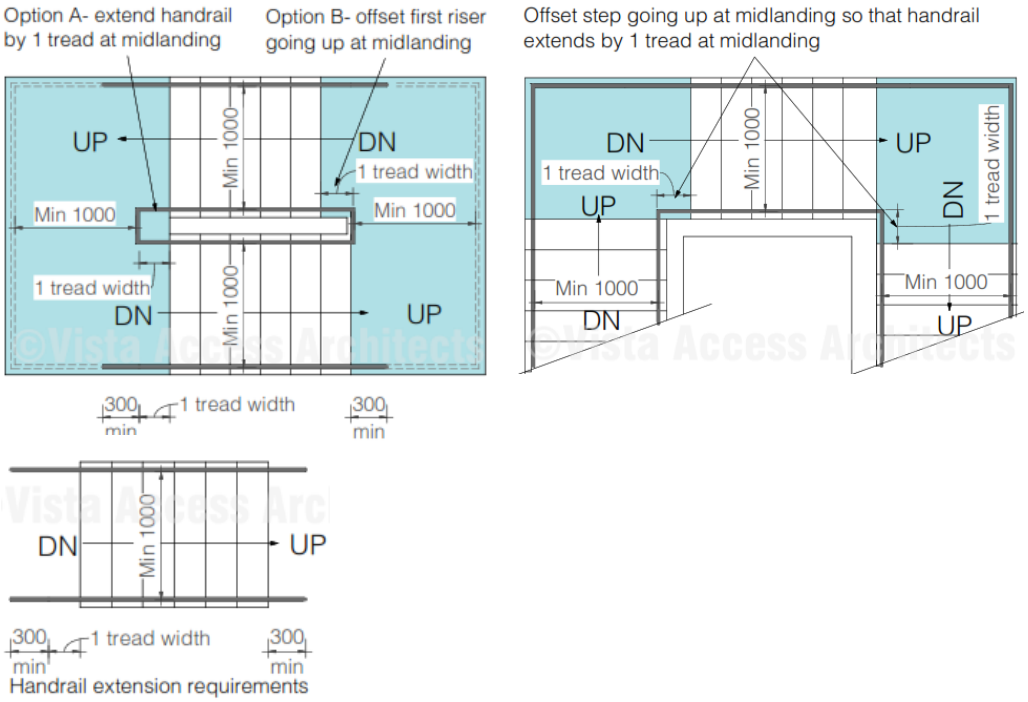
Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1. Verify with the BCA consultant if this is the case.

Note: For stairways with 90˚ to 180˚ turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.

Note: In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings):
(A) fixed at a height between 665mm and 750mm in a primary school; and

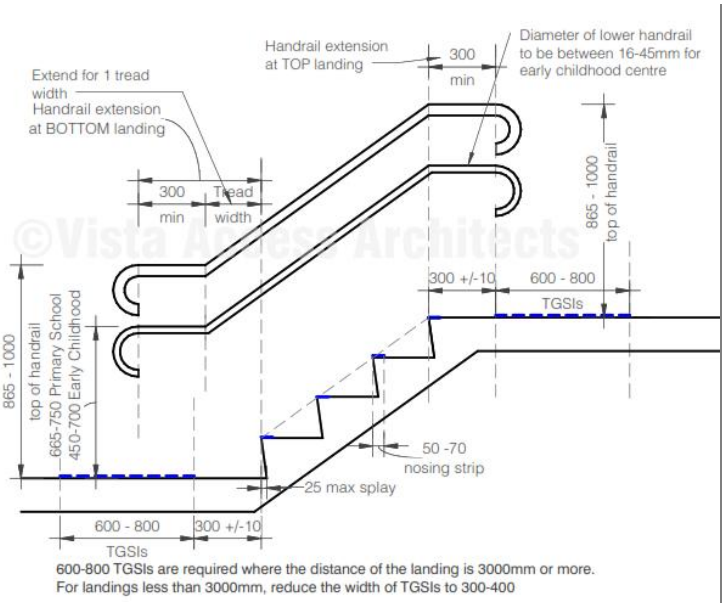
(B) with a cross-sectional dimension between 16mm- 45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.



[Image description: Diagram shows the requirements for handrails, nosing strips and TGSIs for non-fire-isolated stairways]

In a Class 9b building used as a primary school or a building that contains an early childhood centre in addition to the above handrail provide a handrail (measured above nosing and landings)
(A) fixed at a height between 665mm and 750mm in a primary school; and
(B) with a cross-sectional dimension between 16mm-45mm as measured in any direction across its centre, fixed at a height between 450-700mm in a Class 9b early childhood centre.

[Image description: Handrail heights for primary school/ early childhood centre]



Requirement

- Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance N/A

Comments

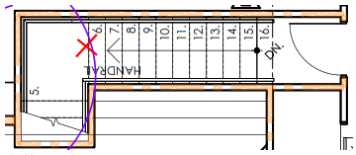
This type of stairway has not been identified within the new works, modified works or works within the affected part.

Requirement

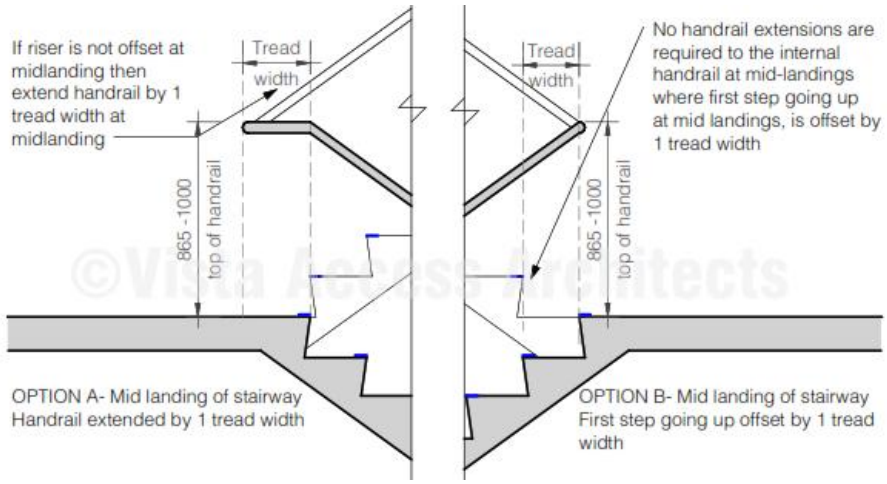
Handrail requirements at mid landings
Option A- Handrails to extend a minimum of 300mm horizontally past the nosing
Option B- Handrail to extend at least one tread depth parallel to the landing before turning

Compliance Capable of compliance

Comments



Offset first riser going up at mid landings or show 300mm handrail extension Details to be verified at CC stage of works.



[Image description: Diagram shows the requirements for handrails at mid landings of both fire-isolated and non-fire-isolated stairways]

Requirement

Nosing for common use fire-isolated and non-fire-isolated stairways to comply with AS1428.1

Compliance Capable of compliance

Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Slip resistance to comply with BCA 2022, Table D3D15 and AS2890.6 when tested in accordance with AS4586 and AS4663

BCA 2022 Table D3D15 Slip –resistance requirements when tested in accordance with AS4586:

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

HB 197/ **HB198** An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance Capable of compliance

Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

Requirement

Every **Passenger lift** is to comply with the requirements of BCA 2022, E3D7.

Compliance Capable of compliance

Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

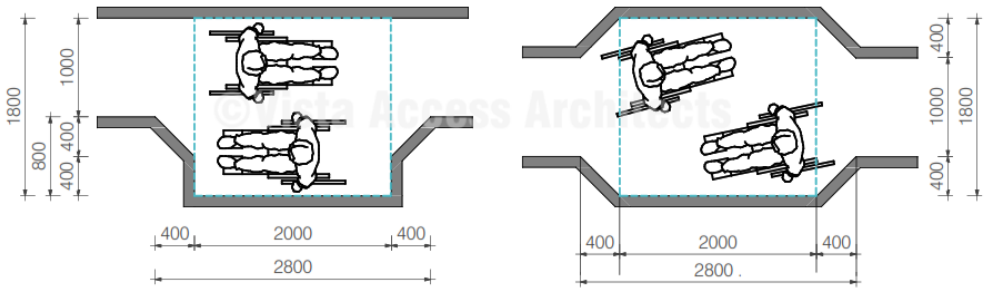
Requirement

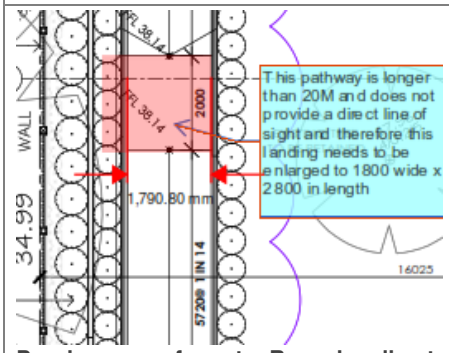
Passing spaces requirement
It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

Compliance Capable of compliance

Comments

Adequate passing spaces are required to be provided





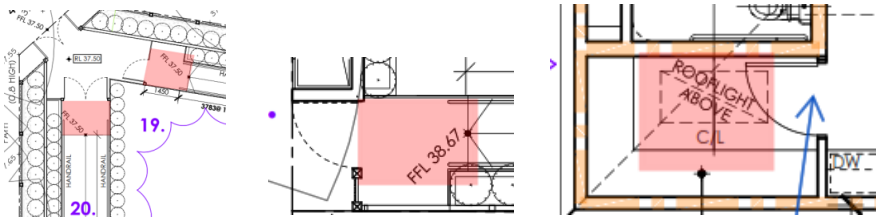
Passing space for entry Ramp heading to main entry needs a turning space of 1800x 2800 to be verified at CC stage

Requirement

Turning spaces requirement
It is a requirement to provide turning spaces in common use accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

Compliance Capable of compliance

Comments



Turning Spaces of flat 1540x2070 are required between the gates and ramps.
Turning space is also required to the Program room, this may be addressed by means of a performance solution at CC stage
Details to be verified at cc stage

- Adequate turning spaces are required to be provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.
- Where the passageway is more than 20M long and therefore a space of 1540mmx2070mm is required to be provided at maximum 20M intervals.

Details to be verified at CC stage of works.

Advisory note
Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540mmx2070mm (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180˚ turn

Requirement

Carpet specifications
- Carpet if used in areas required to be accessible (in common use areas, or areas within accessible SOUs) are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3mm, or a rounded or bevelled edge no higher than 5mm or above that height a gradient of 1:4 up to a maximum of 10 mm.

Compliance Capable of compliance

Comments

Applies only if carpets are provided in the common use areas
Details to be verified at CC stage of works.

BCA 2022 Part D4D5 Exemption

Requirement

Access is not required to be provided in the following areas:
- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

Compliance For information only

Comments

Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

BCA 2022 Part D4D6 Accessible Carparking

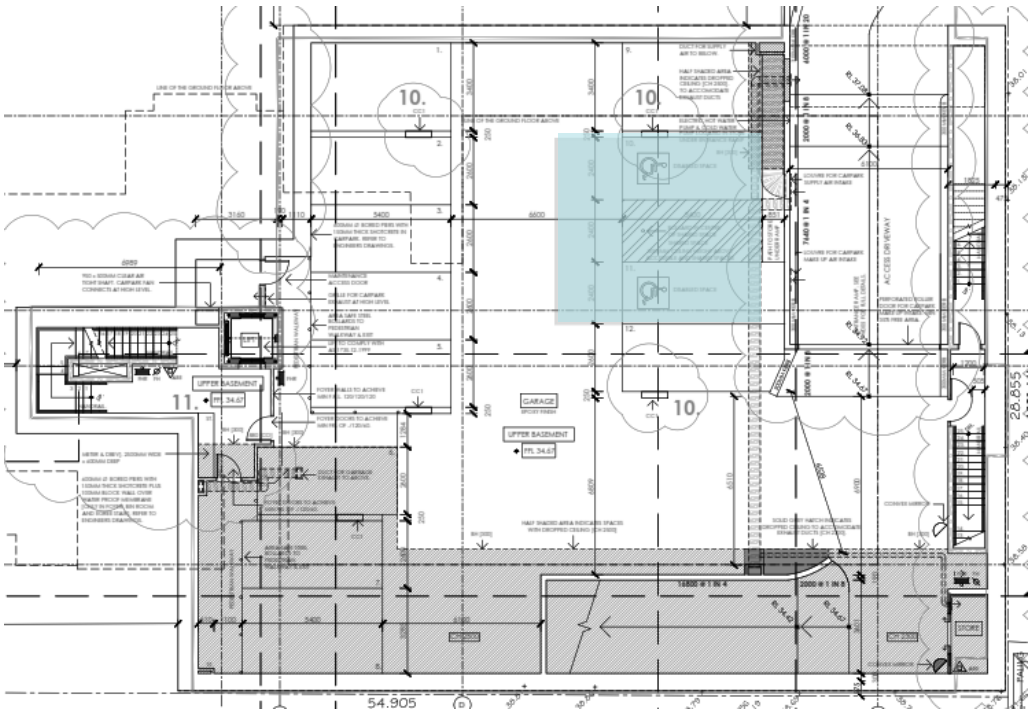
Requirement

Class 9b
- School - 1 Accessible car parking space per 100 spaces provided
- Other assembly building - 1 Accessible car parking space per 50 spaces provided and then additional 1 Accessible car parking space per additional 100 spaces provided

Compliance Capable of compliance

Comments

Total number of Accessible parking spaces required in the development =01
Total number of Accessible parking spaces provided in the development =02



[Image description: Plan of Basement Level above shows the provision of Accessible parking spaces]

Note max grade of 1:40 in any direction to highlighted area to be provided

AS2890.6-2009 requirements for Accessible car parking space

Requirement

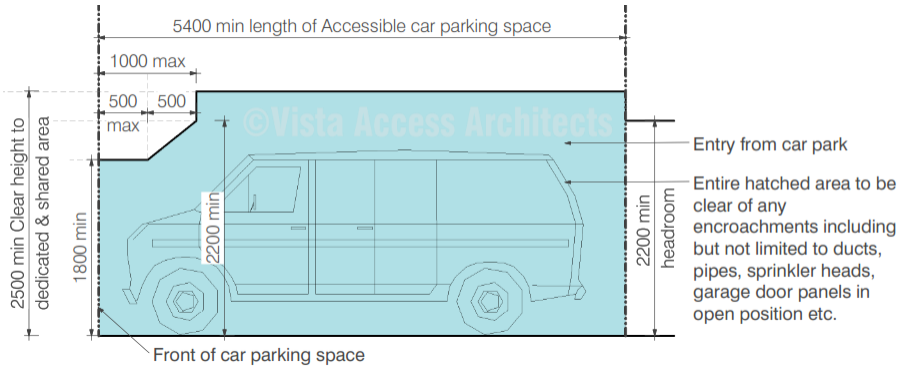
Angle Parking AS 2890.6-2009

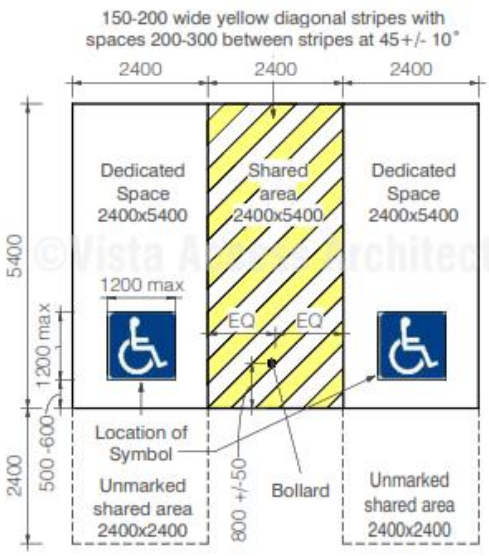
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45˚, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

Compliance Complies with spatial requirements

Comments

Details to be verified at CC stage of works.





[Image description: Diagram showing spatial requirements of AS2890.6-2009 including line marking, symbol and bollard requirements]

Access symbol is not to be provided when spaces are allocated to a particular residential unit.

Additional recommendations as per AS2890.6-2022 (not currently mandatory):

Dedicated Bollard to have a height of minimum 1300mm with a minimum 300mm retro-reflective colour band, located at minimum 900mm in height above car parking floor that provides minimum 30% luminance contrast to the pavement.

BCA 2022 Part D4D7 Signage

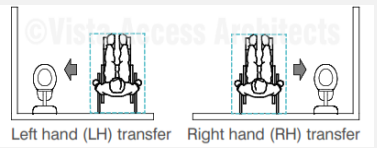
Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities





[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.

Compliance N/A

Comments

N/A

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities



Place sign on ambulant toilet cubicle door.
[Image description: Image of Signage]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Note: BCA requires female and male ambulant facilities. However, in this case, it is our opinion that a unisex ambulant facility provision is appropriate. Note that PCA may request a performance solution for provision of a unisex ambulant facility at CC stage of works.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

Compliance N/A

Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

Requirement

Braille and Tactile signage is required to identify a Fire exit door required by BCA2022, E4D2 by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a non-accessible pedestrian entrance

Compliance N/A

Comments

N/A

Requirement

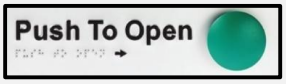
Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.

Compliance N/A

Comments

N/A

Requirement



Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself
Braille and tactile signage to identify the latch operation device.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Directional signage complying with BCA 2022 Specification 15 must be provided at the location of each—

i. bank of sanitary facilities; and
ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.



Arrow is indicative only and needs to point in the direction of the accessible toilet on side

Compliance N/A

Comments

N/A

Requirement

All signage is required to be as per BCA 2022 Specification 15 **Braille and Tactile Signs**
This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

BCA 2022 Part D4D8 Hearing Augmentation

Requirement

Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.

Compliance N/A

Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps, kerb ramps, step ramps or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1. TGSIs to extend for full width i.e., handrail to handrail.

Luminance contrast requirements of TGSIs are to be as listed below:



Integrated TGSIs require min of 30% luminance contrast to mounting surface.



Discrete TGSIs require min of 45% luminance contrast to mounting surface.



Discrete TGSIs with 2 colours require the raised surface to have a min of 60% luminance contrast to mounting surface.

Builder is required to obtain certification document from TGSI manufacturer or installer confirming that TGSIs have been tested and found compliant by a NATA certified lab for appropriate slip resistance.

Compliance Capable of compliance

Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

BCA 2022 Part D4D12 Limitations on Ramps

Requirement

On an accessway:

- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Complies

Comments

Compliance is met

BCA 2022 Part D4D13 Glazing on Accessways

Requirement

Glazing requirements:

- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

Compliance Capable of compliance

Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows)

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA 2022 Part F4D5 Accessible Sanitary facilities

Requirement

Accessible unisex toilet is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

Compliance Complies

Comments

02 accessible toilets have been provided in the development.

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 9b

- 1 unisex Accessible toilet on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks

Compliance Complies

Comments

The following common use sanitary facility have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet on Ground floor Level	☐	☐	☐	☒x1
Unisex accessible toilet on First floor Level	☒x1	☐	☐	☐

BCA 2022 Part F4D7 Requirements for Accessible unisex showers

Requirement

Class 9b
When BCA requires provision of 1 or more showers, then 1 for every 10 showers.

Compliance Complies

Comments

The following common use shower facility is provided in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet on Ground Level	☐	☐	☐	☒x1

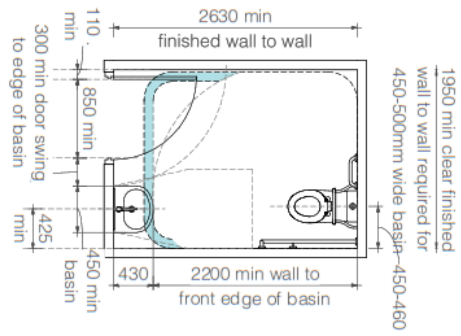
Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments

Detailed features of the accesible toilet will be assessed at the CC stage of works



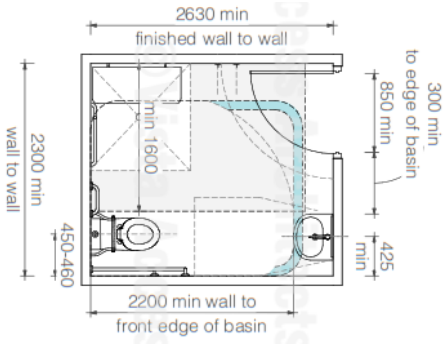
Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance Complies with spatial requirements

Comments

Detailed features of the Accessible shower will be assessed at the CC stage of works



Requirement

Ambulant use male / **female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided

Compliance Complies (limited to new works, modified works and works within the affected path as identified earlier in the report)

Comments

The following ambulant toilets have been provided

Location	Ambulant toilets		
	Male ambulant	Female ambulant	Unisex Ambulant
On Ground Floor Level	☐	☐	☒x1

Note: BCA requires female and male ambulant facilities. However, in this case, it is our opinion that a unisex ambulant facility provision is appropriate. Note that PCA may request a performance solution for provision of a unisex ambulant facility.

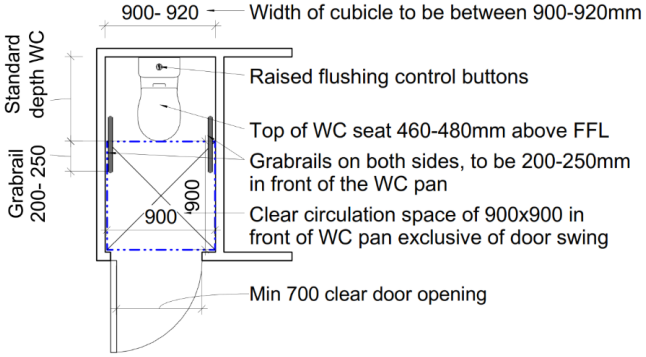
Requirement

Ambulant use toilets are to be designed in accordance with AS1428.1

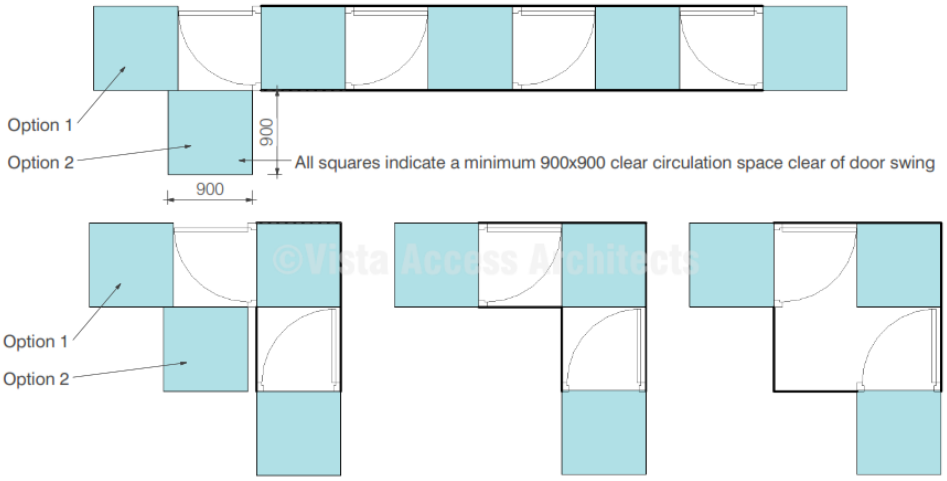
Compliance Complies with spatial requirements

Comments

Detailed features of the Ambulant toilets will be assessed at the CC stage of works



[Image description: Diagram showing requirements for circulation spaces for fixtures in an Ambulant toilet as per AS1428.1]



[Image description: Diagram showing requirements for circulation spaces for airlocks leading to Ambulant toilet as per AS1428.1]

BCA Part E Lift Installations

BCA 2022 Part E3D3 Stretcher facility in lifts

Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

Compliance For information only

Comments

Contact BCA consultant in regard to applicable requirements.

BCA 2022 Part E3D7 Passenger lift and their limitations

Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **BCA 2022, E3D7, E3D8 and E3D10**

Compliance Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Limitations on use of types of passenger lifts

Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

Compliance N/A

Comments

N/A

BCA 2022 Part E3D8 Accessible features required for passenger lifts

Requirement

Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270˚ arc

Lift floor dimensions (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**
- If lift doors are on adjacent sides of the lift on different floor levels, then the, lift floor size is required to be 1400x1600 or 1500x1500 to allow for a whee\chair to make a 90 degree turn in the lift.

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

Lift landing doors to be provided at upper landing (excluding stairway platform lift).

Lift car and landing control buttons complying with AS1735.12
Some of the requirements listed below. Refer to AS1735.12 for further details.

For internal control panel:

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

For external control panel:
To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

To all lifts serving more than 2 levels

- Automatic audible information to identify level when car stops
- Audible and visual indication at landing to indicate arrival of lift car

Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

Compliance Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Statement of Experience

vista access architects

Vista Access Architects specialises in disability access consultancy services including, Disability Access and inclusion requirements, Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited and Fellow member of the Access Consultants Association (ACA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards - Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards
- 2019 Penrith Citizen of the Year
- 2019 ACAA Access Inclusion Award

FELLOW ACA Access Consultants Association ACCREDITED MEMBER Farah Madon: 281

ndis SDA Accredited Assessor Farah Madon SDA00001

Changing Places Assessor CP006

LHA ASSESSOR NCC Livable Housing Design Standard

PENRITH IAAP CERTIFIED CPABE Advanced FARAH MADON 2019 Penrith Citizen of the Year

2021 Altitude Awards WINNER Excellence in Inclusion Award

2019 ACAA Association of Consultants in Access Australia Inc Access Inclusion Award Winner

Assessor Livable Housing Design Farah Madon

AUSTRALIAN ACCESS AWARDS WINNER 2021 CENTRE FOR ACCESSIBILITY AUSTRALIA

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Vanessa Griffin

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- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited member of ACA (previously ACAA) - 500
- NDIS Accredited SDA Assessor SDA00009
- Registered LHA Assessor - 20035
- Registed Assessor of Changing Places Australia - CP010

ACA Access Consultants Association ACCREDITED MEMBER Vanessa Griffin: 500

ndis SDA Accredited Assessor Vanessa Griffin SDA00009

Assessor



Jenny Desai

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 572
- NDIS Accredited SDA Assessor SDA00043
- Registered LHA Assessor - 20242
- Master's degree in Design M.Des

ACA Access Consultants Association ACCREDITED MEMBER Jhanvi Desai: 572

ndis SDA Accredited Assessor Jenny Desai SDA00043

Assessor



Art Phonsawat

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 695
- NDIS Accredited SDA Assessor
- Registered LHA Assessor

ACA Access Consultants Association ACCREDITED MEMBER Suwat Phonsawat: 695

ndis SDA Accredited Assessor

Assessor



Trin Woo

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 776
- Bachelor's degree in Architecture B.Arch

ACA Access Consultants Association AFFILIATE MEMBER Trin Woo: 776



Swapna Menon

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ACA Access Consultants Association AFFILIATE MEMBER Swapna Menon: 798



Rushi Pansare

- ACA Affiliate Access Consultant

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- Bachelor's degree in Architecture B.Arch

ACA Access Consultants Association AFFILIATE MEMBER Rushiketi Pansare: 898

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Weir Phillips Heritage

18 July, 2025 J4757_02

Re: No. 18 Appian Way, Burwood, New South Wales: s4.55 Application to Modify DA2021.88 Statement of Heritage Impact

1.0 Preamble

This Statement of Heritage Impact (SoHI) has been prepared in conjunction with a Section 4.55 Application to modify DA 2021.88 at No. 18 Appian Way, Burwood, New South Wales.

DA 2021.88 was lodged with Burwood Council on the 18 August, 2021. The DA sought consent for alterations and additions to an existing dwelling house and change of use to a centre based childcare facility. The development application was initially refused by Council but was subsequently upheld on appeal to the LEC in Appian CCC Pty Ltd v Burwood Council [LEC NO 2021/00286455]. This application seeks amendments to the approved DA.

Amended plans went before the Burwood Local Planning Panel on May 2025 and additional information was requested.

This SoHI has been prepared at the request of PB Projects and should be read in conjunction with plans prepared by Nicholas Day Architects (architecture) and Site Image (landscape) and reports prepared by others.

This SoHI is designed to be read in conjunction with the SoHI, then called a Heritage Impact Statement, prepared by Weir Phillips Heritage to accompany DA2021.88. This statement, hereafter referred to as the *HIS 2021*, contains a history and assessment of significance of the site, which are relied upon for the following.

Schedule 5 Part 1 (Heritage Items) of the *Burwood Local Environmental Plan 2012* has been amended since the *HIS 2021* was prepared. No. 18 Appian Way is now:

- Listed as a heritage item as part of the group listing of 'Federation houses,' Nos 2, 2A, 3–19, 21, 23 and 25 Appian Way; 304, 306, 308, 310, 312, 316 and 318 Burwood Road; 55, 59 and 67 Liverpool Road (I226). The group listing is identified as having local significance.
- Located within the Appian Way Heritage Conservation Area (C1) as it is defined by Schedule 5 Part 2 of the *Burwood Local Environmental Plan 2012* (*LEP 2012*). The area is identified as having local significance.
- Is located within the vicinity of heritage items/conservation areas listed by the State Heritage Register under the NSW Heritage Act 1977 and/or the *Burwood LEP 2012.*

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Astragal Heritage t/a
Weir Phillips Heritage
ABN 40 600 197 859

Weir Phillips Heritage

2.0 Site Location

No. 18 Appian Way, Burwood is located on the south eastern corner of Appian Way and Burwood Road (Figure 1). The site is identified as Lot 1 D.P.12249.

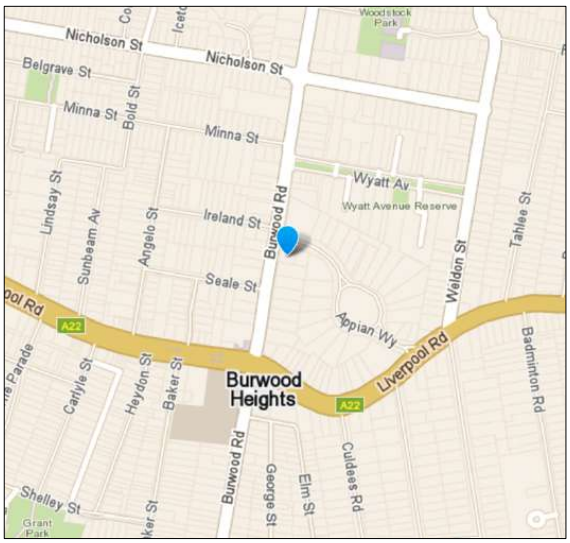


Figure 1:
Site location.
Whereis.com.au.

3.0 Brief Site History

No. 18 Appian Way lies on a model housing estate developed by George Hoskins, who owned and occupied the nearby *St. Cloud*, in the early 1900s. Hoskins built many dwellings on the Estate, renting them to select people before later selling the freeholds. The subject dwelling, constructed in c.1905, was among the first dwellings to be built on the Appian Way. It was likely designed and constructed by William Richards, who built many of the dwellings on the Estate. No. 18 Appian Way was originally named *Roma*. For part of its history, it operated as a reception centre.

As set out in the *HIS 2021*, the dwelling (and garden) has been extensively altered. There is a current approval, DA 2021.88, for substantial alterations and additions to the dwelling and change in use to a childcare centre.

4.0 Brief Description of the Site

The site is irregular in shape. The western boundary to Burwood Road is 34.99m in length; the northern boundary to the Appian Way is 53.13m in length; the eastern and southern boundaries are 28.855m and 54.905m in length respectively. The site area is 1,822sqm. The site has a gentle fall to the north. The building on the site is a much altered, single storey, Federation period dwelling.

DA 2021.88 provides for part demolition and substantial alterations to the existing dwelling and the construction of a two storey addition to the rear. Reconstruction works are approved to the retained section of the dwelling, including replacing aluminium framed windows, recladding the roof in slate and reconstructing the front chimneys. New fencing, landscaping and structures associated with the childcare centre have also been approved.

Refer to Figures 2 to 7.

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Figure 2:
Aerial photograph over the site.
SIX Maps.



Figure 3:
Northern elevation of the dwelling addressing Appian Way.

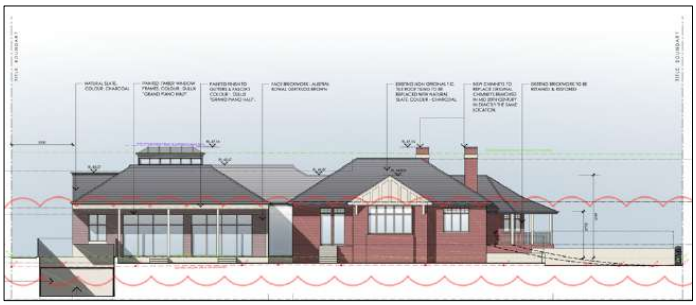


Figure 4:
Approved northern elevation.
Nicholas Day Architects.

Weir Phillips Heritage



Figure 5:
Western elevation of the dwelling addressing Burwood Road.

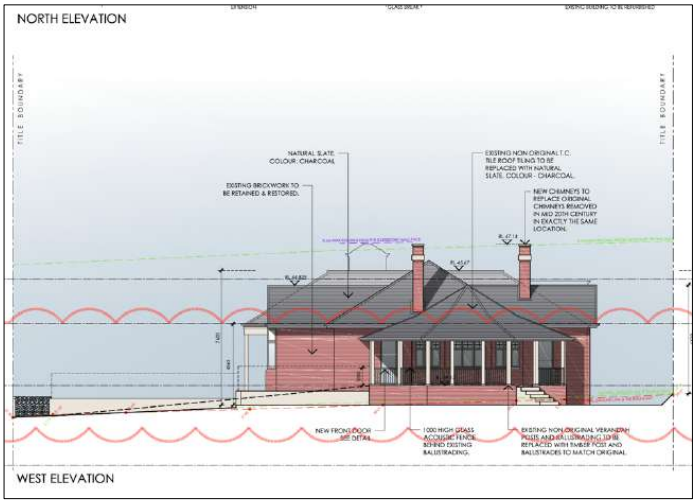


Figure 6:
Approved western elevation.
Nicholas Day Architects

5.0 The Setting

The site is located within a predominately residential area that is characterised by free standing one and two storey dwellings, set within garden surrounds, dating from the Late Victorian period through to the current day. Refer to Figure 7.

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Figure 7: Aerial photograph over the site and the surrounding area.
SIX Maps.

The **Appian Way** lies at the heart of the Appian Way Heritage Conservation Area. The road gently curves as it winds from Burwood Road to Liverpool Road. There are nature strips, concrete footpaths and concrete kerb and guttering to either side and regularly planted mature street trees. The road divides towards the Liverpool Road end to provide for a tree line recreational area- with picket fence and weatherboard clad clubhouse- in the centre.

The immediately adjoining property to the east of the subject site is No. 16A Appian Way. This is an unusually small lot on the Appian Way created by a subdivision of No. 16 Appian Way during the Post World War II period. The dwelling on this site is a small, free standing, red brick single storey dwelling with pitched tiled roof. It lies close to its common boundary with the site. It is not part of the group listing for Federation period dwellings on the Hoskins Estate.

Opposite the site, on the north eastern corner of Burwood Road and the Appian Way, lies No. 304 Burwood Road. The dwelling on this site is orientated to Burwood Road, presenting a side elevation to Appian Way. While recognisably a Federation period and style dwelling, it has undergone alteration over time. There is a driveway and three car garage close to the Appian Way boundary of this site and a tennis court to the rear. There is no planting in the front setback, which is part hard surfaced.

Continuing east along both sides of the Appian Way, the dwellings erected by Hoskins during the Federation period are substantially intact. All those within the vicinity of the site are single storey to the street. Each lies behind a timber picket fence of varying designs and within a garden setting.

Figures 8 to 10 illustrate the Appian Way in the immediate vicinity of the site.

Weir Phillips Heritage



Figure 8:
No. 16A Appian Way from the Appian Way (east of the site).



Figure 9:
No. 16 The Appian Way.



Figure 10:
No. 304 Burwood Road, opposite the site, as it presents to the Appian Way.

Burwood Road

Burwood Road is a wide and busy thoroughfare. There are concrete footpaths and nature strips to either side. There are regularly spaced mature street trees on the western side of the road within the vicinity of the site. There are few street trees on the eastern side of the road in the vicinity of the site.

To the south of the site lies No. 306 Burwood Road. The dwelling on this site is a substantially intact single storey Federation period and style dwelling, part of the Hoskins Estate. The dwelling has a similar setback from Burwood Road to the subject dwelling and lies close to its common boundary with the site. It is constructed of face brick and has a hipped and gabled terracotta tile roof. A large addition has been constructed to the rear. Continuing south, Nos. 308-312 Burwood Road as substantially intact single storey Federation period and style dwellings. These dwellings lie within garden settings with low brick walls to Burwood Road.

To the north of the site, lies No. 304 Burwood Road, on the opposite corner of Appian Way, described above. The streetscape continuing south is varied in character and comprises one and two storey dwellings from the Federation and Interwar periods.

To the east of the site, on the opposite side of Burwood Road, lie one and two storey dwellings dating from the Late Victorian period to the current day. These dwellings lie within the Burwood Conservation Area and demonstrate mixed integrity. Most lie behind high walls and/or screening vegetation.

Figures 11 to 15 illustrate Burwood Road in the vicinity of the site.



Figure 11:
No. 306 Burwood Road, south of the site.

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Figure 12:
No. 304 Burwood Road as it presents to Burwood Road.



Figure 13:
A large two storey Interwar period dwelling at No. 302 Burwood Road.



Figure 14:
Burwood Road opposite the site.

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Figure 15: Burwood Road opposite the site.

6.0 Heritage Items in the Surrounding Area

For the following, refer to Figure 16, a detail from the NSW Planning Portal which locates heritage items and conservation areas within the vicinity of the site. The site is outlined in yellow. Heritage items listed by the State Heritage Register under the *NSW Heritage Act 1977* are hatched in blue. Heritage items listed by Schedule 5 Part 1 of the *Burwood Local Environmental Plan 2012* (*LEP 2012*) are coloured brown (built) or green (landscape) and numbered. Conservation Areas listed by Schedule 5 Part 2 of this plan are hatched in red and numbered.

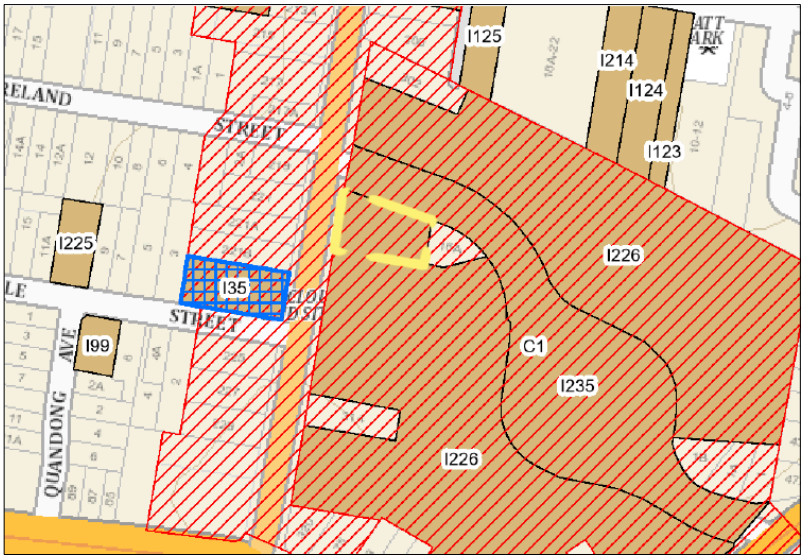


Figure 16: Plan showing the location of heritage items and conservation areas with respect to the site. Heritage items are hatched in blue (state), coloured brown or green (local) and numbered. Conservation Areas (local) are hatched in red and numbered.

NSW Planning Portal; annotation by WP Heritage.

There is one heritage item listed on the State Heritage Register under the *NSW Heritage Act 1977* within the vicinity of the site:

- ***St. Cloud and Site*, No. 223 Burwood Road, Burwood.**

Identified as 'I35' in Figure 16 above. State Heritage Register No.: 00564.

This item is also listed by Schedule 5 Part 1 of the *Burwood LEP 2012* (I35).

This item lies on the opposite side of Burwood Road to the subject site and to the south west. It is separate from the site by around 30m.

St. Cloud was the home of George Hoskins, who developed the Appian Way. The two storey Victorian period villa on this site, constructed in c.1892-3, has rendered and painted walls and a hipped roof clad in slate. The front elevation is dominated by a three storey square tower topped with a copper clad dome, and a two storey verandah with cast iron lace detailing.[1] It is largely concealed from Burwood Road by a high fence and densely planted garden. Refer to Figure 17 below.



Figure 17:
***St. Cloud* from Burwood Road.**

The State Heritage Inventory (SHI) listing sheet does not provide a statement of significance for this item. It is likely to have historic and aesthetic significance as a fine Late Victorian period villa that has historic associations with George Hoskins and St, Joseph's Convent, of which it formed part for many years.

This item has a lot boundary curtilage. The principal view corridors toward it from the public domain are obtained from Burwood Road and Searle Street. View corridors from Burwood Road are, however, largely screened by a high fence and by vegetation.

The upper levels of the dwelling likely have partially screened views over Burwood Road. Figure 18 is a view from outside of the gates of *St. Cloud* towards the subject site, marked by the arrow.

[1] *St. Cloud and Site*, No. 223 Burwood Road, Burwood. State Heritage Inventory Database No.: 045017.



Figure 18:
View from outside of *St. Cloud* towards the subject site, marked by the arrow.

In addition to *St. Cloud* and the properties part of the same heritage listing as the site, the site lies in the immediate vicinity of the following items listed by Schedule 5 Part 1 of *the LEP 2012*:

- ***Central Reserve Appian Way, and Appian Way—including the Club House, trees, picket fence, safety fence and AWRC Gate*, Appian Way.**

Identified as 'I235' in Figure 16 above.

This item adjoins the site to the north.

The item comprises a serpentine street which opens into a circle surrounding a landscaped central reserve which includes several tennis courts and club house surrounded by a white timber picket fence with wrought iron gates incorporating the lettering 'AWRC.' The trees framing the internal and external streetscape are Brush Box, likely planted c.1905. Refer to Figure 19 and to the photographs in Section 5 above.

The inventory sheet provided by Council's website provides the following statement of significance for this item:

> 'A rare Edwardian 'garden city' bungalow precinct surrounded by excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail. The landscape elements and streetscape are largely intact incorporating significant elements, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.
>
> The design and construction of the estate, including its unique organic street layout, was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.
>
> The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.

The landscape elements and streetscape of the Appian Way (especially when considered with the surrounding heritage item dwellings), have local (and State) significance for their ability to demonstrate early and unique subdivision pattern within Burwood (and more broadly NSW), their unique yet consistent Federation aesthetic, their rarity as a garden city suburb, for their association with George Hoskins and for their representative value as fine planning example of its type.'2



Figure 19: Looking along the Appian way towards the central reserve.

The site is visible from within this item from the Appian Way It is, however, concealed from the central fenced reserve by the bend in the Appian Way and by the mature street trees. The contribution that the site makes to this item is limited by the extent of alteration and addition made to the subject dwelling over time.

- ***Burwood Road Heritage Conservation Area*, Burwood**

Identified as 'C5' in Figure 16 above.

This area lies on the opposite side of Burwood Road to the subject site and is listed by Schedule 5 Part 2 of the *Burwood LEP 2012* (C5).

The SHI provides the following description for the conservation area, which includes those properties directly opposite the site and within the Conservation Area:

> 'The precinct, between Church Street and Liverpool Road, comprises a mixture of substantially intact housing from the c.1870's to early twentieth century. Of note are Edmund Blacket designed St Paul's Church and Victorian villas, numbers 201 and 203. Large Victorian houses at 213-*The Priory*, 213c-*The Lighthouse* and 223-*St Cloud* dominate the western side of Burwood Road. St Paul's Rectory, 207-*Dedee*, 290 and Appian Way are examples of Federation styled architecture.'[3]

[2] *Appian Way Central Reserve and Public Domain*. Burwood Council Heritage Data Form.
[3] *Burwood Road Precinct*, Nos 209-213B,215-229,278-300,320 Burwood Road, Burwood. State Heritage Inventory Database No.: 1250209.

The listing sheet provides the following statement of significance for the area:

> 'The Burwood Road Precinct is of local significance for its outstanding architectural and streetscape qualities.'[4]

The principal view corridors within this area are along the streets that lie within it and towards individual properties that make a positive contribution to it. Refer to Figures 14 and 15 in Section 5 above.

7.0 Appian Way Listing and the Appian Way Conservation Area

7.1 Group Listing: *Federation Houses*

The group listing that includes the site ('Federation houses') is for Federation period dwellings fronting the Appian Way and Burwood Road on the Hoskins Estate. These dwellings are all free standing, within garden surrounds. Most have timber fences across their front boundaries. Most, but not all, of the dwelling are single storey. They are fine and varied examples of the Federation styles.

Whilst most dwellings in this group are substantially intact, it is noted that the subject dwelling is not intact; that No. 2A Appian Way adjoining the site to the east is a Post World War II dwelling that is not included in the group listing; and that No. 304 Burwood Road, directly opposite the site, on the corner with Appian Way, has also been altered and does not have a garden setting within the front setback.

Refer to the photographs in Section 5 above.

The Heritage Assessment prepared by Council to support the listing provides the following statement of significance:

> 'A rare Edwardian 'garden city' bungalow precinct with excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail, largely intact streetscape, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.
>
> The design and construction of the estate was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.
>
> The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.
>
> The group of Federation era houses associated with the Appian Way HCA, have local significance for their ability to demonstrate early and unique subdivision pattern within Burwood, their unique yet consistent Federation aesthetic, their rarity as a group of dwellings within a garden city suburb, for their association with George Hoskins and for their representative value as fine examples of their type, most with minimal alterations from the public domain.'[5]

[4] *Burwood Road Precinct*, Burwood. State Heritage Inventory, Heritage Item ID: 1250209.
[5] *Burwood Council- Federation Dwellings within the Appian Way HCA- Heritage Assessment*. Burwood Council website.

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7.2 Conservation Area: Appian Way Conservation Area

The State Heritage Inventory listing sheet for the Appian Way Conservation Area provides the following statement of significance:

> 'A rare Edwardian 'garden city' bungalow precinct with excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail, largely intact streetscape, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.
>
> The design and construction of the estate was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.
>
> The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.
>
> The Appian Way Precinct is of State significance as a representative of an innovative approach to residential development that contains outstanding examples of Edwardian and Federation architecture in a garden setting.'[6]

This statement is adopted for the purposes of this assessment.

8.0 View Corridors

View corridors are important in assessing the proposed amendments. The following observations were made in *HIS 2021* and remain relevant today:

The principal view corridors towards the site are obtained from directly outside of it on Burwood Road and the Appian Way.

Views towards the site on approach from the south along Burwood Road are blocked until close by the site by adjoining dwellings and the large street trees. The view corridors are slightly more open on approach from the north along Burwood Road because of the intersection with Appian Way. The dwelling does not read readily read as a Federation period dwelling within these view corridors because of the extent of alteration. Refer to Figures 20 to 26.

[6] *Appian Way Precinct,* Nos 1-25 & 2A-18 Appian Way, Burwood. State Heritage Inventory Database No.: 1250265.

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Figure 20: View towards the site from directly outside of it on Burwood Road.



Figure 21: Wide angled view towards the site on approach along Burwood Road from the south.



Figure 22: View towards the site, closer than the above.

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Figure 23: View from a more acute angle on approach from the south.



Figure 24: View towards the site on approach from the north along Burwood Road.



Figure 25: Closer to the site than the above.



Figure 26: From the same side of Burwood Road as Figure 25 but at an acute angle.

Views on approach along Appian Way from the east are restricted by the bend in the road, the street trees and by the later infill dwelling, No. 16A Burwood Road. The high cement block wall along part of the northern boundary restricts views towards the rear of the dwelling. These are not significant view corridors. Refer to Figures 27 to 30.



Figure 27: View towards the site from the Appian Way. The high block wall along part of the northern boundary of the site and a small section of the roof of the subject dwelling are visible.

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Figure 28: View across the front yard of No.16A Appian Way. The roof of the subject dwelling is visible. This is not a significant view corridor.



Figure 29: View toward the site from directly opposite it on the Appian Way.



Figure 30:
Just west of the site on the Appian Way.

The principal view corridors out of the site are to the north and west.

9.0 Contribution of the Site to the Group Listing/Conservation Area

As assessed in the statement prepared for the *HIS 2021*, the site as it currently exists makes a diminished contribution to the ability to understand the unique characteristics of George Hoskins' Appian Way development. Whilst amongst the earliest dwellings constructed on the estate, it has undergone considerable alteration and addition over time, such that is no longer a good and intact example of the standard and style of dwelling Hoskins constructed on his estate.

The characteristics of the site that do contribute to the Conservation Area and group listings are the lot boundaries (which date from the time the dwelling was created), the free standing character of the dwelling, the face brickwork and the hipped and gabled roof form. The characteristics that detract from the Conservation Area are the boundary walls and the loss of many of the significant original elements of the dwelling including the chimneys, verandah detailing, original roof finish, original gable detailing and windows.

The proposed reconstruction works to the dwelling and the new picket fencing approved as part of DA 2021.88 will improve the contribution that the site makes to the conservation area. The works to the dwelling include the installation of timber framed windows, the recladding of the roof in slate and the reconstruction of the front chimneys. New planting is proposed within the site.

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10.0 Scope of Works

The following should be read in conjunction with the plans, prepared by Nicholas Day Architects and Site Image that accompany this application. The report, 'Statement: Arboricultural Issues (Substation Relocation), prepared by TALC, should also be referred to.

10.1 General Overview

Amendment	Heritage Impact
Lower Basement Plan PD08 (Part 1/ 2)	
1. Relocated plant from to the south east corner of the basement.	These amendments involve interior changes only to a level not yet constructed. There will be no impacts on the site, adjoining sites part of the same group listing, the Conservation Area or adjoining items/areas. Moving the north western basement wall to the east will have a positive impact as it avoids the need to underpin the bay window of the existing building.
2. Revised car parking layout to accommodate the new plant room and additional structural columns.	
3. Wider bin room and storage area.	
4. New mechanical plan and exhaust room.	
5. Removal of laundry and waste chute.	
6. Widen secondary exist stair.	
7. Lowered sub-basement level from RL 31.17 to RL 29.97.	
8. Northwest basement wall moved 650mm to the east.	
Basement Plan (PD08 (Part 2/2)	
9. Widen secondary exit staircase.	These amendments involve interior changes only to a level not yet constructed. There will be no impacts on the site, adjoining sites part of the same group listing, the Conservation Area or adjoining items/areas.
10. Revised basement car parking layout.	
11. Removal of laundry and waste chutes.	
12. Updated driveway and entrance ramp design.	This work is required to allow for vehicular access whilst retaining the existing substation location and meeting the offset requirement of 1.5m set by Endeavour Energy. An entrance ramp is added beside the driveway for the purposes of fire egress. See Section 10.2 below for discussion of impacts.

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Amendment	Heritage Impact
13. Northwest basement wall moved 650mm to the east.	Moving the north western basement wall to the east will have a positive impact as it avoids the need to underpin the bay window of the existing building.
Ground Floor Plan (PD 09/2)	
14. Relocating of the infants room to the ground floor.	Given the reduced integrity of the existing dwelling and its contribution to the Conservation Area, the proposed interior changes, which are minor, resulting from this change will have no additional impact on the contribution that this site makes to the group listing. Given that the proposed works are internal only, there will be no impact on the Conservation Area or nearby heritage items/areas.
15. Administration areas moved to the first floor.	These amendments involve interior changes only to a level not yet constructed. There will be no impacts on the site, adjoining sites part of the same group listing, the Conservation Area or adjoining items/areas.
16. Pre-School rooms positioned adjacent to the Appian way External Play area.	Regarding interior changes: Given the reduced integrity of the existing dwelling and its contribution to the Conservation Area, the proposed interior changes, which are minor, resulting from this change will have no additional impact on the contribution that this site makes to the group listing. Given that the proposed works are internal only, there will be no impact on the Conservation Area or nearby heritage items/areas. Regarding exterior changes: The exterior changes resulting from this change are minor and relate to the removal of stairs and a ramp. There will be no change in the massing, scale, pattern of openings or architectural character of the approved elevation. There will thus be no impact on the group listing, the conservation area or nearby heritage items/conservation areas.

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Amendment	Heritage Impact
17. Relocation of the main and secondary staircases.	Given the reduced integrity of the existing dwelling and its contribution to the Conservation Area, the proposed interior changes, which are minor, resulting from this change will have no additional impact on the contribution that this site makes to the group listing. Given that the proposed works are internal only, there will be no impact on the Conservation Area or nearby heritage items/areas.
18. Reconfiguration of windows on the southern and eastern walls.	Regarding the eastern elevation: The changes are to the yet to be constructed side elevation of the approved addition, which will have limited visibility from the public domain. An appropriate void to solid ratio is proposed. There will be no impact on the group listing, the conservation area or nearby heritage items/conservation areas. Regarding the southern elevation: The changes are to the yet to be constructed rear elevation of the approved addition, which will have limited visibility from the public domain. This elevation addresses a property not part of the group listing. An appropriate void to solid ratio is proposed. There will be no impact on the group listing, the conservation area or nearby heritage items/conservation areas.
19. View corridor notation removed and front plan and materials updated.	As discussed between WP Heritage and Council's heritage advisor during the L & E court case (Jennifer Hill), the acoustic fence has been amended from glass to a painted acoustic fencing with hedging to better compliment the streetscape. Fences in the proposed locations will not block the significant view corridor from the corner of Appian Way and Burwood Road.
20. Pedestrian entrance path updated.	The proposed changes are required to make the pathway BCA compliant. The location of the ramp is altered to run along the Burwood Road fence before turning to approach the front of the building. This will have an acceptable impact because the ramp will lie behind fencing and hedging and will not obstruct the view corridor

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Amendment	Heritage Impact
	from the corner entrance. The proposed railing is required by the BCA and is simply detailed to minimise its impact. The proposed ramp connects with the front porch in the same location as the existing stairs.
21. Updated driveway and entrance ramp design	See Section 10.2 below.
22. Planting added to the eastern and southern boundaries.	Additional planting along the boundaries will have a positive impact.
First floor Plan (PD10/2)	
23. Staff room, laundry and kitchen and programme room moved to first floor.	Changes to the first floor will have no impact as this is a new level not yet constructed. The proposed relocation of the stairs will have no further impact for the reasons given above. There are no exterior changes arising from this work. There will be no impact on the group listing, the conservation area or nearby heritage items/conservation areas.
24. Both stairs relocated.	
25. Kitchen and laundry layouts updated.	
26. External walls extended to incorporate storage along all external perimeters, terminating at a 220mm ceiling height within the internal space.	This amendment will not significantly impact on massing and scale or significantly change the overall character of the approved building.
Elevations (PD 12/2; PD13/2)	
27. Reconfiguration of windows in the southern and eastern walls.	Regarding the eastern elevation: The changes are to the yet to be constructed side elevation of the approved addition, which will have limited visibility from the public domain. An appropriate void to solid ratio is proposed. There will be no impact on the group listing, the conservation area or nearby heritage items/conservation areas. Regarding the southern elevation: The changes are to the yet to be constructed rear elevation of the approved addition, which will have limited visibility from the public domain. This elevation addresses a property not part of the group listing. An appropriate void to solid ratio is proposed. There will be no impact on the

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Amendment	Heritage Impact
	group listing, the conservation area or nearby heritage items/conservation areas.
28. Landscaping, external garden level and pedestrian entrance path.	The proposed changes are required to make the pathway BCA compliant. The location of the ramp is altered to run along the Burwood Road fence before turning to approach the front of the building. This will have an acceptable impact because the ramp will lie behind fencing and hedging and will not obstruct the view corridor from the corner entrance. The proposed railing is required by the BCA and is simply detailed to minimise its impact. The proposed ramp connects with the front porch in the same location as the existing stairs. A level area has been created immediately north of the building to facilitate use as a childcare centre. Access to the lower level, adjoining Appian Way is provided by stairs and a ramp. The wall will have a metal palisade fence/railing for safety. The wall and fencing is mitigated by planting.
Sections (PD14/2; PD 15/2)	
29. Landscaping, external garden level and pedestrian entrance path.	See under 28 above.
30. Lowered sub-basement level from RL 31.17 to RL 29.97.	These amendments involve interior changes only to a level not yet constructed. There will be no impacts on the site, adjoining sites part of the same group listing, the Conservation Area or adjoining items/areas.
31. Room locations and names updated.	No comment required.
32. Removal of view corridor notation and update to front fence design.	As discussed between WP Heritage and Council's heritage advisor during the L & E court case (Jennifer Hill), the acoustic fence has been amended from glass to a painted acoustic fencing with hedging to better compliment the streetscape. Fences in the proposed locations will not block the significant view corridor from the corner of Appian Way and Burwood Road.

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10.2 Impacts of Selected Works in Greater Detail:

10.2.1The Substation

Three options have been explored for the substation:

1. Option 1: Removing the substation to the Burwood Road frontage of the site.
2. Option 2: Moving the substation to the Appian Road frontage of the site.
3. Option 3: Retaining the substation in the existing location.

Option 1, whilst desirable from the perspective of removing the substation from the Appian Way, is not the preferred option because of the unacceptable impact it would have on the street trees adjacent to the site and hence on the group listing (which includes properties on Burwood Road), on the setting of the State significant *St. Cloud*, No. 223 Burwood Road, and on the Appian Way and Burwood Conservation Areas. As demonstrated by Figure 31, the extensive excavation that would be required to install the low and high voltage cabling required for the substation would have an unacceptable impact on six mature *Lophostemon confertus* with structural root zones of 2.8 to 3.25m, well within the excavation area.

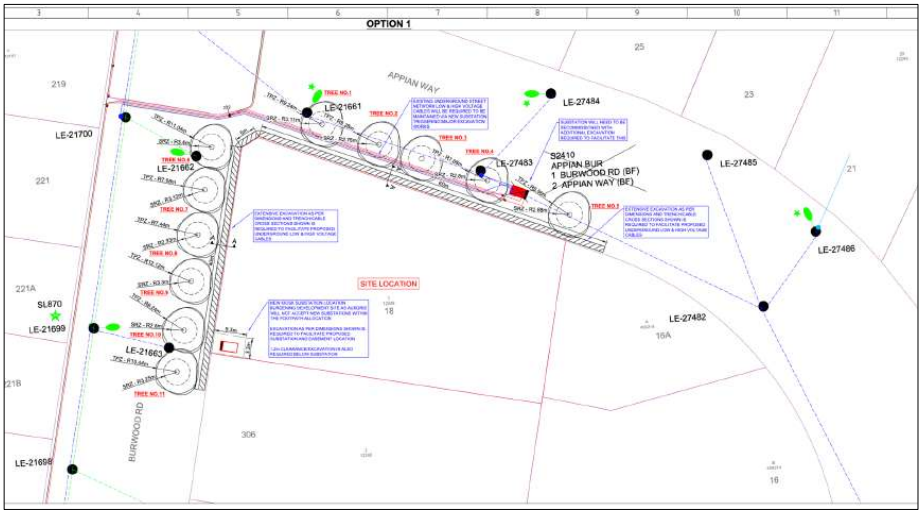


Figure 31: Showing the structural root zones (see lines radiating from the centre) and the excavation required if the substation was to be removed to the Burwood Road frontage of the site. Option 1. See enlarged plan part of the submission.

AAPE.

Option 2 is not desirable for similar reasons. The required cabling would impact on the structural root zones of four healthy mature *Lophostemon confertus* with structural root zones of between 2.76m and 3.11m, well within the excavation area. Refer to Figure 32.

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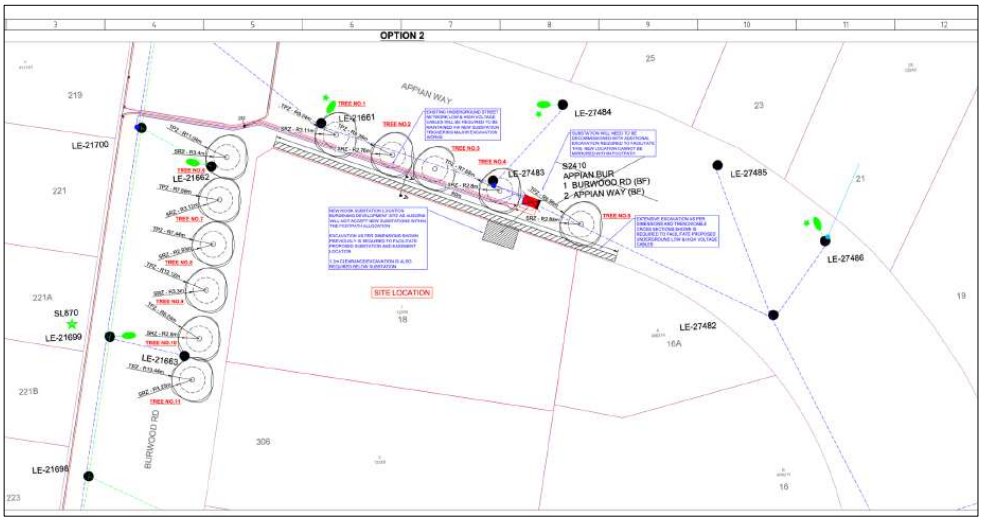


Figure 32: Showing the structural root zones (see lines radiating from the centre) and the excavation required if the substation was to be removed to the Appian Way frontage of the site. Option 2. See enlarged plan part of the submission.

AAPE.

Option 3, retention of the substation in the existing location, is the preferred option. The removal of one tree (*Lophostemon confertus)* to provide the required site lines and sweep paths for the proposed driveway will have an acceptable impact because, as set out by the arborist report, that accompanies this application, the tree is in very poor health and is likely to decline further.

A gap will be created by the removal of the tree. The spacing between trees is already greater than is typical for the Appian Way in this location and has been since at least 1943. The impact is acceptable because of the poor health of the tree, which would likely be required to be removed in coming years regardless of the substation; the existing irregularity and the less intact nature of the streetscape at this end of the Appian Way resulting from the changes made to the subject site and the presence of a Post World War II dwelling on a later subdivision at No.16A Appian Way.

The arborist further notes that the adjoining street trees are also in declining health and may require replacement in coming years. This would provide an opportunity for co-ordinated new street planting that considers existing infrastructure.

The impact of the existing substation on the Appian Way is reduced by the proposed works because the light grey cement block wall currently behind it with a picket fence and hedge. The substation, which is painted a dark green, will visually recede into this background.

10.2.2. Driveway Entrance

The driveway intersects Appian Way at an angle of 81 degrees instead of the more typical 90 degrees.

The above angle is required to avoid the minimum clearances to the electrical substation. There is no location along the Appian Way frontage in which a driveway could be located that does not require either a street tree to be removed or the electrical substation to be removed. The

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undesirability of removing the substation was set out above. The street tree that is required to be removed is the tree in the poorest health.

The difference in the angle to Appian Way is nine degrees. The impact is acceptable because this driveway is located at the very end of the Appian Way, which is concealed in views into/out of the heart of the street by street trees and the bend in the street. It is also associated with a much altered building. Driveways are low lying elements that have less prominence in the streetscape than vertical elements, such as fencing.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



Alice Fuller | Associate Director

References

Appian Way Central Reserve and Public Domain. Burwood Council Heritage Data Form.

Appian Way Precinct, Nos 1-25 & 2A-18 Appian Way, Burwood. State Heritage Inventory Database No.: 1250265.

Burwood Council- Federation Dwellings within the Appian Way HCA- Heritage Assessment. Burwood Council website.

Burwood Road Precinct, Burwood. State Heritage Inventory, Heritage Item ID: 1250209.

Burwood Road Precinct, Nos 209-213B,215-229,278-300,320 Burwood Road, Burwood. State Heritage Inventory Database No.: 1250209.

St. Cloud and Site, No. 223 Burwood Road, Burwood. State Heritage Inventory Database No.: 045017.

Arboricultural Assessment

TALC
TREE AND LANDSCAPE CONSULTANTS

Prepared 22nd July 2025

Site Location

18 Appian Way
Burwood NSW 2134

Client

Tony Geagea

DISCLAIMER

The author and Tree & Landscape Consultants take no responsibility for actions taken and their consequences, contrary to those expert and professional instructions given as recommendations pertaining to safety by way of exercising our responsibility to our client and the public as our duty of care commitment, to mitigate or prevent hazards from arising, from a failure moment in full or part, from a structurally deficient or unsound tree or a tree likely to be rendered thus by its retention and subsequent modification/s to its growing environment either above or below ground contrary to our advice.

Peter Richards
Tree & Landscape Consultants

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TREE & LANDSCAPE CONSULTANTS

Site Analysis, Arboricultural Assessments

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22nd July 2025

Tony Geagea
18 Appian Way
Burwood NSW 2134

Our reference: 5670AA

Arboricultural Assessment
18 Appian Way
Burwood NSW 2134

1. INTRODUCTION

This report has been prepared by Tree & Landscape Consultants for Tony Geagea. The site was inspected by the author and the subject trees, and their general growing environment evaluated on the the 17th July 2025.

The aims and objectives of this report are to identify and assesses the condition of the subject tree/s; determine the impact of development on the subject tree/s; provide discussion for retention or removal of the subject tree/s to accommodate Substation Upgrade options.

2. METHODOLOGY

2.1 The method of assessment of tree/s is applied from the ongoing knowledge and development of the author and considers but is not confined to:

- Tree health and subsequent stability, both long and short term
- Sustainable Retention Index Value (S.R.I.V.)© IACA 2009)
- Amenity values

2.2 This assessment is undertaken using a set of standard tree assessment criteria for each tree based on the values above and is implemented as a result of at least one comprehensive and detailed site inspection.

2.3 In this report the dimensions of the tree recorded by the author for the trunk *diameter at breast height* (DBH) measurement is calculated at 1.4m above ground from the base of the tree. Where a tree is trunkless or branches at or near ground such as a mallee formed tree, an average diameter is determined by recording the radial extent of the stem mass at its narrowest and widest dimensions, adding the two dimensions together and dividing them by 2 to record an average.

2.4 Crown spreads are expressed as length by breadth measurements to accurately record their dimensions. Where appropriate, *crown spread orientation* is described along the length of the crown spread e.g., North/South, or as *radial* if the crown is distributed at an approximately even radius from the trunk e.g. 6x6m.

2.5 The Australian Standard AS 4970-2009 "Protection of trees on development sites, where applicable is applied to trees to be retained in this report as a point of reference and guide for the recommended minimum clearances from the centre of tree trunks to development works and is applied as a generalised benchmark and the distances may be increased or decreased by the author as a result of other factors providing mitigating circumstances or constraints as indicated by but not restricted to the following:

- *Tolerance of individual species to disturbance,*
- *Geology e.g. physical barriers in soil, floaters, bedrock to surface*
- *Topography e.g. slope, drainage,*
- *Soil e.g. depth, drainage, fertility, structure,*
- *Microclimate e.g. due to landform, exposure to dominant wind,*
- *Engineering e.g. techniques to ameliorate impact on trees such as structural soil, lateral boring,*
- *Construction e.g. techniques to ameliorate impact on trees such as pier and beam, bridge footings, suspended slabs*
- *Arboriculture e.g. exploration trenches to map location of roots,*
- *Physical limitations - existing modifications to the environment and any impact to tree/s by development e.g. property boundaries, road reserves, previous impact by excavation in other directions, soil level changes by cutting or filling, existing landscaping works within close proximity, modified drainage patterns.*

2.6 ***Pruning/Removal Guidelines***

- Any pruning recommended in this report is to be to the Australian Standard® AS4373 'Pruning of amenity trees', and conducted in accordance with the NSW Work Cover Authority Code of Practice for the Amenity Tree Industry, 1998
- All pruning or removal works are to be in accordance with the appropriate Tree Management Policy where applicable, or Tree Management Order (TMO), or Tree Preservation Order (TPO), or applicable consent conditions.
- Tree maintenance work is specialised and in order to be undertaken safely and to ensure the works carried out are not detrimental to the survival of the tree or surrounding vegetation, all works should be undertaken by a qualified Arboriculturist with appropriate competencies recognised within the

Australian Qualification Framework, with a minimum of 5 years of continual experience within the industry of operational amenity arboriculture, and covered by appropriate and current types of insurance to undertake such works.

- Any pruning near electricity wires should be undertaken in accordance with relative Electrical Safety Rules and be performed by persons individually authorised by Energy Australia

3. TREE ASSESSMENTS

3.1 Table 1

Tree No.	Genus &Species Common Name	Age Y – Yong M-Mature O- Overmature	Condition G- Good F- Fair P- Poor D- Dead	Branch Bark Included	Canopy Orientation Sy- Symmetrical Asy- Asymmetrical	Trunk Diameter (DBH- 1.4 m above ground level in mm & Trunk Base)	Height X Spread N- S / W-E (in metres)	Tree Vigour L- Low G- Good D- Dormant	SRIV Sustainable Retention Index Value
1	***Lophostemon confertus*** Brush Box	M	F	No	Sy	1.4m: 770 Base:860	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown modified to clear utility wires. Dieback of lower order leaders evident .Bulging stem growth at the base of the trunk (Bottle Butt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
2	***Lophostemon confertus*** Brush Box	M	P	No	Sy	1.4m: 690 Base:650	15 x 10(N-S) 10(W-E)	G	MGVF6
		Crown modified to clear utility wires.							
3	***Lophostemon confertus*** Brush Box		D						
		The tree supports no active foliage.							
4	***Lophostemon confertus*** Brush Box	O	P	No	Sy	1.4m: 640 Base:670	12 x 10(N-S) 10(W-E)	L	OLVP0
		Crown modified to clear utility wires. Crown supports approx. 15% active foliage growth.Bulging stem growth at the base of the trunk (Bottle Butt) evident often associated with *decay* (Lonsdale 1999, p. 311)							
5	***Lophostemon confertus*** Brush Box	M	F	Yes	Sy	1.4m: 590 Base:750	15 x 10(N-S) 10(W-E)	L	MLVF4
		Crown modified to clear utility wires. Dieback throughout the crown evident . Bulging stem growth at the base of the trunk (Bottle Butt) evident often associated with *decay* (Lonsdale 1999, p. 311). Tree appears in decline							
6	***Lophostemon confertus*** Brush Box	M	F	Yes	Sy	1.4m: 920 Base:1070	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottle Butt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
7	***Lophostemon confertus*** Brush Box	M	F	No	Sy	1.4m: 640 Base:870	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottle Butt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
8	***Lophostemon confertus*** Brush Box	M	F	Yes	Sy	1.4m: 620 Base:750	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottlebutt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
9	***Lophostemon confertus*** Brush Box	M	F	No	Sy	1.4m: 1060 Base:990	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottlebutt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
10	***Lophostemon confertus*** Brush Box	M	F	Yes	Sy	1.4m:520 Base:670	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottlebutt) evident often associated with *decay* (Lonsdale 1999, p. 311).							
11	***Lophostemon confertus*** Brush Box	M	F	Yes	Sy	1.4m: 870 Base:960	15 x 10(N-S) 10(W-E)	G	MGVF9
		Crown previously lopped as part of past management practice. Bulging stem growth at the base of the trunk (Bottlebutt) evident often associated with *decay* (Lonsdale 1999, p. 311).							

3.2 Tree Protection Zones and Structural Root Zones

TPZ- Tree Protection Zone and SRZ -Structural Root Zone - calculated in accordance with *AS4970/2009- Protection of trees on development sites.*

Setbacks from all trees -point of reference

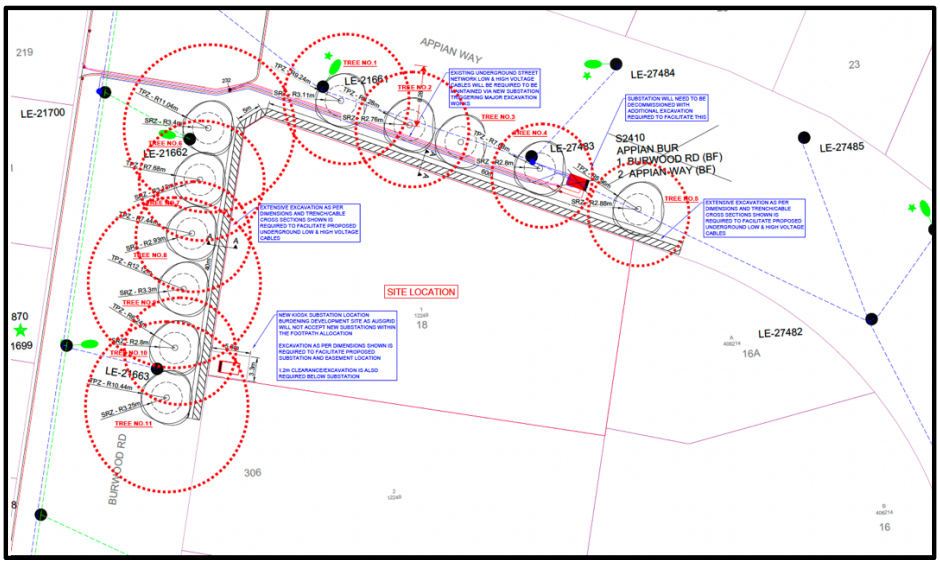
Tree No	Botanical Name	TPZ- Tree Protection Zone (Metres radius)	SRZ- Structural Root Zone (Metres radius)
1	*Lophostemon confertus*	9.24	3.11
2	*Lophostemon confertus*	8.28	2.76
3	*Lophostemon confertus*	Dead Tree	
4	*Lophostemon confertus*	7.68	2.8
5	*Lophostemon confertus*	6.96	2.88
6	*Lophostemon confertus*	11.04	3.4
7	*Lophostemon confertus*	7.68	3.12
8	*Lophostemon confertus*	7.44	2.93
9	*Lophostemon confertus*	12.12	3.3
10	*Lophostemon confertus*	6.24	2.8
11	*Lophostemon confertus*	10.44	3.25

3.3 **Setback for Tree Protection Zones/Notational Root Zone** (New Standard)

TPZ/NRZ- Tree Protection Zone & SRZ- Structural Root Zone- calculated in accordance with *AS4970/2009/2025- Protection of trees on development sites.*

TPZ- encroachment
General- It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.
Minor encroachment- Is less than 10% of the area of the TPZ and outside the SRZ.
Major encroachment – Is greater than 10% of the area of the TPZ or inside the SRZ.

Approximate TPZ/NRZ Markup Setbacks (Red Dotted)



3.3 Discussion

This discussion assesses the subject trees adjoining the property then considers their long-term retention or removal resulting in the following discussion:

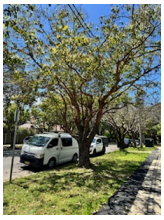
Tree 1

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to** Burwood Road: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure \resulting in TPZ/NRZ Major Encroachment.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment) the* area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots most likely from bulk excavation works required to accommodate the new substation and upgrade of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.




Tree 2

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in poor condition.
- **Impacts of substation relocation to** Burwood Road: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure \resulting in TPZ/NRZ Major Encroachment.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.



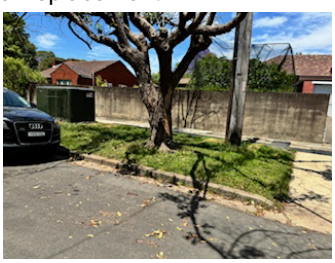

Tree 3

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- **The tree is dead.**
- **Impacts of substation relocation to Burwood Road**: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure will result in impacts to remaining root system of the dead tree.
- **Impacts of substation relocation marginally north along Appian Way**: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure will result in impacts to remaining root system of the dead tree.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.



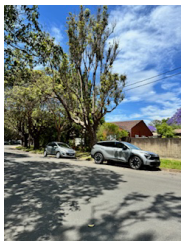

Tree 4

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- overmature specimen in poor condition.
- **Impacts of substation relocation to** Burwood Road: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure \resulting in TPZ/NRZ Major Encroachments.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots most likely from bulk excavation works required to accommodate the new substation upgrade and subsequent installation of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.

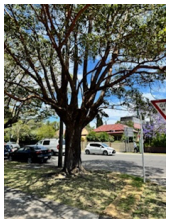
Tree 5

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to Burwood Road**: Major impacts from decommissioning of existing infrastructure and excavation and installation of new infrastructure \resulting in TPZ/NRZ Major Encroachments.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots most likely from bulk excavation works required to accommodate the new substation upgrade and subsequent installation of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.

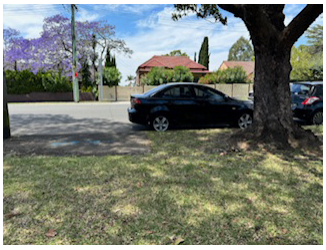
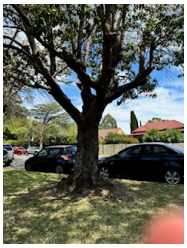
Tree 6

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to** Burwood Road: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and placement of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.

Tree 7

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to** Burwood Road: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.

Tree 8

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to** Burwood Road: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services and Kiosk.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.



Tree 9

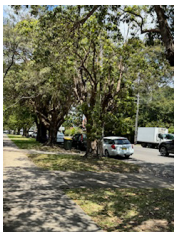
- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to** Burwood Road: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services and Kiosk.
- **Impacts of substation relocation marginally north along Appian Way**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location**. Nil impacts unless cabling needs upgrading or replacement.





Tree 10

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to Burwood Road**: *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services and Kiosk.
- **Impacts of substation relocation marginally north along Appian Way** : *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location** . Nil impacts unless cabling needs upgrading or replacement.

Tree 11

- an existing planted specimen of *Lophostemon confertus* located within the street reserve.
- mature specimen in fair condition.
- **Impacts of substation relocation to Burwood Road** : *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots will occur to accommodate the bulk excavation works required to accommodate the new substation upgrade and re-location of underground services and Kiosk.
- **Impacts of substation relocation marginally north along Appian Way** : *(TPZ/NRZ Major Encroachment)* the area adjoining the tree would require deep soil excavation within the trees prescribed TPZ/NRZ and severance of roots likely foreseeable from bulk excavation works required to accommodate the new substation upgrade of underground services.
- **Impacts of retaining the substation in existing location** . Nil impacts unless cabling needs upgrading or replacement.



The proposed works are described as extensive, denoted on the New Substation Implications Plan *(Appendix C)* as trenching of 530x1600mm without allowing for bulking and providing for a safe work environment. Either option of Burwood Road or Appian Way will result in major excavation and encroachment into the trees prescribed root projections to either install / upgrade or relocate the service.

The preferred option to reduce impacts upon trees is to retain/relocate the substation on Appian Way frontage where lower quality trees in decline are located than to risk impacting the entire tree line of better-quality trees along Burwood Rd through a relocation of the Substation.

The Appian Way frontage option will result in allowing management options such as removal and replacement of declining trees with new super advanced healthy trees along this property line. This option will enable service installation along this frontage, providing for long term landscape elements as opposed to retention of short-term trees, eliminating the chance of harm occurring to better quality trees along Burwood Road.

Peter Richards
Tree & Landscape Consultants

Appendix A
Matrix - Sustainable Retention Index Value (S.R.I.V.)©

Developed by IACA – Institute of Australian Consulting Arboriculturists www.iaca.org.au (2009)

To be used with the values defined in the Glossary.
An Index value as indicated where ten (10) is the highest value.

Age Class	Vigour Class and Condition Class					
	Good Vigour & Good Condition (GVG)	Good Vigour & Fair Condition (GVF)	Good Vigour & Poor Condition (GVP)	Low Vigour & Good Condition (LVG)	Low Vigour & Fair Condition (LVF)	Low Vigour & Poor Condition (LVP)
	Able to be retained if sufficient space available above and below ground for future growth. No remedial work or improvement to growing environment required. May be subject to high vigour. Retention potential - Medium – Long Term.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential - Medium Term. Potential for longer with remediation or favourable environmental conditions.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work unlikely to assist condition, improvement to growing environment may assist. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. No remedial work required, but improvement to growing environment may assist vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment may assist condition and vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	Unlikely to be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential - Likely to be removed immediately or retained for Short Term. Potential for longer with remediation or favourable environmental conditions.
Young (Y)	**Index Value 9** Retention potential - Long Term. Likely to provide minimal contribution to local amenity if height <5m. High potential for future growth and adaptability. Retain, move or replace.	**Index Value 8** Retention potential - Short – Medium Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Medium-high potential for future growth and adaptability. Retain, move or replace.	**Index Value 5** Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Low-medium potential for future growth and adaptability. Retain, move or replace.	**Index Value 4** Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Medium potential for future growth and adaptability. Retain, move or replace.	**Index Value 3** Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Low-medium potential for future growth and adaptability. Retain, move or replace.	**Index Value 1** Retention potential - Likely to be removed immediately or retained for Short Term. Likely to provide minimal contribution to local amenity if height <5m. Low potential for future growth and adaptability.
Mature (M)	**Index Value 10** Retention potential - Medium - Long Term.	**Index Value 9** Retention potential - Medium Term. Potential for longer with improved growing conditions.	**Index Value 6** Retention potential - Short Term. Potential for longer with improved growing conditions.	**Index Value 5** Retention potential - Short Term. Potential for longer with improved growing conditions.	**Index Value 4** Retention potential - Short Term. Potential for longer with improved growing conditions.	**Index Value 2** Retention potential - Likely to be removed immediately or retained for Short Term.
Over-mature (O)	**Index Value 6** Retention potential - Medium - Long Term.	**Index Value 5** Retention potential - Medium Term.	**Index Value 4** Retention potential - Short Term.	**Index Value 3** Retention potential - Short Term. Potential for longer with improved growing conditions.	**Index Value 2** Retention potential - Short Term.	**Index Value 0** Retention potential - Likely to be removed immediately or retained for Short Term.

Appendix B

Definitions & Terminology

From

Dictionary for Managing Trees in Urban Environments
Institute of Australian Consulting Arboriculturists (IACA) 2009.

Condition of trees

Condition A tree's *crown form* and growth habit, as modified by its *environment* (aspect, suppression by other trees, soils), the *stability* and *viability* of the *root plate*, trunk and structural branches (first (1st) and possibly second (2nd) order branches), including structural defects such as wounds, cavities or hollows, *crooked* trunk or weak trunk/branch junctions and the effects of predation by pests and diseases. These may not be directly connected with *vigour* and it is possible for a tree to be of *normal vigour* but in *poor condition*. Condition can be categorized as *Good Condition*, *Fair Condition*, *Poor Condition* and *Dead*.

Good Condition Tree is of good habit, with *crown form* not severely restricted for space and light, physically free from the adverse effects of *predation* by pests and diseases, obvious instability or structural weaknesses, fungal, bacterial or insect infestation and is expected to continue to live in much the same condition as at the time of inspection provided conditions around it for its basic survival do not alter greatly. This may be independent from, or contributed to by vigour.

Fair Condition Tree is of good habit or *misshapen*, a form not severely restricted for space and light, has some physical indication of *decline* due to the early effects of *predation* by pests and diseases, fungal, bacterial, or insect infestation, or has suffered physical injury to itself that may be contributing to instability or structural weaknesses, or is faltering due to the modification of the *environment* essential for its basic survival. Such a tree may recover with remedial works where appropriate, or without intervention may stabilise or improve over time, or in response to the implementation of beneficial changes to its local environment. This may be independent from, or contributed to by vigour.

Poor Condition Tree is of good habit or *misshapen*, a form that may be severely restricted for space and light, exhibits symptoms of advanced and *irreversible decline* such as fungal, or bacterial infestation, major die-back in the branch and *foliage crown*, *structural deterioration* from insect damage e.g. termite infestation, or storm damage or lightning strike, ring barking from borer activity in the trunk, root damage or instability of the tree, or damage from physical wounding impacts or abrasion, or from altered local environmental conditions and has been unable to adapt to such changes and may decline further to death regardless of remedial works or other modifications to the local *environment* that would normally be sufficient to provide for its basic survival if in *good* to *fair* condition. Deterioration physically, often characterised by a gradual and continuous reduction in vigour but may be independent of a change in vigour, but characterised by a proportionate increase in susceptibility to, and *predation* by pests and diseases against which the tree cannot be sustained. Such conditions may also be evident in trees of advanced senescence due to normal phenological processes, without modifications to the growing environment or physical damage having been inflicted upon the tree. This may be independent from, or contributed to by vigour..

Dead Tree is no longer capable of performing any of the following processes or is exhibiting any of the following symptoms;
Processes
Photosynthesis via its foliage crown (as indicated by the presence of moist, green or other coloured leaves);
Osmosis (the ability of the root system to take up water);
Turgidity (the ability of the plant to sustain moisture pressure in its cells);
Epicormic shoots or *epicormic strands* in Eucalypts (the production of new shoots as a response to stress, generated from latent or adventitious buds or from a *lignotuber*);
Symptoms
Permanent leaf loss;
Permanent wilting (the loss of turgidity which is marked by desiccation of stems leaves and roots);
Abscission of the *epidermis* (bark desiccates and peels off to the beginning of the sapwood).

Removed No longer present, or tree not able to be located or having been cut down and retained on a site, or having been taken away from a site prior to site inspection.

Description of Tree Dimensions

Height The distance measured vertically between the horizontal plane at the lowest point at the base of a tree, which is immediately above ground, and the horizontal plane immediately above the uppermost point of a tree.

Spread The furthest expanse of the crown when measured horizontally from one side of the tree to the other, generally through the centre of the trunk. Where the crown is not circular a measurement should be an average of the narrowest and widest diameters and this is dependent upon crown form and to a lesser extent its symmetry.

Crown Cover Percent of the homogenous distribution of foliage across the entire crown based upon that expected for a specimen of that species in good condition and of normal vigour, depending on form in situ, e.g. this may be influenced by crown die-back, proximity to other trees or structures, moisture stress, or overshadowing.

Vigour

Vigour Ability of a tree to sustain its life processes. This is independent of the *condition* of a tree but may impact upon it. Vigour can appear to alter rapidly with change of seasons (seasonality) e.g. *dormant*, deciduous or semi-deciduous trees. Vigour can be categorized as *Normal Vigour, High Vigour*, *Low Vigour* and *Dormant Tree Vigour*.

Normal Vigour Ability of a tree to maintain and sustain its life processes. This may be evident by the typical growth of leaves, crown cover and crown density, branches, roots and trunk and resistance to predation. This is independent of the condition of a tree but may impact upon it, and especially the ability of a tree to sustain itself against predation.

High Vigour *Accelerated growth* of a tree due to incidental or deliberate artificial changes to its growing *environment* that are seemingly beneficial, but may result in *premature aging* or failure if the favourable conditions cease, or promote *prolonged senescence* if the favourable conditions remain, e.g. water from a leaking pipe; water and nutrients from a leaking or disrupted sewer pipe; nutrients from animal waste, a tree growing next to a chicken coop, or a stock feed lot, or a regularly used stockyard; a tree subject to a stringent watering and fertilising program; or some trees may achieve an extended lifespan from continuous *pollarding* practices over the life of the tree.

Low Vigour Reduced ability of a tree to sustain its life processes. This may be evident by the atypical growth of leaves, reduced crown cover and reduced crown density, branches, roots and trunk, and a deterioration of their functions with reduced resistance to predation. This is independent of the condition of a tree but may impact upon it, and especially the ability of a tree to sustain itself against predation.

Dormant Tree Vigour Determined by existing turgidity in lowest order branches in the outer extremity of the crown, with good bud set and formation, and where the last extension growth is distinct from those most recently preceding it, evident by bud scale scars. Normal vigour during dormancy is achieved when such growth is evident on a majority of branches throughout the crown.
Poor Vigour See low vigour
Good Vigour See Normal Vigour

Age of Trees

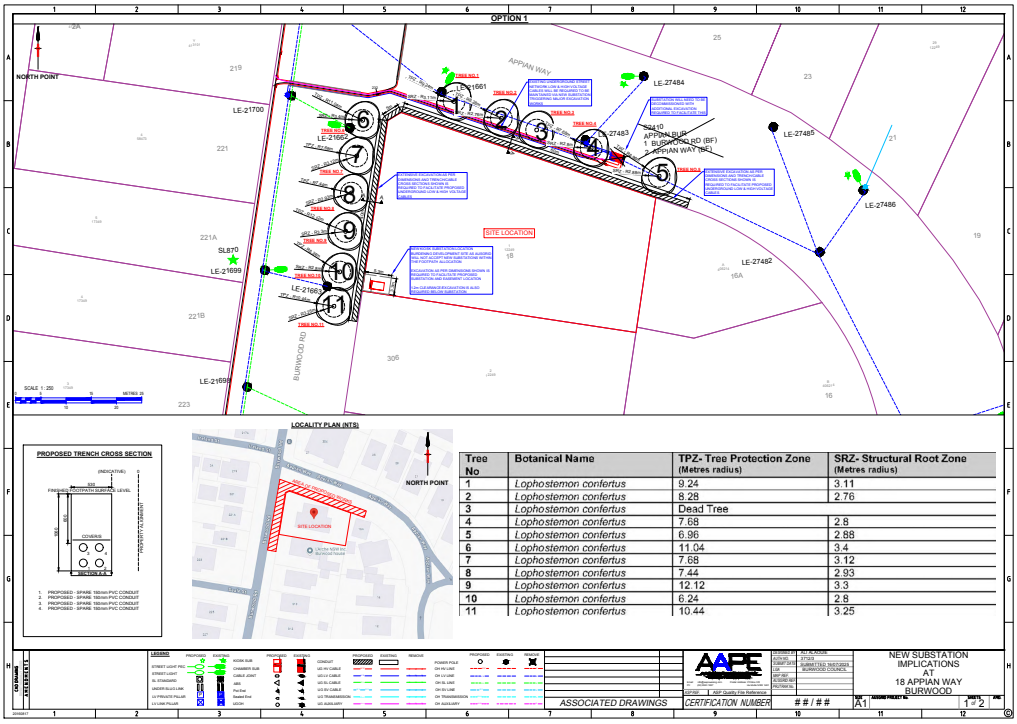
Age of Trees Most trees have a stable biomass for the major proportion of their life. The estimation of the age of a tree is based on the knowledge of the expected lifespan of the taxa in situ divided into three distinct stages of measurable biomass, when the exact age of the tree from its date of cultivation or planting is unknown. These increments are Young, Mature and Overmature.
Young Tree aged less than 20% of life expectancy.
Mature Tree aged 20-80% of life expectancy.
Over-mature Tree aged greater than 80% of life expectancy tending to senescent with or without reduced vigour, and declining gradually or rapidly but irreversibly to death.
Sapling A young tree, early in its development with small dimensions.
Senescent Advanced old age, over-mature.

General Terms

Bottle Butt Uncharacteristic bulging stem growth at the base of the trunk due to altered *stress* in this region, often associated with *decay* (Lonsdale 1999, p. 311).
Significant Important, weighty or more than ordinary.
Significant Tree A tree considered important, weighty or more than ordinary. Example: due to prominence of location, or in situ, or contribution as a component of the overall landscape for *amenity* or aesthetic qualities, or *curtilage* to structures, or importance due to uniqueness of taxa for species, subspecies, variety, form, or as an historical or cultural planting, or for age, or substantial dimensions, or habit, or as remnant vegetation, or habitat potential, or a rare or threatened species, or uncommon in cultivation, or of aboriginal cultural importance, or is a commemorative planting.
Substantial A tree with large dimensions or proportions in relation to its place in the landscape.
Sustainable Retention Index Value (SRIV) A visual method of rating the viability of urban trees for development sites and management, based on general tree and landscape assessment criteria. SRIV© is for the professional manager of urban trees to consider the tree in situ with an assumed knowledge of the taxa and its growing environment and is based on the physical attributes of the tree and its response to its environment considering its age class, vigour class, condition class and its sustainable retention with regard to the safety of people or damage to property and the ability to retain the tree with remedial work or beneficial modifications to its growing environment or removal and replacement. (IACA 2005)
Diameter at Breast Height (DBH) Measurement of trunk width calculated at a given distance above ground from the base of the tree often measured at 1.4 m. The trunk of a tree is usually not a circle when viewed in cross section, due to the presence of *reaction wood* or *adaptive wood*, therefore an average diameter is determined with a *diameter tape* or by recording the trunk along its narrowest and widest axes, adding the two dimensions together and dividing them by 2 to record an average and allowing the orientation of the longest axis of the trunk to also be recorded. Where a tree is growing on a lean the distance along the top of the trunk is measured to 1.4m and the diameter then recorded from that point perpendicular to the edge of the trunk. Where a *leaning* trunk is *crooked* a vertical distance of 1.4m is measured from the ground. Where a tree branches from a trunk that is less than 1.4m above ground, the trunk diameter is recorded perpendicular to the length of the *trunk* from the point immediately below the base of the flange of the *branch collar* extending the furthest down the trunk, and the distance of this point above ground recorded as *trunk* length. Where a tree is located on sloping ground the DBH should be measured at half way along the side of the tree to average out the angle of slope. Where a tree is *acaulescent* or *trunkless* branching at or near ground an average diameter is determined by recording the radial extent of the trunk at or near ground and noting where the measurement was recorded e.g. at ground.
Tree Management Planned protection, conservation, maintenance and enhancement of a population of trees. Usually achieved by recognizing trees as a dynamic natural resource and, through professional arboricultural personnel and a multidisciplinary approach, gaining an ongoing understanding of diverse aspects of the population: age class; maintenance, removal/replacement cycles and costs; additional new planting opportunities and costs; sustainability; safety constraints; community concerns; budgetary constraints; ecological, *amenity* and utility values; suitability and appropriateness of tree maintenance, removal and replacement or retention. See also *Tree Preservation*, *Appropriate Tree Management* and *Inappropriate Tree Management*.
Appropriate Tree Management The management of trees as a resource based on sound professional judgement and a competent understanding of what tree to plant where and when, or when to remove or retain a tree. Examples: 1. The planting or retention of a tree in a position that causes minimal or no conflict with people or property or disturbance of the built environment, or services or infrastructure, due to such a decision having been founded upon a competent knowledge of the characteristics of the trees growth pattern and ultimate dimensions above and below ground at maturity, and the suitability of the space available into which it will develop. 2.The removal of a tree that will grow to be in conflict with the constraints of its growing *environment* either above or below ground at its ultimate dimensions at maturity, and especially where replanting could be undertaken with an advanced specimen of a species of more suitable growth characteristics and mature dimensions. 3. The removal of a vigorous tree in a *poor* condition, in a prominent position where its potential failure in full or part poses a risk of hazard to the safety of people, or damage to property. See also *Inappropriate Tree Management* and *Tree Management.*
Inappropriate Tree Management The planting or retention of a tree where it is known that the tree will outgrow the space available for its growth above or below ground before or at maturity, and is likely to cause disruption or damage to built structures, or retention of a tree when it is known to be potentially hazardous to people or property. See also *Appropriate Tree Management*, *Tree Preservation* and *Tree Management*.
Roots The part of a tree either woody or fibrous, branched, growing mostly under the ground providing mechanical support for anchorage, storage of energy reserves and the uptake of water and elements in solution. The roots on most of the tree species of the world grow within the upper 1 metre of the soil. Many tree roots are very shallow and some roots in tropical areas grow for long distances along the soil surface. Roots on most trees usually spread far beyond the *dripline* of their *crown* and may extend for distances in excess of two – three times the mature height of a tree (Perry 1982, pp. 197-221). Roots may be woody as with gymnosperms (conifers) and dicotyledonous angiosperms (flowering plants) or *adventitious roots* with monocotyledonous angiosperms (palms). Roots develop by *primary growth* in palms, and by *primary growth* and *secondary growth* in other trees (MacLeod & Cram 1996, p.1).

Appendix C

New Substation Implication Plan/Tree Locations



Tree No	Botanical Name	TPZ- Tree Protection Zone (Metres radius)	SRZ- Structural Root Zone (Metres radius)
1	*Lophostemon confertus*	9.24	3.11
2	*Lophostemon confertus*	8.28	2.76
3	*Lophostemon confertus*	Dead Tree	
4	*Lophostemon confertus*	7.68	2.8
5	*Lophostemon confertus*	6.96	2.88
6	*Lophostemon confertus*	11.04	3.4
7	*Lophostemon confertus*	7.68	3.12
8	*Lophostemon confertus*	7.44	2.93
9	*Lophostemon confertus*	12.12	3.3
10	*Lophostemon confertus*	6.24	2.8
11	*Lophostemon confertus*	10.44	3.25

Appendix D

Extract from Australian Standard AS4970 2009 Protection of trees on development sites

Section 3, Determining the tree protection zones of the selected trees

3.1 Tree protection zone (TPZ)

"The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ incorporates the structural root zone (SRZ) (refer to Clause 3.3.5)."

3.2 Determining the TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

TPZ = DBH x 12

where

DBH = trunk diameter measured at 1.4 m above ground

Radius is measured from the centre of the stem at ground level.

Appendix E

Extract from Australian Standard AS4970 2009 Protection of trees on development sites

Section 3, Determining the protection zones of the selected trees

3.3.5 Structural root zone (SRZ)

"The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree. The SRZ only needs to be calculated when a major encroachment into a TPZ is proposed. Root investigation may provide more information on the extent of these roots."

Determining the SRZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

SRZ radius expressed by the curve is calculated by the following formula,

$$R_{SRZ} = (D \times 50)^{0.42} \times 0.64$$

where

D = trunk diameter, in metres measured immediately above the root buttress.

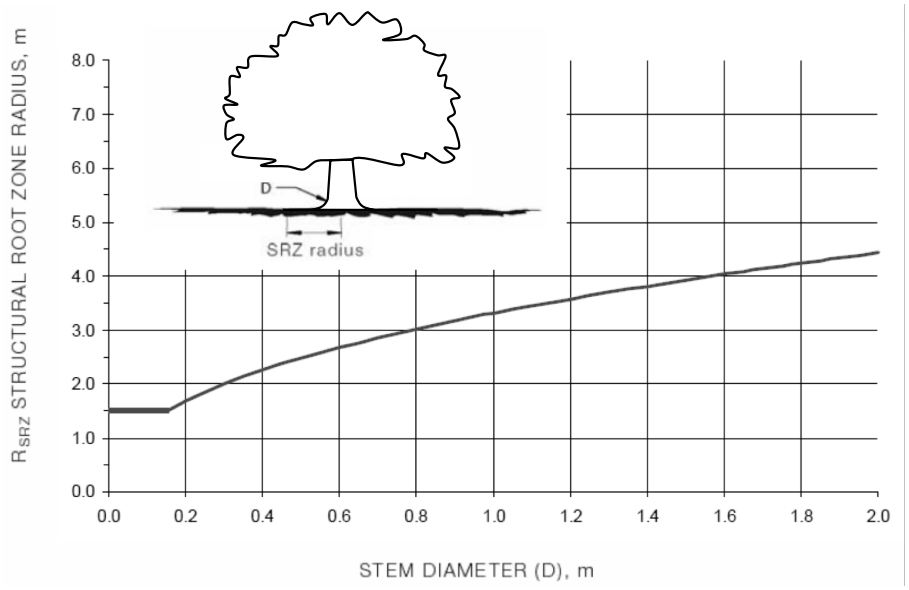


FIGURE 1 STRUCTURAL ROOT ZONE CALCULATION

(AS 4970 – 2009, Amendment No. 1 March 2010)

NOTES:

1 R_{SRZ} is the calculated structural root zone radius (SRZ radius).

2 D is the stem diameter measured immediately above root buttress.

3 The R_{SRZ} for trees less than 0.15 m diameter is 1.5 m.

4 The R_{SRZ} formula and graph do not apply to palms, other monocots, cycads and tree ferns.

5 This does not apply to trees with an asymmetrical root plate.

Appendix F
References

REFERENCES

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5. Standards Australia 2009, *Australian Standard 4970 Protection of trees on development sites*, Standards Australia, Sydney, Australia.